

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
SunTrust Financial Centre	526,505	1992	1.0x	3.1%	16,288	3.8%	\$39.00	22,322	26,817	3,242
Bank of America Plaza	786,419	1986	1.5x	7.5%	58,972	1.8%	\$39.00	(8,168)	7,952	(10,670)
100 North Tampa	552,080	1992	1.1x	6.4%	35,332	0.0%	\$39.00	(4,397)	(22,388)	(9,309)
Two Harbour Place	188,456	1998	4.0x	8.3%	15,569	11.6%	\$36.00	12,778	(6,170)	(10,203)
Total / Weighted Average	2,053,460	1990	1.5x	6.1%	126,161	2.7%	\$38.72	22,535	6,211	(26,940)
TIER II										
One Harbour Place	195,695	1985	0.0x	0.0%	0	1.9%	\$34.00	6,581	(2,756)	(497)
Tampa City Center	757,425	1981	2.2x	11.2%	85,061	8.4%	\$34.00	28,542	(15,131)	(80,004)
Rivergate Tower	515,965	1988	1.5x	12.8%	65,857	5.7%	\$32.00	37,313	1,313	(22,463)
Wells Fargo Center	389,000	1985	1.3x	10.7%	41,640	1.1%	\$32.00	(4,003)	(41,216)	23,655
501 East Kennedy	296,082	1981	1.3x	6.8%	20,231	1.5%	\$29.50	21,539	53,448	(8,904)
Park Tower	470,509	1973	0.9x	11.8%	55,419	0.9%	\$29.50	7,042	(7,494)	(15,031)
Fifth Third Center	281,187	1981	1.0x	21.3%	59,762	0.8%	\$29.00	8,237	1,651	(15,465)
Total / Weighted Average	2,905,863	1982	1.2x	11.3%	327,970	3.9%	\$31.71	105,251	(10,185)	(118,709)
TIER III										
The Times Building	199,233	1972	3.1x	8.2%	16,422	0.0%	\$27.00	5,822	41,065	(2,806)
Tampa Theatre Bldg	38,500	1926	5.5x	0.0%	0	0.0%	\$22.50	(4,413)	4,413	0
Franklin Exchange	385,554	1965	2.0x	0.0%	0	0.0%	\$22.00	0	0	0
500 E Kennedy Blvd	35,000	1921	1.0x	0.0%	0	0.0%	\$21.00	0	0	0
Madison Building	100,000	1966	3.5x	18.9%	18,931	0.0%	\$17.16	9,340	0	(12,793)
Total / Weighted Average	758,287	1963	2.6x	4.7%	35,353		\$22.65	10,749	45,478	(15,599)
Total Competitive Set										
	5,717,610	1982	1.5x	8.6%	489,484	2.9%	\$33.03	138,535	41,504	(161,248)

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Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
SunTrust Financial Centre	Highwoods	Sep-15	\$126.2	\$240	-	-		Highwoods	Highwoods
Bank of America Plaza	Oaktree Capital	Dec-15	\$193.5	\$246	-	-		Banyan	CBRE
100 North Tampa	Prudential	Jun-07	\$151.8	\$275	-	-		Cushman & Wakefield	Cushman & Wakefield
Two Harbour Place	Crocker Partners	Feb-13	\$32.0	\$170	-	-		Crocker Partners	JLL
TIER II									
One Harbour Place	Highwoods	Aug-00	\$27.2	\$139	-	-		Highwoods	Highwoods
Tampa City Center	Banyan/Oaktree	Oct-18	\$110.0	\$145	-	-		Cushman & Wakefield	Cushman & Wakefield
Rivergate Tower	Banyan	Aug-15	\$70.0	\$136	-	-		Morning Calm Mgmt	CBRE
Wells Fargo Center	Tower	Mar-15	-	-	-	-		Tower	Feldman Equities
501 East Kennedy	Parkway Properties	Nov-19	\$67.4	\$227	-	-		Parkway Properties	Parkway Properties
Park Tower	Feldman Equities	Nov-16	\$79.8	\$169	-	-		Tower	Feldman Equities
Fifth Third Center	Farley White	Sep-17	\$52.5	\$187	-	-		Fairlead CRE	CBRE
TIER III									
The Times Building	Denholtz Associates	-	-	-	-	-		Denholtz Associates	Cushman & Wakefield
Tampa Theatre Bldg	N/A - Condo	N/A	N/A	N/A	-	-		Owner	-
Franklin Exchange	The Wilson Company	Mar-99	\$6.5	\$31	-	-		The Wilson Company	The Wilson Company
500 E Kennedy Blvd	McIntyre Building	May-15	\$4.8	\$126	-	-		Owner	McIntyre
Madison Building	Grandoff	-	-	-	-	-		Grandoff	Grandoff