

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	526,326	1992	1.0x	0.0%	0	5.3%	\$40.00	22,322	26,817	(4,699)
Bank of America Plaza	786,419	1986	1.5x	9.0%	70,864	0.9%	\$39.00	(8,168)	7,952	(7,352)
100 North Tampa	552,080	1992	1.1x	7.3%	40,301	1.3%	\$38.61	(4,397)	(22,388)	(7,174)
Two Harbour Place	188,456	1998	4.0x	7.1%	13,418	7.1%	\$36.00	12,778	(6,170)	(4,181)
Total / Weighted Average	2,053,281	1990	1.5x	6.1%	124,583	2.7%	\$38.88	22,535	6,211	(23,406)
TIER II										
One Harbour Place	195,695	1985	0.0x	0.8%	1,647	0.0%	\$34.00	6,581	(2,756)	1,656
Tampa City Center	757,425	1981	2.2x	10.1%	76,354	8.5%	\$34.00	28,542	(15,131)	(34,818)
Rivergate Tower	515,965	1988	1.5x	12.4%	63,843	4.8%	\$33.00	37,313	1,313	(22,463)
Wells Fargo Center	389,000	1985	1.3x	17.9%	69,555	1.1%	\$32.00	(4,003)	(41,216)	(5,329)
501 East Kennedy	296,082	1981	1.3x	5.7%	16,776	0.0%	\$29.50	21,539	53,448	0
Park Tower	470,509	1973	0.9x	13.8%	65,126	2.1%	\$28.10	7,042	(7,494)	(18,326)
Fifth Third Center	281,187	1981	1.0x	22.4%	63,122	1.2%	\$29.00	8,237	1,651	(13,535)
Total / Weighted Average	2,905,863	1982	1.2x	12.3%	356,423	3.7%	\$31.66	105,251	(10,185)	(92,815)
TIER III										
The Times Building	199,233	1972	3.1x	9.1%	18,228	0.0%	\$27.00	5,822	41,065	(5,714)
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	25,357	1921	1.0x	10.5%	2,668	0.0%	\$21.00	0	0	(2,668)
Madison Building	100,000	1966	3.5x	28.8%	28,813	0.0%	\$16.81	9,340	0	(24,525)
Total / Weighted Average	748,644	1964	2.6x	6.6%	49,709		\$22.63	10,749	45,478	(32,907)
Total Competitive Set										
	5,707,788	1983	1.5x	9.3%	530,715	2.8%	\$33.07	138,535	41,504	(149,128)

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