

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
SunTrust Financial Centre	526,505	1992	1.0x	7.0%	36,699	4.5%	\$39.00	26,817	3,242	0
Bank of America Plaza	786,419	1986	1.5x	9.6%	75,358	1.8%	\$39.00	7,952	(10,670)	(11,659)
100 North Tampa	552,080	1992	1.1x	9.8%	53,935	0.0%	\$39.00	(22,388)	(9,309)	(4,499)
Two Harbour Place	188,456	1998	4.0x	8.7%	16,413	13.7%	\$36.00	(6,170)	(10,203)	(7,476)
Total / Weighted Average	2,053,460	1990	1.5x	8.9%	182,405	3.1%	\$38.72	6,211	(26,940)	(23,634)
TIER II										
One Harbour Place	195,695	1985	0.0x	2.0%	3,932	0.0%	\$34.30	(2,756)	(497)	(132)
Tampa City Center	757,425	1981	2.2x	10.7%	80,956	6.4%	\$34.00	(15,131)	(80,004)	150
Rivergate Tower	515,965	1988	1.5x	15.5%	80,171	3.2%	\$33.01	1,313	(22,463)	(14,854)
Wells Fargo Center	389,000	1985	1.3x	9.6%	37,503	1.1%	\$32.00	(41,216)	23,655	1,638
501 East Kennedy	296,082	1981	1.3x	10.5%	31,109	3.1%	\$31.15	53,448	(8,904)	(14,210)
Park Tower	470,509	1973	0.9x	9.1%	42,987	11.0%	\$29.50	(7,494)	(15,031)	11,548
Fifth Third Center	281,187	1981	1.0x	27.7%	77,977	1.7%	\$29.00	1,651	(15,465)	(4,047)
Total / Weighted Average	2,905,863	1982	1.2x	12.2%	354,635	4.6%	\$32.07	(10,185)	(118,709)	(19,907)
TIER III										
The Times Building	199,233	1972	3.1x	18.0%	35,898	0.0%	\$27.00	41,065	(2,806)	(15,974)
Tampa Theatre Bldg	38,500	1926	5.5x	0.0%	0	0.0%	\$22.50	4,413	0	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	29.0%	29,004	0.0%	\$17.22	0	(12,793)	(7,183)
Total / Weighted Average	758,287	1963	2.6x	8.6%	64,902		\$22.66	45,478	(15,599)	(23,157)
Total Competitive Set										
	5,717,610	1982	1.5x	10.5%	601,942	3.5%	\$33.21	41,504	(161,248)	(66,698)

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