

Orlando - Maitland - Q42020 - Tier Report

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Tower Place at the Summit	367,920	1990	3.5x	4.0%	14,722	0.0%	\$30.00	(2,948)	0	(11,774)
Maitland Promenade I	230,366	1999	4.5x	23.3%	53,631	1.3%	\$28.00	(9,848)	(11,354)	(28,147)
Maitland Promenade II	230,366	2001	4.6x	1.6%	3,790	0.0%	\$28.00	(9,848)	(11,354)	(28,147)
Maitland Summit I	128,240	1992	4.0x	0.0%	0	0.0%	\$28.00	0	0	0
Maitland Summit II	128,934	1996	4.0x	0.0%	0	0.0%	\$28.00	0	0	0
Maitland Summit III	211,236	2009	1.3x	0.0%	0	0.0%	\$28.00	0	0	0
Total / Weighted Average	1,297,062	1997	3.6x	5.6%	72,143	0.2%	\$28.57	(22,644)	(22,708)	(68,068)
TIER II										
Keller Center	164,880	1986	6.0x	0.0%	0	12.4%	\$26.00	20,336	0	0
Maitland Colonnades	260,000	1986	4.0x	25.6%	66,469	0.0%	\$26.00	(12,326)	(28,723)	(16,044)
Eastwoods @ Maitland Preserve	177,574	1998	5.0x	0.0%	0	0.0%	\$25.00	0	(11,703)	11,703
Westwoods @ Maitland Concourse	79,318	1999	5.0x	0.0%	0	0.0%	\$25.00	0	0	0
Southpoint Executive Center	138,243	1990	4.0x	8.6%	11,943	0.0%	\$24.50	(9,581)	6,460	6,069
Atkins Building	93,252	2000	4.0x	0.0%	0	0.0%	\$24.00	0	0	0
Liberty Summit	120,268	1998	4.5x	0.0%	0	0.0%	\$24.00	0	0	0
Maitland Green I	110,918	1985	4.0x	3.9%	4,343	0.0%	\$24.00	(6,792)	0	6,792
Maitland Green II	83,732	1998	4.0x	17.5%	14,620	0.0%	\$24.00	495	(2,727)	(2,275)
Pembroke Commons	115,714	1998	5.0x	9.3%	10,812	0.0%	\$24.00	(1,319)	(14,979)	15,066
258 Southhall Ln	88,689	1998	4.1x	21.4%	18,975	0.0%	\$23.00	(7,809)	15,777	2,725
Maitland 200	207,010	1984	4.3x	5.3%	10,917	0.0%	\$23.00	92,862	8,075	(8,299)
Maitland Concourse 800	45,414	2002	3.6x	0.0%	0	0.0%	\$23.00	0	0	0
Maitland Concourse 850	43,959	2000	4.6x	15.7%	6,915	0.0%	\$23.00	0	(6,915)	0
Maitland Concourse 875	44,219	1999	4.3x	6.9%	3,051	0.0%	\$23.00	0	(8,610)	5,559
555 Winderley	102,347	1985	4.0x	4.1%	4,217	0.0%	\$22.50	12,367	(4,381)	10,839
Maitland Lakes	174,048	1984	4.0x	9.3%	16,128	0.0%	\$22.50	(31,333)	18,851	0
Maitland 100	128,154	1981	3.5x	16.3%	20,887	11.1%	\$21.25	(11,346)	249	(1,191)
901 Maitland Center	158,378	1986	4.0x	4.3%	6,809	0.0%	\$20.79	0	0	(6,809)
Total / Weighted Average	2,336,117	1992	4.3x	8.4%	196,086	1.5%	\$23.77	45,554	(28,626)	24,135

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TIER III										
Paragon at Maitland	130,692	1986	4.0x	54.5%	71,219	0.0%	\$21.50	(23,973)	(20,509)	(7,692)
Park Place	40,683	2001	4.5x	4.8%	1,940	0.0%	\$21.50	0	(16,872)	14,932
850 Trafalgar	149,074	1983	4.1x	16.9%	25,228	0.0%	\$21.00	0	(19,753)	16,500
2600 Maitland	140,757	1984	4.0x	11.8%	16,543	0.0%	\$20.50	27,688	3,352	1,072
Maitland Forum	266,964	1985	4.0x	17.9%	47,710	3.8%	\$20.50	14,123	36,021	(34,191)
Park Center	102,169	1984	4.5x	0.0%	0	10.4%	\$20.50	5,733	23,197	(10,648)
2400 Maitland Center Pky	101,467	1983	4.0x	17.5%	17,722	0.0%	\$18.50	(16,121)	11,464	7,604
500 Winderley	102,480	1984	4.0x	13.4%	13,756	27.9%	\$18.50	(2,065)	(38,978)	4,311
The Spectrum Bldg	113,402	1987	3.6x	0.0%	0	0.0%	\$17.00	0	0	0
Total / Weighted Average	1,147,688	1985	4.0x	16.9%	194,118	4.3%	\$20.01	5,385	(22,078)	(8,112)
Total Competitive Set	4,780,867	1992	4.1x	9.7%	462,347	1.8%	\$24.17	28,295	(73,412)	(52,045)

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
Tower Place at the Summit	Barnett Family	-	-	-	-	-		CBRE	Foundry
Maitland Promenade I	KBS Realty Advisors	Jan-19	\$48.5	\$211	98.1%	7.9%		Franklin Street	CBRE
Maitland Promenade II	KBS Realty Advisors	Nov-17	-	-	-	-		Madison MarquetteE	CBRE
Maitland Summit I	Klein Family	Dec-14	\$25.4	\$198	-	-		Hines	Hines
Maitland Summit II	Klein Family	Dec-14	\$25.5	\$198	-	-		Hines	Hines
Maitland Summit III	Klein Family	Dec-14	\$41.8	\$198	-	-		Hines	Hines
TIER II									
Keller Center	Susquehanna Holdings Company	Jun-18	\$27.9	\$169	100.0%	-		-	Lincoln
Maitland Colonnades	Tower	Jun-17	\$31.3	\$120	-	-		Lincoln Property Co.	JLL
Eastwoods @ Maitland Preserve	Gladstone	Jul-17	\$31.5	\$178	-	-		Highwoods	Highwoods
Westwoods @ Maitland Concourse	Gladstone	Jul-17	\$14.9	\$188	-	-		Highwoods	Highwoods
Southpoint Executive Center	Tower	Sep-15	\$15.2	\$110	-	-		Tower	JLL
Atkins Building	Atkins	-	-	-	-	-		Atkins	CBRE
Liberty Summit	Klein Family	Dec-14	\$23.8	\$198	-	-		Hines	Hines
Maitland Green I	Tower	Sep-15	\$12.2	\$110	-	-		Tower	Foundry
Maitland Green II	Tower	Sep-15	\$9.2	\$110	-	-		Tower	Foundry
Pembroke Commons	The Allen Morris Co.	Dec-00	\$17.3	\$150	-	-		The Allen Morris Co.	Allen Morris
258 Southhall Ln	Axiom Bank	Jun-06	\$15.1	\$166	-	-		Colliers	Foundry
Maitland 200	Brookwood	Jul-11	\$23.0	\$111	-	-		Brookwood	Avison Young
Maitland Concourse 800	Warmack Investments	Nov-19	\$7.5	\$165	100.0%	-		Preston Properties	Preston Properties
Maitland Concourse 850	Warmack Investments	Nov-19	\$7.2	\$165	84.3%	-		Preston Properties	Preston Properties
Maitland Concourse 875	Warmack Investments	Nov-19	\$7.3	\$165	80.5%	-		Preston Properties	Preston Properties
555 Winderley	Tower	Apr-17	\$8.0	\$79	-	-		Tower	Tower
Maitland Lakes	Brightman Gil	Feb-20	\$28.2	\$162	90.7%	7.0%		CBRE	JLL
Maitland 100	Tower	Apr-17	\$8.1	\$63	-	-		Tower	Tower
901 Maitland Center	Second City Capital Partners	Aug-17	\$13.7	\$88	-	-		Tower	Tower

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER III									
Paragon at Maitland	Harris & Harris	Apr-04	\$13.4	\$104	-	-		Orlando Central Services	Foundry
Park Place	Le Royal Development	Jun-06	\$6.5	\$160	-	-		-	Avison Young
850 Trafalgar	TerraCap Management	Feb-19	\$13.8	\$93	49.0%	-		-	Colliers
2600 Maitland	Emerson International	Apr-06	\$18.0	\$128	-	-		Emerson	Emerson International
Maitland Forum	Real Capital Solutions	Jun-17	\$16.1	\$60	-	-		Foundry	Foundry
Park Center	Real Capital Solutions	Jun-17	\$6.8	\$67	-	-		Parkway	Foundry
2400 Maitland Center Pky	Cousins	Sep-07	\$13.8	\$136	-	-		GrayPointe	Realty Capital
500 Winderley	Cousins	Sep-07	\$12.9	\$126	-	-		GrayPointe	Realty Capital
The Spectrum Bldg	Adventist HealthCare	May-04	\$9.1	\$80	-	-		Adventist	-