

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Tower Place at the Summit	367,920	1990	3.5x	4.0%	14,722	0.0%	\$30.00	0	(11,774)	0
Maitland Promenade I	230,366	1999	4.5x	27.0%	62,275	0.0%	\$28.00	(11,354)	(28,147)	(8,644)
Maitland Promenade II	230,366	2001	4.6x	12.3%	28,416	0.0%	\$28.00	(11,354)	(28,147)	(8,644)
Maitland Summit I	128,240	1992	4.0x	0.0%	0	0.0%	\$28.00	0	0	0
Maitland Summit II	138,852	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	1,306,980	1997	3.6x	8.1%	105,413		\$28.56	(22,708)	(68,068)	(17,288)

TIER II										
Keller Center	164,880	1986	6.0x	0.0%	0	12.4%	\$26.00	0	0	0
Maitland Colonnades	260,000	1986	4.0x	26.3%	68,481	4.6%	\$26.00	(28,723)	(16,044)	(2,012)
Eastwoods @ Maitland Preserve	177,574	1998	5.0x	0.0%	0	0.0%	\$25.00	(11,703)	11,703	0
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	6.3%	8,724	0.0%	\$24.50	6,460	6,069	3,219
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	9.7%	10,731	0.0%	\$24.00	0	6,792	(6,388)
Maitland Green II	83,732	1998	4.0x	17.5%	14,620	0.0%	\$24.00	(2,727)	(2,275)	(5,437)
Pembroke Commons	115,714	1998	5.0x	12.1%	14,014	0.0%	\$24.00	(14,979)	15,066	(11,627)
258 Southhall Ln	88,689	1998	4.1x	21.4%	18,975	0.0%	\$23.00	15,777	2,725	(3,718)
Maitland 200	207,010	1984	4.3x	6.1%	12,628	8.2%	\$23.00	8,075	(8,299)	(18,642)
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	74.8%	32,887	0.0%	\$23.00	(6,915)	0	0
Maitland Concourse 875	44,219	1999	4.3x	25.7%	11,361	0.0%	\$23.00	(8,610)	5,559	0
555 Winderley	102,347	1985	4.0x	0.0%	0	0.0%	\$22.50	(4,381)	10,839	4,217
Maitland Lakes	174,048	1984	4.0x	9.3%	16,128	9.5%	\$22.50	18,851	0	(13,945)
Maitland 100	128,154	1981	4.0x	16.3%	20,887	1.4%	\$21.25	249	(1,191)	7,859
901 Maitland Center	158,378	1986	4.0x	45.7%	72,354	0.0%	\$20.96	0	(6,809)	(65,545)
Total / Weighted Average	2,336,117	1992	4.3x	12.9%	301,790	2.9%	\$23.79	(28,626)	24,135	(112,019)

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TIER III										
850 Trafalgar	149,074	1983	4.1x	16.9%	25,228	0.0%	\$25.00	(19,753)	16,500	0
Paragon at Maitland	130,692	1986	4.0x	62.7%	81,985	0.0%	\$21.50	(20,509)	(7,692)	(15,719)
Park Place	40,683	2001	4.5x	11.6%	4,737	0.0%	\$21.50	(16,872)	14,932	(2,797)
2600 Maitland	140,757	1984	4.0x	13.1%	18,404	0.0%	\$20.50	3,352	1,072	(1,861)
Maitland Forum	266,964	1985	4.0x	16.9%	45,072	1.0%	\$20.50	36,021	(34,191)	5,252
Park Center	102,169	1984	4.5x	0.0%	0	10.4%	\$20.50	23,197	(10,648)	0
2400 Maitland Center Pky	101,467	1983	4.0x	17.5%	17,722	0.0%	\$18.50	11,464	7,604	0
500 Winderley	102,480	1984	4.0x	14.3%	14,615	27.9%	\$18.50	(38,978)	4,311	(859)
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	18.1%	207,763	3.7%	\$20.53	(22,078)	(8,112)	(15,984)

Total Competitive Set	4,790,785	1992	4.1x	12.8%	614,966	2.3%	\$24.31	(73,412)	(52,045)	(145,291)
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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%	TA Realty		CBRE	CBRE
Maitland Promenade II	KBS Realty Advisors	Nov-17	-	-	-	-	-		Madison MarquetteE	CBRE
Maitland Summit I	Klein Family	Dec-14	\$25.0	\$195	100.0%	7.3%	Liberty Property Trust		Hines	Hines
Maitland Summit II	Klein Family	Dec-14	\$27.1	\$195	100.0%	7.3%	Liberty Property Trust		Hines	Hines
Maitland Summit III	Klein Family	Dec-14	\$41.2	\$195	100.0%	7.3%	Liberty Property Trust		Hines	Hines
TIER II										
Keller Center	Susquehanna Holdings Company	Jun-18	\$27.9	\$169	100.0%	-	TerraCap Management	-		Lincoln
Maitland Colonnades	Tower	Jun-17	\$31.3	\$120	91.9%	9.0%	Colony Capital		Lincoln Property Co.	JLL
Eastwoods @ Maitland Preserve	Gladstone	Jul-17	\$31.5	\$178	72.0%	7.4%	Highwoods		Highwoods	Highwoods
Westwoods @ Maitland Concourse	Gladstone	Jul-17	\$14.9	\$188	72.0%	7.4%	Highwoods		Highwoods	Highwoods
Southpoint Executive Center	Tower	Sep-15	\$15.2	\$110	93.0%	-	New Boston Fund		Tower	JLL
Atkins Building	Atkins	-	-	-	-	-	-		Atkins	CBRE
Liberty Summit	Klein Family	Dec-14	\$23.5	\$195	80.4%	7.3%	Liberty Property Trust		Hines	Hines
Maitland Green I	Tower	Sep-15	\$12.2	\$110	84.8%	-	New Boston Fund		Tower	Foundry
Maitland Green II	Tower	Sep-15	\$9.2	\$110	93.3%	-	New Boston Fund		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	\$170	100.0%	-	-		Colliers	Foundry
Maitland 200	Brookwood	Jul-11	\$23.0	\$111	95.7%	6.7%	Cousins Properties		Brookwood	Avison Young
Maitland Concourse 800	Warmack Investments	Nov-19	\$7.5	\$165	100.0%	-	Parkway Propert Investments		Preston Properties	Preston Properties
Maitland Concourse 850	Warmack Investments	Nov-19	\$7.2	\$165	84.3%	-	Parkway Propert Investments		Preston Properties	Preston Properties
Maitland Concourse 875	Warmack Investments	Nov-19	\$7.3	\$165	80.5%	-	Parkway Propert Investments		Preston Properties	Preston Properties
555 Winderley	Tower	Apr-17	\$8.1	\$79	86.8%	-	Ohio Public Employees Retirement		Tower	Tower
Maitland Lakes	Brightman Gil	Feb-20	\$28.2	\$162	90.7%	7.0%	Crocker Partners		CBRE	JLL
Maitland 100	Tower	Apr-17	\$8.1	\$63	63.7%	-	Ohio Public Employees Retirement		Tower	Tower
901 Maitland Center	Clarity Real Estate	Aug-17	\$14.0	\$88	93.2%	-	DRA Advisors		Tower	Tower

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
850 Trafalgar	TerraCap Management	Feb-19	\$13.8	\$93	49.0%	6.5%	Praedium Group	-	Colliers
Paragon at Maitland	Harris & Harris	Apr-04	\$13.4	\$102	-	9.1%	-	Orlando Central Services	Foundry
Park Place	SugarOak Realty	Jun-18	\$4.2	\$103	100.0%		Le Royal Development		
2600 Maitland	Emerson International	Apr-06	\$18.0	\$128	85.3%	8.3%	Brookhaven	Emerson	Emerson International
Maitland Forum	Real Capital Solutions	Jun-17	\$16.1	\$60	55.0%	-	Banyan Street Capital	Foundry	Foundry
Park Center	Real Capital Solutions	Jun-17	\$6.8	\$67	75.0%	-	Banyan Street Capital	Parkway	Foundry
2400 Maitland Center Pky	Rory Williams	Feb-18	\$8.4	\$83	79.6%	8.0%	Utah Retirement Systems	Realty Capital Advisors	Realty Capital Advisors
500 Winderley	Rory Williams	Feb-18	\$8.5	\$83	92.2%	8.0%	Utah Retirement Systems	Realty Capital Advisors	Realty Capital Advisors
The Spectrum Bldg	Adventist HealthCare	May-04	\$9.1	\$80	-	-	-	Adventist	-