

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
CNL Center I	348,079	1999	0.2x	10.7%	37,412	10.2%	\$32.00	12,744	0	(46,517)
CNL Center II at City Commons	269,744	2006	3.0x	5.1%	13,890	3.5%	\$32.00	7,885	0	(3,196)
Lincoln Plaza	246,100	2000	2.4x	0.0%	0	0.0%	\$32.00	28,256	0	0
SunTrust Center - Main Tower	646,008	1988	2.0x	23.7%	152,807	3.7%	\$31.00	18,436	6,984	(132,795)
Capital Plaza II	301,603	1999	3.0x	1.9%	5,695	0.0%	\$29.50	13,392	1,683	(19,709)
Bank of America Center	421,069	1987	2.0x	16.9%	71,108	2.6%	\$29.00	13	(29,375)	28,066
One Orlando Centre	355,783	1988	4.0x	5.4%	19,331	4.4%	\$28.00	(35,377)	26,806	15,046
The Citrus Center	260,751	1971	2.8x	19.5%	50,719	2.4%	\$28.00	(3,069)	(6,964)	(36,730)
GAI Consultants Building	105,000	2011	3.0x	0.0%	0	0.0%	\$25.00	0	0	18,630
Total / Weighted Average	2,954,137	1992	2.4x	11.9%	350,962	3.4%	\$30.01	42,280	(866)	(177,205)

TIER II										
Seaside Plaza	280,407	1982	1.5x	21.5%	60,175	1.5%	\$29.50	(9,090)	(57,439)	10,937
20 North Orange	278,271	1983	1.8x	13.1%	36,382	1.2%	\$29.00	301	11,778	(1,169)
Capital Plaza I	243,289	1975	3.0x	2.1%	5,182	3.5%	\$28.50	9,047	1,857	(4,415)
One Eleven	185,197	2008	2.5x	21.6%	40,010	0.0%	\$28.50	1,653	(4,581)	(10,252)
Fairwinds Tower Building	168,103	1982	4.0x	10.1%	17,016	0.0%	\$28.00	(6,990)	4,421	(20,279)
Landmark Center I	227,083	1983	3.0x	10.2%	23,084	0.0%	\$28.00	34,636	1,237	(22,319)
Landmark Center II	227,954	1985	3.0x	23.4%	53,367	6.4%	\$28.00	(13,284)	(38,354)	24,678
Gateway Center	228,241	1989	3.5x	11.5%	26,238	0.0%	\$27.50	4,463	(6,028)	7,278
Regions Bank Tower	245,201	1986	2.1x	7.3%	18,021	0.0%	\$27.50	(18,891)	22,685	(5,295)
Eola Park Centre	168,309	1969	3.0x	14.1%	23,656	0.0%	\$27.00	19,998	(810)	(9,173)
Total / Weighted Average	2,252,055	1984	2.7x	13.5%	303,131	1.4%	\$28.23	21,843	(65,234)	(30,009)

TIER III										
100 East Pine	82,892	1977	-	5.5%	4,574	0.0%	\$25.50	13,887	2,682	0
250 N Orange Ave	128,791	1967	2.0x	23.2%	29,874	0.0%	\$25.00	993	(5,728)	9,941
Cornerstone Office Orlando	140,991	1960	3.0x	75.8%	106,927	0.0%	\$23.50	0	(104,209)	(2,718)
The Angebilt	97,579	1923	2.0x	4.7%	4,633	0.0%	\$23.00	18,349	0	0
Total / Weighted Average	450,253	1957	1.9x	32.4%	146,008		\$24.19	33,229	(107,255)	7,223

Total Competitive Set	5,656,445	1986	2.5x	14.1%	800,101	2.3%	\$28.84	97,352	(173,355)	(199,991)
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Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
CNL Center I	Piedmont	Aug-16	\$80.3	\$231	-	-		Valley National Bank	Foundry
CNL Center II at City Commons	CNL Financial	Aug-16	\$63.5	\$231	-	-		Foundry	Foundry
Lincoln Plaza	Highwoods	Dec-14	\$68.0	\$276	-	6.2%		Highwoods	Highwoods
SunTrust Center - Main Tower	Piedmont Office	Nov-15	\$170.0	\$298	-	6.5%		Piedmont	JLL
Capital Plaza II	Highwoods	Jul-13	\$47.8	\$159	-	-		Highwoods	Highwoods
Bank of America Center	Southwest Value Partners	Dec-17	\$112.0	\$266	-	-		JLL	CBRE
One Orlando Centre	Southwest Value Partners	Dec-17	\$94.7	\$266	-	-		JLL	CBRE
The Citrus Center	Southwest Value Partners	Dec-17	\$69.4	\$266	-	-		JLL	CBRE
GAI Consultants Building	Ustler Properties	-	\$20.8	\$198	-	-		Regus	JLL
TIER II									
Seaside Plaza	Highwoods	Jul-13	\$36.6	\$130	-	-		Highwoods	Highwoods
20 North Orange	Steelbridge	Sep-14	\$34.8	\$130	-	-		Steelbridge	Franklin Street
Capital Plaza I	Highwoods	Jul-13	\$29.9	\$123	-	-		Highwoods	Highwoods
One Eleven	Lincoln Property	-	-	-	-	-		Lincoln Property	Lincoln Property
Fairwinds Tower Building	City Office REIT	May-12	\$14.2	\$84	-	-		Tower	Tower Realty
Landmark Center I	Highwoods	Jul-13	\$30.2	\$130	-	-		Highwoods	Highwoods
Landmark Center II	Highwoods	Jul-13	\$29.7	\$130	-	-		Highwoods	Highwoods
Gateway Center	Faison	Dec-11	\$45.2	\$198	-	-		Foundry	Foundry
Regions Bank Tower	Tower	May-15	\$51.0	\$208	-	-		Tower	Avison Young
Eola Park Centre	Highwoods	May-07	\$39.3	\$233	-	-		Highwoods	Highwoods
TIER III									
100 East Pine	Denholtz	Dec-15	\$7.2	\$87	-	-		Denholtz	Cite Partners
250 N Orange Ave	Sentinel Capital	Nov-05	\$20.3	\$158	-	-		BishopBeale	BishopBeale
Cornerstone Office Orlando	Condos Individually	Apr-11	\$0.5	\$4	-	-		CBRE	CBRE
The Angebilt	Real Trend	Feb-98	\$4.4	\$45	-	-		Kuhn	Coldwell Banker