

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Tavistock Financial Center	63,000	2007	5.0x	0.0%	0	0.0%	\$35.00	4,877	0	0
Town Center II	155,000	2018	4.5x	24.3%	37,628	0.0%	\$34.00	58,348	54,451	4,573
Sand Lake IV	115,042	1987	3.5x	8.3%	9,511	0.0%	\$32.00	(6,613)	10,803	20,865
Rialto Phase I	82,488	2008	4.0x	18.9%	15,567	0.0%	\$31.00	(1,082)	1,065	(6,101)
Cardinal Point at Sand Lake	42,277	1988	4.0x	21.4%	9,066	7.0%	\$30.50	(8,542)	3,522	888
Kirkman Point I	136,000	2012	6.0x	3.7%	4,979	0.0%	\$30.50	7,406	(6,661)	1,682
Kirkman Point II	134,000	2017	6.0x	0.0%	0	0.0%	\$30.50	134,000	0	0
Millenia Lakes I	200,360	2001	4.7x	7.8%	15,602	0.0%	\$30.00	33,934	(2,478)	(13,124)
Millenia Lakes II	107,052	2006	4.2x	0.0%	0	0.0%	\$30.00	0	0	0
Millenia Lakes III	107,060	2007	4.2x	6.8%	7,284	0.0%	\$30.00	11,832	(4,621)	5,434
Millenia Park One	157,291	2000	4.8x	17.5%	27,454	0.0%	\$29.50	439	0	(22,659)
Berkshire at MetroCenter	98,569	2007	4.3x	9.1%	8,971	0.0%	\$29.00	(11,608)	2,637	0
SouthPark 100	144,931	1998	4.6x	9.1%	13,165	5.8%	\$29.00	(307)	27,867	(13,165)
SouthPark 1000	136,414	2004	3.5x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark 1100	59,927	2003	8.0x	0.0%	0	0.0%	\$29.00	(59,927)	59,927	0
SouthPark 1200	136,414	2005	4.5x	13.1%	17,847	0.0%	\$29.00	0	0	0
SouthPark 1300	136,709	2008	5.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark 1400	112,331	2007	5.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark 1500	149,350	2009	5.0x	0.0%	0	37.2%	\$29.00	0	0	0
SouthPark 200	144,852	1999	6.0x	0.0%	0	0.0%	\$29.00	(37,660)	37,660	0
SouthPark 300	189,410	2000	5.1x	9.1%	17,178	19.8%	\$29.00	5,833	(17,178)	9,432
SouthPark 400	98,384	2000	8.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark 700	83,000	2007	7.0x	0.0%	0	0.0%	\$29.00	7,700	0	0
SouthPark 800	70,642	2008	6.2x	0.0%	0	0.0%	\$29.00	0	0	0
Westwood Center 2	127,077	1990	4.3x	0.0%	0	0.0%	\$29.00	0	0	0
Westwood Center 3	117,366	2000	4.3x	7.9%	9,238	3.9%	\$29.00	16,761	0	(9,238)
Windsor at MetroCenter	84,172	2001	5.0x	8.4%	7,057	0.0%	\$29.00	(8,293)	3,648	(2,412)
Citadel I	142,000	1984	3.9x	7.8%	11,094	0.9%	\$27.50	5,409	626	(2,597)
Citadel II	142,000	1985	-	0.0%	0	1.4%	\$27.50	5,409	626	(2,597)
Citadel International III	139,042	1990	4.0x	22.2%	30,910	7.7%	\$27.50	(20,688)	(12,388)	(3,899)
Total / Weighted Average	3,612,160	2002	4.7x	6.7%	242,551	3.4%	\$29.55	137,228	159,506	(32,918)

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER II										
Hard Rock Cafe HQ	63,000	1998	5.1x	0.0%	0	0.0%	\$27.00	4,877	0	0
8669 Commodity Cir	104,000	1998	3.5x	0.0%	0	0.0%	\$26.00	0	0	0
Park Place at MetroWest 4-5	81,825	1999	4.0x	0.0%	0	0.0%	\$26.00	0	0	0
Atrium Tower	107,320	1985	3.3x	31.5%	33,824	0.0%	\$24.00	(4,568)	3,796	(19,854)
Major Center Plaza I	105,000	1984	4.0x	9.9%	10,358	4.1%	\$23.00	7,505	9,206	(6,389)
Major Center Plaza II	86,000	1971	4.0x	1.2%	1,012	0.0%	\$23.00	7,397	11,160	0
100 Sunport	165,000	1986	5.6x	71.7%	118,353	0.0%	\$22.50	40,550	6,097	0
Westwood Corporate Center 1	45,359	1988	4.2x	5.8%	2,639	0.0%	\$22.00	0	0	(2,639)
Cardinal Point at Lake Ellenor	132,991	1982	6.0x	18.4%	24,479	0.0%	\$21.50	21,681	33,958	14,010
Sand Lake West - Phase 3 North	47,360	1984	2.2x	0.0%	0	0.0%	\$21.00	0	0	0
Sand Lake West - Phase 3 South	45,510	1984	3.7x	29.1%	13,261	8.5%	\$21.00	(1,173)	(7,817)	676
Total / Weighted Average	983,365	1987	4.1x	20.7%	203,926	0.8%	\$23.41	76,269	56,400	(14,196)
Total Competitive Set	4,595,525	1999	4.6x	9.7%	446,477	2.9%	\$28.24	213,497	215,906	(47,114)

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
Tavistock Financial Center	Tavistock Group	-	-	-	-	-		Tavistock Group	Tavistock Group
Town Center II	Tavistock Group	-	-	-	-	-		Tavistock Group	Tavistock Group
Sand Lake IV	Great Point	Sep-95	\$13.4	\$116	-	-		Foundry	CNL
Rialto Phase I	Orion Real Estate Group	-	-	-	-	-		Quest Company	Foundry
Cardinal Point at Sand Lake	Cardinal Point	Mar-15	\$7.0	\$166	-	-		Cardinal Point	Cardinal
Kirkman Point I	Megastron Development	-	-	-	-	-		-	CBRE
Kirkman Point II	Megastron Development	-	-	-	-	-		-	CBRE
Millenia Lakes I	Starwood	Aug-18	\$44.5	\$222	100.0%	-		Cushman	CBRE
Millenia Lakes II	Starwood	Aug-18	\$23.8	\$222	100.0%	-		Cushman	CBRE
Millenia Lakes III	Starwood	Aug-18	\$23.8	\$222	92.6%	-		Cushman	CBRE
Millenia Park One	Warmack Investments	Jul-19	\$38.3	\$243	-	-		-	JLL
Berkshire at MetroCenter	Vision Properties	Apr-19	\$17.5	\$178	-	-		CBRE	Vision Properties
SouthPark 100	AEW	Jul-14	\$24.3	\$168	-	-		Lincoln	Cushman & Wakefield
SouthPark 1000	AEW	Jul-14	\$22.9	\$168	-	-		Lincoln	Cushman & Wakefield
SouthPark 1100	Lexington	Jan-07	\$14.3	\$238	-	-		-	CBRE
SouthPark 1200	AEW	Jul-14	\$22.9	\$168	-	-		Lincoln	Lincoln
SouthPark 1300	AEW	Jul-14	\$23.0	\$168	-	-		Lincoln	Lincoln
SouthPark 1400	AEW	Jul-14	\$18.9	\$168	-	-		Lincoln	Lincoln
SouthPark 1500	AEW	Jul-14	\$25.1	\$168	-	-		Lincoln	Lincoln
SouthPark 200	AEW	Jul-14	\$24.3	\$168	-	-		Lincoln	Lincoln
SouthPark 300	AEW	Jul-14	\$31.8	\$168	-	-		Lincoln	Lincoln
SouthPark 400	AEW	Jul-14	\$16.5	\$168	-	-		Lincoln	Lincoln
SouthPark 700	Pacer Partners	Nov-18	\$15.4	\$185	100.0%	-		Lincoln	JLL
SouthPark 800	Pacer Partners	Nov-18	\$13.1	\$185	100.0%	-		Lincoln	JLL
Westwood Center 2	Innovatus Capital Partners	Sep-18	\$21.4	\$169	-	-		Lincoln	Lincoln
Westwood Center 3	Innovatus Capital Partners	Sep-18	\$19.8	\$169	-	-		Lincoln	Lincoln
Windsor at MetroCenter	Vision Properties	Apr-19	\$15.0	\$178	-	-		CBRE	Vision Properties
Citadel I	Penn-FL Real Estate	Dec-95	\$8.1	\$57	-	-		Penn-FL Real Estate	Penn-FL Real Estate
Citadel II	Penn-FL Real Estate	Dec-93	\$8.4	\$59	-	-		Penn-FL Real Estate	Penn-FL Real Estate
Citadel International III	Grindle Management Co	Apr-96	\$7.8	\$56	-	-		NAI Realvest	NAI Realvest

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER II									
Hard Rock Cafe HQ	Real Estate Value Advisors, LLC	Nov-12	\$10.4	\$165	-	-		Highwoods	Highwoods
8669 Commodity Cir	OneBlood	Oct-02	\$12.5	\$123	-	-		-	-
Park Place at MetroWest 4-5	Valencia Community College	Aug-12	\$3.1	\$38	-	-		Park Development Corp.	Valencia Community College
Atrium Tower	Khaled Rasekh	Mar-16	\$15.4	\$143	-	-		-	Brenner Real Estate
Major Center Plaza I	Emerson International	-	-	-	-	-		Emerson Investments	Emerson
Major Center Plaza II	Emerson International	Dec-00	\$10.5	\$122	-	-		Emerson Investments	Emerson
100 Sunport	Penn-FL Real Estate	Nov-04	\$5.8	\$35	-	-		Penn-FL Real Estate	Cushman & Wakefield
Westwood Corporate Center 1	Innovatus Capital Partners	Sep-18	\$7.6	\$169	-	-		Lincoln	Lincoln
Cardinal Point at Lake Ellenor	Cardinal Point Real Estate	-	-	-	-	-		Cardinal Point	Cardinal Point
Sand Lake West - Phase 3 North	Sentinel	-	-	-	-	-		Foundry	Foundry
Sand Lake West - Phase 3 South	Sentinel	-	-	-	-	-		Foundry	Foundry