

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	6.7%	10,351	0.0%	\$34.00	58,348	54,451	38,023
Sand Lake IV	115,042	1987	3.5x	5.7%	6,540	0.0%	\$32.00	(6,613)	10,803	23,836
Rialto Phase I	82,488	2008	4.0x	17.3%	14,294	0.0%	\$31.00	(1,082)	1,065	(4,828)
Cardinal Point at Sand Lake	42,277	1988	4.0x	18.2%	7,697	7.0%	\$30.50	(8,542)	3,522	3,252
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	6.6%	13,124	0.0%	\$30.00	33,934	(2,478)	(10,646)
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	(18,869)
Berkshire at MetroCenter	98,569	2007	4.3x	6.7%	6,645	0.0%	\$29.00	(11,608)	2,637	2,326
SouthPark 100	144,931	1998	4.6x	7.1%	10,297	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	61,603	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	182,613	2000	5.1x	9.4%	17,178	20.5%	\$29.00	5,833	(17,178)	(28,561)
SouthPark 400	98,384	2000	8.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark 700	83,000	2007	7.0x	52.7%	43,710	0.0%	\$29.00	7,700	0	(43,710)
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	13.3%	15,616	3.9%	\$29.00	16,761	0	(15,616)
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	10.2%	14,530	0.9%	\$27.50	5,409	626	(6,033)
Citadel II	142,000	1985	-	0.0%	0	1.4%	\$27.50	5,409	626	(6,033)
Citadel International III	139,042	1990	4.0x	24.7%	34,323	7.7%	\$27.50	(20,688)	(12,388)	(7,312)
Total / Weighted Average	3,607,039	2002	4.7x	7.2%	258,926	3.4%	\$29.55	137,228	159,506	(82,632)

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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	32.5%	34,929	0.0%	\$24.00	(4,568)	3,796	(19,724)
Major Center Plaza I	105,000	1984	4.0x	4.6%	4,832	4.1%	\$23.00	7,505	9,206	(863)
Major Center Plaza II	86,000	1971	4.0x	1.2%	1,012	0.0%	\$23.00	7,397	11,160	(1,012)
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	13.7%	6,201	0.0%	\$22.00	0	0	(6,201)
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	83.5%	\$21.00	0	0	(39,541)
Sand Lake West - Phase 3 South	45,510	1984	3.7x	4.5%	2,053	8.5%	\$21.00	(1,173)	(7,817)	11,884
Total / Weighted Average	983,365	1987	4.1x	19.5%	191,859	4.8%	\$23.41	76,269	56,400	(41,447)
Total Competitive Set	4,590,404	1999	4.6x	9.8%	450,785	3.7%	\$28.24	213,497	215,906	(124,079)

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