

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
TIER I										
Tavistock Financial Center	63,000	2007	5.0x	4.1%	2,583	0.0%	\$35.00	0	0	(2,583)
Town Center II	155,000	2018	4.5x	6.7%	10,351	0.0%	\$34.00	54,451	38,023	(6,173)
Sand Lake IV	115,042	1987	3.5x	8.9%	10,182	0.0%	\$32.00	10,803	(3,066)	0
Rialto Phase I	82,488	2008	4.0x	17.3%	14,294	0.0%	\$31.00	1,065	(4,828)	(3,000)
Cardinal Point at Sand Lake	42,277	1988	4.0x	18.2%	7,697	0.0%	\$30.80	3,522	3,252	0
Kirkman Point I	136,000	2012	6.0x	3.7%	4,979	0.0%	\$30.50	(6,661)	1,682	0
Kirkman Point II	134,000	2017	6.0x	0.0%	0	25.8%	\$30.50	0	0	0
Millenia Lakes I	200,360	2001	4.7x	6.6%	13,124	0.0%	\$30.00	(2,478)	(10,646)	0
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	(4,621)	5,434	0
Millenia Park One	157,291	2000	4.8x	19.5%	30,736	1.9%	\$29.50	0	(18,869)	(3,282)
Berkshire at MetroCenter	98,569	2007	4.3x	6.8%	6,672	0.0%	\$29.00	2,637	2,326	(27)
SouthPark 1100	61,603	2003	8.0x	0.0%	0	0.0%	\$29.00	59,927	0	0
SouthPark 700	83,000	2007	7.0x	52.7%	43,710	0.0%	\$29.00	0	(43,710)	0
SouthPark 800	70,642	2008	6.2x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark Bldg. B (100)	144,931	1998	4.6x	7.1%	10,297	5.8%	\$29.00	27,867	(13,165)	2,868
SouthPark Bldg. C (200)	144,852	1999	6.0x	0.0%	0	0.0%	\$29.00	37,660	0	0
SouthPark Bldg. D (300)	182,613	2000	5.1x	9.4%	17,178	0.0%	\$29.00	(17,178)	(28,561)	37,993
SouthPark Bldg. E (400)	98,384	2000	8.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark Bldg. G (600)	131,607	1998	5.6x	10.6%	13,966	0.0%	\$29.00	0	(13,966)	0
SouthPark Bldg. K (1200)	136,414	2005	4.5x	13.1%	17,847	0.0%	\$29.00	0	0	0
SouthPark Bldg. L (1000)	136,414	2004	3.5x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark Bldg. N (1300)	136,709	2008	5.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark Bldg. Q (1400)	112,331	2007	5.0x	0.0%	0	0.0%	\$29.00	0	0	0
SouthPark Bldg. T (1500)	149,350	2009	5.0x	0.0%	0	37.2%	\$29.00	0	0	(55,537)
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	15.8%	18,530	3.9%	\$29.00	0	(15,616)	(2,914)
Windsor at MetroCenter	84,172	2001	5.0x	4.2%	3,540	0.0%	\$29.00	3,648	(2,412)	1,828
Citadel I	144,976	1984	3.9x	18.9%	27,404	0.8%	\$27.50	626	(6,033)	0
Citadel II	142,000	1985	-	0.0%	0	51.6%	\$27.50	(3,677)	1,654	(71,264)
Citadel International III	139,042	1990	4.0x	24.7%	34,323	11.1%	\$27.50	(12,388)	(7,312)	0
Total / Weighted Average	3,741,622	2002	4.7x	7.9%	294,697	5.2%	\$29.53	155,203	(115,813)	(102,091)

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TIER II										
Hard Rock Cafe HQ	63,000	1998	5.1x	0.0%	0	0.0%	\$27.00	0	0	(2,583)
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	16.7%	17,958	0.0%	\$24.00	3,796	(19,724)	17,321
Major Center Plaza I	105,000	1984	4.0x	10.0%	10,489	5.2%	\$23.00	9,206	(863)	(6,839)
Major Center Plaza II	86,000	1971	4.0x	2.8%	2,447	0.0%	\$23.00	11,160	(1,012)	(1,435)
100 Sunport	165,000	1986	5.6x	71.7%	118,353	0.0%	\$22.50	6,097	0	0
Westwood Corporate Center 1	45,359	1988	4.2x	13.7%	6,201	40.8%	\$22.00	0	(6,201)	(18,499)
Cardinal Point at Lake Ellenor	132,991	1982	6.0x	18.4%	24,479	12.6%	\$21.50	33,958	14,010	0
Sand Lake West - Phase 3 North	47,360	1984	2.2x	0.0%	0	83.5%	\$21.00	0	(39,541)	0
Sand Lake West - Phase 3 South	45,510	1984	3.7x	4.5%	2,053	8.5%	\$21.00	(7,817)	11,884	0
Total / Weighted Average	983,365	1987	4.1x	18.5%	181,980	8.6%	\$23.41	56,400	(41,447)	(12,035)
Total Competitive Set	4,724,987	1999	4.6x	10.1%	476,677	5.9%	\$28.26	211,603	(157,260)	(114,126)

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	91.0%	6.5%	Barings		Cushman	CBRE
Millenia Lakes II	Starwood	Aug-18	\$23.8	\$222	91.0%	6.5%	Barings		Cushman	CBRE
Millenia Lakes III	Starwood	Aug-18	\$23.8	\$222	91.0%	6.5%	Barings		Cushman	CBRE
Millenia Park One	Warmack Investments	Jul-19	\$38.3	\$243	-	-			-	JLL
Berkshire at MetroCenter	Vision Properties	Apr-19	\$16.8	\$171	89.0%	8.0%	Highwoods		CBRE	Vision Properties
SouthPark 1100	Lexington	Jan-07	\$14.3	\$238	-	-			-	CBRE
SouthPark 700	Pacer Partners	Nov-18	\$15.4	\$185	100.0%	8.6%	AEW		Lincoln	JLL
SouthPark 800	Pacer Partners	Nov-18	\$13.1	\$185	100.0%	8.6%	AEW		Lincoln	JLL
SouthPark Bldg. B (100)	AEW	Jul-14	\$24.3	\$168	-	-			Lincoln	Cushman & Wakefield
SouthPark Bldg. C (200)	AEW	Jul-14	\$24.3	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. D (300)	AEW	Jul-14	\$31.8	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. E (400)	AEW	Jul-14	\$16.5	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. G (600)	AEW	Jul-14	\$22.1	\$168	-	-			Lincoln	Cushman & Wakefield
SouthPark Bldg. K (1200)	AEW	Jul-14	\$22.9	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. L (1000)	AEW	Jul-14	\$22.9	\$168	-	-			Lincoln	Cushman & Wakefield
SouthPark Bldg. N (1300)	AEW	Jul-14	\$23.0	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. Q (1400)	AEW	Jul-14	\$18.9	\$168	-	-			Lincoln	Lincoln
SouthPark Bldg. T (1500)	AEW	Jul-14	\$25.1	\$168	-	-			Lincoln	Lincoln
Westwood Center 2	Innovatus Capital Partners	Sep-18	\$21.4	\$169	97.0%	7.1%	John Hancock		Lincoln	Lincoln
Westwood Center 3	Innovatus Capital Partners	Sep-18	\$19.8	\$169	97.0%	7.1%	John Hancock		Lincoln	Lincoln
Windsor at MetroCenter	Vision Properties	Apr-19	\$14.4	\$171	89.0%	8.0%	Highwoods		CBRE	Vision Properties
Citadel I	Penn-FL Real Estate	Dec-95	\$8.1	\$56	-	-			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

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		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
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	\$144	95.0%	8.5%	Republic Properties	-	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	97.0%	7.1%	John Hancock	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