

Tampa - East Tampa - Q42020 - Tier Report



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
Highland Oaks 1	124,597	1999	5.0x	18.4%	22,908	3.1%	\$28.00	(5,528)	3,713	(17,839)
Highland Oaks 2	125,318	2000	5.0x	3.3%	4,180	11.6%	\$28.00	0	(4,084)	(96)
Highland Oaks 3	99,089	2007	4.0x	0.0%	0	0.0%	\$28.00	0	0	0
Highland Oaks 4	128,376	2008	4.3x	4.9%	6,297	0.0%	\$28.00	(11,953)	(1,269)	6,925
Highland Oaks 5	98,472	2007	5.0x	0.0%	0	80.9%	\$28.00	(15,772)	0	0
Highwoods Preserve 1	198,750	2000	5.0x	0.0%	0	26.0%	\$28.00	0	0	(51,599)
Highwoods Preserve 3	176,014	2000	5.0x	0.0%	0	0.0%	\$28.00	0	0	0
Highwoods Preserve 5	176,766	2001	5.0x	58.1%	102,673	0.0%	\$28.00	0	0	(102,673)
Highwoods Preserve 7	115,230	2007	5.0x	0.0%	0	0.0%	\$28.00	0	0	0
MetLife	231,060	2000	5.0x	0.0%	0	0.0%	\$28.00	0	0	0
Atrium	135,088	1989	4.3x	13.7%	18,540	1.4%	\$27.00	3,953	2,593	(15,485)
Corporate Center 1	134,441	1997	4.0x	0.0%	0	0.0%	\$27.00	11,010	0	0
Corporate Center 2	133,530	1998	4.0x	5.2%	6,994	0.0%	\$27.00	3,007	0	0
Corporate Center 3 - Hidden River	152,081	1999	4.0x	7.8%	11,826	0.0%	\$27.00	(41,372)	40,602	(382)
Tampa Oaks 1	164,752	1998	5.2x	27.0%	44,401	1.7%	\$27.00	(8,075)	11,480	30,498
Intellicenter - Tampa Phase I	203,509	2008	5.6x	0.0%	0	0.0%	\$26.50	0	0	0
Tampa Oaks 2	104,082	2008	5.1x	51.6%	53,720	0.0%	\$26.50	6,009	11,206	(36,220)
Reflections	40,688	1985	7.0x	49.2%	20,000	0.0%	\$25.00	(40,000)	0	9,686
Sabal Business Center 5	60,578	1988	7.0x	40.0%	24,211	0.0%	\$25.00	0	0	(15,604)
Registry 1	58,319	1985	3.4x	43.5%	25,355	0.0%	\$24.50	(11,801)	(414)	0
Lakeview Center	187,940	1984	6.0x	0.0%	0	0.0%	\$23.00	0	0	0
Registry 2	58,781	1987	4.7x	4.7%	2,752	0.0%	\$22.50	0	1,053	(923)
Sabal Business Center 4	49,368	1985	4.2x	0.0%	0	0.0%	\$21.00	(49,368)	0	49,368
Total / Weighted Average	2,956,829	1999	4.9x	11.6%	343,857	5.2%	\$26.88	(159,890)	64,880	(144,344)
TIER II										
The Corral Bldg	50,189	1908	3.3x	1.7%	874	0.0%	\$28.00	0	25,040	(3,140)
Regency I	58,210	2000	5.0x	0.0%	0	0.0%	\$22.76	0	24,000	34,210
Regency III	85,656	2006	5.0x	100.0%	85,656	0.0%	\$22.76	(85,656)	0	0
Eastpointe	85,063	1987	4.0x	3.8%	3,264	0.0%	\$22.50	5,278	21,063	(1,483)
Sabal Lake Bldg	44,533	1986	6.0x	0.0%	0	0.0%	\$21.00	0	0	0
Sabal Park Plaza 9501	21,666	1987	4.0x	100.0%	21,666	0.0%	\$21.00	(21,666)	0	0
Sabal Park Plaza 9503	22,405	1987	4.0x	0.0%	0	0.0%	\$21.00	0	0	0
Sabal Pavilion 1	120,500	1998	7.3x	0.0%	0	0.0%	\$20.00	0	0	0
Lakecrest	59,841	1988	4.0x	12.9%	7,737	0.0%	\$18.50	11,721	4,138	(221)
Colonial Bank Bldg	48,922	1988	1.5x	0.0%	0	0.0%	\$16.50	1,057	(1,484)	(204)
Oakfield Office	60,116	1984	0.7x	28.0%	16,859	0.0%	\$16.25	(2,615)	(4,026)	(3,417)
Parc Centre	169,801	1985	6.0x	14.5%	24,608	0.0%	\$16.00	517	(24,447)	(9,419)
Total / Weighted Average	826,902	1984	4.2x	19.4%	160,664		\$19.92	(91,364)	44,284	16,326
Total Competitive Set	3,783,731	1995	4.7x	13.3%	504,521	4.1%	\$25.36	(251,254)	109,164	(128,018)

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Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
TIER I									
Highland Oaks 1	Prudential	Sep-15	\$23.4	\$187	-	-	-	CBRE	
Highland Oaks 2	Prudential	Sep-15	\$23.5	\$187	-	-	-	CBRE	
Highland Oaks 3	Prudential	Sep-15	\$18.6	\$187	-	-	-	CBRE	
Highland Oaks 4	Prudential	Sep-15	\$24.1	\$187	-	-	-	CBRE	
Highland Oaks 5	Prudential	Sep-15	\$18.5	\$187	-	-	Duke	CBRE	
Highwoods Preserve 1	Highwoods	-	-	-	-	-	Highwoods	Highwoods	
Highwoods Preserve 3	Depository Trust	Jun-04	\$20.2	\$115	-	-	Highwoods	Highwoods	
Highwoods Preserve 5	Highwoods	-	-	-	-	-	Highwoods	Highwoods	
Highwoods Preserve 7	Highwoods	-	-	-	-	-	Highwoods	Highwoods	
MetLife	MetLife	Jun-05	\$21.4	\$92	-	-	Cushman & Wakefield	N/A	
Atrium	IP Capital Partners	Oct-14	\$12.6	\$93	-	-	Cushman & Wakefield	Cushman & Wakefield	
Corporate Center 1	Farley White	Aug-16	\$23.3	\$173	-	-	-	CBRE	
Corporate Center 2	Farley White	Aug-16	\$23.7	\$173	-	-	-	CBRE	
Corporate Center 3 - Hidden River	Farley White	Aug-16	\$25.9	\$173	-	-	-	CBRE	
Tampa Oaks 1	Dilweg	May-17	\$23.8	\$144	-	-	Osprey	JLL	
Intellicenter - Tampa Phase I	City Office	Sep-15	\$46.6	\$229	-	-	Tower Realty	-	
Tampa Oaks 2	TerraCap	Mar-16	\$12.9	\$124	-	-	TerraCap	Cushman & Wakefield	
Reflections	3804 Reflections	Sep-10	\$2.8	\$70	-	-	-	-	
Sabal Business Center 5	Fir Tree	Oct-14	\$5.6	\$93	-	-	Cushman & Wakefield	Cushman & Wakefield	
Registry 1	Fir Tree	Oct-14	\$5.4	\$93	-	-	Cushman & Wakefield	Cushman & Wakefield	
Lakeview Center	TerraCap	Mar-14	\$22.9	\$122	-	-	Harvard Pacific	Cushman & Wakefield	
Registry 2	Fir Tree	Oct-14	\$5.7	\$93	-	-	Cushman & Wakefield	Cushman & Wakefield	
Sabal Business Center 4	Xenia Management	Aug-17	\$4.7	\$96	-	-	Cushman & Wakefield	Colliers	
TIER II									
The Corral Bldg	Bay Villa	Mar-99	\$0.7	\$14	-	-	Bay Villa	Bay Villa	
Regency I	Regency North LLC	Aug-20	\$6.9	\$120	-	-	-	Franklin Street	
Regency III	Regency North LLC	Aug-20	\$10.2	\$120	-	-	-	Cushman & Wakefield	
Eastpointe	TerraCap	Mar-14	\$7.1	\$84	-	-	TerraCap	CBRE	
Sabal Lake Bldg	Law Offices Of Daniel C.	Oct-12	\$2.1	\$47	-	-	-	Cushman & Wakefield	
Sabal Park Plaza 9501	IP Capital	Nov-12	\$1.1	\$52	-	-	-	KW Commercial	
Sabal Park Plaza 9503	ByDesign	Nov-12	\$0.9	\$38	-	-	-	KW Commercial	
Sabal Pavilion 1	CTO Group	Aug-20	\$26.9	\$223	-	-	-	CTO Group	
Lakecrest	B Developments	Mar-14	\$3.5	\$58	-	-	-	Avison Young	
Colonial Bank Bldg	Fort Brooke	Aug-01	\$2.4	\$49	-	-	CBRE	Fischbach Land Co.	
Oakfield Office	710 Oakfield	Sep-01	\$3.3	\$55	-	-	-	Krauss	
Parc Centre	The Crossings	Mar-05	\$10.2	\$73	-	-	Wilder	Cushman & Wakefield	