

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
NORTHBANK										
301 W Bay (TIAA Bank)	956,201	1983	3.0x	15.0%	143,366	6.1%	\$27.00	(26,227)	0	(99,911)
245 Riverside Ave	136,853	2003	3.1x	15.3%	20,995	0.0%	\$25.00	6,297	(7,052)	6,376
501 Riverside (TIAA Bank)	276,335	2007	3.0x	16.0%	44,269	18.4%	\$25.00	32,612	(26,961)	(49,901)
Bank of America Tower	699,000	1990	1.3x	33.4%	233,172	0.0%	\$23.50	18,962	(69,606)	8,337
Wells Fargo Center	648,307	1975	3.0x	18.7%	120,984	1.2%	\$23.00	(36,920)	30,176	(20,520)
One Enterprise Center	317,577	1985	2.3x	65.0%	206,535	0.0%	\$22.50	(60,541)	1,779	15,927
Jacksonville Bank Bldg	136,500	1962	-	15.0%	20,541	0.0%	\$22.00	28,233	(2,063)	8,991
BB&T Tower	285,487	1975	2.0x	32.3%	92,183	0.0%	\$21.50	(27,772)	(23,009)	0
121 Atlantic Place	108,882	1918	1.4x	59.1%	64,320	0.0%	\$20.00	1,190	(28,672)	(5,920)
Total / Weighted Average	3,565,142	1982	2.4x	26.5%	946,365	3.3%	\$24.11	(64,166)	(125,408)	(136,621)
SOUTHBANK										
Riverplace Tower	445,368	1967	2.3x	18.8%	83,839	3.2%	\$24.00	(8,961)	(5,971)	(2,204)
841 Prudential Dr	498,317	1955	5.0x	17.9%	89,038	16.9%	\$23.00	0	0	(84,038)
701 San Marco Blvd	706,746	1985	5.0x	0.0%	0	0.0%	\$22.50	13,248	0	0
Stein Mart Building	196,649	1985	2.5x	60.6%	119,214	0.0%	\$21.50	0	0	3,821
Riverplace South	112,762	1986	4.0x	10.3%	11,653	0.0%	\$19.00	8,581	(924)	3,651
Total / Weighted Average	1,959,842	1976	3.8x	15.5%	303,744	5.0%	\$22.67	12,868	(6,895)	(78,770)
Total Competitive Set										
	5,524,984	1980	2.9x	22.6%	1,250,109	3.9%	\$23.60	(51,298)	(132,303)	(215,391)

Property Name	Owner	Last Sale Detail					Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate			
NORTHBANK									
301 W Bay (TIAA Bank)	Rilea Group	Sep-14	\$47.4	\$50	-	-		Element National	NAI Hallmark
245 Riverside Ave	Consolidated-Tomoka	Jul-15	\$25.1	\$186	-	-		CBRE	JLL
501 Riverside (TIAA Bank)	Riverside Avenue Partners	-	-	-	-	-		NAI Hallmark	NAI Hallmark
Bank of America Tower	Group RMC	Dec-20	\$75.5	\$92	-	-	Hertz	Hertz	CBRE
Wells Fargo Center	Banyan Street Capital	Jun-14	\$32.8	\$51	-	-		Banyan	CBRE
One Enterprise Center	Michael Development Corp	Jun-17	\$15.2	\$47	-	-		Owner	JLL
Jacksonville Bank Bldg	Farah & Farah	Apr-11	\$3.5	\$26	-	-		-	Prime Realty
BB&T Tower	Ash Properties	Jul-18	\$24.5	\$86	81.2%	-		CBRE	CBRE
121 Atlantic Place	International Management	-	-	-	-	-		Cushman & Wakefield	International Mgmt
SOUTHBANK									
Riverplace Tower	Lingerfelt	Nov-16	\$53.4	\$120	-	-		Commonwealth Commercial	JLL
841 Prudential Dr	ShareMD	Feb-20	\$67.0	\$134	78.0%	7.9%		Medicus Property Group	CBRE
701 San Marco Blvd	Prudential Insurance	-	-	-	-	-		Cushman & Wakefield	N/A
Stein Mart Building	Lingerfelt	Jul-16	\$23.6	\$120	-	-		Commonwealth Commercial	JLL
Riverplace South	Schrock Road	Jun-15	\$9.0	\$80	-	-		IMC Real Estate Mgmt.	Avison Young