

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2019	2020	2021 YTD
NORTHBANK										
301 W Bay (TIAA Bank)	956,201	1983	3.0x	14.8%	141,654	3.0%	\$27.00	0	(99,911)	(27,414)
245 Riverside Ave	136,853	2003	3.1x	15.3%	20,995	0.0%	\$25.00	(7,052)	6,376	(4,941)
501 Riverside (TIAA Bank)	276,335	2007	3.0x	17.1%	47,381	18.4%	\$25.00	(26,961)	(49,901)	(3,112)
Bank of America Tower	699,000	1990	1.3x	33.4%	233,172	2.6%	\$23.50	(69,606)	8,337	(53,928)
Wells Fargo Center	648,307	1975	3.0x	18.7%	120,984	1.2%	\$23.00	30,176	(20,520)	0
BB&T Tower	285,487	1975	2.0x	32.3%	92,183	0.0%	\$23.00	(23,009)	0	0
One Enterprise Center	317,577	1985	2.3x	65.0%	206,535	0.0%	\$22.50	1,779	15,927	0
Jacksonville Bank Bldg	136,500	1962	-	15.0%	20,541	0.0%	\$22.00	(2,063)	8,991	(7,558)
121 Atlantic Place	108,882	1918	1.4x	59.1%	64,320	0.0%	\$20.00	(28,672)	(5,920)	5,252
Total / Weighted Average	3,565,142	1982	2.4x	26.6%	947,765	3.0%	\$24.23	(125,408)	(136,621)	(91,701)
SOUTHBANK										
Riverplace Tower	445,368	1967	2.3x	18.8%	83,839	3.2%	\$24.00	(5,971)	(2,204)	(7,926)
841 Prudential Dr	498,317	1955	4.5x	17.9%	89,038	16.9%	\$23.00	0	(84,038)	89,018
701 San Marco Blvd	706,746	1985	5.0x	0.0%	0	0.0%	\$22.50	0	0	0
Stein Mart Building	196,649	1985	2.5x	60.6%	119,214	0.0%	\$21.50	0	3,821	0
Riverplace South	112,762	1986	4.0x	10.3%	11,653	0.0%	\$19.00	(924)	3,651	0
Total / Weighted Average	1,959,842	1976	3.7x	15.5%	303,744	5.0%	\$22.67	(6,895)	(78,770)	81,092
Total Competitive Set										
	5,524,984	1980	2.8x	22.7%	1,251,509	3.7%	\$23.67	(132,303)	(215,391)	(10,609)

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
NORTHBANK									
301 W Bay (TIAA Bank)	Rilea Group	Sep-14	\$47.4	\$50	52.1%	-	Arik Bronfman (Israel Private Dev.)	Element National	NAI Hallmark
245 Riverside Ave	Consolidated-Tomoka	Jul-15	\$25.1	\$183	100.0%	-	Parkway Property Investments	CBRE	JLL
501 Riverside (TIAA Bank)	Riverside Avenue Partners	-	-	-	-	-		NAI Hallmark	NAI Hallmark
Bank of America Tower	Group RMC	Dec-20	\$75.5	\$92	73.2%	-	Hertz Investment Group	CBRE	CBRE
Wells Fargo Center	Banyan Street Capital	Jun-14	\$32.8	\$37	92.3%	-	Cousins Properties	Banyan	CBRE
BB&T Tower	Ash Properties	Jul-18	\$24.5	\$86	81.2%	-	LNR Partners	CBRE	CBRE
One Enterprise Center	Michael Development Corp	Jun-17	\$15.2	\$47	47.7%	-	CW Capital Asset Management	Owner	JLL
Jacksonville Bank Bldg	Farah & Farah	Apr-11	\$3.5	\$26	24.1%	-		-	Prime Realty
121 Atlantic Place	International Management	-	-	-	-	-		Cushman & Wakefield	International Mgmt
SOUTHBANK									
Riverplace Tower	Lingerfelt Commonwealth	Nov-16	\$53.4	\$120	88.0%	-	Fortress Investment Group	Commonwealth Commercial	JLL
841 Prudential Dr	Medicus Property Group	Feb-20	\$67.0	\$134	78.0%	7.9%	GEM Realty Capital	Medicus Property Group	CBRE
701 San Marco Blvd	Prudential Insurance	-	-	-	-	-		Cushman & Wakefield	N/A
Stein Mart Building	Lingerfelt Commonwealth	Jul-16	\$23.6	\$120	95.8%	8.0%	Cousins Properties	Commonwealth Commercial	JLL
Riverplace South	IMC Real Estate	Jun-15	\$9.0	\$80	92.0%	-	Parkway Property Invesmntnets	IMC Real Estate Mgmt.	Avison Young