

TAMPA OFFICE SALES COMPS REPORT

SNAPSHOT YEAR-OVER-YEAR 2020/2019

| | MAY | | | | JUNE | | | |
|------|-------------------|--------------|---------------|-----------|-------------------|--------------|---------------|-----------|
| | # of Transactions | Volume | Highest Price | AVG \$/SF | # of Transactions | Volume | Highest Price | AVG \$/SF |
| 2020 | 8 | \$21,942,000 | \$16,000,000 | \$143.28 | 12 | \$17,739,000 | \$10,350,000 | \$214.75 |
| 2019 | 11 | \$6,661,500 | \$1,750,000 | \$204.54 | 13 | \$66,800,100 | \$52,050,000 | \$528.58 |

HIGHLIGHTS:

- Total Transaction Volume in Tampa for June of this year was \$17,739,000. Compared to \$66,800,100 in June of 2019, this reflects an approximate -73.4% YOY decrease.

However, May was the first month of YOY increase in transaction volume we have seen since the beginning of the public health crisis in mid March of this year.

- Total Volume in May was \$21,942,000 versus \$6,661,500 in 2019--an approximate 229% YOY increase.



PROFESSIONAL & MEDICAL OFFICES: PRICE/SF

- The AVG \$/SF for June 2020 was \$214.75. When compared to June 2019's AVG \$/SF at \$528.58, we see a YOY decline of - 59.4%.
- May 2020 also exhibited a decrease in AVG \$/SF. In May of this year the AVG \$/SF was \$143.28. In 2019 it was \$204.54, a -30% drop YOY.

MEDICAL OFFICES

- Two out of the 10 transactions in June were for medical offices. One in Tampa and the other in Valrico selling for \$252.20 and \$202.92 \$/SF, respectively.

JUNE 2020 PROFESSIONAL & MEDICAL OFFICE SALES COMPS

| ADDRESS | CITY | ZIP | ACRES | BUILT | SF | SALE PRICE | \$/SF |
|---|----------------|-------|-------|-------|--------|-----------------|----------|
| 2919 W SWANN AVE 400B  | TAMPA | 33609 | 0 | 1984 | 1,359 | \$275,000.00 | \$202.35 |
| 4202 N HABANA AVE  | TAMPA | 33607 | 0.59 | 2000 | 3,180 | \$802,000.00 | \$252.20 |
| 3203 LITHIA PINECREST RD | VALRICO | 33596 | 0.64 | 2001 | 3,696 | \$750,000.00 | \$202.92 |
| 4904 W CYPRESS ST | TAMPA | 33607 | 0.52 | 1974 | 5,207 | \$1,500,000.00 | \$288.07 |
| 1490 E MARTIN LUTHER KING BLVD SEFFNER | | 33584 | 0.67 | 1955 | 7,382 | \$285,000.00 | \$38.61 |
| 6996 ANDERSON RD | TAMPA | 33634 | 1.06 | 2011 | 3,999 | \$1,200,000.00 | \$300.08 |
| 7113 CAUSEWAY BLVD | TAMPA | 33619 | 0.53 | 1972 | 1,470 | \$310,000.00 | \$210.88 |
| 1375 PROVIDENCE | BRANDON | 33511 | 0.37 | 2014 | 3,036 | \$585,000.00 | \$192.69 |
| 13061 W LINEBAUGH AVE | TAMPA | 33626 | 0.07 | 2008 | 3,000 | \$542,000.00 | \$180.67 |
| 6967 E FOWLER AVE | TEMPLE TERRACE | 33617 | 0.04 | 2003 | 1,250 | \$265,000.00 | \$212.00 |
| 3350 BUSCHWOOD PARK DR | TAMPA | 33614 | 7.6 | 1989 | 78,446 | \$10,350,000.00 | \$131.94 |
| 1717 E 5TH AVE | TAMPA | 33605 | 0.22 | 1986 | 2,400 | \$875,000.00 | \$364.58 |



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