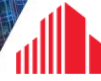


Office Snapshot Q4 2015

Fort Myers/Naples, FL



CUSHMAN & WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

FORT MYERS/NAPLES OFFICE

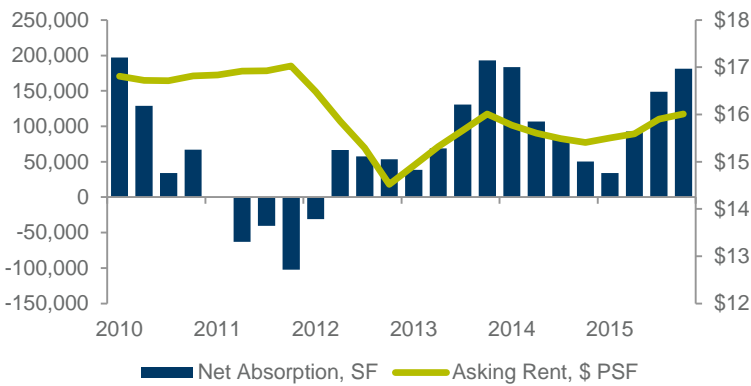
Economic Indicators

	Q4 14	Q4 15	12-Month Forecast
Lee Cty. Employment	235k	242k	▲
Lee Cty. Unemployment	5.6%	4.8%	▼
U.S. Unemployment	5.7%	5.0%	▼

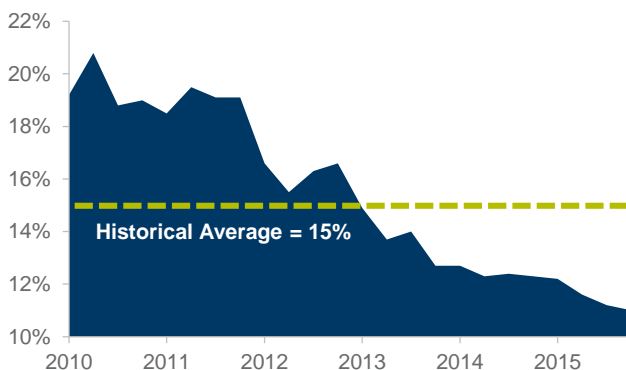
Market Indicators (Overall, All Classes)

	2014	2015	12-Month Forecast
Overall Vacancy	12.3%	10.7%	▼
Net Absorption	201k	874k	▲
Under Construction	299k	23k	▲
Overall Average Asking Rent	\$15.48	\$16.38	▲

Net Absorption/Asking Rent 4Q TRAILING AVERAGE



Overall Vacancy



Economy

The Southwest Florida economy continued to exhibit strong growth, with seasonally-adjusted unemployment rate for the five-county region falling to 5.0% for November; a full point improvement from a year ago. The area recorded a 1.5% increase (4,593) in new jobs added in Fort Myers/Cape Coral and a 0.7% increase (1,085 jobs) in the Naples/Marco Island area. Seasonally-adjusted regional tax sales were up 11% in September 2015 versus September 2014. Tourist Tax revenues for October 2015 climbed to 13% for the region encompassing Collier, Lee and Charlotte counties.

The demand for new construction residential and apartment living properties is expected to continue at least through the next few years. Rental rates have soared as landlords are taking advantage of the high demand and recoup losses from lower rents charged in the wake of the Recession. Salaries are staying the same, yet rent prices are increasing causing some renters to struggle with higher rents. On a positive note, some renters are considering buying instead.

Leasing activity steadily improves

At the end of fourth quarter, total office space in the Lee/Collier market area amounted to nearly 28.6 million square feet and 2,646 buildings. Asking rentals rates increased as demand continues to grow for class A and B office space. The largest lease signed fourth quarter was CallMiner, Inc's relocation and expansion of 12,680-square feet (sf) to University Park, located at 12800 University Drive, Ft. Myers.

The new global Hertz headquarters was delivered fourth quarter adding a three-story, 272,592-sf office building in the Estero submarket. This project has been a long awaited \$100-million cost including the land. Hertz relocated from their New Jersey headquarters with over 650 employees.

Outlook

The regional economy continues to improve and all indicators remain positive for the first quarter of 2016. Passenger activity for the three Southwest Florida airports in October 2015 was 9% above the figure last year. November 2015 sales of existing single-family homes for the two coastal counties were down 9% over November 2014 and 21% below October 2015. However, median prices were substantially higher: 16% in Lee and 30% in Collier than the same time last year. Single-family building permits issued for the coastal counties in Novembers reported an increase from a year ago with Lee County issuing 237, up 12% over last year and Collier County issued 202 permits, 90 more than last November.

MARKETBEAT

Office Snapshot Q4 2015

Fort Myers/Naples, FL



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SOUTHWEST FLORIDA

SUBMARKET	TOTAL BLDGS	INVENTORY	SUBLET VACANT	DIRECT VACANT	OVERALL VACANCY RATE	CURRENT OVERALL NET ABSORPTION	YTD OVERALL NET ABSORPTION	UNDER CNSTR	AVERAGE ASKING RENT (ALL CLASSES)*	AVERAGE ASKING RENT (CLASS A)*
Bonita Springs	192	2,342,352	1100	384,922	16.5%	32,273	42,846	0	\$14.61	\$15.07
Cape Coral	382	2,529,288	2,500	248,501	9.9%	8,851	81,036	0	\$12.39	\$17.34
City of Fort Myers	411	4,782,596	0	634,005	13.3%	(11,734)	46,773	0	\$12.29	\$15.41
Estero	33	812,720	0	64,326	7.9%	272,722	299,630	0	\$16.51	\$22.20
Lehigh Acres	73	426,771	0	52,176	12.2%	(17,961)	(17,961)	0	\$13.42	N/A
North Fort Myers	35	271,233	0	6,600	2.4%	(264)	(264)	0	\$7.99	N/A
S. Ft. Myers/San Carlos	747	8,092,914	10,387	802,327	10.0%	(2,549)	281,112	0	\$14.73	\$19.61
The Islands	50	183,699	0	300	0.2%	0	900	0	\$17.43	N/A
LEE COUNTY SUBTOTAL	1,923	19,441,573	13,987	2,193,157	11.4%	281,338	734,072	0	\$13.93	\$17.48
East Naples	148	1,831,219	0	194,946	10.6%	12,325	3,130	5,856	\$15.55	N/A
Golden Gate	31	138,405	0	1,150	0.8%	675	4,958	0	\$17.56	N/A
Lely	16	127,558	0	27,644	21.7%	0	3,116	0	\$19.67	\$20.45
Marco Island	33	363,044	0	25,841	7.1%	(2,256)	(6,849)	0	\$18.77	N/A
Naples	98	1,283,357	10,919	91,014	7.9%	(8,220)	1,751	0	\$22.54	\$25.33
North Naples	359	5,045,309	0	455,326	9.0%	39,357	104,463	17,000	\$24.13	\$27.79
Outlying Collier County	38	364,241	0	37,205	10.2%	13,500	27,100	0	\$29.96	\$34.81
COLLIER COUNTY SUBTOTAL	723	9,153,133	10,919	833,126	9.3%	55,381	137,669	22,856	\$21.29	\$27.68
TOTALS	2,646	28,594,706	24,906	3,026,283	10.7%	336,719	871,741	22,856	\$16.38	\$21.38

*Rental rates reflect gross asking \$psf/year

SUMMARY BY CLASS	TOTAL BLDGS	INVENTORY	SUBLET VACANT	DIRECT VACANT	VACANCY RATE	CURRENT NET ABSORPTION	YTD NET ABSORPTION	UNDER CNSTR	AVERAGE ASKING RENT OVERALL*	AVERAGE ASKING RENT DIRECT*
Class A	68	3,704,494	3,600	564,902	15.3%	35,869	149,381	0	\$21.38	\$21.47
Class B	1,529	18,556,777	17,306	2,004,692	10.7%	286,083	623,199	22,856	\$15.83	\$15.78
Class C	1,049	6,333,435	4,000	494,250	7.7%	14,767	99,161	0	\$13.14	\$13.08

Key Lease Transactions 2015

PROPERTY	SF	TENANT	TRANS. TYPE	ASKING RENT*	SUBMARKET
12451 Gateway Blvd	34,013	Alta Resources Corp.	Lease	\$11.00	S. Ft. Myers/San Carlos
24301 Walden Center Dr.	28,418	WCI Communities, Inc.	Lease	\$12.00	Bonita Springs
3580 Work Dr.	17,000	Goodwill Industries of SWFL, Inc.	Lease	WITHHELD	City of Ft. Myers
27500 Riverview Center Blvd	14,962	Trak America	Lease	\$12.50	Bonita Springs

*asking rents are quoted on a Triple Net (NNN) basis

Key Sales Transactions 2015

PROPERTY	SF	SELLER/BUYER	PRICE	SUBMARKET
3530 Kraft Rd.	67,597	Pinnacle Advisory Group/Randal Bellestri	\$10,440,100	North Naples
821 5th Ave S. (2 Properties)	49,906	Hendricks Commercial Properties/Westbury International	\$25,450,000	Naples

About Cushman & Wakefield

Cushman & Wakefield is a global leader in commercial real estate services, helping clients transform the way people work, shop, and live. The firm's 43,000 employees in more than 60 countries provide deep local and global insights that create significant value for occupiers and investors around the world. Cushman & Wakefield is among the largest commercial real estate services firms in the world with revenues of \$5 billion across core services of agency leasing, asset services, capital markets, facilities services (branded C&W Services), global occupier services, investment management (branded DTZ Investors), tenant representation and valuations & advisory. To learn more, visit www.cushmanwakefield.com or follow @Cushwake on Twitter.

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