



2Q 2020
TRIANGLE
MARKET
REPORT

TRI PROPERTIES

 NAI Carolantic Realty

TRIANGLE MARKET REVIEW

MARKET SNAPSHOT

	2Q2019	2Q2020	FORECAST
OFFICE			
Overall Vacancy	12.11%	10.64	▲
Class A Vacancy	8.18%	8.60%	▲
Class B Vacancy	21.29%	15.62%	▲
Class C Vacancy	7.56%	8.28%	▲
Net Absorption YTD	956,667	583,000	▼
WAREHOUSE			
Overall Vacancy	5.78%	5.10%	▲
Net Absorption YTD	625,280	478,000	▼
FLEX			
Overall Vacancy	6.19%	7.93%	▲
Net Absorption YTD	275,389	-282,200	▼
RETAIL			
Overall Vacancy	7.40%	7.67%	▲
Net Absorption YTD	-130,600	-45,700	▼

At the time of compiling this report the world is still in the midst of the COVID-19 pandemic. This report is reflective of the results reported for the second quarter of 2020, and the full effects of the pandemic have yet to be fully realized. We anticipate that the latter half of 2020 to be more reflective of this unprecedented event and its impact on the Triangle commercial real estate market.

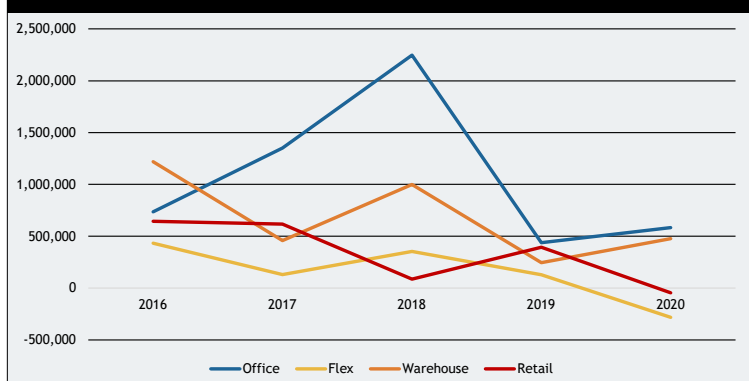
Office vacancy rose by .65% to 10.64%, retail vacancy rose by .23% to 7.67%, flex vacancy rose by .36% to 7.93% and warehouse vacancy increased .73% to 5.10%. Although vacancy for all product types rose over the second quarter we have yet to see substantial vacancy shifts of greater than 1%.

Within the Triangle Metropolitan Statistic Area (MSA), comprised of Raleigh, Cary, Durham, Chapel Hill and surrounding counties, the unemployment rate in June was reported at 7.14% which is up 3.5% from the previous quarter. The sizeable shift was anticipated due to the circumstances however, the Triangle MSA's unemployment rate continues to outpace both the State and National unemployment rates which reported at 7.6% and 11.1% respectively. In addition, the region has already experienced 3.4% employment gains from the April high reported at 10.54%.

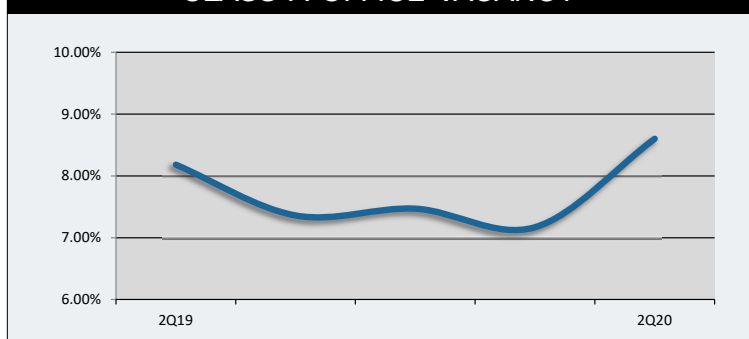
On the office development front, 3.7 million square feet of office space currently remains under construction across the region. On the industrial development front, 2.0 million square feet of warehouse/flex space remains under construction throughout the region. Additionally, 550,000 square feet of retail development remains under construction.

The \$36 million (\$132.92 per square foot) sale of the TBC II-A,II-B,III flex buildings marked the largest sale for the quarter. The 270,833 square foot property was acquired by TPG from Alidade Capital. Additionally, the \$33 million (\$487.85 per square foot) acquisition of the 1823 Hillandale Road building by Kayne Anderson Capital Advisors from Welltower marked a notable per square foot transaction price that nearly exceeded the \$500 per square foot threshold.

MARKET ABSORPTION



CLASS A OFFICE VACANCY



Research data and forecasts throughout this publication have been compiled in part from the most recent editions of SPACE: The Triangle's Commercial Real Estate Quarterly and CoStar Market Analytics.

OFFICE REVIEW

OVERVIEW

The office vacancy rate rose by .65% to 10.64% in the second quarter of 2020. Positive net absorption was reported at 161,922 square feet for the quarter. Class A vacancy rose by 1.43% for the second quarter with a modest 124,087 square feet of positive absorption reported. The vacancy increase is attributable to a shift in the office inventory. Additionally, average rental rates reported rose by \$0.08 to \$26.84 per square foot. The average Class A asking rate reported for the quarter was up \$.33 to \$32.04.

NOTABLE MOVES & TRANSACTIONS

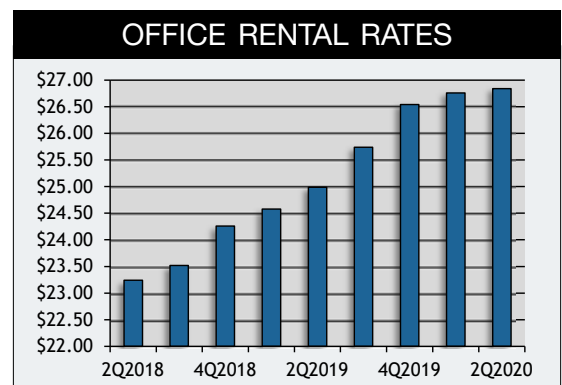
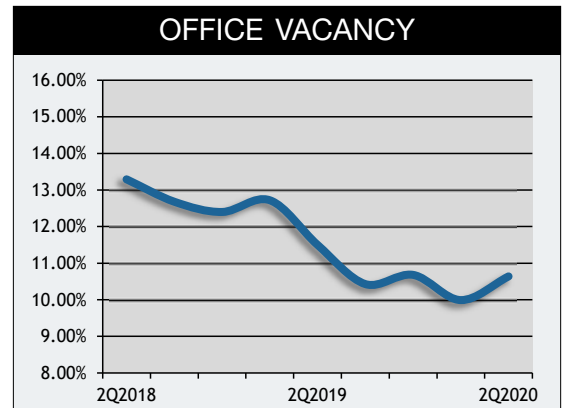
- 102,972 SF :** Undisclosed tenant lease at the Innovation I at Imperial Center building in the RTP/I-40 Corridor submarket.
- 52,741 SF :** Wake County lease at Somerset Office Park in the Falls of Neuse submarket.
- 50,300 SF :** UNC lease at the Parkline office redevelopment in the Orange County submarket.

FORECAST

Triangle office vacancy rose by .65% to 10.64% in the second quarter from a previous record low in the first quarter. The vacancy reported for the quarter marks the third lowest quarter in the market's history. Positive absorption gains were primarily attributed to net positive absorption gains in Central Durham and RTP/I-40 Corridor of 94,824 and 62,021 square feet respectively.

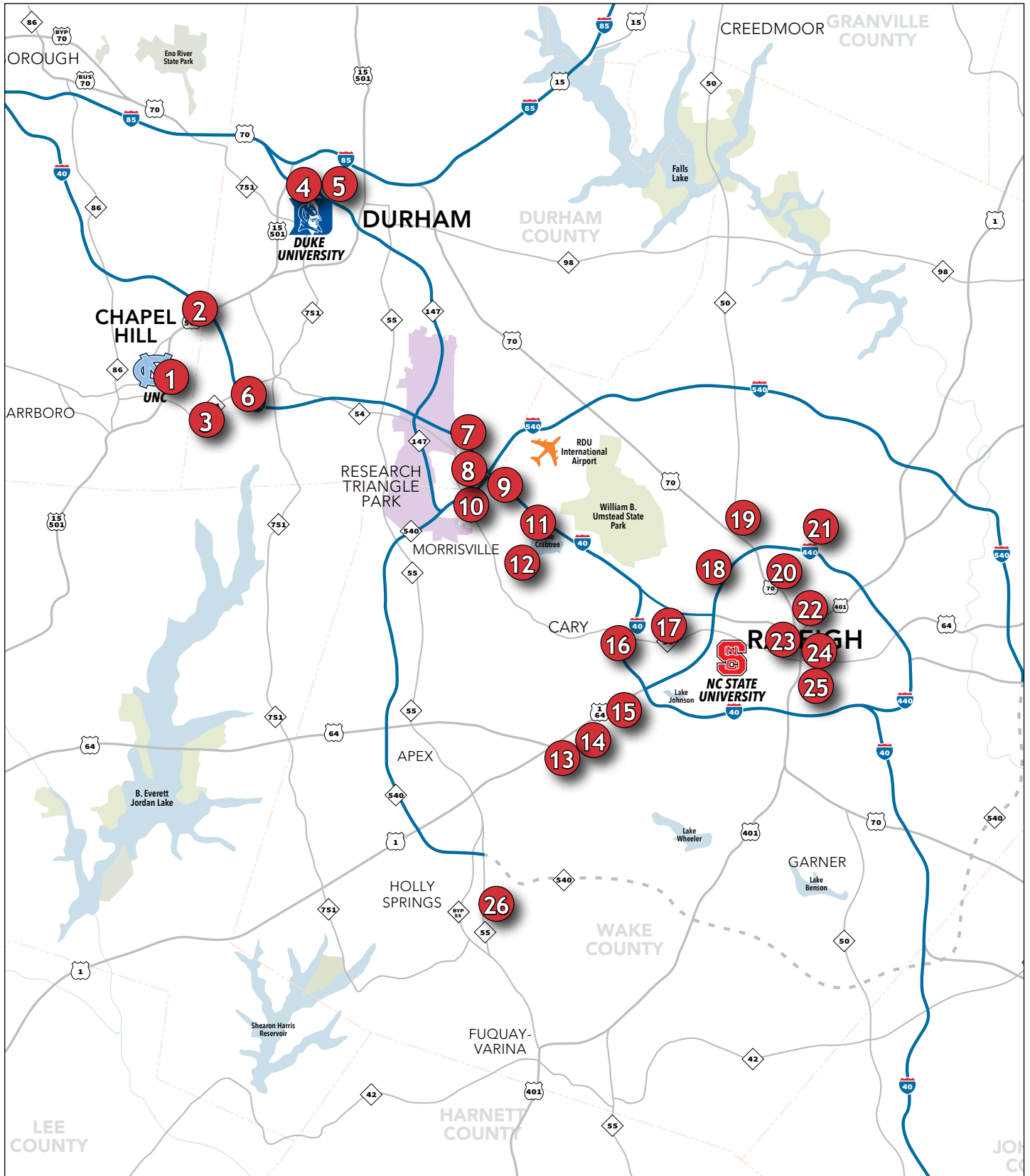
Class A vacancy remains a strong indicator of market strength and reported at 8.60% for the quarter. Class B vacancy remains higher at 15.62% however fell by .72% from the previous quarter. It remains to be seen if tenants will shift to value office options due to the pandemic and continue to push Class B vacancy down throughout the Triangle.

On the development front, over 3.7 million square feet of office space remains under construction. Notable projects including 555 Mangum in Downtown Durham, Wade V in West Raleigh, Innovation I in RTP/I-40 and 3800 Glenwood in US 70/Glenwood Avenue all delivered during the quarter. See Office Development Activity Map for notable projects).



SUBMARKET	OFFICE LEASABLE SF	OFFICE VACANCY	OFFICE ABSORPTION SF
West Raleigh	6,313,539	8.23%	22,985
US 70/Glenwood Ave.	4,228,808	12.75%	-27,092
Six Forks Road	3,964,376	5.81%	17,744
Falls of Neuse	3,145,842	8.71%	56,061
US 1/Capital Blvd.	2,122,939	7.04%	-20,603
Downtown Raleigh	5,370,714	5.30%	-18,500
Cary	7,038,301	11.17%	6,762
RTP/I-40 Corridor	14,504,197	11.53%	62,021
Central Durham	4,882,592	9.78%	94,824
South Durham	1,919,859	18.78%	-43,546
Orange County	2,041,932	17.46%	35,358

OFFICE DEVELOPMENT



OFFICE DEVELOPMENT

	PROJECT	SUBMARKET	TOTAL OFFICE SF	DELIVERY	%LEASED(SF)	PARKING	ASKING RATE	MAJOR TENANTS
1	The Parkline (Redevelopment)	Orange County	195,300	4Q 2019	26% (50,300)	Surface/ Structured Parking	\$28.00- Lower Level \$33.00 - Upper Level	UNC
2	100 Eastowne Dr.	Orange County	150,000	Fall 2020	100%	Surface Parking	DNR	UNC Health Care
3	The Gwendolyn	Orange County	106,000	2020	0%	Deck Parking	\$35.00	
4	555 Mangum	Central Durham	217,869	2Q 2020	45% (96,984)	Garage Parking	\$36.50 - \$39.50	Spaces, PolicyGenius
5	The Roxboro at Venable Center	Central Durham	202,163	3Q 2021	0%	Structured Parking	\$36.50	
6	5936 Farrington Road	Southern Durham	168,000	Jan 2020	0%	Structured Parking	\$32.00	
7	Park Point (Redevelopment)	RTP/I-40 Corridor	652,000	1Q 2021	31% (200,304)	Surface Parking	DNR	Grail
8	Innovation I at Imperial Center	RTP/I-40 Corridor	139,163	May 2020	74% (102,972)	Surface Parking	\$26.75	
9	Forty540 Phase II	RTP/I-40 Corridor	198,548	1Q 2021	42% (83,801)	Structured/Surface Parking	\$32.50	Solar Winds
10	INQ @ 1101 Shiloh Glenn Dr.	RTP/I-40 Corridor	140,302	Sept. 2020	0%	Surface Parking	\$28.00	
11	The Stitch (Redevelopment)	RTP/I-40 Corridor	250,000	3Q 2021	0%	Surface Parking	DNR	
12	4000 Paramount	RTP/I-40 Corridor	90,000	3Q 2020	49% (43,910)	Surface Parking	\$27.50	UCB Biosciences
13	HealthPark II	Cary	86,172	3Q 2020	81% (69,969)	Deck and Surface Parking	\$32.50 FS	WakeMed Health
14	WakeMed Medical Park of Cary 210 Ashville Ave	Cary	125,000	3Q 2020	76% (95,000)	Surface Parking	DNR	WakeMed Health, Duke
15	Twenty Three 33, 2333 Walnut St.	Cary	133,628	4Q 2020	0%	Surface Parking	\$28.00	
16	Palisades III, 5401 Trinity Rd	West Raleigh	167,307	1Q 2021	26% (43,063)	Surface/Deck Parking	\$32.00	Golden Corral
17	Wade V	West Raleigh	209,783	April 2020	20% (44,000)	Surface/Deck Parking	\$34.00	Vontier, Samet
18	GlenLake Seven	US 70/Glenwood Ave.	125,000	3Q 2020	100%	Surface/Deck Parking	\$36.00	Martin Marietta
19	Crabtree Terrace	US 70/Glenwood Ave.	168,000	4Q 2019	46% (76,801)	Deck Parking	\$36.50	Spaces, Longleaf, JLL
20	3800 Glenwood	US 70/Glenwood Ave.	115,000	2Q 2020	51% (58,481)	Structured Parking	\$37.50	Brasfield & Gorrie, Cherry Bekaert
21	Advance Auto Parts Tower	Six Forks Road	328,648	DNR	93% (306,633)	Deck Parking	\$41.50	Advance Auto Parts, IAT Insurance
22	421 N. Harrington St.	Downtown Raleigh	226,972	Fall 2020	8% (18,316)	Structured Parking	\$38.50	Clancy and Theys
23	Tower Two Bloc 83	Downtown Raleigh	241,750	1Q 2021	34% (81,810)	Covered Deck	\$37.50	Envestnet
24	The Crossing 301 Hillsborough Street	Downtown Raleigh	292,457	4Q 2021	45% (132,663)	Deck Parking	\$41.50	Pendo
25	FNB Tower	Downtown Raleigh	154,006	4Q 2019	55% (84,474)	TBD	\$35.50	First National Bank, McGuire Woods
26	The Block, 300 S. Main St. Holly Springs	Southern Wake	54,600	3Q 2020	94% (51,137)	Surface Parking	\$28.00	

WAREHOUSE REVIEW

OVERVIEW

The vacancy rate in the Triangle warehouse market rose by .73% to 5.10% in the second quarter of 2020. There was a positive absorption of 497,257 square feet. Furthermore, average asking rental rates for warehouse space rose by \$.04 to \$6.65 per square foot.

NOTABLE MOVES & TRANSACTIONS

410,000 SF: Amazon 100% preleased at Regional Commerce Center Building in the RTP/I-40 submarket.

156,000 SF: North State Express leased at Regional Commerce Center Building 4 in the RTP/I-40 submarket.

153,900 SF: Circle Graphics leased at Woodlake Center V in the RTP/I-40 submarket.

FORECAST

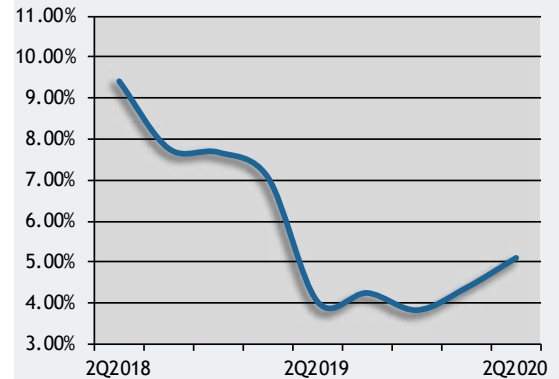
The second quarter of 2020 reported a vacancy increase up to 5.10%, but remains the lowest of the product types. Net positive absorption of 497,257 square feet resulted mostly from the RTP/I-40 Corridor, which totaled 469,913 square feet of absorption.

Despite the large positive net absorption, the submarkets with the greatest amount of inventory, RTP/I-40 Corridor with 12,999,351 square feet and Eastern Wake County with 7,509,866 square feet, both saw an increase in vacancy, which contributed to the overall increase in vacancy. RTP/I-40 increased by .98% and Eastern Wake increased by 1.44%. This was due to new delivered buildings hitting the market. For example, despite North State Express leasing 156,000 square feet at Regional Commerce Center Building 4, it also added 104,000 square feet vacant space. Eastern Wake saw an additional 150,000 square feet hit the market at the completion of Garner Business Park 70. It is worth noting that while these second quarter numbers do not reflect it, the 150,000 square feet warehouse has since been fully leased and will reflect in the third quarter.

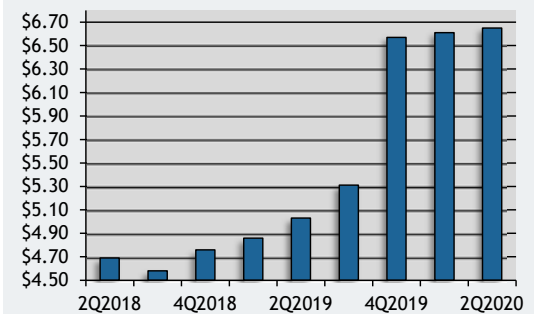
Demand for warehouse space within the centrally located and inventory heavy RTP/I-40 Corridor submarket remains high with reported vacancy at 3.36% for the second quarter. In fact, all but 3 submarkets were under 6% vacancy.

On the development front, an additional 1,773,336 square feet remains under construction throughout the region which is largely attributed to the 700,000 square foot Amazon Distribution Center in Garner. With a low warehouse vacancy rate and warehouse/distribution services operating as essential businesses, we anticipate additional warehouse projects to break ground in the next 12 months. (See Industrial Development Activity Map for notable projects).

WAREHOUSE VACANCY



WAREHOUSE RENTAL RATES



SUBMARKET	WAREHOUSE LEASABLE SF	WAREHOUSE VACANCY	WAREHOUSE ABSORPTION SF
West Raleigh	256,865	4.61%	0
US 70/Glenwood Ave.	699,238	4.83%	0
Falls of Neuse	1,143,112	1.03%	42,788
US 1/Capital Blvd.	3,827,244	1.93%	-24,551
Cary	153,277	0%	0
RTP/I-40 Corridor	12,999,351	3.36%	469,913
Durham	2,566,383	5.37%	-13,152
Eastern Wake Co.	7,509,866	8.72%	6,759
Southern Wake Co.	1,430,842	12.59%	22,500
Orange County	527,664	.05%	0

FLEX REVIEW

OVERVIEW

Flex vacancy rates rose in the second quarter of 2020 by .36% to 7.93%. Net positive absorption of 96,850 square feet was reported for the quarter. Meanwhile, average rental rates for Triangle flex space decreased slightly by \$0.15 to \$13.44 per square foot.

NOTABLE MOVES & TRANSACTIONS

55,592 SF: Presidential Park West in the RTP/I-40 Corridor submarket delivered with 0% occupancy.

24,403 SF: Undisclosed, most likely WestStar Precision, leased at 1130 Classic Road, Apex in Southern Wake submarket.

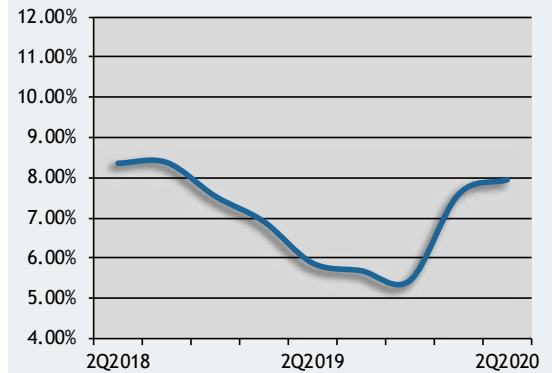
FORECAST

Triangle flex vacancy increased minimally to 7.93% during the second quarter of 2020. The 96,850 square feet of positive net absorption for the quarter was influenced largely by positive absorption of 67,058 square feet within the RTP/I-40 Corridor.

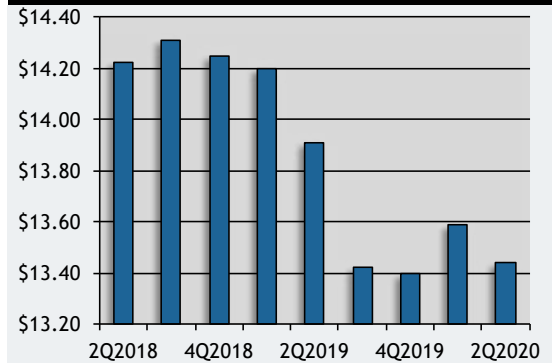
Flex vacancy indicators will continue to be driven by the inventory-heavy RTP/I-40 Corridor and US 1/Capital Boulevard submarkets, which both only slightly rose. RTP/I-40's vacancy this quarter increased .13% to 6.08%, and US 1/Capital Boulevard submarket's vacancy increased .62% to 8.07%.

On the development front, 125,052 square feet of flex space is under construction, all within the Southern Wake submarket. The single-digit vacancy rate for flex product will continue to make proposed development projects viable. (See Industrial Development Activity Map for projects currently under construction).

FLEX VACANCY

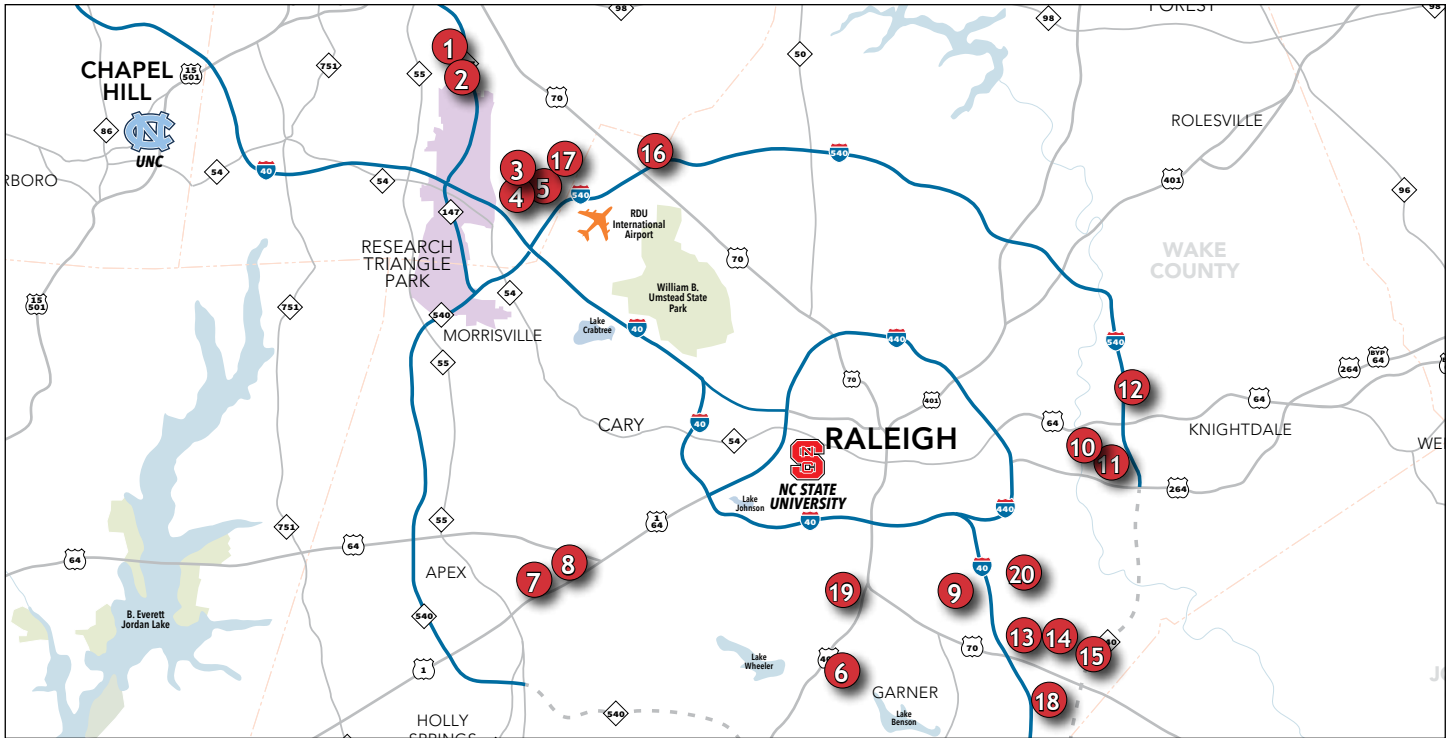


FLEX RENTAL RATES



SUBMARKET	FLEX LEASABLE SF	FLEX VACANCY	FLEX ABSORPTION SF
West Raleigh	642,805	6.19%	11,340
US 70/Glenwood Ave.	1,179,693	2.25%	-760
Falls of Neuse	343,382	0.57%	5,037
US 1/Capital Blvd.	4,284,643	6.08%	-1,674
Cary	974,486	13.12%	-14,363
RTP/I-40 Corridor	6,776,017	8.07%	67,058
Durham	707,667	11.33%	0
Eastern Wake Co.	1,578,314	6.18%	14,710
Southern Wake Co.	949,123	16.53%	15,502
Orange County	383,916	21.79%	0

INDUSTRIAL DEVELOPMENT



	PROJECT	TYPE	SUBMARKET	TOTAL SF	DELIVERY	%LEASED(SF)	ASKING RATE
1	Regional Commerce Center Building 1	Warehouse	RTP/I-40 Corridor	410,000	Spring 2020	0%	DNR
2	Regional Commerce Center Building 4	Warehouse	RTP/I-40 Corridor	260,000	Spring 2020	60% (156,000)	5.95 NNN
3	3921 S. Miami Blvd.	Warehouse	RTP/I-40 Corridor	50,000	2020	0%	\$8.50 NNN
4	5 National Way	Warehouse	RTP/I-40 Corridor	187,103	Oct 2020	0%	\$6.50
5	47 National Way	Warehouse	RTP/I-40 Corridor	187,312	Oct 2020	DNR	\$6.50
6	8201 Old McCullers Rd	Flex	Southern Wake	11,800	3Q 2020	0%	\$12.50 NNN
7	Peak City Bus. Park Bldg. 5	Flex	Southern Wake	28,600	1Q 2020	0%	DNR
8	Peak City Bus. Park Bldg. 6	Flex	Southern Wake	20,800	1Q 2020	0%	DNR
9	Amazon Distribution Center, 4851 Jones Sausage Road	Warehouse	Eastern Wake County	700,000	Fall 2020	100%	DNR
10	Eastgate 540, Bldg. 2	Warehouse	Eastern Wake County	150,000	Jan 2020	31% (46,080)	\$6.25 NNN
11	Eastgate 540, Bldg. 5	Warehouse	Eastern Wake County	280,000	Aug 2020	85% (236,869)	\$6.50 NNN
12	Hinton Oaks IV	Warehouse	Eastern Wake County	120,000	1Q 2020	DNR	\$5.95 NNN
13	Garner Business Park 70, Bldg 1	Warehouse	Eastern Wake County	150,000	2Q 2020	0%	\$6.25 NNN
14	Parksite, 1100 North Greenfield Pkwy.	Warehouse	Eastern Wake County	83,000	3Q 2020	DNR	DNR
15	Greenfield North, 1201 North Greenfield Pkwy.	Warehouse	Eastern Wake County	165,921	3Q 2020	0%	\$5.95 NNN
16	7320 ACC BVLD.	Flex	US 70/Glenwood	11,900	4Q 2020	0%	\$13.75 NNN
17	Merritt TW Crossing	Flex	RTP/I-40 Corridor	48,650	4Q 2020	78%	DNR
18	105 Sigma Drive	Flex	Southern Wake	26,702	4Q 2020	0%	\$12.75 NNN
19	110 Rupert Road	Flex	Southern Wake	14,000	4Q 2020	0%	\$12-14 NNN
20	3807 Centurion Dr	Flex	Southern Wake	12,000	1Q 2021	0%	\$12-14 NNN

RETAIL REVIEW

OVERVIEW

The retail vacancy rate increased by .23% to 7.67% in the second quarter of 2020. Net negative absorption of 47,900 square feet was reported, which contributed to the increased vacancy rate. This brings the year to date absorption to a net negative of 45,700 square feet. Average rental rates reported dropped by \$0.31 to \$20.03 per square foot.

NOTABLE MOVES & TRANSACTIONS

36,000 SF : Rug + Home opened in Brier Creek in the US 70/ Glenwood Avenue submarket into the former Thomasville Furniture space.

29,800 SF : Tropicana Grocery opened at The Village in the Downtown Durham submarket.

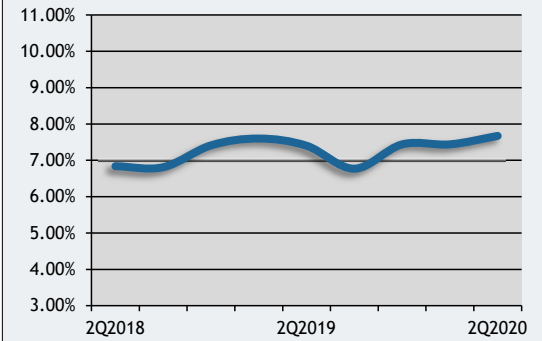
FORECAST

Triangle retail vacancy increased by .23% to 7.67% in the second quarter of 2020. The 47,900 square feet of negative absorption for the quarter were influenced largely by mild negative absorption in ten of the Triangle's fifteen submarkets. Notably, the Cameron Village and Cary submarkets recorded net negative absorption of 32,755 square feet and 16,743 square feet, respectively. These negative gains were partially offset by the positive gains of 31,608 square feet and 25,225 square feet within the North Durham and South Durham submarkets, respectively.

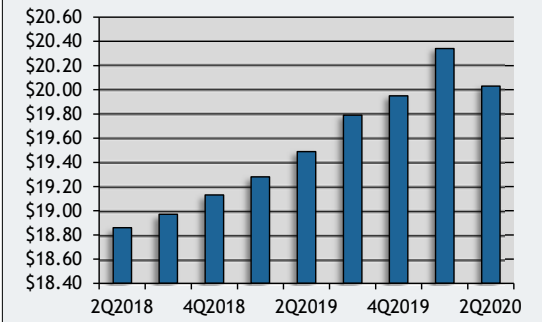
The Triangle retail sector remains hard hit by COVID-19, showing both a rising vacancy rate and net negative absorption. However, the increase in the retail vacancy rate from the first quarter to the second quarter was less than the increase in Triangle vacancy rate for any other product type. Notably, in the second quarter, North Carolina entered both Phase I and Phase II of its economic and public health plan meant to combat the negative effects of COVID-19. Between the two phases, restaurants and most other retail businesses were able to open at 50% capacity. Notably, bars, nightclubs, gyms, and movie theaters are still all ordered to remain closed. Should North Carolina move to Phase 3 in the 3rd quarter, the persisting negative impacts of the COVID-19 pandemic on the Triangle retail market will most likely lessen.

Over 526,000 square feet of retail product remains under construction during the second quarter. (See Retail Development Activity Map for notable projects).

RETAIL VACANCY

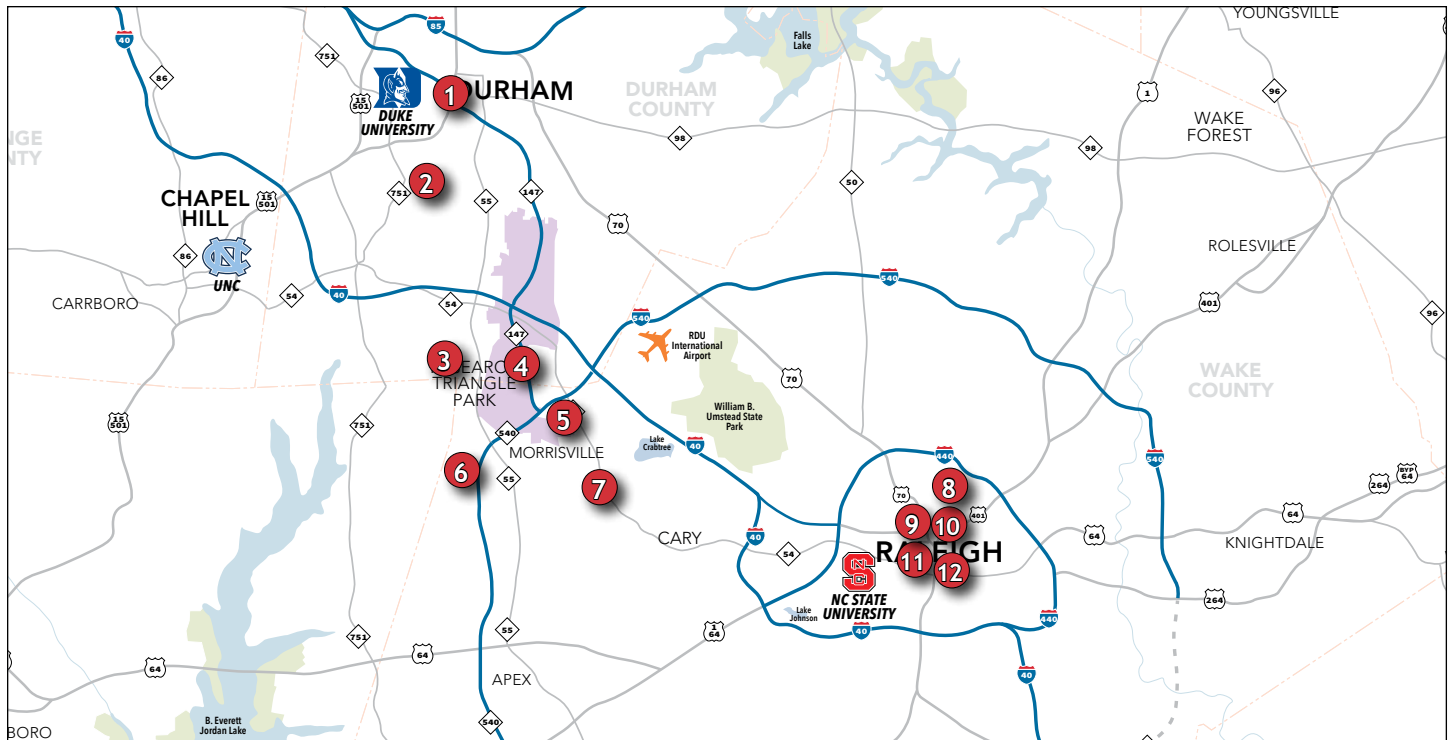


RETAIL RENTAL RATES



SUBMARKET	RETAIL LEASABLE SF	RETAIL VACANCY	RETAIL ABSORPTION SF
West Raleigh	953,296	6.22%	-5,888
US 70/Glenwood Ave.	5,051,369	8.20%	-14,497
Six Forks Road	2,042,781	4.00%	-4,706
Falls of Neuse	2,502,251	4.77%	-8,923
US 1/Capital Blvd.	6,245,987	7.47%	19,652
Downtown Raleigh	727,054	11.25%	3,785
Cameron Village	635,120	9.35%	-32,755
Eastern Wake	3,919,582	6.38%	-9,060
Southern Wake	3,925,693	3.54%	-7,259
Cary	7,493,501	12.74%	-16,743
RTP/I-40 Corridor	1,015,982	5.09%	30
Central Durham	792,015	17.73%	-7,277
North Durham	3,534,837	8.80%	31,608
South Durham	4,935,647	4.75%	25,225
Orange County	2,635,825	7.52%	-21,062

RETAIL DEVELOPMENT



	PROJECT	TYPE	SUBMARKET	TOTAL SF	DELIVERY	%LEASED(SF)	ASKING RATE
1	555 Mangum	Retail	Central Durham	23,461	2020	0%	\$38.00
2	University Hill Mixed-Use	Retail	South Durham	55,000	Spring 2020	55% (30,000)	DNR
3	751 South, 9252 NC 751 HWY	Retail	South Durham	58,700	Oct. 2020	85% (50,000)	DNR
4	Kitt Creek Commons	Retail	RTP/I-40 Corridor	15,243	3Q 2020	0%	\$28 NNN
5	The Marketplace at Perimeter Park	Retail	RTP/I-40 Corridor	15,400	1Q 2021	0%	\$30 NNN
6	Lowes at Greystone	Retail	Cary	49,457	1Q 2021	88% (43,457)	\$28
7	Twin Lakes Center/Wegmans	Retail	Cary	126,000	3Q 2020	98% (123,000)	DNR
8	East End Market, 2020 Progress Court	Retail	US 1/Capital Blvd	58,244	Fall 2020	54% (31,165)	\$38.50
9	Raleigh Crossing	Retail	Downtown Raleigh	15,000	4Q 2021	0%	DNR
10	Publix at Peace Street	Retail	Downtown Raleigh	50,882	Fall 2020	90% (45,600)	DNR
11	Smokey Hollow II	Retail	Downtown Raleigh	41,254	Fall 2020	0%	DNR
12	Tower Two Bloc [83]	Retail	Downtown Raleigh	17,855	1Q 2021	0%	DNR

INVESTMENT SALES REVIEW

OVERVIEW

The \$36 million (\$132.92 per square foot) sale of the TBC II-A,II-B, III flex buildings marked the largest sale for the quarter. The 270,833 square foot property was acquired by TPG from Alidade Capital. Additionally, the \$33 million (\$487.85 per square foot) acquisition of the 1823 Hillandale Road building by Kayne Anderson Capital Advisors from Welltower marked a notable per square foot transaction price that nearly exceeded the \$500 per square foot threshold.

Additional notable office sales transactions included the \$24.1 million (\$135.59 per square foot) acquisition of the 176,799 square foot 4021 and 4025 Stirrup Creek buildings in the RTP/I-40 Corridor submarket by TPG from Starwood Property Trust and the \$5.7 million (\$382.17 per square foot) acquisition of the 3004 Tower Boulevard medical office building by 3004 Tower Blvd, LLC from Urban Investment Research Corp.

NOTABLE SALES TRANSACTIONS

PROPERTY	TYPE	SUBMARKET	TOTAL SF	SALES PRICE/PER SQUARE FOOT	BUYER/SELLER	TRANSACTION NOTES
TBC II-A,II-B, III Stirrup Creek Drive	Flex	RTP/I-40 Corridor	270,833	\$36,000,000 / \$132.92	TPG / Alidade Capital	77% Occupied
1823 Hillandale Road	Office	North Durham	67,644	\$33,000,000 / \$487.85	Kayne Anderson Capital Advisors / Welltower	100% Occupied
4021/4025 Stirrup Creek	Flex	RTP/I-40 Corridor	177,743	\$24,100,000 / \$135.59	TPG / Starwood Property Trust	84% Occupied
Bull City Market	Retail	Central Durham	40,000	\$13,000,000 / \$325	Ram Realty Advisors / Weingarten Realty	Anchored by Whole Foods
3004 Tower Boulevard	Medical Office	South Durham	14,915	\$5,700,000 / \$382.17	3004 Tower Blvd LLC / Urban Investment Research Corp	100% Occupied
203 Capcom Avenue	Flex	US 1/Capital Blvd.	40,000	\$5,000,000 / \$125	203 Capcom LLC / Capital Enterprise LLC	100% Occupied
208 Fayetteville Street	Office	Downtown Raleigh	27,200	\$4,200,000 / \$154.41	Empire Properties/MDO Holding Company	Recently re-zoned to allow for up to 40 stories.
107 Fayetteville Street	Office	Downtown Raleigh	13,125	\$3,200,000 / \$243.81	CityPlat/MDO Holdings Company	Owner Occupant. Will become 100% occupied once CityPlat moves in
949 Washington Street	Office	Central Durham	36,628	\$3,100,000 / \$84.63	Akridge / Brame Specialty Company Inc.	Purchased Re-development Project

FORECAST

The investment sales market slowed considerably during the second quarter of 2020 as a direct result of uncertainty presented by COVID-19. Several investment portfolios and properties that were coming to market in the second quarter have been put on hold for the time being.

Although transaction volume has slowed, the Triangle market is well-positioned for a post-COVID recovery. Densely populated urban cities will take considerably longer to recover and we anticipate increased activity within the mid-tier cities from investors seeking more stability.