

Nov-22-2019: 112222019-building is Secure. Have sign in with Security & state the Tenant you are visiting. Building canvassed.aparis aparis

11.1.2019: Due to insufficient updates with Nicolas Camino, removing lease listing on 3rd floor, 1,000SF, Office, \$2.80FS. bsubbs

10/26/2019: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2017, Monthly Tax Amount: \$674.28, Total Expense Monthly: \$674.28. Income Expense - Tax Year: 2018, Monthly Tax Amount: \$669.46, Total Expense Monthly: \$669.46.

4/11/2019: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2018, Monthly Tax Amount: \$61,145.33, Total Expense Monthly: \$61,145.33

1/7/19: #done. nclayton

1/4/19:#Done ccolvin

4/19/18- stack cleanup complete, individual notes on tenant profiles, unable to reach prop mgr, mvd out mltpl tenants, mvd in mltpl tenants, unable to identify grey space/ukwn for Fl 1,2,3,6,7,8. Believe our RBA figure for first floor is on the high side, based on 1st floor blueprint & tenant cnverstn, emld PR to check w broker, unable to locate bldg website, jhabel

3/4/2018: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2017, Monthly Tax Amount: \$61,575.11, Total Expense Monthly: \$61,575.11

8.29.17:Completed stack clean up per TR initiative; specific notes indicated on the individual tenant record.

Called the PM, can't verify any info. Added Miura Capital and Macho & Asociados moved out.

FR needs to verify:

Gray Spaces - 1st fl (4100sf), 2nd fl (2913sf), 3rd fl (6200sf), 4th fl (1264sf), 5th fl (462sf), 6th fl (3368sf), 7th fl (2057sf), 8th fl (508sf), and 9th fl (12810sf).

Unk Suites - 200A (1100sf), 317 (1000sf), 506 (1514sf), 603 (1958sf), 700 (3836sf), 704 (890sf), 701 (1008sf).

sshin

05/03/17: Removed space off market per AI for Jose Sosa. sblount

04/27/17: Spoke with Ernesto, he advise he has removed space with 300sf off market due to no leads. Resolved AI and removed space off market. sblount

2/10/17 - Removed space as leased "Leased 3 Y full service \$32 Rodrigo Gomez" - cdorr

12/17/2016: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2016, Monthly Tax Amount: \$58,991.13, Total Expense Monthly: \$58,991.13

12/13/16: Per convo with Jose, suite 704 leased. Tooke space off market. sblount

9/27/2016: Took 4,079 SF office space off market per Jose Sosa, leased to tenant (thought name is RPBP investments, but not sure-they are a new business, first location). dgrimelli

6/06/2016 Spoke with the office manager for davos financial corp. Alejandro viel is the new contact for the 719 space. term enteres build out and service entered. Inaydenov

6/2/16: Per email from Ernesto Bustamante his listing has been withdrawn from the market. CPeterson

5/23/16: Ana F. Azqueta, Casin Consulting LLC, DGA Office LLC, Elmer's Products International, Euroamerican International Group Inc. , Excel Construction Corp, Fulton, Galactica Group USA Inc., Global Trends, LLC, Home Connector, LLC, H Partner Group, LLC, International Insurance Advisors, Inc. No info found. Co-tenants w/ Allstate Insurance Company but no answer and Blue Tech Solution but VM. No action taken. JAbad

4/19/16: removed dupe suite 210. DSPragg

3/22/2016: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2015, Monthly Tax Amount: \$55,314.11, Total Expense Monthly: \$55,314.11

2/10/2016 Per comp ID 3512824, unit 403 listed for lease with Fernando Gimenez sold 12/3/2015. Fernando was the owner. Called new owner Edwin Saavedra at 352-427-9674, lvm. skukwa

9/6/2015: The following fields were updated from an AssessorTaxUpdate. Income Expense - Tax Year: 2013, Monthly Tax Amount: \$48,507.84, Total Expense Monthly: \$48,507.84

6/26/15: Ernesto said listing has expired with him for unit 515, 2,939 SF. vacant space, put in owner's name. chill

#2015SEC3178

2/4/15 added per loopnet ai, unverified added as one space, ind. offices nmittchell

12/4/14: Added unverified loopnet listing for sale for 1,500,000 of 2939 SF Suite 515. chill

10/22/14: added suite 204-787 SF. confirmed vacant this month with Asher. jdonohue

9/2/14: spoke to Federico Arocena, stated Ste 719 (2337 SF) leased, july 2014, he couldnt give any other lease details. alester

8/19/14: Changed Suite 515 from a sublease to a relet lease per email from Ernesto Pentenero. Changed price from \$37 to \$34/sf per same email. -HWeiss

2/11/14: Federico had items under ABD Brickell but when I spoke to him he said Fortune International, added for sale and lease 4123 sf not avail until Aprl 2014, also for lease only 2337 sf avail March 2014 for 1110 Brickell Ave, emckie

11/13/13: added sale listing per gloriane. ahealy

10/30/13: SFlorida project for 1110 Brickell Ave - confirmed true owner is 1110 Brickell Condo Assoc and Property Manager is First Service, contact for condo assoc never heard of last property management

group we had, called First Service and was told Josie is contact for building, confirmed lease listing under Fernando Gimenez, other broker not avail, emckie

9/5/2013: was told suite 510 - 1,046sf was removed. off market, vacant since 1/2012:jkaminski

9/3/2013: suite 302, 1015sf is off market:jkaminski

7/8/2013 Justin Hesser: Added Beverly Hills Entertainment but it disappeared once saved

2/28/13: ricky north for The company and Cyril added 847 sf at 1110 Brickell Ave avail March 2013 on Loopnet, emckie

11/9/12 attempted to reach Octavio Rinaldi about LN lead on condo units 212 A,B,C for sale, no answer did not leave a message:dbowser

7/28/2016 withdrew sale listing per Florencia Moni, Owner sold unit. comp already created see comp 3656345.mperhach

6-21-12 Took Suite 806:979sf & Suite 800:3074sf & Suite 808:1548sf & Suite 300:1290sf & Suite 702:845sf off the market per email/conversation w/ Liza Dieppa. POGuinn

5-25-12 Took Suite 808:1548sf off the market due to the fact that it leased, per conversation w/ Marcello agostini.POGuinn

4-25-12 Took Suite 407:1069sf off the market due to the fact that it leased per conversation w/ Lixa. Per Liza, this space was leased by the owner and she does not know any details. POGuinn

4-24-12 Added Suite 805:1840sf for lease per inventory email from Marcello's assistant. POGuinn

3-9-12 Added 10,603sf for lease per conversation w/ AG Real Estate Advisors. POGuinn

10.21.11 Added Suite 412 for 847sft available 12-2011 east

8-29-11 Added 660sf for sale per conversation w/ Fabio Faerman. POGuinn

8.5.2011 - [PER COSTAR GO AUDIT PROJECT] - reconciled stack, buiding info and other info per web site, contacts, and brochures. jskillington

The following fields were updated from an Assessor Property Match III. . On 12/27/2010

12/16/10: Added Suite 901 (5,256 sf) per Rodrigo Gomez. He verified that the space became vacant 2 weeks ago (Q4 of 2010). Rodrigo estimated property taxes at \$3.00 and Operating expenses at \$15.00 for a total of \$18.00/sf. kcalifano

11/19/10: as per amy, suite #'s