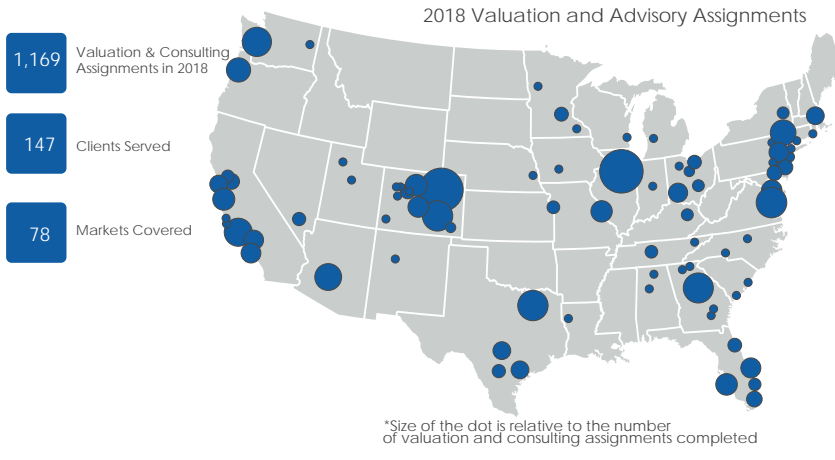


OFFICE VALUATION & ADVISORY SERVICES

NVC has completed thousands of office building valuation and advisory assignments throughout the United States with an aggregate value in excess of \$300 billion. Our expertise in this property type is extensive, with assignments ranging in scope from small single-tenant buildings and suburban offices to large Class A multi-tenant buildings in major CBDs. We also have in-depth experience with all levels of LEED-certified buildings.

Our office team completed nearly 1,200 valuation and consulting assignments in 78 markets during 2018, including a number of large portfolios. Our staff's analytical expertise is enhanced by NVC's proprietary data base, which contains lease information and operating statements on thousands of office properties nationwide. Coupled with access to a wide array of nationally recognized market data resources and a dedicated research staff, our valuation team has all of the tools necessary to focus on national, regional and local market trends and transactions.

NVC's office valuation group also offers significant experience with portfolio valuation assignments involving multiple assets throughout the country. For additional information on our office and other valuation groups, please visit our website at www.nvcinc.com.



NOTABLE RECENT PROJECTS

Asset	SF	Market
IBM Rochester	2.1 Million	Rochester, MN
Rockefeller Center	1.9 Million	New York, NY
The Coach Building (10 Hudson Yards)	1.8 Million	New York, NY
J.C. Penney World Headquarters	1.6 Million	Dallas, TX
1 American Road	1.6 Million	Cleveland, OH
Sanctuary Park (9 buildings)	1.5 Million	Atlanta, GA
The Crescent	1.3 Million	Dallas, TX
One Financial Center	1.3 Million	Boston, MA
River Point	1.1 Million	Chicago, IL
1411 Broadway	1.1 Million	New York, NY
Wells Fargo Center	980,000	Seattle, WA
Newport Corporate Center	971,148	Bellevue, WA
Crosstown Concourse	945,629	Memphis, TN
Kinder Morgan Headquarters	937,003	Houston, TX
Denver Place	891,505	Denver, CO
Colony Square	883,001	Atlanta, GA
The U.S. Bank Center	943,575	Seattle, WA
Panorama (6 buildings + land)	780,649	Centennial, CO
The Bloc (Office portion of mixed-use)	720,000	Los Angeles, CA
One Franklin Square	632,000	Washington, DC
Cityscape Office Tower	560,000	Phoenix, AZ
Eurus Portfolio (8 buildings)	538,000	Austin, TX
Plaza of Americas	536,000	Dallas, TX
Memorial Hermann Medical Plaza	510,355	Houston, TX
Dreamworks Animation Studios	500,000	Los Angeles, CA

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