

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
222	390,371	2017	2.8x	1.9%	7,523	0.0%	\$47.00	165,575	47,150	1,660
Peabody Plaza	280,000	2020	3.3x	55.7%	156,000	4.4%	\$43.50	0	0	111,814
1 Lifeway Plz	273,507	2017	3.0x	0.0%	0	0.0%	\$39.00	0	0	0
1201 Demonbreun St	297,719	2016	3.2x	4.4%	13,072	0.0%	\$43.00	43,618	(712)	712
Gulch Crossing	205,000	2015	3.0x	0.0%	0	0.0%	NM	0	0	0
Capitol View Block E	294,351	2019	-	46.0%	135,347	0.0%	\$42.50	0	159,004	0
The Pinnacle at Symphony Place	519,633	2010	1.0x	0.0%	0	0.0%	NM	0	0	0
1200 Broadway	99,225	2019	4.0x	60.2%	59,693	0.0%	NM	0	27,628	11,904
SunTrust Plaza	340,000	2007	3.0x	0.0%	0	2.5%	\$36.50	0	43,674	0
Fifth Third Center	590,541	1986	2.7x	7.9%	46,855	2.9%	NM	(36,128)	29,865	(12,395)
333 Commerce	765,624	1994	2.0x	27.4%	209,500	0.0%	\$34.37	0	20,732	(209,500)
Total / Weighted Average	4,055,971	2007	2.3x	15.5%	627,990	0.9%	\$39.84	173,065	327,341	(95,805)

TIER II										
Baker Donelson Center	229,536	2000	1.9x	25.4%	58,397	0.0%	\$31.00	8,738	(21,290)	0
Nashville City Center	477,261	1988	1.7x	14.0%	66,824	0.0%	\$34.00	81,871	(1,850)	(250)
One Nashville Place	394,062	1985	1.6x	11.5%	45,155	1.1%	\$33.50	(27,587)	884	1,388
Philips Plaza	435,525	1977	0.4x	5.3%	23,269	3.3%	\$32.88	48,261	11,129	(6,561)
UBS Tower	599,660	1974	2.3x	3.0%	18,143	6.2%	\$32.50	19,630	(2,231)	2,052
CitySpace	98,430	1987	1.8x	15.0%	14,764	0.0%	\$32.00	552	7,725	(3,760)
4th & Church	265,175	1968	-	9.2%	24,466	4.3%	\$30.50	16,371	(4,470)	(6,966)
Total / Weighted Average	2,499,649	1983	1.4x	10.0%	251,018	2.7%	\$32.64	147,836	(10,103)	(14,097)

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TIER III										
CMT Building	114,038	1986	3.2x	0.0%	0	8.4%	NM	0	9,559	0
Parkway Towers	207,618	1968	4.0x	0.0%	0	0.0%	NM	14,364	20,864	0
L&C Tower - 159 4th Ave	128,000	1957	2.3x	37.6%	48,141	0.0%	\$26.00	11,025	0	32,040
L&C Tower - 401 Church St.	389,708	1955	-	16.3%	63,548	4.1%	\$26.01	(1,136)	3,028	(3,250)
Cummins Station	400,000	1910	3.6x	7.7%	30,972	22.3%	NM	(3,337)	(1,771)	(54,636)
810 Broadway	86,000	1904	-	21.0%	18,043	0.0%	\$29.75	0	0	(18,043)
Historic Castner-Knott	108,490	1906	-	12.0%	13,039	10.8%	\$32.00	(2,200)	2,200	(15,192)
501 Union Building	87,333	1974	4.0x	0.0%	0	0.0%	NM	0	0	0
Washington Square	202,265	1890	-	0.0%	0	1.7%	\$25.17	0	1,597	(2,585)
Customs House	142,711	1879	1.0x	10.7%	15,335	0.0%	NM	0	(11,149)	0
St. Cloud Corner	78,230	1800	-	14.9%	11,684	0.0%	\$26.81	(5,439)	(2,711)	4,267
Total / Weighted Average	1,944,393	1926	1.8x	10.3%	200,762	6.7%	\$26.88	13,277	21,617	(57,399)

Total Competitive Set	8,500,013	1981	1.9x	12.7%	1,079,770	2.8%	\$34.81	334,178	338,855	(167,301)
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
Gulch Union	330,496	2020	NM	NM	26,770	NA
Nshville Yards - 1001	988,000	2021	\$45.00	NM	0	NA
Nshville Yards - 200 (Creative)	1,000,000	2022	\$45.00	NM	567,000	NA
Nshville Yards - 1000 (Amazon I)	749,000	2021	NM	NM	749,000	Amazon
Nshville Yards - 200 (Amazon II)	500,000	2022	NM	NM	500,000	Amazon
One22One	365,000	2022	NM	NM	59,860	NA
Total / Weighted Average	3,932,496	2021	\$45.00	NM	1,902,630	

Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER I									
222	Starwood REIT	Feb-20	\$264	\$729	100.0%	5.1%	JP Morgan / C.B. Ragland		Ojas Partners
Peabody Plaza	Eakin Partners							Eakin Partners	Eakin Partners
1 Lifeway Plz	LifeWay Christian Resources							LifeWay Christian Resources	Colliers International
1201 Demonbreun St	Eakin Partners								Eakin Partners
Gulch Crossing	Market Street Enterprises								Cushman & Wakefield
Capitol View Block E	Boyle Investment Company								Boyle Investment Company
The Pinnacle at Symphony Place	Highwoods Properties, Inc.	Sep-13	\$162	\$313	85.0%	5.7%	Barry Companies	Highwoods Properties, Inc.	Highwoods Properties, Inc.
1200 Broadway	Endeavor Real Estate Group								Cushman & Wakefield
SunTrust Plaza	Eakin Partners							Eakin Partners	Eakin Partners
Fifth Third Center	The Blackstone Group L.P.	Dec-19	\$145	\$245	92.0%	NA	Goldman Sachs	Lincoln Harris CSG	Cushman & Wakefield
333 Commerce	MetLife, Inc.							CBRE	CBRE
TIER II									
Baker Donelson Center	Sun Life	Mar-12	\$47	\$205	96.0%	6.8%	The Matthews Company		CBRE
Nashville City Center	CapRidge Partners	Mar-19	\$105	\$221	95.0%	5.3%	Alliance Partners HSP	CapRidge Management Inc.	Foundry Commercial
One Nashville Place	Unico Properties	Aug-18	\$140	\$354	82.0%	5.5%	AEW Capital	Sovereign Capital	Cushman & Wakefield
Philips Plaza	Wheelock Street Capital, LLC	Mar-19	\$112	\$256	97.0%	6.1%	Partners Group	Lingerfelt Commonwealth	CBRE
UBS Tower	Shorenstein Properties LLC	Mar-19	\$135	\$225	85.0%	6.0%	Rubicon Equities	Colliers International	Cushman & Wakefield
CitySpace	Foundry Commercial	Oct-18	\$21	\$214	87.0%	6.5%	Elmington Capital Group	Foundry Commercial	Cushman & Wakefield
4th & Church	Stoltz Real Estate Partners	May-18	\$44	\$165	92.0%	7.0%	Albany Road	Cushman & Wakefield	Cushman & Wakefield

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TIER III									
CMT Building	AmCorp Realty Corporation	Oct-16	\$17	\$152	100.0%	7.5%	TRP Investments	AmCorp Realty Corporation	SVN I Robert H. Burns Company
Parkway Towers	Wheelock Street Capital, LLC	Oct-19	\$34	\$161	100.0%	NA	Ara Tavitian	Commonwealth Commercial	511 Group, Inc.
L&C Tower - 159 4th Ave	CIM	Sep-15	\$7	\$57	14.7%	NA	Shelbourne Global Solutions	511 Group, Inc.	Cushman & Wakefield
L&C Tower - 401 Church St.	CIM	Sep-15	\$22	\$57	46.1%	NA	Shelbourne Global Solutions	511 Group, Inc.	Cushman & Wakefield
Cummins Station	Cummins Station								JLL
810 Broadway	Alliance Partners HSP, LLC	Jun-18	\$11	\$132	100.0%	NA	Martha Spencer	CBRE	Foundry Commercial
Historic Castner-Knott	Linfield Capital LLC	Jan-20	\$22	\$204	100.0%	NA	Clearbrook Holdings Corp.	Fifth Generation Property	Cushman & Wakefield
501 Union Building	Novel Coworking	Aug-17	\$9	\$101	NA	NA	Angela Evans		Novel Coworking
Washington Square	W.S. Bach Investments LLC							Washington Square	511 Group, Inc.
Customs House	J. Richard Chambers								Colliers International
St. Cloud Corner	Elmington Capital Group	Oct-11	\$3	\$40	71.4%	9.7%	Giarratana Development		Colliers International

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
Gulch Union	Endeavor Real Estate Group		Unknown	Unknown
Nshville Yards - 1001	Southwest Value Partners Enterprises		Unknown	Unknown
Nshville Yards - 200 (Creative)	Southwest Value Partners Enterprises		Unknown	Unknown
Nshville Yards - 1000 (Amazon I)	Southwest Value Partners Enterprises		Unknown	Unknown
Nshville Yards - 200 (Amazon II)	Southwest Value Partners Enterprises		Unknown	Unknown
One22One	GBT Realty Corporation		Unknown	Unknown