

Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020
TIER I										
Virginia Springs I	113,000	2019	4.0x	0.0%	0	0.0%	\$34.00	0	113,000	0
Brentwood Commons IV	119,500	2020	3.4x	40.0%	47,800	0.0%	\$33.50	0	0	70,004
Brentwood Commons III	130,262	2017	5.9x	4.1%	5,284	0.0%	\$32.50	26,987	2	0
Hill Center - Building H	83,000	2019	4.0x	26.0%	21,580	0.0%	\$35.00	0	2,000	59,420
Seven Springs I	129,319	2001	4.0x	3.0%	3,880	0.0%	NM	(2,502)	0	3,759
Seven Springs II	134,432	2017	4.0x	1.0%	1,344	0.0%	\$36.00	3,783	22,821	12,523
Seven Springs West	203,000	2016	5.0x	0.0%	0	85.7%	NM	11,420	0	0
Park Center I	97,000	2001	3.5x	0.0%	0	0.0%	NM	0	0	0
Park Center II	97,000	2001	3.5x	30.4%	29,487	0.0%	\$31.25	0	0	0
Gateway II	117,000	2007	3.3x	0.0%	0	0.0%	\$30.00	0	0	0
Creeside Crossing I	115,804	1998	4.0x	17.2%	19,898	4.2%	\$33.00	(5,252)	(2,266)	(11,743)
Creeside Crossing II	117,909	2000	3.6x	12.6%	14,871	6.5%	\$33.00	550	2,101	(22,494)
Creeside Crossing III	125,504	2006	4.0x	0.0%	0	0.0%	\$33.00	16,799	0	0
Creeside Crossing IV	126,697	2007	4.0x	22.9%	29,021	0.0%	\$33.00	(11,860)	0	(7,120)
Virginia Way Plaza	81,529	2001	4.0x	26.3%	21,481	3.0%	\$29.50	(12,072)	9,858	(4,212)
Horizon Center	110,600	1999	5.0x	31.1%	34,436	4.4%	\$29.00	(19,945)	0	(7,053)
The Ramparts of Brentwood	132,688	1986	3.1x	7.4%	9,848	7.0%	\$29.50	6,080	52,697	9,390
SouthPointe	103,578	1998	4.0x	0.0%	0	0.0%	NM	(367)	(20,404)	22,754
Highwoods Plaza I	103,002	1996	3.5x	0.0%	0	24.5%	NM	(13,219)	(12,006)	0
Total / Weighted Average	2,240,824	2006	4.0x	10.7%	238,930	10.2%	\$32.35	402	167,803	125,228

TIER II										
Hickory Trace	55,004	2001	3.5x	9.2%	5,065	16.6%	\$28.50	(5,762)	19,412	(5,065)
Eastpark II	85,685	1976	4.4x	40.1%	34,328	0.0%	\$29.00	(75,288)	2,032	41,378
Eastpark III	80,548	1978	4.0x	33.9%	27,282	0.0%	\$29.00	(40,361)	5,697	7,382
Bridge Crossing South	198,276	1989	6.0x	0.0%	0	0.0%	NM	13,614	1,924	0
100 Winners Cir	73,668	1987	4.0x	6.6%	4,897	0.0%	\$25.66	(1,320)	(2,257)	0
The Summit Building	82,000	1983	4.0x	8.1%	6,670	0.0%	\$28.00	0	(6,670)	0
Harpeth on the Green I	57,359	1984	4.5x	74.2%	42,536	0.0%	\$27.00	4,270	0	0
Harpeth on the Green II	79,333	1984	3.5x	10.9%	8,654	0.0%	\$25.50	18,924	(12,546)	7,609
Harpeth on the Green III	80,638	1987	3.5x	48.1%	38,754	0.0%	\$26.00	0	0	(22,527)
Harpeth on the Green IV	79,979	1989	4.0x	49.9%	39,902	0.0%	\$25.57	(19,073)	(17,819)	(3,010)
Synergy - One CityPark	51,480	1983	4.6x	5.5%	2,828	0.0%	\$27.84	(3,056)	542	(595)
Synergy - Three CityPark	67,798	1984	3.5x	3.3%	2,226	0.0%	\$29.50	(508)	(692)	6,554
Synergy - Four CityPark	67,121	1986	3.5x	2.6%	1,756	0.0%	\$27.50	(7,842)	5,982	4,558
Synergy - Five CityPark	131,084	1987	3.5x	1.3%	1,746	0.0%	\$28.50	0	(1,746)	0
Synergy - Six CityPark	67,610	1996	4.0x	0.0%	0	6.6%	NM	(29,744)	29,744	0
Synergy - Seven CityPark	67,732	1998	4.0x	34.9%	23,621	0.0%	\$29.50	(13,158)	(16,767)	9,639
Quorum I	84,052	1994	3.3x	25.3%	21,265	23.1%	\$28.00	14,011	(31,579)	(9,129)
Total / Weighted Average	1,409,367	1987	4.0x	18.6%	261,530	2.3%	\$27.68	(145,293)	(24,743)	36,794

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TIER III										
Gateway Plaza I	82,848	1996	3.5x	20.8%	17,258	0.0%	\$28.50	10,307	3,902	(14,734)
Overlook I	68,880	1988	3.5x	3.5%	2,438	0.0%	\$29.00	0	(1,884)	(554)
Center Court Bldg	58,000	1986	3.5x	6.3%	3,678	0.0%	\$28.00	0	(3,678)	0
5111 Maryland Way	56,483	1985	2.9x	0.0%	0	0.0%	NM	(1,500)	1,500	0
Brentwood Commons I	186,000	1984	3.5x	25.0%	46,568	5.9%	\$28.50	(1,976)	(12,699)	(29,724)
Parklane Building	110,347	1981	3.6x	1.9%	2,064	10.5%	\$26.46	10,671	(2,179)	(4,255)
Brentwood Highlands	69,705	1975	4.8x	27.3%	19,043	0.0%	\$24.00	(9,372)	4,076	(13,747)
Total / Weighted Average	632,263	1985	3.6x	14.4%	91,049	3.6%	\$27.57	8,130	(10,962)	(63,014)

Total Competitive Set	4,282,454	1997	4.0x	13.8%	591,509	6.6%	\$29.92	(136,761)	132,098	99,008
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UNDER CONSTRUCTION						
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants
Virginia Springs II	111,000	2020	\$37.00	NM	0	NA
Hill Center - Building F	97,000	2022+	\$35.00	NM	37,830	First Tennessee Bank; Retail; Proposed
Hill Center - Building G	120,000	2022+	\$35.24	NM	6,000	Proposed
Total / Weighted Average	328,000	2020	\$35.76	NM	43,830	

Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
Virginia Springs I	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Brentwood Commons IV	Boyle Investment Company								-	Boyle Investment Company
Brentwood Commons III	Boyle Investment Company								Boyle Investment Company	Boyle Investment Company
Hill Center - Building H	H.G. Hill Realty Company								H.G. Hill Realty Company	Southeast Venture LLC
Seven Springs I	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Seven Springs II	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Seven Springs West	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Park Center I	Vanderbilt Office Properties	Feb-20	\$25	\$258	87.0%	7.3%		Northwestern Mutual		JLL
Park Center II	Vanderbilt Office Properties	Feb-20	\$25	\$258	100.0%	7.3%		Northwestern Mutual	Boyle Investment Company	JLL
Gateway II	Vanderbilt Office Properties	Feb-20	\$30	\$258	87.0%	7.3%		Northwestern Mutual		JLL
Creeside Crossing I	Starwood Capital	Apr-15	\$19	\$160	100.0%	6.7%		Duke Realty		JLL
Creeside Crossing II	Starwood Capital	Apr-15	\$19	\$160	97.1%	6.7%		Duke Realty		JLL
Creeside Crossing III	Starwood Capital	Apr-15	\$20	\$160	100.0%	6.7%		Duke Realty		JLL
Creeside Crossing IV	Starwood Capital	Apr-15	\$20	\$160	100.0%	6.7%		Duke Realty		JLL
Virginia Way Plaza	Elmington Capital Group	Apr-20	\$19	\$235	89.5%	-		DACK Realty	Equitable Property Company	Equitable Property Company
Horizon Center	TRP Investments	Jan-17	\$21	\$189	100.0%	7.3%		Self Service Mini Storage		Avison Young
The Ramparts of Brentwood	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
SouthPointe	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Highwoods Plaza I	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
TIER II										
Hickory Trace	Highwoods Properties, Inc.								Highwoods Properties, Inc.	
Eastpark II	Ayers Real Estate Services, LLC	Dec-08	\$9	\$104	100.0%			Highwoods		Boyle Investment Company
Eastpark III	Ayers Real Estate Services, LLC	Dec-08	\$8	\$104	100.0%			Highwoods		Boyle Investment Company
Bridge Crossing South	Bridge Commercial Real Estate	Jan-18	\$36	\$184	67.0%	7.5%		Piedmont Office Realty		Cushman & Wakefield
100 Winners Cir	Highwoods Properties, Inc.								Highwoods Properties, Inc.	
The Summit Building	GBT Realty Corporation								GBT Realty Corporation	SVN I Robert H. Burns Company
Harpeth on the Green I	Fidelity Real Estate Group	Dec-20	\$8	\$145	30.0%			State Volunteer Mutual Ins.		Fidelity Real Estate Group, Inc.
Harpeth on the Green II	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Harpeth on the Green III	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Harpeth on the Green IV	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
Synergy - One CityPark	Boyle Investment Company	Feb-12	\$6	\$125	88.3%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Synergy - Three CityPark	Boyle Investment Company	Feb-12	\$8	\$125	100.0%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Synergy - Four CityPark	Boyle Investment Company	Feb-12	\$8	\$125	94.4%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Synergy - Five CityPark	Boyle Investment Company	Feb-12	\$16	\$125	99.0%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Synergy - Six CityPark	Boyle Investment Company	Feb-12	\$8	\$125	94.8%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Synergy - Seven CityPark	Boyle Investment Company	Feb-12	\$8	\$125	90.1%	8.1%		CenterSquare IM	Boyle Investment Company	Boyle Investment Company
Quorum I	Bright Hour Trust	Feb-05	\$11	\$126	100.0%			New Life International		Southeast Venture LLC



Property Name	Owner	Last Sale Detail						Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate	Seller		
TIER III									
Gateway Plaza I	Magnolia Capital Investments	Jun-19	\$21	\$253	92.0%	6.5%	Albany Road RE Partners		Avison Young
Overlook I	Overlook One Llc	Feb-18	\$15	\$222	100.0%	6.5%	Southeast Venture LLC		SVN I Robert H. Burns Company
Center Court Bldg	Boyle Investment Company							Boyle Investment Company	Boyle Investment Company
5111 Maryland Way	Jennifer Brown						Roger Brown		SSI Management LLC
Brentwood Commons I	Boyle Investment Company							Boyle Investment Company	Boyle Investment Company
Parklane Building	The RMR Group	Jul-17	\$18	\$165	95.0%	8.0%	Adler Realty		CBRE
Brentwood Highlands	John H Roe Jr							Fidelity Real Estate Group, Inc.	Fidelity Real Estate Group, Inc.

UNDER CONSTRUCTION				
Property Name	Developer	Investor		Dev. Cost
Virginia Springs II	Highwoods Properties, Inc.			Unknown
Hill Center - Building F	H.G. Hill Realty Company			Unknown
Hill Center - Building G	H.G. Hill Realty Company			Unknown