



Property Name	RSF	Year Built	Parking Ratio	Vacancy			Gross Rate	Net Absorption		
				Direct	Direct SF	Sublet		2018	2019	2020 YTD
TIER I										
2525 West End Ave	365,916	2000	4.5x	0.0%	0	0.0%	NM	3,006	0	0
RoundAbout Plaza	210,000	2004	2.9x	0.0%	0	0.0%	NM	(11,948)	30,579	1,667
One American Center	208,596	1986	3.0x	11.3%	23,621	2.1%	\$36.99	3,375	(343)	(8,155)
Two American Center	204,012	1998	3.0x	9.5%	19,453	16.7%	\$38.00	12,929	4,616	(21,704)
1801 West End Ave	243,056	1986	3.5x	7.3%	17,718	0.0%	\$45.73	42,679	(3,495)	11,849
3322 West End Ave	214,677	1986	3.0x	3.5%	7,552	2.3%	\$32.00	(12,030)	24,811	5,835
Loews Vanderbilt Complex	168,531	1983	3.0x	3.8%	6,408	0.0%	\$34.75	0	0	(6,408)
Sylvan Supply - Building A	75,000	2019	5.7x	35.6%	26,731	0.0%	NM	0	18,508	29,761
Total / Weighted Average	1,689,788	1994	3.5x	6.0%	101,483	2.6%	\$37.84	38,011	74,676	12,845

TIER II										
4301 Harding Pike	156,078	2008	-	50.0%	78,000	0.0%	NM	0	(78,000)	0
4400 Harding Rd	125,180	1985	3.2x	0.0%	0	0.0%	\$34.00	0	0	0
Woodmont Centre I	84,000	1985	3.8x	0.0%	0	0.0%	NM	(5,550)	6,786	4,364
Woodmont Centre II	100,000	1989	3.8x	3.2%	3,200	0.0%	\$33.89	11,500	(2,460)	2,275
3310 West End Ave	107,137	1981	3.3x	0.9%	1,008	3.7%	\$34.00	(10,305)	10,635	12,874
Hill Center at Belle Meade	57,000	2009	3.4x	27.6%	15,744	0.0%	\$35.00	0	0	(15,744)
Parkview Towers	125,441	1976	2.7x	9.8%	12,231	12.7%	\$30.00	12,416	4,591	(12,882)
3200 West End Ave	96,995	1975	3.4x	0.0%	0	0.0%	NM	0	0	0
Total / Weighted Average	851,831	1989	2.9x	12.9%	110,183	2.3%	\$33.11	8,061	(58,448)	(9,113)

TIER III										
3401 West End Ave	251,257	1982	3.6x	0.0%	0	4.3%	NM	(5,323)	5,323	(10,813)
1720 West End Ave	55,000	1959	3.3x	41.6%	22,870	0.0%	NM	(1,266)	(17,124)	(4,480)
Signature Center	50,000	1989	3.7x	33.5%	16,745	6.5%	\$29.00	11,537	0	(19,979)
Marathon Village	57,320	1881	0.3x	0.0%	0	0.0%	\$25.00	(6,076)	4,836	1,240
Total / Weighted Average	413,577	1966	3.1x	9.6%	39,615	3.4%	\$26.86	(1,128)	(6,965)	(34,032)

Total Competitive Set	2,955,196	1988	3.3x	8.5%	251,281	2.6%	\$35.67	44,944	9,263	(30,300)
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UNDER CONSTRUCTION										
Property Name	RSF	Delivery Date	Asking Rent	OpEx	Preleased SF	Tenants				
Broadwest	550,000	2021	\$48.00	NM	97,900	Baker Donnelson				



Property Name	Owner	Last Sale Detail						Seller	Property Manager	Leasing Agent
		Date	Price	\$/RSF	Occ.	Cap Rate				
TIER I										
2525 West End Ave	Lionstone Partners, LLC								Cushman & Wakefield	
RoundAbout Plaza	Eakin Partners									Eakin Partners
One American Center	Cooper Communities								CRI Nashville	CRI Nashville
Two American Center	Cooper Communities								Two American Center	CRI Nashville
1801 West End Ave	Apollo Global Management LLC	Mar-15	\$50	\$206	94.0%	6.1%	Alex S. Palmer Company		Alex S. Palmer & Company	JLL
3322 West End Ave	Highwoods Properties, Inc.									Highwoods Properties, Inc.
Loews Vanderbilt Complex	Stoltz Real Estate Partners	Sep-20	\$34	\$202	95.1%	6.5%	Loews Corporation		Eakin Partners	Eakin Partners
Sylvan Supply - Building A	Federal Capital Partners									JLL
TIER II										
4301 Harding Pike	Bradford Allen Realty Services									Colliers International
4400 Harding Rd	Ingram Industries, Inc.								Ingram Industries, Inc.	CBRE
Woodmont Centre I	Chattahoochee Investments								Fidelity Real Estate Group, Inc.	Fidelity Real Estate Group, Inc.
Woodmont Centre II	West End Properties Llc								Fidelity Real Estate Group, Inc.	Fidelity Real Estate Group, Inc.
3310 West End Ave	Capstone Capital Corp.								3310 West End LLC	Charles Hawkins Co.
Hill Center at Belle Meade	H.G. Hill Realty Company									Southeast Venture LLC
Parkview Towers	Elmington Capital Group	Oct-17	\$28	\$223	88.0%	5.8%	HD Realty		Elmington Capital Group	
3200 West End Ave	Blue Cross & Blue Shield of Tennessee								Robert H Burns Company, Inc.	
TIER III										
3401 West End Ave	Highwoods Properties, Inc.								Highwoods Properties, Inc.	Highwoods Properties, Inc.
1720 West End Ave	Vastland Realty Group								Vastland Realty Group	Vastland Realty Group
Signature Center	Michael D. Shmerling & Co LLC									Clearbrook Realty LLC
Marathon Village	Walker Barry									Robin Realty Co. LLC

UNDER CONSTRUCTION				
Property Name	Developer	Investor	Land Price	Dev. Cost
Broadwest	Propst Companies		Unknown	Unknown