

# **Representative Commercial Appraisal Assignments**

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## **Residential Subdivisions**

- 1) **McGavock Farms**  
A 29 lot addition to an existing development  
Home Price Range = \$450,000±  
NWC Franklin Road and Murray Lane  
Brentwood, Tennessee  
Client: PLC, Ltd.  
c/o William Cooper  
Phone #: (615) 385-7624
- 2) **Princeton Hills, Phase I**  
Proposed 38 lots and excess land  
Home Price Range = \$500,000±  
SWC Franklin Road and Murray Lane  
Nashville, Tennessee  
Client: Bob Parks  
Bob Parks Realty  
Phone #: (615) 896-4040
- 3) **Villages of Cherry Glen, Burton Hills**  
Proposed 95 single family lots  
Home Price Range = \$225,000±  
Cumberland Boulevard, East of Hillsboro Road  
Nashville, Tennessee  
Client: Nick Spiva and Nicholas Hill  
Spiva-Hill  
Phone #: (615) 385-5449
- 4) **Hickory Woods**  
Existing 465± single family lots and excess land development  
Home Price Range = \$125,000±  
E/s Murfreesboro Pike at Hickory Woods Drive  
Nashville, Tennessee  
Client: First Tennessee Bank  
c/o Mr. James McGrew  
Phone #: (615) 790-5185
- 5) **Hickory Hills**  
Existing 400± single family lots and excess land development  
Home Price Range = \$115,000±  
S/s Lebanon Road, W of Green Hills Road  
Wilson County, Tennessee  
Client: First Tennessee Bank  
c/o Mr. James McGrew  
Phone #: (615) 790-5185
- 6) **Cedarmont Valley Estates**  
Proposed 24 lots and excess land  
Home Price Range = \$300,000±  
SW of Arnov Road, South of SH-96  
Franklin, Tennessee  
Client: First Tennessee Bank  
c/o Mr. James McGrew  
Phone #: (615) 790-5185
- 8) **Whitworth Phase III, Section I**  
Proposed 33 single family lots  
Whitworth Residential Development  
Nashville, Tennessee  
Client: First Union  
c/o Mr. Hayne Hamilton  
Phone #: (615) 251-9410

# Representative Appraisal Assignments

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## Office Buildings

- 1) **Nashville City Center**  
A 480,449 SF Office Building (CBD)  
SEC Union Avenue and Sixth Avenue North  
Nashville, Tennessee  
Client: New York Life  
c/o Candace L. McDermott, MAI  
Phone #: (212) 576-6684
- 2) **Vanderbilt Plaza**  
An Office/Hotel Complex  
NWC West End Avenue and 21st Avenue  
Nashville, Tennessee  
Client: Vanderbilt Plaza, Ltd.  
c/o Rhea Bucy, Attorney  
Gullett, Sanford, Robinson & Martin  
Phone #: (615) 244-4994
- 3) **3322 West End Avenue**  
A 223,193 SF Office Building  
NEC West End Avenue and Murphy Road  
Nashville, Tennessee  
Client: Aid Association of Lutherans  
c/o Warren D. Smith, Jr.  
Mid-South Financial Corporation  
Phone #: (615) 383-4595
- 4) **Hardaway Office Building**  
A 76,760 SF Office Building  
615 Main Street  
Nashville, Tennessee  
Client: ORIX Real Estate Capital Markets  
c/o Ray Fox  
Phone #: (214) 237-2210
- 5) **One & Two Lakeview Place**  
A 230,000 SF Office Complex  
15 and 25 Century Boulevard  
Nashville, Tennessee  
Client: Tom Peck  
Duke Associates  
Phone #: (317) 574-3512
- 6) **Harpeth on the Green I**  
A 57,698 SF Office Building  
101 West Park Drive  
Brentwood, Tennessee  
Client: State Volunteer  
Insurance Company  
c/o Bob Boren  
Phone #: (615) 377-1999
- 7) **Donelson Corporate Center**  
A 223,749 SF Office Building  
3055 Lebanon Rd.  
Nashville, Tennessee  
Client: Ms. Jennifer Sytsma  
First Union National Bank  
Phone #: (404) 225-4009
- 8) **3310 West End Avenue**  
A 107,928 SF Office Building  
Nashville, Tennessee  
Client: PNC Realty Corp.  
c/o John Weaver  
Phone #: (404) 984-0707
- 9) **Burton Hills I & II**  
Two 100,000± SF Office Bldgs.  
One & 30 Burton Hills Boulevard  
Nashville, Tennessee  
Client: Mass Mutual  
c/o Warren Smith  
Mid-South Financial  
Phone: (615) 383-4595
- 10) **Perimeter Center III**  
A 66,196 SF Office Building  
3343 Perimeter Hill Drive  
Nashville, Tennessee  
Client: Stephen Williams  
First Union Corp.  
Phone #: (404) 827-7312

# Representative Appraisal Assignments

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## Medical Office Buildings

- 1) **Medcore Medical Office Building**  
2105 Edward Curd Lane  
Franklin, Tennessee  
Client: Vanderbilt University Medical Ctr  
Guy McClurkan  
Phone #: (615) 322-3886
- 2) **Miller Medical North Building**  
Conference Drive & Professional Drive  
Goodlettsville, Tennessee  
Client: William Samples  
Phone #: (615) 377-0769
- 3) **Miller Medical South Building**  
Crossings Boulevard  
Nashville, Tennessee  
Client: William Samples  
Phone #: (615) 377-0769
- 4) **Miller Medical Church Street Building**  
17th Avenue N & Church Street  
Nashville, Tennessee  
Client: William Samples  
Phone #: (615) 377-0769
- 5) **Medical Office Building**  
Approximately 10,000 SF  
115 Enon Springs Road  
Smyrna, Tennessee  
Client: Centennial Medical Center  
Lloyd Baker  
Phone #: (615) 342-1910  
  
Note: Also four (4) other medical office buildings for this client.
- 6) **Healthcare Realty Trust Initial Offering**  
21 properties including medical office, nursing home, day care surgery and others.  
Located in Alabama, Arizona, California, Florida, Indiana, Michigan, New Mexico, Texas, Virginia  
Client: Healthcare Realty Trust  
Tim Wallace  
Phone #: (615) 269-8469
- 7) **Cool Springs Medical Office Building**  
Mallory Lane at South Springs Blvd.  
Franklin, Tennessee  
Client: Chuck Ritzen  
The Ritzen Group  
Phone #: (615) 255-7356
- 8) **Oral and Facial Surgery Center**  
322-324 22nd Ave North  
Nashville, Tennessee  
Client: Steve Barberie  
AmSouth Bank  
Phone #: (205) 326-5769

# Representative Appraisal Assignments

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## Industrial Buildings

- 1) **Gemini (CeCORR) Manufacturing**  
A 70,000 SF Light Mfg. Building  
775 Clow Road  
Tarrant, Alabama  
(Birmingham Metro Area)  
Client: National City Bank  
c/o David Mooney  
Phone #: (317) 267-6114
- 2) **Washburn International Production**  
An 89,000 SF Light Mfg Building  
200 Washburn Boulevard  
Mt. Juliet, Tennessee  
Client: Bank One, Chicago  
c/o James Atkinson  
Phone #: (847) 394-6486
- 3) **Fesslers/Interstate Business Center**  
A 93,000 SF Office/Showroom  
S/s IH-40 at Fesslers Lane/Rundle Avenue  
Nashville, Tennessee  
Client: Johnson Properties, Inc.  
c/o Sam Johnson  
Phone #: (615) 244-3039
- 4) **Whirlpool Distribution Warehouse**  
A 500,000 SF Build-to-Suit Facility  
Terminus of J. P. Hennessey Blvd.  
Nashville, Tennessee  
Client: Mr. Syd Gervin  
Phone #: (904) 354-0668
- 5) **South Oaks Business Center**  
A 103,000 SF Business Center  
NEC Sidco Dr. & Armory Dr.  
Nashville, Tennessee  
Client: BVT Investments  
c/o Bruce Nelson  
Phone: (615) 255-3181
- 6) **Precision Disc Manufacturing**  
A 30,000 SF Mfg Facility  
Knoxville, Tennessee  
Client: Wachovia Bank of GA  
c/o Rick Anderson  
Phone #: (404) 332-5454
- 7) **Proposed Rivergate Industrial Ctr I**  
A 115,479 SF Office/Whse  
450 Myatt Drive  
Nashville, Tennessee  
Client: First Tennessee  
Mike Hendren  
Phone #: (615) 734-6323
- 8) **Intelligence Electronics Warehouse**  
A 487,670 SF Office/Warehouse  
5025 Tuggle Road  
Memphis, Tennessee  
Client: First Union Capital Grp  
Katia Moore  
Phone #: (704) 383-0375
- 9) **Fairway Business Ctr Market Study**  
A 338,215 SF Bulk Warehouse  
730 Freeland Station Road  
Nashville, Tennessee  
Client: MassMutual Life  
c/o Joseph Iadarola  
Phone #: (413) 744-8446

# Representative Appraisal Assignments

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## Shopping Centers

- 1) **Peartree Village Shopping Center**  
Surrounding SEC of Franklin Road  
and Church Street.  
Brentwood, Tennessee  
Client: Wachovia Bank of GA  
c/o Rick Anderson  
Phone #: (404) 332-5454
- 2) **Rivergate Station Shopping Center**  
A 188,000 SF shopping center  
SEC Gallatin Road and Myatt Drive  
Nashville, Tennessee  
Client: Prudential Mortgage Capital Co.  
c/o Mike Hofheinz  
Phone #: (973) 802-8632
- 3) **Proposed OfficeMax**  
A Proposed 23,500 SF Single Tenant Bldg.  
1629 North Central Avenue  
Marshfield, Wisconsin  
Client: Bank One Lexington  
c/o Steve Kyles, MAI  
Phone #: (606) 231-2818
- 4) **Stones River Mall**  
A 320,000+ SF (NRA) Enclosed Mall  
N/s SH-96 at Bridge Street  
Murfreesboro, Tennessee  
Client: Jonothan W. Cappo  
Citicorp Real Estate  
Phone #: (212) 559-3037
- 5) **Oak Ridge Mall**  
611,800 SF Enclosed Shopping Mall  
Oakridge, Tennessee  
Client: PNC Bank Corporation  
c/o Susanne Andres  
Phone #: (412) 762-6779
- 6) **Dean Hills Shopping Center**  
43,800 SF Shopping Center  
Clarksville, Tennessee  
Client: Conning Asset Management Co.  
c/o Forrest Speed  
Phone #: (404) 231-2272
- 7) **Greenwood Shopping Center**  
A 220,000 SF Shopping Center  
SWC Cave Mill Rd and Scottsville Rd  
Bowling Green, KY  
Client: Pacific Life Insurance Co.  
c/o Debrah Cunningham  
Phone #: (714) 760-4218
- 8) **Hazel Path Shopping Center**  
A 68,345 SF Shopping Center  
373 East Main Street  
Hendersonville, Tennessee  
Client: First Tennessee Bank  
c/o Gregory Cullum  
Phone #: (423) 757-4272
- 9) **Park Place Shopping Center**  
A 63,833 SF Shopping Center  
2817 West End Avenue  
Nashville, Tennessee  
Client: NationsBank  
c/o Steven Hart  
Phone #: (404) 607-4122
- 10) **Proposed Cool Springs Marketplace**  
A 250,000 SF Shopping Center  
Carothers Pkwy @ Moores Lane  
Brentwood, Tennessee  
Client: SouthTrust Bank  
c/o Allen McDavid  
Phone #: (205) 254-4819
- 11) **Three Existing Shopping Centers**  
Grocery Anchored Centers  
Mississippi Gulf Coast Cities  
Client: Merrill Lynch Capital  
C/o Anthony Rockovich  
Phone #: (212) 449-6424
- 12) **Proposed Wal-Mart Shopping Center**  
A 212,000 SF Shopping Center  
Lenoir City, Tennessee  
Client: NationsBank  
C/o Stephen Hart  
Phone #: (404) 607-4122

# Representative Appraisal Assignments

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## Hotels

1. Hampton Inn Hotel  
An existing 56 Room Hotel  
SE Quadrant of IH-65 & US-72  
Athens, Alabama  
Client: Norwest Bank Iowa  
c/o Lori Garrett  
Phone #: (319) 368-1103
2. Days Inn Downtown Brunswick  
An existing 98 Room Hotel  
2307 Glouschester  
Brunswick, GA  
Client: HAS Wexford BancGroup  
c/o Rondella Hunt  
Phone #: (312)458-4464
3. Ramada Inn At Opryland  
An existing 300 Room Hotel  
2401 Music Valley Drive  
Nashville, TN  
Client: Gaylord Entertainment  
c/o Dan Kalp  
Phone #: (615) 316-6349
4. The Carribbees Hotel  
An existing 60 Room Hotel  
La Pensee Road  
Castries, St. Lucia, British West Indies  
Client: Allen Realty  
Earl Allen  
Phone #: (615) 876-4790
5. The Islander Hotel  
An existing 102 Room Hotel  
Reduit Beach Drive  
Gros Islet, St. Lucia, British West Indies  
Client: Allen Realty  
Earl Allen  
Phone #: (615) 876-4790
6. Ramada Inn (Hermitage)  
An existing hotel  
5770 Old Hickory Boulevard  
Nashville, TN  
Client: Mellon Mortgage Co.  
c/o Kristen Hoffman  
Phone #: (619) 642-5100
7. Hampton Inn & Suites Green Hills  
A proposed hotel  
Crestmoor Road, Green Hills  
Nashville, TN  
Client: Nashville Bank of Commerce  
c/o Bill Glause  
Phone #: (615) 871-7020
8. Hampton Inn, The Crossings  
An existing 86 Room Hotel  
210 Crossings Place  
Nashville, TN  
Client: Regions Bank  
c/o Larry Lovelace  
Phone #: (615) 242-0813
9. Holiday Inn Express, The Crossings  
An existing 139 Room Hotel  
201 Crossings Place  
Nashville, TN  
Client: Regions Bank  
c/o Larry Lovelace  
Phone #: (615) 242-0813
10. Knights Inn  
An existing 70 Room Hotel  
1111 Bell Road  
Nashville, TN  
Client: Farmers & Merchants Bank  
c/o Donna Lancaster  
Phone #: (931) 645-2400
11. Country Inn & Suites Cool Springs  
An existing hotel  
7120 South Springs Drive  
Franklin, TN  
Client: Bank United  
c/o Bruce Bailey  
Phone #: (713) 543-6799

# Representative Appraisal Assignments

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## Apartments

- 1) **Arbors at East Lake Landing**  
1100 Arbor Drive  
Dry Ridge, Kentucky  
Client: AMI Capital  
Frank Roberts  
Phone #: (301) 951-3242
- 2) **Meadow Club Apartments**  
225 John Rice Road  
Murfreesboro, Tennessee  
Client: Kathleen Plunkett  
Washington Mortgage Financial Grp  
Phone #: (703) 610-1302
- 3) **Lakeside Village Apartments**  
A 367 Unit Apartment Complex  
2530 Chelsea Drive  
Fort Mitchell, Kentucky  
Client: Mike Doran  
Prudential Mortgage Capital  
Phone #: (770) 395-8447
- 4) **Riverfront Apartments**  
A 145 Unit Apartment Complex  
726 First Avenue North  
Nashville, Tennessee  
Client: Rich Kemner  
National Realty Funding  
Phone #: (888) 979-1200
- 5) **Bellwood Park Apartments LIHTC**  
A 97 Unit Apartment Complex  
Cahal Road  
Nashville, Tennessee  
Client: Stephen B. Bien  
Midland Mortgage  
Phone #: (813) 461-4801
- 6) **The Sunchase Apartments**  
A 520 Unit Apartment Complex  
700 North Cedar Bluff Road  
Knoxville, Tennessee  
Client: Bruce Bailey  
Bank United of Texas  
Phone #: (713) 543-6799
- 7) **Churchland North LIHTC (Market Study)**  
6200 Hightower Road  
Portsmouth, Virginia  
Client: PW Funding, Inc.  
Stephen Bendernagel  
Phone #: (516) 663-5696
- 8) **Buckhead Place Apartments**  
Hwy 70S  
Nashville, Tennessee  
Client: Sarah Kelly  
Arbor National Mortgage  
Phone #: (415) 977-7601
- 9) **Lakeview Apartments**  
A 48 Unit Apartment Complex  
100 Lakeview Boulevard  
Glasgow, Kentucky  
Client: Omar Mireles  
Column Financial (DLJ)  
Phone #: (212) 892-4516
- 10) **Grove at Tates Creek Apartments**  
A 468 Unit Apartment Complex  
3525 Tates Creek Road  
Lexington, Kentucky  
Client: Tom Eberhardt  
Banc One Capital  
Phone #: (703) 318-4204
- 11) **Parkview Heights (LIHTC)**  
Proposed 80 Unit Apartment  
Minish Drive & Waterworks Road  
Commerce, Georgia  
Client: Dan Metz, Capital Markets  
First Union Mortgage  
Phone #: (704) 715-1307
- 12) **Branchwater Apartments**  
A 120 Unit Apartment Complex  
901 Old Forest Road  
Birmingham, Alabama  
Client: Paul Aanonsen  
Washington Mtg Financial  
Phone #: (703) 610-1375

# Representative Appraisal Assignments

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## Various Improved Property Types

- 1) **Goodlettsville Self Storage**  
A 117 Unit  
W/s Dickerson Pike, N. of Two Mile Pike  
Goodlettsville, Tennessee  
Client: Liane Miller  
Owner  
Phone #: (615) 298-5226
  
- 2) **U-Lock Self Storage**  
A Self Storage Facility  
364 Main Street  
Hendersonville, Tennessee  
Client: First Tennessee Bank  
c/o Mike Hendren  
Phone #: (615) 734-6323
  
- 3) **A 1,080 Unit Self-Storage Facility**  
S/s of U.S. Highway 70, 500' E. of Neal Road  
Durham, North Carolina  
Client: Johnson Properties  
c/o Sam Johnson  
Phone #: (615) 244-3039
  
- 4) **Bob Frensley Ford Dealership**  
5500 Charlotte Avenue  
Nashville, Tennessee  
Client: Third National Bank of Nashville  
c/o Rusty Ingle  
Phone #: (615) 748-2998
  
- 5) **Donelson Christian Academy**  
3151 Stafford Drive  
Nashville, Tennessee  
Client: First American National Bank  
c/o Roy Horton  
Phone #: (615) 748-2411
  
- 6) **Franklin Road Academy**  
4700 Franklin Road  
Nashville, Tennessee  
Client: Franklin Road Academy  
Phone #: (615) 832-8845



# Representative Appraisal Assignments

## **Residential Appraisals**

- 1) **Rattle and Snap**  
A 13,800+ SF National Historic Landmark Home  
on 1,542 Acres  
Columbia, Tennessee  
Client: Charles Schwab Bank  
C/o Torrie Robinson
  
- 2) **Hill Crest Manor**  
A 21,000SF Home (Referred to as the largest private home in Nashville)  
5353 Hillsboro Road  
Nashville, TN  
Client: First Union National Bank  
C/o Clyde Ingles
  
- 3) **Green Pasture Farm**  
A 6,700 SF Pre Civil War Home on 170 Acres  
612 Franklin Pike  
Brentwood, Tennessee  
Client: Morgan Guaranty Trust Co.
  
- 4) **Speculative Custom homes in all price ranges throughout the Middle Tennessee area.**

## General References

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- 1) Robert Fidler  
Deutsche Bank Berkshire Mortgage  
Nashville, Tennessee  
(615) 373-5050
- 2) Jim McCoy  
Appraisal Review  
Citi Community Capital  
Nashville, Tennessee  
(615) 372-6141
- 3) Cleo Stevenson  
First Tennessee Bank  
Memphis, Tennessee  
(901) 523-4095
- 4) Landon Liddy  
Collateral Real Estate Capital  
Birmingham, Alabama  
(205) 978-1840
- 5) Steve Kyles, MAI  
Vice President  
JPMorgan Chase Bank  
Lexington, Kentucky  
(859) 231-2818
- 6) Eddie Gray  
US Dept of HUD  
Nashville, Tennessee  
(615) 736-5748 Ext 2420
- 7) Ron Scuola  
Metropolitan Funding Corporation  
New York, NY  
(212) 983-1523
- 8) Steve Curnutte  
Financial Federal Savings Bank  
Nashville, Tennessee  
(615) 297-9770
- 9) Mike Gorney  
Wexford Bancgroup, LLC  
Nashville, Tennessee  
(615) 301-8002
- 10) Laura Tannen  
SunTrust Bank  
Nashville, Tennessee  
(615) 507-7833
- 11) Ms. Amy Brown  
First State Bank  
Memphis, Tennessee  
(731) 886-8854
- 12) Eric Sanford  
Pinnacle Bank  
Vice President  
Nashville, Tennessee  
(615) 744-3741
- 13) Candace Wilson  
GE Capital Business Asset Funding Corp.  
Bellevue, Washington  
(425) 450-5129
- 14) Christine Trice  
Bank of Nashville  
Nashville, Tennessee  
(615) 271-2079
- 15) Randy L. Burge  
Bank of America Mortgage Capital  
Greensboro, North Carolina  
(336) 805-3436
- 16) Kathleen Plunkett  
Prudential Mortgage Capital  
McLean, Virginia  
(703) 610-1302