

SUMMARY OF SALIENT FACTS

Building:	Retail Shopping Center
Address:	5319A Charlotte Pike
	Nashville, Davidson County, Tennessee
Map/Parcel/Group:	91-15/32.00
Deed Reference:	Book 9533, Page 021
Owner of Record:	Henry C Tinnell
Year Built:	1955
Improvements:	Shopping Center
Improvement Size:	11,001 Sq. Ft.
Site Size:	0.72 Acre or 31,363 Sq. Ft.
Land/Bldg Ratio:	2.85 to 1
Zoning:	CS – Commercial Services
Flood Plain:	Zone AE- areas of flood hazard where elevations have been determined (100-yr flood). FEMA Map 47037C 0213F dated 4/20/01
Date of Value:	July 13, 2007
Date of Report:	September 10, 2007
Site Value:	\$ 282,000.00
Sales Comparison Approach:	\$ 605,000.00
Income Approach:	\$ 573,000.00
FINAL VALUE:	\$ 590,000.00