



Commercial Real Estate Advisors

FOR SALE
2.17 Acre
DEVELOPMENT SITE

ADJACENT TO
SOUTHERN HILLS
HOSPITAL
NASHVILLE, TN

341 Wallace Road

Zoned Commercial

Suitable
for a
35,000 Square Foot

Commercial Office
or
Medical Office Building

The Blonder Group, LLC
Ira A. Blonder, Managing Partner
1187 Old Hickory Blvd, Suite 200, Brentwood, TN 37027
Phone: 615.255.0751- Cell: 615.579.4655 - Facsimile: 615.250.4866
iblonder@blondergroup.com
www.blondergroup.com



Table of Contents

Executive Summary

Transaction Terms

Location Overview

About The Blonder Group, LLC

Executive Summary

The Blonder Group, LLC ("TBG"), as the exclusive real estate advisor to The Wallace Partnership, LLC is pleased to offer for sale the owner's fee simple interest in 341 Wallace Road, Nashville, TN.

Adjacent to Southern Hills Hospital, the site is 2.17 acres, comprising land area of 48,000 square feet. The massing study pictured below displays a three story building, 35,000 square foot building.

341 Wallace Road is Offered at: \$575,000.00

PROPOSED BUILDING



TRANSACTION TERMS

As-is, all cash, or under terms and conditions acceptable to our Client.

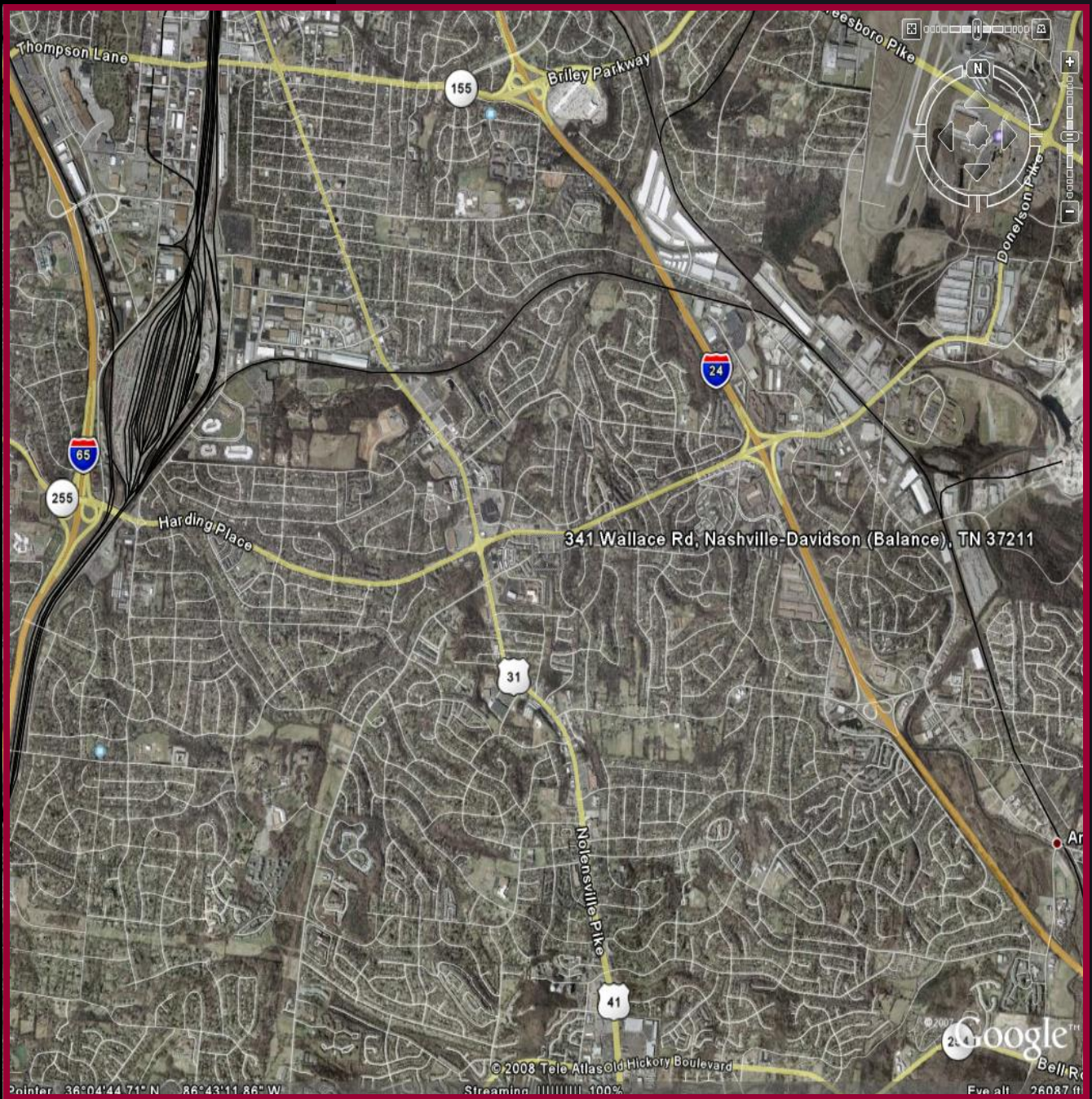
The Buyer will be selected by the Client, with the advice and guidance of The Blonder Group, LLC, on the basis of the total purchase price, purchase terms and conditions, purchaser's track record, the overall timing of the proposed transaction, purchase contingencies, as well as other relevant factors.

In addition to the price, all purchase contracts should include, at a minimum:

1. Timing for due diligence and closing
2. Source of funds
3. Amount of the earnest money deposit
4. Contingencies and Conditions to Closing

BROKERAGE:

Cooperating Real Estate Brokers Will Receive a Three (3%) Percent Fee based Upon the Aggregate Sales Price.



MUSIC CITY, USA

From corporate giants like Gaylord Entertainment (owner of the Grand Ole Opry) and Viacom (owner of Country Music Television or CMT) to startup companies along Nashville's Music Row and Christian music enterprises in the suburbs, entertainment is a huge business in Music City.

The area is home to more than 80 record labels, 130 music publishers, 180 recording studios and about 5,000 working union musicians.

NASHVILLE RANKINGS

No. 1 on the list of the Top 50 Smart Places To Live in the United States
(Kiplinger's Personal Finance magazine, June 2006)

No. 1 among the nations metros—for the second year in a row—for business expansions and relocations.
(Expansion Management magazine, January-February 2006)

No. 5 on the list of Best 10 Cities for African Americans to Work, Live and Play
(Black Enterprise magazine, April 2007)

No. 8 among the Best U.S. Cities to Start a Small Business
(Entrepreneur magazine, September 2006)

No. 7 among the top 10 U.S. cities for business careers
(Forbes magazine, May 2006)

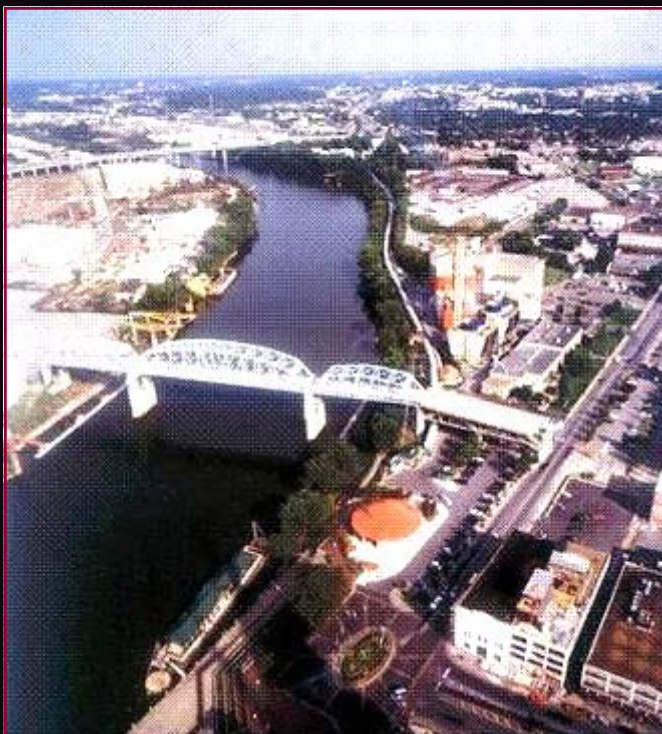
No. 4 among U.S. cities of more than 500,000 population for relocating families
(Worldwide ERC/Primacy Relocation and Sperling's Best Places—June 2006)

THE MOBILITY OF MUSIC CITY

All roads lead to and from Nashville.

From the hustle and bustle of passengers at Nashville International Airport to the shipment of cargo by rail, from trucks carrying freight along Nashville’s interstate highways to large barges moving down the Cumberland River, Nashville’s reputation as a leading transportation hub nearly rivals its popularity as a place for country music. Call it Movement City.

The city’s location alone gives it an advantage, as it is geographically situated within 650 miles of half of the U.S. population. Nashville is a one-day truck drive to 75 percent of U.S. markets.



Three major interstates: 1-40, 1-24, and 1-65 go through Nashville, and the State Route 840 outer beltway continues to lengthen with nearly 50 miles now open to traffic. Eleven airlines and their affiliates provide 440 flights a day in and out of Nashville International Airport. One international cargo airline and seven domestic cargo airlines also offer service.

Nashville is served by not only a Class I railroad (CSX), but also by three short-line railroads—the Nashville Eastern, the Western and Tennessee Southern. By water, Nashville has barge access to the Gulf of Mexico.

NASHVILLE

Nashville is an exciting, vibrant city of over half a million people (1,541,659 in the 10-county MSA) with world-class attractions, hotels and restaurants. Nashville is home to the Grand Ole Opry, Tennessee Titans (NFL), Nashville Predators (NHL), Frist Center for the Visual Arts, The Ryman Auditorium (the Mother Church of Country Music) is a live music venue and showcase for the most promising in country music, bluegrass, rock, folk and rhythm and blues acts, Country Music Hall of Fame, Songwriters Hall of Fame, Nashville Ballet, Nashville Opera, the world-class Schermerhorn Symphony Hall, Tennessee Performing Arts Center, & Music Row, home to country music’s publishers and songwriters, recording studios and corporate headquarters to most major record & entertainment companies.

Nashville is also recognized as one of the 15 best U.S. cities for work and family by Fortune Magazine. Forbes Magazine named Nashville as one of the top 25 cities most likely to have the country’s highest job growth in the next five years and the Nashville real estate market continues to be one of the strongest in the country.

The Nashville region welcomed 36 new company headquarters, and major facilities adding 11,900 net new jobs during the past year. Nashville’s workforce increased to a total of 721,400 employees. The region also experienced substantial growth in per capita personal income, which rose by \$1665 and overall population, which increased by 33,799. Of the 11,900 new jobs created over the past year, the corporate relocation and facility additions accounted for 2,337 of those jobs, 2.3 million square feet of occupied space and \$113 million in new capital investment.



CORPORATE GROWTH

Thirty-four companies relocated or established major new facilities in the Nashville region, accounting for 3,755 new jobs, 3.3 million square feet of occupied space and a capital investment of \$220 million.

RECENT ANNOUNCEMENTS

Nissan North America relocated its headquarters to the Nashville region, employing 1,200 people with an average salary of \$85,000 a year. Nissan's estimated direct payroll is \$108 million, and 1,000 additional jobs could be created indirectly as Nissan buys goods and services from suppliers statewide.

Asurion, which relocated its headquarters to the area in 2003, has added a total of 1,000 new jobs and has expanded into another 50,000 square feet of space this year.

Seventy companies expanded their operations in the Nashville region in 2006, adding 4,226 jobs, more than 3.2 million square feet of new occupied space, and capital investment of \$392 million.

Nashville's total work force increased to 721,000 employees, adding 11,900 net new jobs during the past year. The region also saw a growth in per capita personal income, which rose by \$1665 (up from \$1,018 last year), and overall population which increased by 33,799.

Also expanding are the region's three largest private universities—Vanderbilt, Belmont and Lipscomb, who added a combined 1,043 jobs, 812,000 square feet of new space and \$263 million of new capital investment this fiscal year.



ABOUT THE BLONDER GROUP, LLC

The Blonder Group, LLC specializes in providing commercial real estate advisory services, (i.e.: Property Valuation, Acquisition & Disposition, Corporate Relocation & Lease Advisory, Market & Site Selection, Due Diligence Reporting, Development & Exit Strategies, Area & Site Demographics, as well as Landlord and Tenant Representation).

Where real estate was once synonymous with transactions and expenses, it is now recognized as a means for creating value and managing operational costs. It is critically important to collaborate with a firm that has the focus, experience, market sophistication and tools to generate results. Whether we partner with your in-house corporate real estate group, or act as your independent real estate advisor, we have the knowledge, experience, and depth of service to produce results.

The Blonder Group, LLC possess the market knowledge and transactional experience to seamlessly guide your company through all facets of property valuation, acquisition & disposition. We approach each client assignment as a collaborative team member. Our proven track record is a key reason why we have the privilege of serving so many repeat clients.

Site acquisition & dispositions are complex, high value, time-critical transactions demanding the services of a professional commercial real estate advisor. With over twenty-five years of experience, The Blonder Group, LLC will ensure your property needs are met in a timely and successful manner. After you have reviewed our company history and list of successful client transactions, we are confident you will agree that we possess the record of accomplishment and experience required to exclusively represent your business interests.

To learn more about The Blonder Group, LLC, please refer to our website:

www.blondergroup.com



Ira A. Blonder, CBC

Managing General Partner

Mr. Blonder provides both corporate real estate and financial advisory services to publicly traded and privately held companies, offering company merger, acquisition, disposition, liquidity and growth services to mid-level companies. The Blonder Group, LLC guides its clients through the process of evaluation, acquisition, negotiation, and/or disposition of company business operations and real estate. The Blonder Group, LLC has successfully completed a broad range of commercial real estate transaction services, including landlord and tenant representation, market feasibility, corporate relocation, retail site selection, and investment brokerage services.

Affiliations & Professional Organizations:

We Are Building Lives.org: Founding Board Member
The Charlie Foundation: Advisor
Certified Business Counselor
Tennessee Real Estate Broker
The University Associates: Past Chairman
TN Special Olympics: Past Exec. Board Member
British American Business Assoc past Board Member
TJ Martell Foundation: Committee
Urban Housing Solutions: Past Board Member
CCIM: Member
Middle TN CCIM: past Board & Program Chair
Congregation Micah: past Board of Trustees

Representative Client Group:

A partial client list includes Louisiana Pacific Corporation, Sony Entertainment Corporation, The Sound Kitchen, Grand Court Lifestyles, Inc., OMNIsound Recording Studios, Freeman Investment, LLC, Fender Music Corp, Graham Music Management, Gold's Health & Fitness, MDS Pharmaceutical Corp., The Dreyfus Fund (DRA), Total Restaurant Entertainment Corp., Creative Light & Audio, Inc., Ocean Way Nashville, James W. Ayers, St. Thomas Health Services, Vanderbilt University, Island Bound Music Publishing, Robert Doyle & Kelly Brooks, & Waylon Jennings Enterprises.

ADDITIONAL REFERENCES ARE AVAILABLE UPON WRITTEN REQUEST