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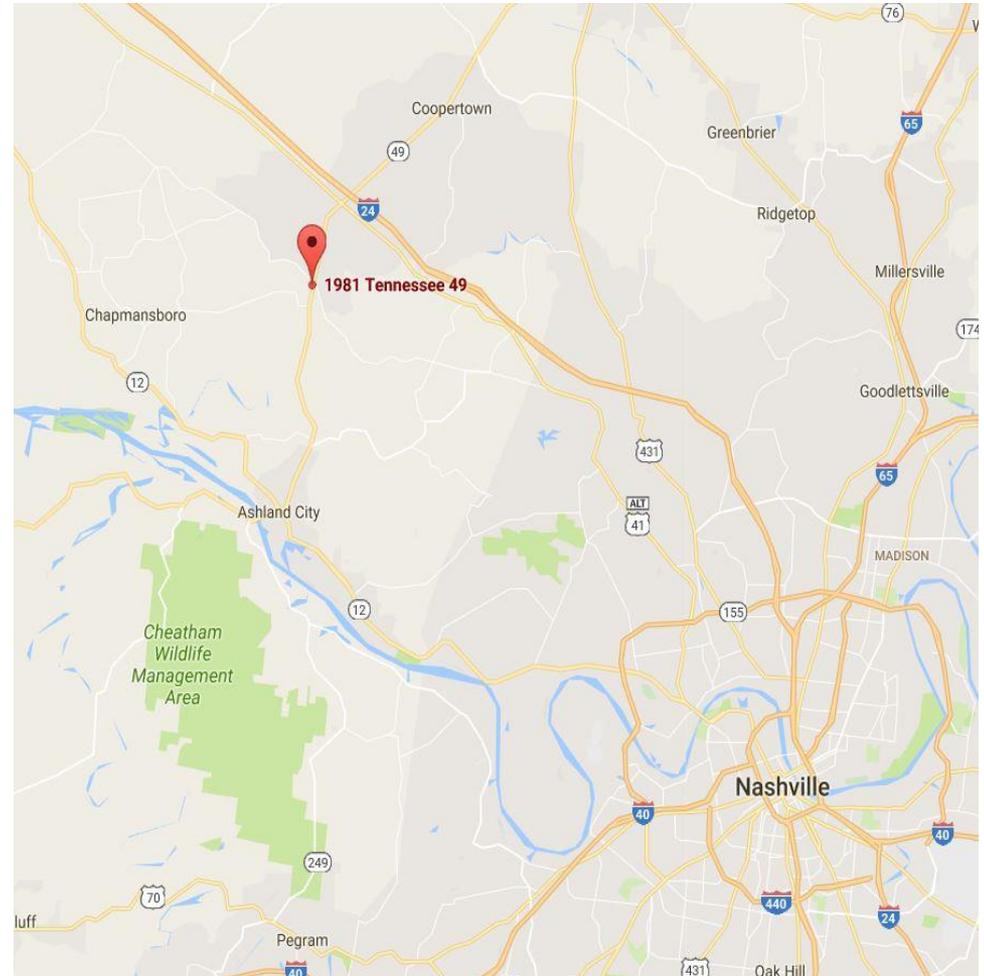
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Confidentiality Agreement

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Colliers International, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum

or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Colliers International.

EXECUTIVE SUMMARY

THE OPPORTUNITY

Colliers International is pleased to exclusively offer for sale the Pleasant View Commercial Development site located at 1981 Highway 49 East in Pleasant View, Tennessee. The town of Pleasant View is located in Cheatham County, which is a northern bedroom community of Nashville, TN. Highway 49 is the primary thoroughfare connecting the Ashland City, which is the county seat, to Interstate 24.

Situated at the intersection of US-49 E and Old Clarksville Pike, this \pm 6.63 acres is strategically located adjacent to both Sycamore High and Middle Schools. The tract is zoned C-1, which is defined by Cheatham County Planning as General Commercial District. While C-1 provides significant development opportunities for the purchaser of this tract, the County Planner has indicated a openness to support a partial rezoning of the site. This flexibility would allow the hard corner to remain a retail use under the C-1 zoning, while the periphery could be rezoned as C-2, which includes self storage as a permitted use.



ZONING OVERVIEW

ZONING INFORMATION

C-1, General Commercial District

<http://cheathamcountyttn.gov/government/planning/pdfs/ARTICLEV11292016.pdf>

This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Cheatham County. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Cheatham County and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.

Select Permitted Uses under C-1

- Health care facilities, Animal Care and Veterinarian clinics, Automotive services and repairs, Gas station, Oil change facility, Grocery stores, hardware stores, Entertainment and amusement centers, Financial services, Restaurants, and Automotive Sales.

C-1 General Developmental Restrictions

- Minimum Lot Size: 20,000 Sq. Ft.
- Minimum Lot Width at Building Setback: 100 ft.
- Front Setback: 50 Ft
- Side Setback: 10 Ft
- Rear Setback: 20 Ft
- Maximum Height: thirty-five (35) feet or three (3) stories
- Lot Coverage Ration: forty (40%) percent of the total area of the lot

ZONING INFORMATION

C-2, Neighborhood Commercial District

These districts were designed to provide adequate space in appropriate locations for limited commercial uses which serve the needs of the residents of the area.

Select Permitted Uses under C-2

- Health care facilities, Animal Care and Veterinarian clinics, Automotive services and repairs, Gas station, Oil change facility, Grocery stores, hardware stores, Self-storage units.

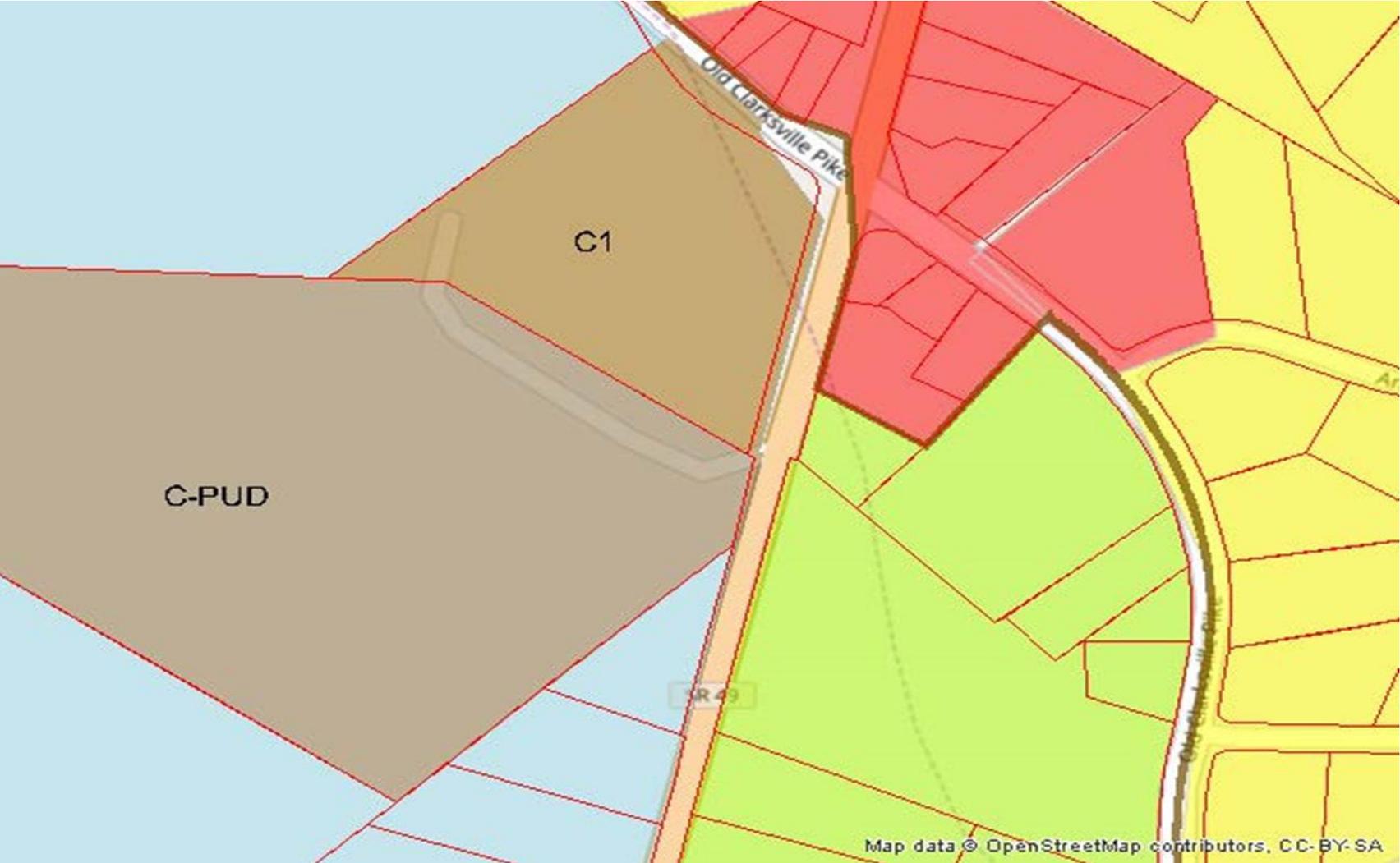
C-2 General Developmental Restrictions

- Minimum Lot Size: 20,000 Sq. Ft.
- Minimum Lot Width at Building Setback: 100 ft.
- Front Setback: 50 Ft
- Side Setback: 20 Ft
- Rear Setback: 20 Ft
- Maximum Height: thirty-five (35) feet or three (3) stories
- Lot Coverage Ration: forty (40%) percent of the total area of the lot

Self-Storage Specific Developmental Restrictions

- Access shall be from a collector or arterial street
- There shall be only one means of egress-ingress to the storage facility location
- The minimum aisle width between buildings shall be twenty-five (25) feet
- The facility shall be surrounded by a solid fence at least eight (8) feet in height and/or a landscape buffer
- Hours of operation shall be limited to 7:00 am to 9:00 pm M-F and 8:00 am to 7:00 pm on Saturday and Sunday
- There shall be no more than three self-storage buildings resulting in no more than 50% lot coverage at each location

ZONING MAP



LOCATION OVERVIEW





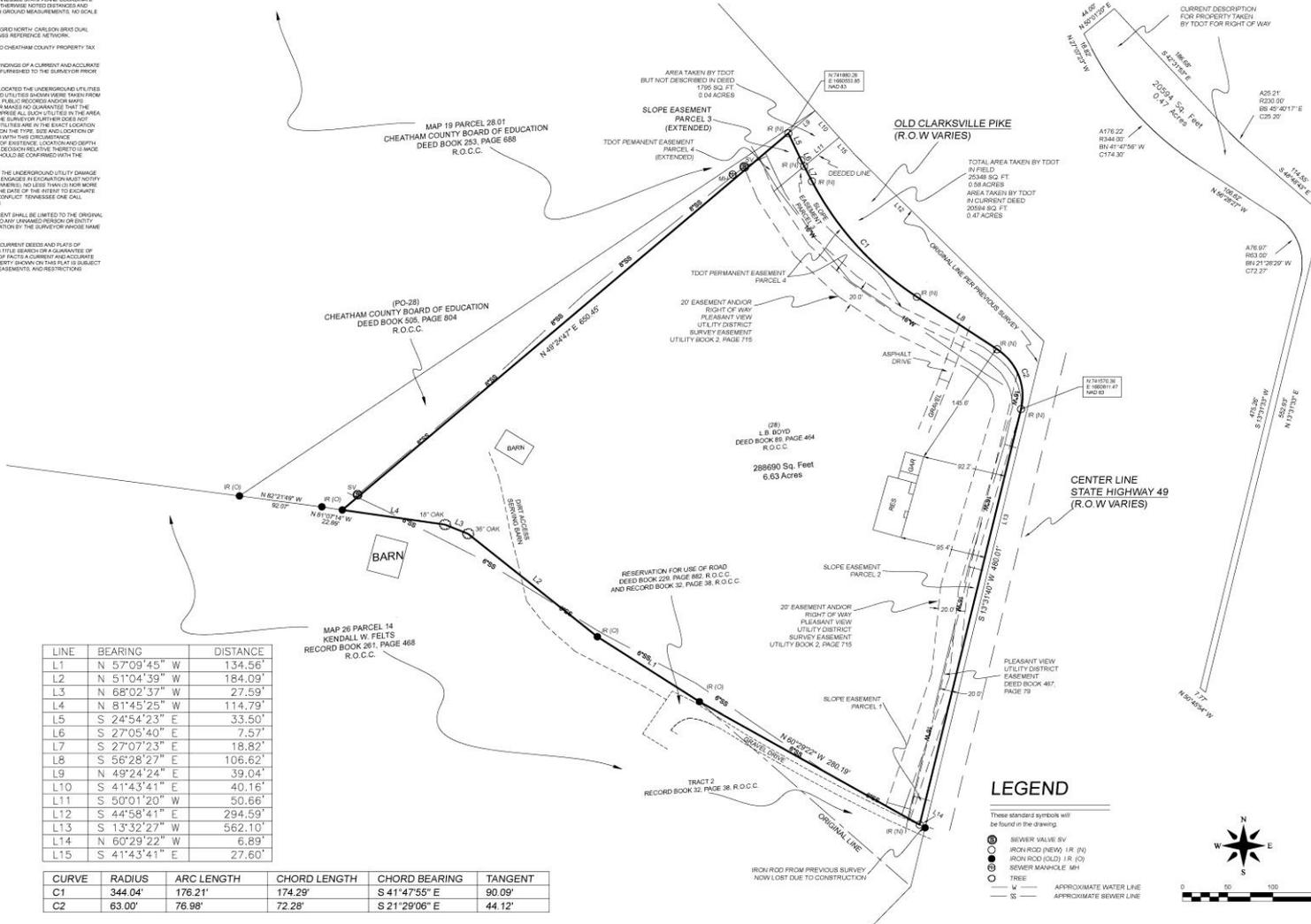


GENERAL NOTES

1. BEARING SYSTEM IS DERIVED FROM TENNESSEE STATE PLANE COORDINATE SYSTEM AND ZONE 18. ALL VALUES SHOWN ARE APPROXIMATE AND SHOULD BE CHECKED AND BASED ON GROUND MEASUREMENTS, NO SCALE FACTOR APPLIED.
2. G.P.S. EQUIPMENT USED TO ESTABLISH UTM NORTH, CASSIDIAN BRUNN DUAL FREQUENCY RECEIVER AND TDOPT CORS REFERENCE NETWORK.
3. NUMBERS SHOWN TOUS (80) PERTAIN TO CHEATHAM COUNTY PROPERTY TAX MAP NUMBER VARIOUS.
4. PROPERTY SUBJECT TO ANY AND ALL FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH AND TITLE REPORT WAS FURNISHED TO THE SURVEYOR PRIOR TO SURVEY.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES THE ABOVE OWNER AND RECORDOR UTILITIES SHOWN WERE TAKEN FROM VISIBLE AND UTILITY RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. OWNER IS RESPONSIBLE FOR OBTAINING THE SERVICES OF A PROFESSIONAL ENGINEER THAT THE UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHALL BE DONE WITH THIS UNDERSTANDING. CONSIDERED DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERE TO MAKE AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
6. IN TENNESSEE IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY COMPANIES, NO LESS THAN 15 WORK HOURS PRIOR TO EXCAVATION PRIOR TO THE BEGAINING OF THE EXCAVATION AND ALSO TO AVOID ANY HAZARD OR CONFLICT. TENNESSEE ONE CALL 800-851-1111 UTILITIES NOT SHOWN.
7. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY SPRAWLED PERSON OR ENTITY WITHOUT AN EXPRESSED OR CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS UPON THIS SURVEY.
8. THIS PROPERTY WAS OBTAINED FROM CURRENT DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH MAP RECORD. THE PROPERTY SHOWN ON THIS PLAT IS SUBJECT TO ALL CONDEMNATE, RIGHT-OF-WAY, EASEMENTS, AND RESTRICTIONS, WHETHER IN REVERSE OR RECORD.

LINE	BEARING	DISTANCE
L1	N 57°09'45" W	134.56'
L2	N 51°04'39" W	184.09'
L3	N 68°02'37" W	27.59'
L4	N 81°45'25" W	114.79'
L5	S 24°54'23" E	33.50'
L6	S 27°05'40" E	7.57'
L7	S 27°07'23" E	18.82'
L8	S 56°28'27" E	106.62'
L9	N 49°24'24" E	39.04'
L10	S 41°43'41" E	40.16'
L11	S 50°01'20" W	50.66'
L12	S 44°58'41" E	294.59'
L13	S 13°32'27" W	562.10'
L14	N 60°29'22" W	6.89'
L15	S 41°43'41" E	27.60'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT
C1	344.04'	176.21'	174.29'	S 41°47'55" E	90.09'
C2	63.00'	76.98'	72.28'	S 21°29'06" E	44.12'



CHANDLER SURVEYS
 3421 COPPERNICHOLSON ROAD
 PLEASANT VIEW, TN 37146
 (615) 746-5000 FAX (615) 746-6420
 email: chandlercs@bellsouth.net

PROJECT INFORMATION:
 REDEVELOPMENT OF THE PROPERTY DESCRIBED IN DEED BOOK 505, PAGE 804, R.O.C.C. REGISTERED OFFICE OF CHEATHAM COUNTY, TN.

CLIENT INFORMATION:
 THE ESTATE OF L.B. BOYD COY BIRTH: C. MARCHET BIRTH: 11/11/1921 DEATH: 11/11/2011

BOUNDARY RETRACEMENT

DATE	BY	SCALE	SHEET	ONE OF ONE
01-05-16	MAP # 28	AS SHOWN	1	1

MARKET OVERVIEW

NASHVILLE MSA MARKET OVERVIEW

Pleasant View is an incorporated city in Cheatham County, one of the 10 counties that comprise the Nashville MSA. Nashville serves not only as the capital of Tennessee, but also as the primary transportation, business and tourism hub for the region. The population for the MSA is just over 1.8 million individuals and is currently increasing by 88 people per day.

The Nashville MSA has consistently been recognized for its pro-business environment, highly educated work force, and compelling demographics. HCA, Bridgestone, Dollar General, CVS/Caremark, Jackson National Life, Healthways, Caterpillar Financial, Tractor Supply, Nissan and CKE Holdings are just a few of the national and international headquarters that have chosen to call Nashville home.

Most commonly known as "Music City", Nashville is the center of the US country music scene and is home to numerous artists, 180 recording studios, 130 music publishers, and 80 record labels, making it the largest music production region in the U.S. outside of New York City. Capitalizing on being Music City USA, tourism in Nashville is a major economic driver. Attractions such as the Grand Ole Opry, the Ryman Auditorium, CMA Music Festival, numerous museums, and Broadway's famed honky tonks bring over 12 million visitors to the region annually.

Nashville's educational resources are broad and unparalleled. The Nashville MSA is home to over 330 public schools and 148 private schools that educate grades PK-12. The region's colleges and universities are the backbone of Nashville's education infrastructure. Vanderbilt University, Belmont, Fisk, Meharry Medical College, MTSU, and Cumberland University are just a few of the institutions that have earned Nashville the nickname of Athens of the South.



NASHVILLE MSA TOP EMPLOYERS	APPROXIMATE EMPLOYEES
Vanderbilt University	24,719
Metro Nashville Government	20,162
State of Tennessee	20,100
U.S. Government	11,600
Nissan North America	10,900
Saint Thomas Health	7,100
HCA	7,000
Community Health Systems	4,300
Asurion	4,175
Randstad	4,100

DEMOGRAPHICS

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	7 MILE RADIUS	10 MINUTE DRIVE TIME
2017 ESTIMATED POPULATION	1,282	7,255	13,533	26,339	16,267
2022 PROJECTED POPULATION	1,265	7,175	13,539	26,399	16,328
2010 CENSUS POPULATION	1,200	6,991	13,107	25,627	15,788
2000 CENSUS POPULATION	884	5,494	10,674	21,930	13,161
PROJECTED ANNUAL GROWTH 2017 - 2022	-0.3%	-0.2%	0.0%	0.0%	0.10%
HISTORICAL ANNUAL GROWTH 2000 - 2017	2.6%	1.9%	1.6%	1.2%	1.40%
HOUSEHOLDS					
2017 ESTIMATED HOUSEHOLDS	470	2,687	5,021	9,856	6,071
2022 PROJECTED HOUSEHOLDS	484	2,772	5,213	10,257	6,320
PROJECTED ANNUAL GROWTH 2017 - 2022	0.6%	0.6%	0.8%	0.8%	0.8%
HISTORICAL ANNUAL GROWTH 2000 - 2017	3.1%	2.4%	1.9%	1.5%	1.7%
INCOME					
2017 AVERAGE HOUSEHOLD INCOME	\$85,354	\$80,535	\$73,869	\$67,268	\$70,744
2017 MEDIAN HOUSEHOLD INCOME	\$69,135	\$66,570	\$62,216	\$56,784	\$58,707
2017 PER CAPITA INCOME	\$31,281	\$29,824	\$27,416	\$25,251	\$26,528
EDUCATION					
2017 HIGH SCHOOL GRADUATE	31.0%	33.3%	36.6%	38.1%	36.20%
2017 ASSOCIATE DEGREE ONLY	9.0%	7.9%	8.5%	7.7%	7.90%
2017 BACHELOR DEGREE ONLY	18.1%	16.9%	13.6%	12.9%	13.50%
2017 GRADUATE DEGREE	9.3%	8.7%	7.7%	6.3%	7.00%



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Accelerating success.