

Downtown Housing Matrix



Condos + Townhouses

Does not include resales

Development	Developer	Sales Contact	Units	Contracts No.	Contracts %	Closed to Date	Avail. For Sale	Size (Low/High)	Price (000s) (Low/High)	SF Cost (Low/High)	Mo. Fees (Low/High)	1st Move-in Completion
Completed since June 2005												
Parkside Brownstones	Formation	Keller - Williams	2	0	0%	0	2	1,264	\$239.9	\$189.8	\$100	Feb-07
ML King at Magnolia	Methods, Inc.	423-505-1815				(2 units currently rented)		1,730	\$254.9	\$147.3	\$100	Oct-08
Photo		Donna C. Williams					www.liveurban.com					
Renaissance Square	28th Leg. Dist	Chatt. R E Consultant	8	1	38%	2	5	900	\$151.0	\$167.8	\$57	Dec-07
301 East ML King Blvd	CDC	(423) 505-1058						1,550	\$240.0	\$154.8	\$57	Dec-07
Photo		Sara & Glenn Chambers										
Sole Building	Eric Cummings	423-316-4954	3	0	100%	3	0	1,500	\$277.5	\$185.0	TBD	Sep-06
1431 Market St.		Eric Cummings						2,100	\$388.5	\$185.0	TBD	Apr-07
Photo												
The Pinnacle	Williams	Keller - Williams	135	0	62%	84	51	720	\$118.0	\$163.9	\$178	Dec-06
1131 Stringers Ridge Rd		423-505-1815						1,475	\$250.0	\$169.5	\$364	Dec-07
(Condo Conversion)		Donna C. Williams									(incl water, gas, elec)	
Photo		www.thepinnacletn.com										
1900 Cowart Townhomes	Hefferlin+	Tree Studios II	7	0	57%	4	0	1,574	\$238.0	\$151.2	n/a	Mar-07
19th at Cowart	Kronenberg	423-266-3656				(3 are leased)		1,937	\$289.9	\$149.7	n/a	Mar-07
Photo		www.hkarchitects.net										
Park Place Condominiums	Thomas	The James Co.	14	0	43%	6	8	836	\$147.0	\$175.8	TBD	Jan-07
1000 ML King Blvd.	Johnson, AIA	Sandy Battles				(3 are rented - 3 vacant)		1,710	\$299.0	\$174.9	TBD	Jan-07
Photo		423-313-2788					sandy@thejamescompany.org					
Jefferson Heights (Phase1)	10 Developers	Keller - Williams	23	0	100%	23	0	1,236	\$139.9	\$113.2	n/a	Dec-06
		423-505-1815						1,805	\$199.9	\$110.7	n/a	Sep-07
Photo		Donna C. Williams					www.liveurban.com					
17th at Long	Hefferlin+	Keller - Williams	7	0	57%	4	3	1,677	\$279.9	\$166.9	\$50	Nov-07
Long at 17th Streets	Kronenberg	423-505-1815				(3 units are leased)		1,870	\$350.0	\$187.2	\$50	Nov-07
Photo		Donna C. Williams					www.liveurban.com					
Stanton Row Townhomes Phase 1	Stanton Row Partners	Keller - Williams	6	0	83%	5	1	1,400	\$315.0	\$225.0	\$150	Mar-08
Long at 17th Streets		423-505-1815						2,100	\$389.0	\$185.2	\$150	Mar-08
Photo		Donna C. Williams					www.stantonrow.com					

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Projects Recently Completed											
Museum Bluffs - Parkview Cherry at 2nd St. Photo	Windsor/ Aughtry	Real Estate Partners	107	15 68%	58	34	608	\$175.0	\$287.8	\$110	Nov-08
		423-595-0943					1,681	\$549.0	\$326.6	\$250	Nov-08
		Darlene Brown www.homesrep.com									
One North Shore 200 Manufacturers Rd. Photo	Fletcher Bright	423-752-3211	203	5 24%	44	154	800	\$184.0	\$230.0	\$205	Oct-08
		Margaret Thompson					1,629	\$490.0	\$300.8	\$255	Oct-08
		Ellen Brooks www.onenorthshore.com									
BridgeView 4 Cherokee Blvd. Photo	Butch Lunsford Bill Haisten	Real Estate Partners	36	2 11%	2	29	945	\$352.5	\$373.0	TBD	Oct-08
		423-595-0943					2,036	\$702.7	\$345.1	TBD	Oct-08
		Darlene Brown www.bridgeviewnorthshore.com									
Walnut Hill Townhomes 204 to 224 Cherry St. Photo	Urban Renaissance (Moon/Mabee)	Cornerstone Realty	22	2 18%	2	18	2,675	\$599.0	\$223.9	TBD	Dec-08
		Carla Johnson (6 units in Phase 1)					3,276	\$1,060.0	\$323.6	TBD	TBD
		423-648-6961 www.walnuthilltownhomes.com									
Terrace at Frazier 345 Frazier Ave. Photo	Hudson Cos.	Rebecca Potts	10	2 20%	0	8	1,100	\$359.0	\$326.4	TBD	Dec-08
		Sales Manager					1,655	\$654.0	\$395.2	TBD	Dec-08
		423-698-8660 www.theterraceatfrazier.com									
11th at Park Townhouses 11th at Park Streets (Single Fam Homes)	Gary Watson	Keller - Williams	2	0 0%	0	2	1,400	\$179.0	\$127.9	n/a	Sep-07
		Leighton Smith Jr					1,800	\$189.0	\$105.0	n/a	Sep-07
		423-505-1815 (2 rented) Donna C. Williams www.liveurban.com									
Palmetto 8 (Phase 3) Palmetto at 8th Photo	Citiscapc Devel.	Keller - Williams	10	1 10%	0	9	740	\$120.0	\$162.2	\$100	Jun-08
		423-505-1815					1,600	\$279.9	\$174.9	\$200	Jun-08
		Donna C. Williams www.liveurban.com									

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Nearing Completion											
The Fleetwood 232 E. 11th Street Photo	Flying B Development	423-503-1308 Rebecca Cole	20	1 10% (finishes at buyer's option) rcole@dalebuchannan.com	1	18 (3 are rental)	592 2,946	\$118.0 \$573.0	\$199.3 \$194.5	TBD TBD	Jun-08
(Leases available at approx. \$1.25/sf)											
SoHo Building 45 E. Main St. Photo	Howard Henderson	Manhattan Prop. 423-593-2123 Linda McDaniel	6	0 0% linda@manhattan-prop.com	0	6	1,255 1,515	TBD TBD		TBD TBD	Oct-09 Oct-09
River Point (Phase 3) 526-540 Whitehall (Under devel. - Pre-sales avail.) Photo	Jim Morrison Development	Keller - Williams 423-595-3359 Jill Kisling	16	0 0% www.jillshomesonline.com	0	16	1,600 2,800	\$600.0 \$1,000.0	\$375.0 \$357.1	\$350 \$350	Mar-09 Mar-09

NEW:

The Harrington 25 E. Main Street Photo	Harrington Partners LLC Billy Woodall	Fletcher Bright Ellen Brooks 423-488-6004	2	0 0% <i>Unfinished shells</i> www.fletcherbright.com	0	2	3,200 3,200	\$592.0 \$592.0	\$185.0 \$185.0	\$450 \$450	Jul-09 Jul-09
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Condos + Townhouses

Total Completed or Underway:

**Total
Units:
899**

Downtown Housing Matrix



Condos + Townhouses

Does not include resales

Development	Developer	Sales Contact	Units	Contracts No. %	Closed to Date	Avail. For Sale	Size (Low/High)	Price (000s) (Low/High)	SF Cost (Low/High)	Mo. Fees (Low/High)	1st Move-in Completion
Announced Projects											
Woodland Terrace	Bill Hall &	Real Estate Partners	6	0 0%	0	6	1,900	\$545.0	\$286.8		TBD
Woodland at Fazier	Fidelity Trust	423-504-6431					2,200	\$595.0	\$270.5		TBD
Photo		Beth Harrell	www.homesrep.com								
Avenue 3 Southside	LIN Homes	Crye-Leike	24	1 4%	0	23	630	\$97.2	\$154.3	TBD	TBD
Adams St at Rossville Ave.	LMF Devel.	(423) 756 0771	(8 Townhomes, 16 flats)				1,800	\$298.0	\$165.6	TBD	TBD
Photo		Julie Chamberlain	www.crye-leike.com								
		Heather Mahary	423-505 5589								
13th at Cowart Townhomes	Don Moon/ Harold Crye/ Jack Webb	Crye-Leike (423) 296-1447 Jack Webb	22	0 0%	0	22	1,700 2,200	\$350.0 \$450.0	\$205.9 \$204.5	TBD TBD	TBD TBD
13th at Cowart Streets (In Early Planning Stage)		Jack Webb	www.crye-leike.com								
Clearstory	Pritchard Prop Mgt. LLC	Ken Pritchard 423-316-7391	10	0 0%	0	10	1,000 3,000	\$125.0 \$375.0	\$125.0 \$125.0	TBD TBD	TBD TBD
400 Main Street			Unfinished lofts								
Photo			www.theclearstory.com								

Condos + Townhouses

Total Announced:

**Total
Units:
62**

Downtown Housing Matrix



Apartments

Development	Developer	Leasing Contact	Units	Size (Low/High)	Rent (Low/High)	SF Cost	Ist Move-in Completion
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Projects Completed since June 2005

Adams Building 1419 Market St. Photo	Morgan Adams	Robin Judd 423-648-7368	18	All rented	750 1,500	TBD TBD	
Frazier Place 330 Frazier Ave. Photo	Bob McKenzie	Southern Properties 423-894-9785	30	All rented			
CBC Building Cherokee Blvd. at Velma St. Photo	John Wise	Wise Development 423-634-1908	16				
SouthSide Flats 1606 Williams St. Photo	Citiscap	Keller - Williams 423-505-1815 Donna C. Williams	40 www.liveurban.com	15 rented	25 788 1,367	\$850/mo. \$1,500/mo.	Nov.-08 Nov.-08

Apartments

Total Under Construction / Recently Completed:	Total Units: 104
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Downtown Housing Matrix



Apartments							
Development	Developer	Leasing Contact	Units	Size (Low/High)	Rent (Low/High)	SF Cost	1st Move-in Completion

Recently Announced Rental Projects

Walnut Commons	Walnut	Bob McKenzie	150	150	600	\$750	Mar-10
Walnut at 2nd Street	Commons LLC	423-894-9785			1,100	\$1,375	
Photo							

Apartments	Total Units:
Total Announced Rental Projects:	150

Summary:	
Condos + Townhouses	
Completed / Underway:	899
Announced:	62
Apartments	
Completed / Underway:	104
Announced:	150
Total Units:	1,215