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\$93 MILLION URBAN SHOPPING DISTRICT PLANNED FOR THE GULCH

**D.C. Developer Joins Nashville Urban Venture in New Quarter
with Retail, Dining, Residential**

(May 13, 2004) Nashville, Tennessee -- As part of its ongoing commitment to urban revitalization in underserved retail markets, developer BOS Group, LLC today announced plans to lead a partnership with Transwestern Commercial Services and Nashville Urban Venture (NUV), LLC with the intent of developing a \$93 million shopping quarter in The Gulch, a residential, retail and entertainment district on the edge of historic downtown Nashville.

The proposed project, which would be constructed on a 13-acre site on 11th Avenue South, would propel the \$400 million Gulch redevelopment further toward becoming a vibrant downtown neighborhood where people can live, work and play. The Bethesda, MD-based BOS Group joins forces with Houston headquartered Transwestern Commercial Services and Nashville Urban Venture, LLC, to spur the continued development of The Gulch. Construction of the project would begin in fall of 2004 with portions open as soon as late 2005.

“BOS Group is very excited to be spear-heading the efforts of this partnership,” says Principal Philip Kroskin. “We look forward to introducing our unique brand of retail, entertainment and dining to Nashville. Through this development we will continue to solidify Music City as a destination for locals and tourists alike.”

Situated between downtown and Music Row and in close proximity to Vanderbilt University and Belmont University, this proposed phase of The Gulch development will include 250,000 square feet of retail plus entertainment and dining supported by both national and local tenants, approximately 250 residential units, and a significant amount of surface and structured parking. Current development activity, which was launched in 2000, includes 62,000 square feet of retail, 80 new mixed-income housing units, and 125,000 square feet of office. Once completed, the entire Gulch district will comprise approximately 2.75 million square feet of building space including: 350,000 square feet of retail, 500,000 square feet of office and 1,800 residential units.

“With this project, Nashvillians will gain the quality downtown shopping experience that they deserve,” says Joe Barker, managing partner of Nashville Urban Venture. “People have

demonstrated that they love the eclectic, trendy atmosphere in the Gulch and it's exciting to expand the neighborhood even further. We are delighted to partner with BOS Group and Transwestern who are quality developers of dynamic urban shopping experiences and neighborhoods nationwide."

"Transwestern is pleased to provide our project management expertise in the development of this exciting project," says Robert Bagguley, president of Transwestern Commercial Services. In partnering with BOS Group and Nashville Urban Venture, we will help bring to fruition the vision of lifestyle and entertainment in such a vibrant city as Nashville."

The Gulch has the strong support of Mayor Bill Purcell and his office, which, along with MDHA and other City agencies are providing a major boost to the development of downtown Nashville and the downtown residential component, by supporting The Gulch through significant infrastructure and streetscape improvements.

"This announcement holds great promise for the Gulch redevelopment effort," said Mayor Bill Purcell. "The project would bring an exciting and needed array of shopping, dining, and residential attractions to our downtown landscape. Our infrastructure investment in this area was designed with just such a development in mind."

About BOS Group

BOS Group is a Maryland based real estate development company possessing more than forty years of combined experience in the financing, development, leasing and management of real estate interests. BOS Group focuses on development and redevelopment opportunities that range from mixed use downtown revitalization and infill projects to suburban lifestyle centers and power centers. The company specializes in creating dynamic retail/entertainment/dining destinations that establish a 24/7 atmosphere when combined with residential and/or office space. BOS Group seeks underserved regions and cities that exhibit a recent history of positive economic growth and possess the capacity for sustaining this growth. The BOS team uses its national development and leasing experience in combination with strategic partnerships to act quickly and efficiently to evaluate sites and determine the highest and best use of the property.

Visit www.bosgroupllc.com for more information.

About Nashville Urban Venture

NUV is the appointed redeveloper of The Gulch by MDHA. Using well trained professionals from Nashville and throughout the country, NUV has been working on plans for the redevelopment of The Gulch for over four years. Principal investor in the company is the Steve Turner Family. Day to day operations are run by Marketstreet Management Co., a partnership of Steve Turner, his son Jay Turner, and Joe Barker.

About Transwestern Commercial Services

Transwestern Commercial Services specializes in agency leasing, property and facility management, tenant representation, corporate advisory, investment and finance, healthcare advisory, development, and research for a broad range of property types including office, industrial, retail and multi-family. In the past two years, the company leased in excess of 39 million square feet and represented clients in \$4.2 billion of investment sales and financing. Within that time period, Transwestern also oversaw the leasing and management of over 500 properties representing more than 150 million square feet, including project management for users of commercial real estate. For more information on Transwestern Commercial Services, please visit <http://www.transwestern.net>.

Notes: Transwestern Investment Company (TIC) and Transwestern Commercial Services (TCS) are separate companies. While the two companies share some common ownership, TIC (www.transinvestco.com) acquires and holds real estate assets across the U.S. on behalf of different equity funds, while TCS (www.transwestern.net) provides commercial real estate services (such as in this case, property management) for TIC *in addition to* many other real estate investors. A full TCS client list will be gladly provided upon request by contacting media_relations@transwestern.net

About MDHA

The Metropolitan Development and Housing Agency is the municipal entity charged with implementing and overseeing a variety of federal, state and local housing and community and urban development programs in Nashville. Its primary missions are serving the needs of the City's low and moderate income citizens, and eliminating and preventing urban blight. The Agency was established in 1938.

About The Gulch

The Gulch redevelopment is an area of approximately 30 acres located on the immediate western side of the City's central business district and is connected to Music Row by Demonbreun Street. On the east it is bounded by the CSX Railroad, on the north it extends one block north of Demonbreun Street, and on the west and south it is generally bounded by the City's inner interstate loop. It is within the Arts Redevelopment District, and is being developed as a mixed use urban project that will include mixed-income residential housing opportunities, retail shopping, entertainment, restaurants and office uses. Existing businesses include The Station Inn, the long time night spot known as the "mother church of bluegrass;" Wehby Plumbing, one of the City's foremost plumbing companies; RuSan's, the acclaimed new sushi and Japanese restaurant; Bar Twenty3, just named one of the "hottest bars in the world" by Conde Nast Traveler; Adagio Spa, the personal care spa; the Provence commercial baking operations, along with the successful new Mercury View Lofts and Laurel House Apartments, both of which are fully leased residential projects, with waiting lists. The Gulch is planned to take approximately 10 years to complete to full build-out.