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Please Do Me a Personal Favor and
Pass It On!
Others Will Thank You.

Inside this issue:

Nashville Medical Trade Center

The Nashville Medical Trade Center is the first of its kind in the world: an international marketplace promoting the exchange of goods, services, and ideas for the healthcare industry.

The integrated campus, located in downtown Nashville, is designed from the ground up to serve as a nexus for all facets of healthcare: vendors, providers, educational institutions, trade events, industry organizations, and many others.

Eventually reaching 1.5 million square feet, the global marketplace has three main features: permanent showrooms, conference and meeting space, and temporary exhibition space.

At its core, the center is a complete trading environment featuring more than 600-1000 leading manufacturers in permanent showrooms and temporary exhibition space displaying products in many categories: imaging equipment, surgical equipment and supplies, laboratory equipment, health information technology, medical devices, durable medical equipment, building and design materials, dental, health monitoring equipment, lighting and illumination, consulting/advisory firms, associations, and more.

Complementing the product showrooms and displays are modern meeting and conference spaces, next-generation training facilities, and interactive idea labs designed to educate and inform.

Imagine a single location for healthcare products and services, training and education. Where the newest innovations and ideas are presented to purchasers in a state-of-the-art facility.

The critical mass of products and services, together with education and training, will draw visitors from around the world seeking the latest innovations and expanding their U.S. business.

The Case for Middle Tennessee:

- **No state income tax.**
- **Great property values.**
- **Low property taxes.**
- **Low auto and property insurance rates.**
- **Great medical facilities.**
- **Four distinct seasons with mild winters.**

Percy Priest Lake — 10 Miles East of Nashville

Percy Priest reservoir was constructed by The Army Corps of Engineers at mile marker 6.8 on the Stone River, and is surrounded by Davidson, Wilson, and Rutherford Counties. Construction of the reservoir started on June 29, 1963. Filling of the reservoir began on September 18, 1967 and the dam went into commercial operation February 3, 1970. The cost of the Percy Priest Project was $53,461,300.

Percy Priest Lake covers an area of 14,400 square acres, and has 265 miles of shoreline. At normal maximum pool the lake storage capacity is 392,000 acre feet of water, with a maximum storage capability of 652,000 acre feet of water. The water shed area of the lake is 892 square miles.

Percy Priest Dam is 147 feet high and 2,716 feet in length, with 2,052.5 feet of that being earth embankment. Construction of the dam required 226,400 cubic yards of concrete; 3,100,500 cubic yards of earth and rock excavation; and 1,788,100 cubic yards of earth and rock fill.

The lake offers a variety of outdoor recreation to over 5,000,000 visitors each year including fishing, camping, boating, canoeing, swimming, skiing, hiking, horseback riding, and much more. Percy Priest Lake is located 10 miles east of Nashville, with major access roads being Highway 41/70S and Interstate 40.

Percy Priest Lake offers four commercial marinas and one municipal marina that provide a wide variety of services for visitors to the lake, such as fuel, private boat moorage, electrical and water hookups.

Fishing opportunities abound at J. Percy Priest Lake, with a wide variety of species available from the Stones River tailwaters to the East and West Forks of the Stones River. J. Percy Priest Lake provides over 14,000 acres of water for a wide variety of fishing opportunities around the project. The most popular species include largemouth and smallmouth bass, crappie, striped bass, Cherokee bass, and white bass. Other species such as catfish, bluegill, bream, and trout provide excellent opportunities for young anglers.

The lake provides a variety of outdoor recreational opportunities for millions of visitors each year. Because of the temperate climate and relatively long recreation season, visitors have numerous activities from which to choose, including: fishing, hunting, camping, picnicking, boating, canoeing, hiking, horseback riding, and others. Because of the lake's proximity to Nashville lakeside recreation can fit nicely into your other vacation plans.

10 Cities Facing Double-Whammy Defaults — U.S. News

Nearly four years after the real estate market peaked, an alarming number of Americans remain in danger of losing their homes. A non-seasonally adjusted 15 percent of home mortgages were either delinquent or in foreclosure at the end of the fourth quarter of 2009, according to the Mortgage Bankers Association. That's the highest-ever tally in the history of the MBA's National Delinquency Survey.

Mike Larson of Weiss Research points to two key factors behind these high delinquencies. Sharply falling real estate values have put about 21 percent of homeowners underwater, meaning that they owe more on their mortgage than their home is worth. Property owners in this position—which is also known as having negative equity—may find it in their best interest to simply walk away from the home (even, in some cases, when they can afford to make their monthly payments). At the same time, an uncomfortably high national unemployment rate of 9.7 percent means that many Americans won't have the income they need to pay their bills.

Today, some particularly hard-hit markets are in the unenviable position of having both elevated unemployment and high concentrations of negative equity. "Clearly, those are the markets where you are going to see some of the worst metrics on the foreclosure side," Larson says. "You are going to see a lot of people walking away [and] you are going to see a lot of distressed inventory that's being dumped on the market." To pinpoint housing markets that are facing these twin default risks, U.S. News compared negative equity data from Zillow with unemployment figures from Moody's Economy.com. (All data refers to the fourth quarter of 2009.) Based on this data, here is a look at 10 cities that face a double whammy of default risks.

Through the fourth quarter of 2009, more than 81 percent of single-family home mortgages in **Las Vegas** were underwater. And as the implosion of the housing sector hammered the local economy, the unemployment rate in Las Vegas reached 13 percent in the fourth quarter of last year.

The real estate crash dragged more than 64 percent of **Merced, CA** area homeowners underwater through the fourth quarter of 2009. And the impact of the bust stretched beyond home prices: Merced's unemployment rate stood at 19 percent through the fourth quarter of 2009.

Residents looking for a cheaper alternative to nearby San Diego moved to **El Centro, CA**, increasing home prices during the real estate boom. But when prices crashed, nearly 57 percent of homeowners found themselves underwater and the unemployment rate hit nearly 30 percent in the fourth quarter of 2009.

When home prices crashed in **Port St. Lucie, FL**, more than 55 percent of single-family home owners found themselves underwater. And as stagnant sales undercut the housing sector's ability to create jobs, area unemployment reached 14 percent in the fourth quarter of 2009.

An aggressive boom-and-bust cycle in **Fort Myers, FL** handed negative equity positions to 55 percent of single-family homeowners in the area. At the same time, many employees of real estate-related companies lost their jobs. Unemployment in the Ft. Myers area hit 14 percent in the fourth quarter of 2009.

Vacation home buyers, speculative investors, and unique land-use laws drove home prices in **Bend, OR** sharply higher during the housing boom. But declining real estate values have since dragged nearly 41 percent of homeowners underwater and contributed to an unemployment rate that topped 14 percent in the fourth quarter of 2009.

Thirty-six percent of homeowners in **Ocala, FL** are underwater, and area unemployment stood at 14 percent in the fourth quarter of last year. "All throughout Florida—from one coast to the other and in between—the market was over developed and overbuilt," says Jack McCabe of McCabe Research & Consulting.

The erosion of its traditional manufacturing base has helped drive unemployment in the **Detroit** area to more than 16 percent. High unemployment and exotic home loans have combined to drag nearly 26 percent of area homeowners underwater through the fourth quarter of 2009.

These same forces have worked to land **Rockford, IL**, a city of 157,000 residents located in northern Illinois—in a comparable fix. Local unemployment hit 16 percent in the fourth quarter of 2009. At the same time, more than 22 percent of homeowners had negative equity in the final three months of last year.

The housing market in **Toledo, OH** also faces high unemployment and negative equity. In the fourth quarter of 2009, local unemployment stood at more than 12 percent and roughly 28 percent of homeowners had negative equity. The disappearance of manufacturing jobs and the proliferation of risky mortgages are at the heart of Toledo's housing headaches

Are Strategic Defaults Reshaping the Economy?

The following Post by Rick Newman was made on April, 16, 2010 on U.S. News Money:

One thing that's fascinating about an economic crisis is the way ordinary people confound the experts. Consumers are expected to behave according to sophisticated economic models that have been built over decades, but sometimes they don't do what they're supposed to. That's happening now in the housing market.

"Strategic defaults" were once so rare that they didn't even have a name. If you had the money to pay your mortgage, you paid it. But the historic housing bust has changed that calculation. Home values have fallen so much in some areas that even people with good jobs and the income to keep up their mortgage payments are deciding not to do so. With ordinary defaults, there's usually something that goes wrong and disrupts household finances. But with voluntary walk-aways, homeowners simply decide they'd be better off if they stopped paying. They're deemed "strategic" defaults because owners are making a difficult decision with consequences they'll have to live with for years.

The experts have long assumed that homeowners would never willingly endure the punishment for defaulting on a mortgage: wrecked credit and the inability to borrow in the future, which effectively means they may never own a home again. But the experts were wrong, and the unexpected shift in the way consumers think could reshape the economy in ways that don't fit those fancy computer models.

Here's the logic behind a strategic default: In California, for example, the median home price was about $500,000 in 2006, the peak year for prices. Since then, home values have fallen 44 percent on average, according to Moody's Economy.com. So a median-priced home bought in 2006 would now be worth just $280,000 or so. If the homeowner thought the home would eclipse its original value within a few years, paying the mortgage might seem like a worthwhile investment. But Moody's Economy.com estimates it could take 12 years for that median home to reach its former value. That means 144 monthly mortgage payments of perhaps $3,500 each—$504,000 of hard-earned income—will earn no return at all. If the owner were forced to sell the home before it regains its value, the return on that cash would be negative. Sure, that $3,500 per month puts a roof over your head, but rents have plummeted too, so many homeowners can rent a comparable home for a lot less than they're paying to own. So let's say that median California homeowner was able to rent a home for $2,500 a month, which is a reasonable figure. The rap on renting used to be that you gained no equity for your money. But that's a lot better than the negative equity you get from owning if you bought at the wrong time. And it leaves an extra $1,000 a month to spend, save, or invest.

The financial logic seems convincing. But of course there are dire ramifications, which is where it gets interesting. Defaulting on a mortgage basically means that for the foreseeable future, you either need to live off cash or pay usurious interest rates. For the past couple of decades, with the proliferation of consumer credit, that has seemed like an antiquated way to live. But it's coming back in style. A strategic defaulter who has done his homework knows that he probably won't be able to use credit cards for ordinary purchases, but with debit cards that's not such a big deal. If you need to buy a car, it's trickier, since it's hard to pay cash for an automobile. So strategic defaulters may be prioritizing their car payments above their mortgages, or even securing a loan and buying a new car before they default on the mortgage. And tossing in the towel on one mortgage means there's a fat chance you'll ever get another, so defaulters are consigning themselves to life as a renter.

It wouldn't be surprising if a few people were doing this. But apparently a lot of people are. Nearly 4.5 million mortgages are in foreclosure or headed that way, and Moody's Economy.com estimates that 20 to 25 percent of all foreclosures may be strategic defaults. With nearly 15 million homeowners owing more than their homes are worth, those numbers could still rise, which would further depress the housing market just when it seems poised to stabilize. More foreclosures would send prices down even further, exacerbating the problem that produced strategic defaults in the first place. And lenders, stung by a rash of defaults by qualified borrowers, could tighten lending standards even more, further strangling activity in the housing market.

But don't talk to homeowners about their civic responsibility or their obligation to banks. Once upon a time, Americans might have felt duty-bound to pay back what they owe. But deeply unpopular bank bailouts, plus unseemly bonuses for bankers and exorbitant pay for CEOs, seem to have diluted any sense of honor in financial transactions.

The strategic-default phenomenon also augurs other changes in American values. Some analysts think a recent spike in consumer spending—which has risen much more than incomes—comes from foreclosures that free people from onerous mortgage payments and put more spending money in their pockets.

Nashville Shores to Add Wave Pool and Lazy River For 2010.

Largest Expansion in Park History Doubles Its Size; Season Pass Pricing to Remain the Same.

Nashville Shores is undertaking the largest expansion in the history of the water park. The multi-million dollar development, which is scheduled for completion by opening day 2010, will include a 25,000 square foot wave pool and a more than 1,000 foot lazy river float ride.

"Nashville Shores' expansion represents another great investment in a great destination Nashville," said Butch Spyridon, president of the Nashville Convention and Visitor's Bureau. "This is a major addition that will provide first-class, family-friendly entertainment for Middle Tennessee residents and significantly boost Nashville's summer vacation offerings."

Nashville Shores, which was purchased last month by an investment group led by Kieran Burke and Gary Story, two former Six Flags executives, will also see significant improvements to the current facilities. Some of these upgrades include enhancing guest services, expanding concession areas, refurbishing retail spaces and renovating other areas of the park.

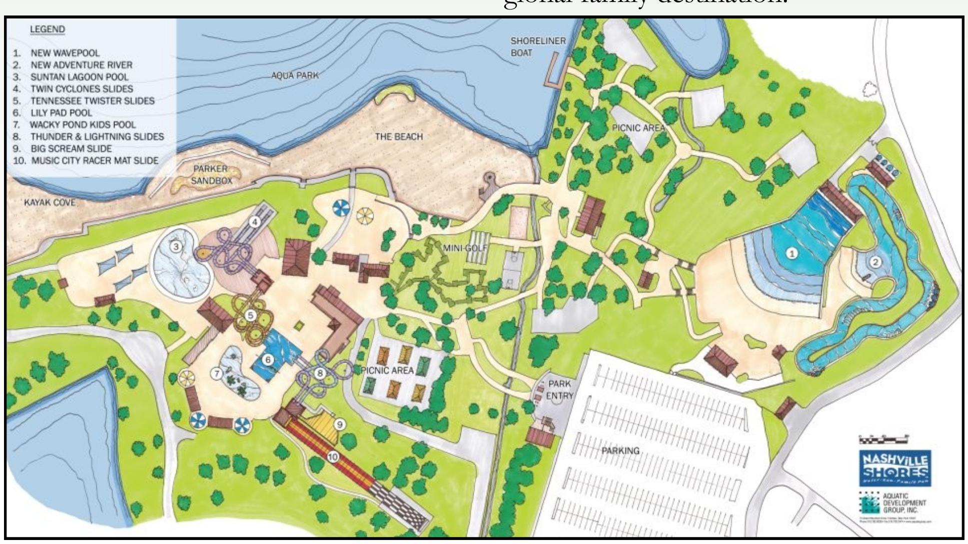
"The new Nashville Shores will have even more thrills, more fun and more excitement in 2010," said Martin Strobel, general manager of Nashville Shores. "We are adding two first-rate water attractions and renovating existing facilities to provide families and visitors of all ages an unmatched guest experience."

400,000 Gallon Wave Pool — The expansive, new wave pool will encompass more than 25,000 square feet and hold more than 400,000 gallons of water. It will also feature the patented WaveTek® system capable of producing five different wave patterns creating rolling waves up to four feet. When guests need a little break from the waves or want to catch some rays, they will be able to relax or enjoy a bite to eat on the new 30,000 square foot lounge and food deck.

Tennessee's Widest Lazy River Float Ride — Guests will also be able to enjoy a relaxing ride on the new 1,000 foot long, lazy river. The first lazy river ever constructed in Middle Tennessee will also be the widest in the state. With an impressive 17 foot width, the attraction will give families and friends plenty of room to float and relax together on the meandering river. Other planned highlights of the ride include geysers, a waterfall and spray features to help keep guests refreshed on hot summer days.

The wave pool and lazy river will be located next to the existing ShadyPoint group picnic areas in a previously undeveloped area of the water park. The theme of the new attractions will be consistent with the natural beauty of Nashville Shores' 385 acres of wooded land and lakeside property. Some of the features include rock walls, waterfalls, extensive indigenous landscaping and beautiful views of Percy Priest Lake. The wave pool and lazy river are designed by Aquatic Development Group, an industry-leading aquatics design group that helped build Dollywood's Splash Country and more than 50 other water parks across North America.

"The addition of the attractions and the renovations represents the biggest expansion in the history of the water park," said Strobel. "This is a giant first step in transforming Nashville Shores into a first-rate water park and a regional family destination."



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Dear Friends,

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Reliant Realty

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This Month's Featured Condo — The Grove at Waterford Crossing

Waterford Crossing, a 715-unit high-density development that will include condos, townhouses and apartments, is moving forward.

The Hendersonville Planning Commission approved a zoning change for the project in 2007 after requiring the developers, Nashville-based Vastland Realty, to commit to building a connector road when the project reaches its third phase of development.

The first phase of Waterford Crossing will be a combination of 52 high-end condominiums and 66 townhomes on 14 acres.

Walton Ferry Peninsula, a high-growth area, is already congested, says Hendersonville Planning Director Fred Rogers. "The city required a traffic study, and it did indicate a need for relief," Rogers says.

The connector road will be an extension of Lakeside Park Drive that links to Imperial Boulevard.

Vastland is offering to add shrubs and landscaping and a 12-foot-wide walking and biking trail and 12 linear feet of parkland on the vacant strip of land on the other side of Sanders Ferry Road alongside Drakes Creek in the initial phase of the project, Rogers says.

The development is one of the first to be built within Hendersonville's Town Center redevelopment district, an area of about 600 acres.

The Town Center concept was developed in 2003 because planners, city officials and some residents were concerned about the lack of a central downtown business district in the suburb of about 50,000.