

Exposé

Stadthaus in Nashville

Investment Gelegenheit in den USA - Douglas Ave Nashville, TN 37206



Objekt-Nr. **OM-318261**

Stadthaus

Verkauf: **1.550.000 €**

Ansprechpartner:
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37203 Nashville
Tennessee
USA

Baujahr	2023	Zustand	Erstbezug
Grundstücksfläche	688,00 m ²	Schlafzimmer	4
Etagen	3	Badezimmer	5
Zimmer	4,00	Garagen	1
Wohnfläche	340,00 m ²	Stellplätze	2
Übernahme	sofort		

Exposé - Beschreibung

Objektbeschreibung

Eine luxuriöse Residenz, die das Leben im Freien mit dem Innenraum kombiniert! Dieses Einfamilienhaus in „Douglas Estates“ ist ein Muss! Sie befindet sich nur 5-8 Minuten von Broadway und Five Points entfernt und bietet atemberaubende Ausblicke auf die gesamte Innenstadt von Nashville. Das Objekt eignet sich ideal als Investition zur klassischen Vermietung oder auch zur Langzeitvermietung an Kurzzeitvermietungsdienstleister. Ein entsprechendes Angebot liegt vor, das jährliche Einnahmepotential wird mit 150k kalkuliert.

Ausstattung

Die Immobilie verfügt über eine Gästesuite mit separatem Eingang – AirBnB bereit. Eine private Terrasse mit einem zweiseitigen Kamin verbindet das Außenerlebnis mit dem Innenbereich. Die Designer-Dusche im Hauptbadezimmer ist mit einem praktischen Druckknopfsystem ausgestattet. Die Deckenhöhen variieren zwischen 3,5 und 4 Metern, ergänzt durch LED-Akzente. Es gibt eine Weinbar ggü. der Terrassentür, sowie eine Wet-Bar im 3. Stock für Unterhaltungszwecke. Auf der doppelstöckigen Dachterrasse ist Platz für einen 6-Personen-Whirlpool, mit Ausblick auf die Skyline von Nashville. Ein kleiner Arbeitsbereich mit natürlichem Licht und ein ultra-modernes Design mit luxuriösen Oberflächen runden das Angebot ab. Parkmöglichkeiten befinden sich im hinteren Bereich.

Fußboden:

Parkett, Fliesen

Weitere Ausstattung:

Terrasse, Garten, Dachterrasse, Vollbad, Duschbad, Einbauküche, Gäste-WC, Kamin

Sonstiges

Das Objekt steht zum sofortigen Bezug bzw. zur sofortigen Vermietung zur Verfügung. Es handelt sich um einen Neubau zum Erstbezug. Für die angegebenen Mieteinnahmen liegen entsprechende Mieterangebote vor. Alle Werte in Euro sind ca. Werte und unterliegen ggf. den Schwankungen des Wechselkurses. Gerne unterbreiten wir Ihnen feste Angebote in US-Dollar auf Anfrage. Die Immobilienverwaltung vor Ort können wir ihnen ebenso anbieten. Es stehen insgesamt noch drei bau- und preisgleiche Einheiten verfügbar. Das in dieser Anzeige Abgebildete, wie auch Innendesign in schwarz/warmer Holzoptik und in navy/helle Holzoptik.

Lage

Die Lage ist hervorragend, nur wenige Minuten von den lebhaftesten Bereichen Nashvilles entfernt. Direkt gegenüber dem bevorstehenden 16 Hektar großen Lincoln Tech College Entwicklungsprojekt mit Park, Restaurants und Einzelhandel. In unmittelbarer Umgebung befinden sich alle grundlegende Infrastrukturen (Einzelhandel, Schulen, Ärzte/Apotheker, ÖPNV) des Alltags. Das Grundstück ist leicht zu erreichen und bietet Zugang zu den wichtigsten Verkehrsadern der Stadt.

Infrastruktur:

Apotheke, Lebensmittel-Discount, Allgemeinmediziner, Kindergarten, Grundschule, Hauptschule, Realschule, Gymnasium, Gesamtschule, Öffentliche Verkehrsmittel

Exposé - Galerie



Frontansicht links



Frontansicht rechts

Exposé - Galerie



Küche



Küche links

Exposé - Galerie



Küche rechts



Küche innen

Exposé - Galerie



Kücheninsel



Wohnzimmer mit Kamin

Exposé - Galerie



Terrasse mit Kamin



Terrasse

Exposé - Galerie



Terrasse



Terrasse

Exposé - Galerie



Terrasse



Weinbar ggü. Terrasse

Exposé - Galerie



Badezimmer



Badewanne

Exposé - Galerie



Bad-/Duschkombination



Dusche

Exposé - Galerie



Zimmer



Vollbad

Exposé - Galerie



Waschküche



Zimmer

Exposé - Galerie



Zimmer



Vollbad

Exposé - Galerie



Waschküche



Dachterasse

Exposé - Galerie



Dachterrasse



Dachterrasse

Exposé - Galerie



Dachterrasse



Dachterrasse

Exposé - Galerie



Dachterrasse



Dachterrasse

Exposé - Galerie



Dachterrasse



Skylineview Pooldeck

Exposé - Galerie



Pooldeck





Pooldeck



Exposé - Galerie



Garage


East Nashville

EAST NASHVILLE, WITH LOVE


East Nashville, a vibrant and walkable neighborhood, boasts a mix of restaurants and hip bars. Its artistic vibe is reflected in local shops and galleries. Known for its sense of community and creativity, this area has become a hotspot for those seeking a unique and energetic atmosphere.



Trending Areas


FIVE POINTS

Five Points is a bustling and trendy neighborhood at the heart of East Nashville. With a distinct contemporary charm, it's a hub of activity boasting some of the city's most stylish restaurants, bars, and independent shops. The area's eclectic character shines through its art, antiques, and vintage clothing stores. Five Points is a vibrant social center where locals and visitors alike gather to enjoy diverse culinary offerings and experience the neighborhood's offbeat and creative atmosphere.

 12 MI / 5 MIN


BROADWAY

Broadway is Nashville's bustling entertainment hub, famed for its lively vibe. This iconic downtown street features neon-lit honky-tonk bars, live music venues, and eateries. Live bands create an electric atmosphere, and landmarks like the Country Music Hall of Fame enhance its cultural charm.

 4.1 MI / 12 MIN


THE GULCH

South of downtown Nashville, The Gulch is a chic modern neighborhood. With upscale boutiques, restaurants, and residences, it offers a sophisticated urban experience. Industrial-chic architecture and art installations add to its appeal.

 4.5 MI / 14 MIN


GERMANTOWN

One of Nashville's fastest-growing neighborhoods, historic Germantown blends charm with culture. Cobblestone streets, 19th-century architecture, artisanal shops, and farm-to-table restaurants create a quaint and creative atmosphere.

 3.2 MI / 9 MIN

SHELBY PARK

Shelby Park, a natural oasis in Nashville, is a haven for outdoor enthusiasts. This urban park boasts walking trails, green spaces, and a picturesque lake. It's a go-to destination for picnics, jogging, and relaxation.

 2.3 MI / 7 MIN

East Nashville

Exposé - Galerie



The Wash



Redheaded Stranger

Exposé - Galerie



Southern Grist Brauerei



Bar

Exposé - Galerie



Café



Restaurant

Exposé - Galerie



Restaurant



Bäckerei

Exposé - Galerie



Künstlerwerkstatt

Exposé - Grundrisse



1st Floor

Erdgeschoss



2nd Floor

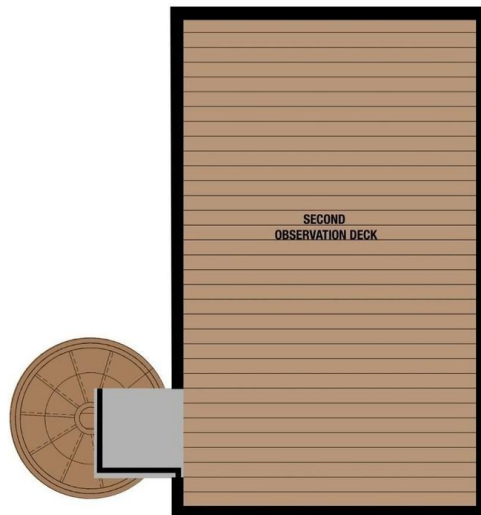
Erster Stock

Exposé - Grundrisse



3rd Floor

Zweiter Stock / Dachterrasse



Dachterrasse / Poolebene

Exposé - Grundrisse



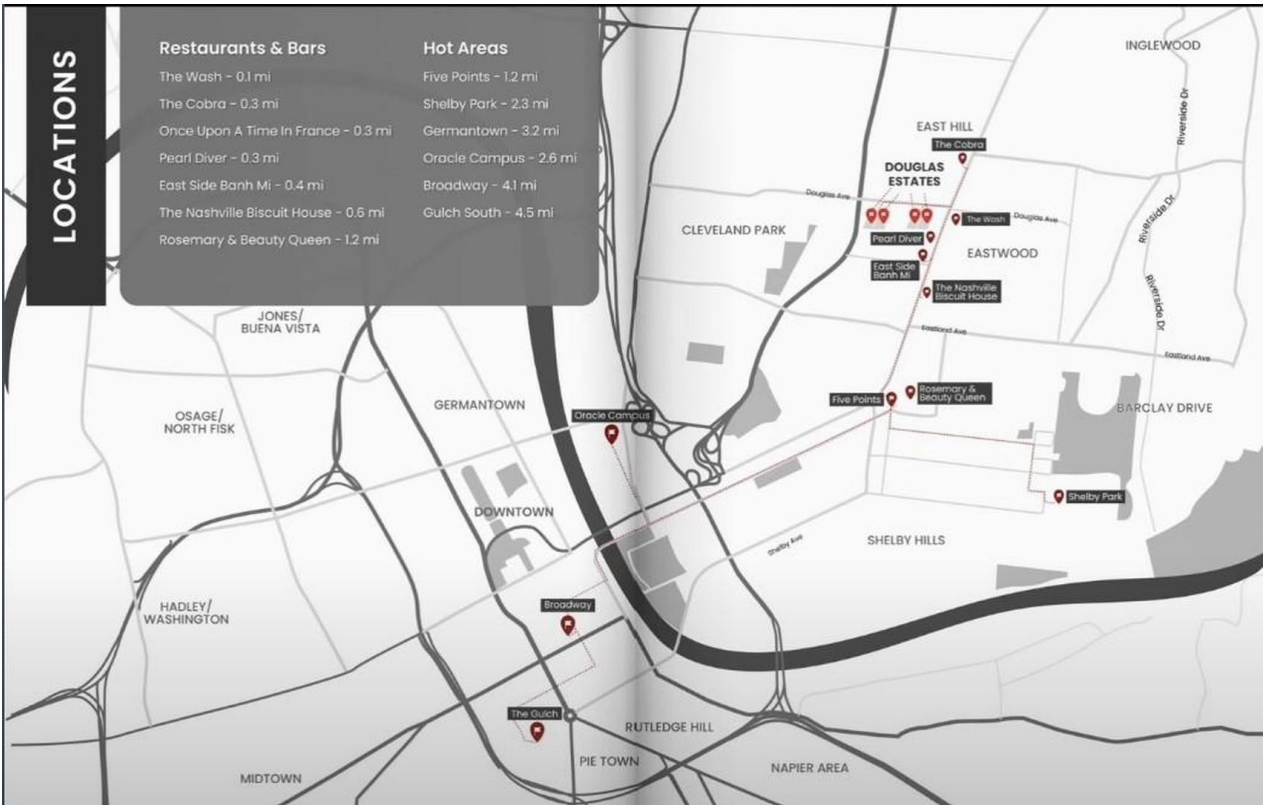
RENDE

kommende Nachbarschaft



kommende Nachbarschaft (Karte)

Exposé - Grundrisse



Karte Viertel

Exposé - Anhänge

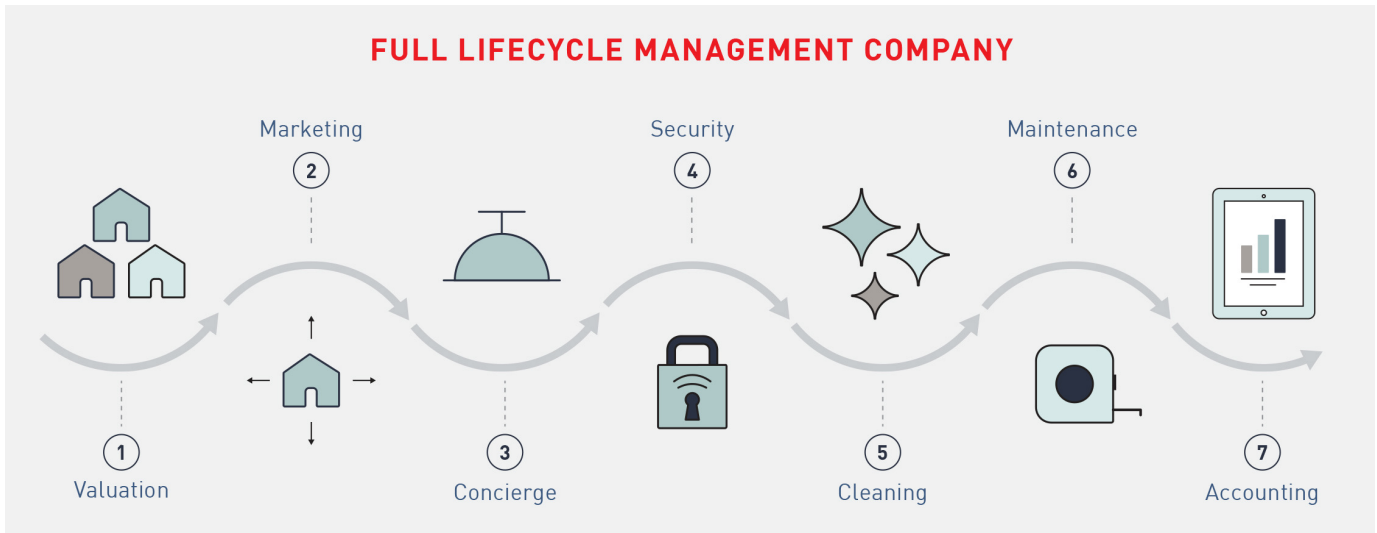
1. AirBnB Kalkulation



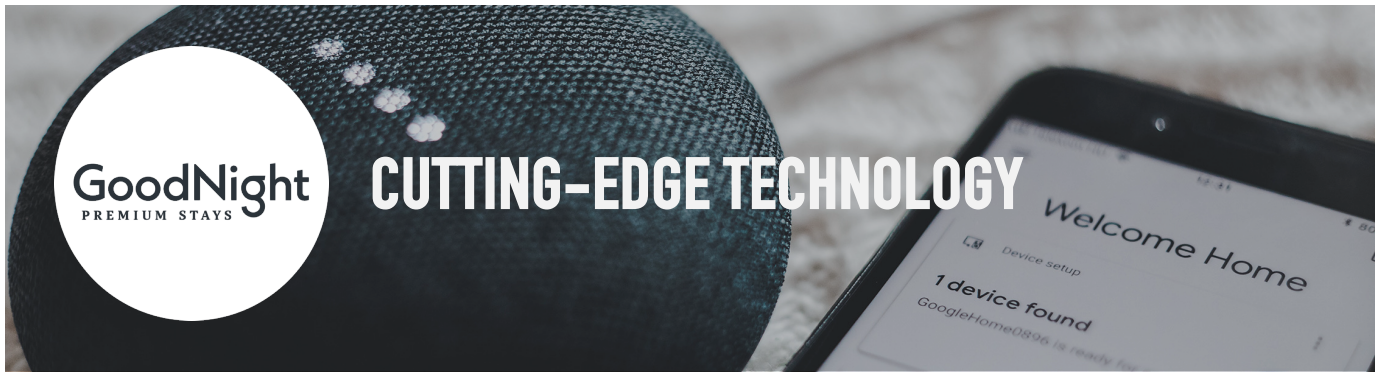
GoodNight
PREMIUM STAYS

THE PREMIER SHORT-TERM RENTAL MANAGER

- \$350M+** IN PAYOUTS
- TOP PRODUCER: AIRBNB & VRBO
- 1M+** ONLINE LEADS COLLECTED
- ADVERTISING ON 300+ CHANNELS
- 78%** AVG OCCUPANCY RATE
- LOCAL ON-SITE STAFF**



DOUBLE YOUR REVENUE WITH OUR EXTENSIVE EXPOSURE:



YOUR PREMIER SHORT-TERM RENTAL MANAGER

GoodNight has spent years developing un-matched technology, ensuring our managed properties have a competitive edge.



Intelligent Lock Systems

Codes are automatically generated from our system and only available to use at the time of check-in. Codes are also discontinued automatically after the inputted check out time.



Decibel Noise Monitoring

If our decibel noise monitoring system detects excessive noise in your home, an automated text message is sent to guests and GoodNight's local team.



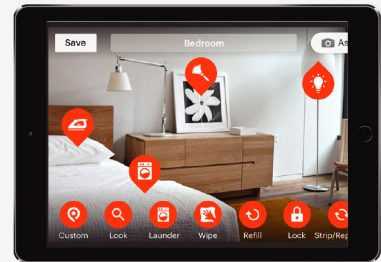
Real Time Income & Expense Reporting

Owners have 24/7 access to real time information regarding income and dates booked as well as total collections for the year and notes on each guest.



NEST Smart Cameras & Thermostats

These Wi-Fi based cameras can decipher any activity and alert us only if there is movement from people. Nest thermostats provide 30% in energy costs per year.



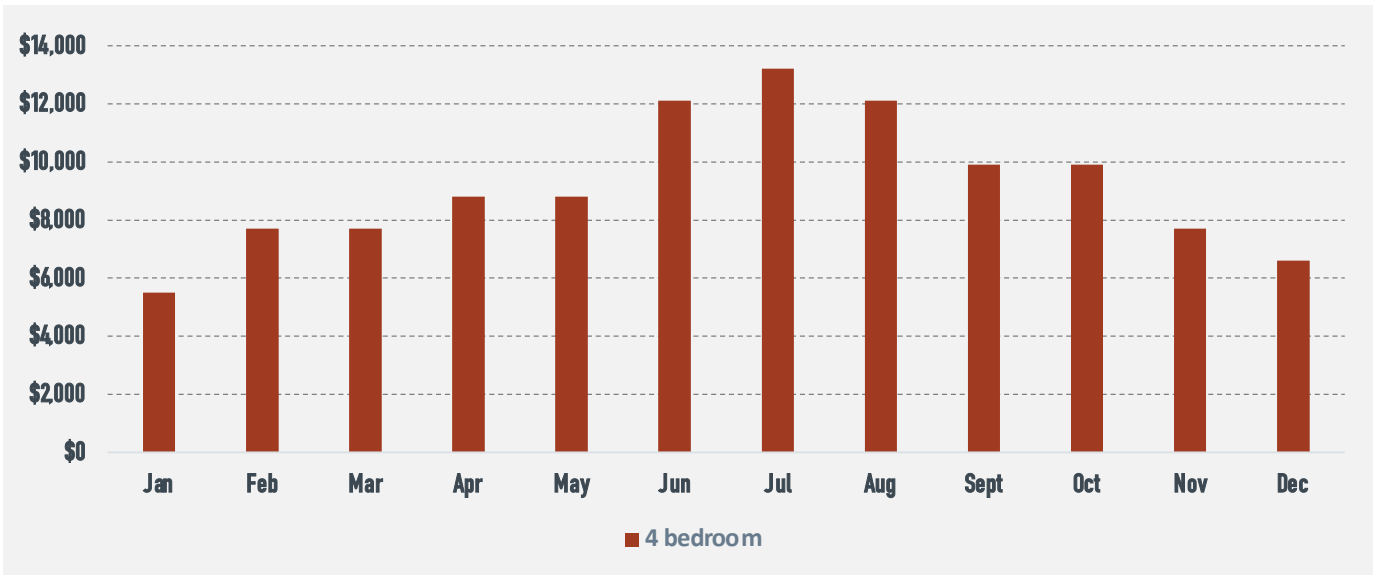
Cleaning & Maintenance Application

Our visual checklists gives cleaners clarity on the expectations so they never miss a detail. Integrated photo capture lets cleaners report back to our team on the condition of your home.



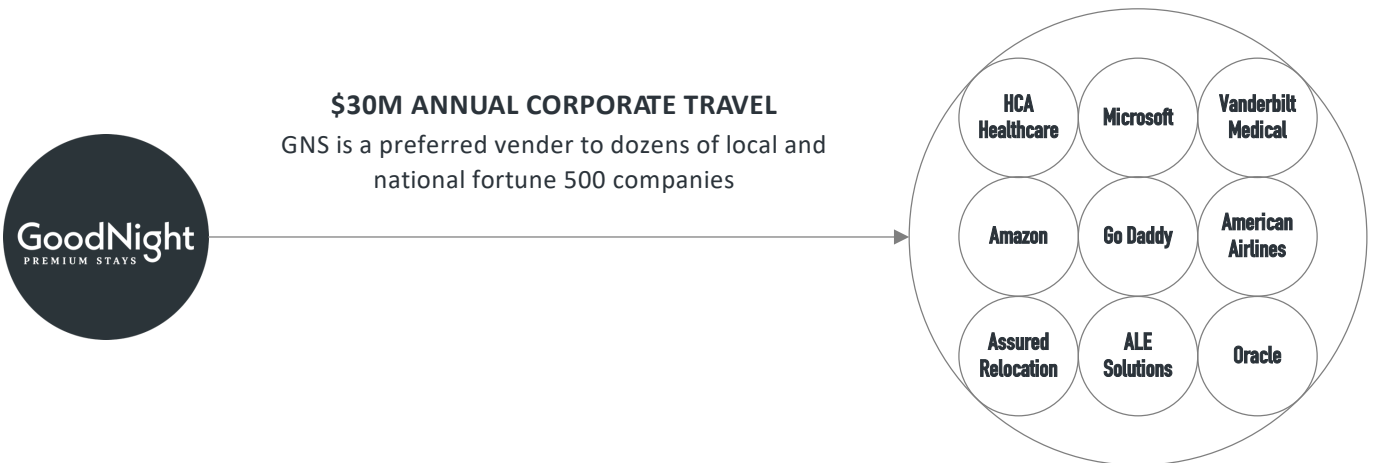
ESTIMATED GROSS ANNUAL COLLECTIONS

4 Bedrooms: Estimated Gross \$175K



OUR HYBRID VACATION AND CORPORATE RENTAL MODEL

We operate in a 'hybrid' model using both corporate and vacation sales to maintain industry leading occupancy. Most companies only market to vacationers, severely limiting chances to maximize revenue. GoodNight has established over 37 corporate contracts that provides over \$30M in annual gross income to our owners.



Asset Underwriting Model					
Street	City	State	Zip	County	TOT Reference
1010 Douglas Ave	Nashville	TN	37206	Davidson	Nashville

Asset Profile	Current
Bed	4
Bath	5.00
Vintage	2023
Square Footage	3659
Pool (Y/N)	N
Approx. Lot Square Footage	

Acquisition Assumptions	
After Repair Value (ARV)	1,680,900
Purchase Price	1,680,900
Acq Closing Costs	0.50%
Renovation Costs	
Furniture Cost	90,000
Furniture Financed?	N
Furnishing Fee	0
Design Fee	0
Construction Fee	0
Revenue Assumptions	
Marketing Fee	0.00%
Lost Rent/Concession	0.00%
Gross Annual Collections	\$175,000
Annual Rent Growth	2.5%
Annual HPA Growth	5.0%

Expense Assumptions	
Property Management (% Net Rent)	20.0%
Annual Utility Costs	3,500
Annual Maintenance Costs	2,500
Annual HOA	0
Annual Property Taxes	6,500
Annual Property Insurance	1,000
Annual Linen Replacement	2,000
Re-stocking Costs	1,500
Avg Annual Expense Growth	2.5%
Disposition Costs (% of Sales Price)	5.0%

Summary Forecast

Cost Basis	
Initial Costs:	
Purchase Price	1,680,900
Acq Closing Cost	8,405
Upfront Renovation (additions)	0
Furniture	90,000
Buyer Commission Rebate	0
Loan - Points	0
Loan - Construction Interest	0
Capitalized Construction Utilities / Taxes	0
Total Fees	0
Total Day 1 Basis	1,779,305

5-Year Forecast						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Annual Revenue and Tax Write-Off						
Gross Collections	175,000	179,375	183,859	188,456	193,167	919,857
1/7 Furniture Depreciation Write-off	4,114	4,114	4,114	4,114	4,114	20,571
Interest Write Off at 32% tax bracket	25,819	25,819	25,819	25,819	25,819	129,093
Construction Time (Yr 1)	0.00%	-	-	-	-	-
Marketing & Furnishing (Yr 1)	0.00%	-	-	-	-	-
Gross Collections and Tax Write-Offs	204,933	209,308	213,792	218,389	223,100	1,069,522
Cleaning Fee \$275.00 per stay	(12,100)	(12,100)	(12,100)	(12,100)	(12,100)	(60,500)
Occupancy Tax	(20,508)	(21,021)	(21,546)	(22,085)	(22,637)	(107,796)
Average Channel Booking Fee(6%)	(7,875)	(8,072)	(8,274)	(8,481)	(8,693)	(41,394)
Lost Rent/Concessions	0	0	0	0	0	0
Gross Gains	164,450	168,116	171,873	175,724	179,671	859,833

Embedded Equity	
Total Basis, Excluding Furniture	1,689,305
ARV	1,680,900
Embedded Equity	(8,405)
%	-0.5%

Annual Operating Costs:						
Property Management Cost	26,903	27,637	28,388	29,158	29,948	142,034
Utility Costs	3,500	3,588	3,677	3,769	3,863	18,397
Maintenance Costs	2,500	2,563	2,627	2,692	2,760	13,141
HOA	0	0	0	0	0	0
Taxes	6,500	6,663	6,829	7,000	7,175	34,166
Insurance	1,000	1,025	1,051	1,077	1,104	5,256
Linen Fee	2,000	2,050	2,101	2,154	2,208	10,513
Re-stocking Costs	1,500	1,500	1,500	1,500	1,500	7,500
Total Costs	43,903	45,024	46,173	47,350	48,557	231,007

Funding Sources		
Loan on Property	1,344,720	80.00%
Loan on Furniture		0.00%

NOI	120,547	123,092	125,700	128,374	131,114	628,826
(-) Interest Expense	(80,683)	(80,683)	(80,683)	(80,683)	(80,683)	(403,416)
(-) Furniture Expense	0	0	0	0	0	0
Net Free Cash Flow	39,863	42,408	45,017	47,690	50,431	225,410
Net Free Cash Flow (exc Interest)	120,547	123,092	125,700	128,374	131,114	628,826

Notes

For more information call (615) 622-2525
 or email amcnellie@goodnightstay.com

Property Disposition at End of Yr 5					
Property Value	1,680,900	1,764,945	1,853,192	1,945,852	2,043,144
Disposition Costs					(102,157)
Net Sales Value					1,940,987
Property Basis					(1,689,305)
Gain on Sale					251,683

Cash Flow - Leveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(1,689,305)	0	0	0	1,689,305	0
Purchase - Furniture	(90,000)	0	0	0	0	(90,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	1,344,720	0	0	0	(1,344,720)	0
Net Free Cash Flow after Interest	39,863	42,408	45,017	47,690	50,431	225,410
Gain on Sale	0	0	0	0	251,683	251,683
Furniture Salvage Value	0	0	0	0	22,500	22,500
Total Cash Flow - Leveraged	(394,721)	42,408	45,017	47,690	669,198	409,593

Cash Flow - Unleveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(1,689,305)	0	0	0	1,689,305	0
Purchase - Furniture	(90,000)	0	0	0	0	(90,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	0	0	0	0	0	0
Net Free Cash Flow	120,547	123,092	125,700	128,374	131,114	628,826
Gain on Sale	0	0	0	0	251,683	251,683
Furniture Salvage Value	0	0	0	0	22,500	22,500
Total Cash Flow - Unleveraged	(1,658,758)	123,092	125,700	128,374	2,094,601	813,009

Key Metrics						
Gross Yield on Basis	11.5%	11.8%	12.0%	12.3%	12.5%	12.0%
NOI Margin	73.3%	73.2%	73.1%	73.1%	73.0%	73.1%
Cap Rate	6.8%	6.92%	7.1%	7.2%	7.4%	7.1%
Return on Equity - Unleveraged	6.8%	6.9%	7.1%	7.2%	7.4%	n/a
Return on Equity - Leveraged	9.2%	9.76%	10.4%	11.0%	11.6%	n/a
IRR - Unleveraged	11.5%	n/a	n/a	n/a	n/a	n/a
IRR - Leveraged	21.9%	n/a	n/a	n/a	n/a	n/a
MoM - Unleveraged	1.45x	n/a	n/a	n/a	n/a	n/a
MoM - Leveraged	1.94x	n/a	n/a	n/a	n/a	n/a

6%	7%	8%	8%	9%	9%	9%	10%	10%	9%	8%	7%	YEARLY TOTAL
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	
\$10,500	\$12,250	\$14,000	\$15,750	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$17,500	\$12,250	\$175,000