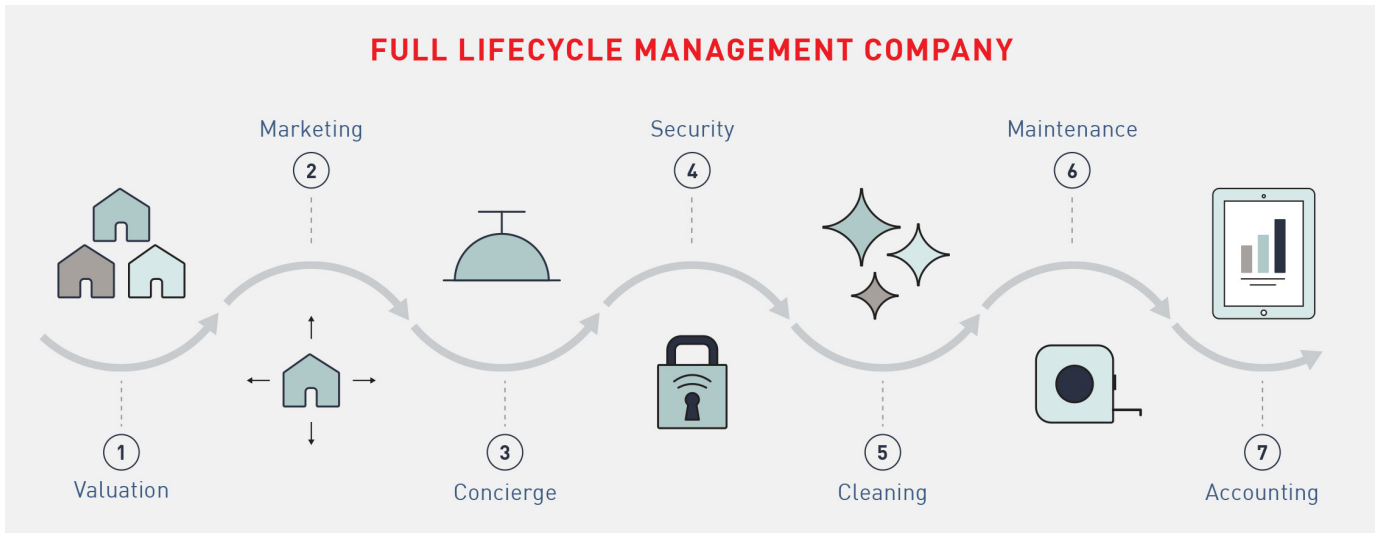




GoodNight
PREMIUM STAYS

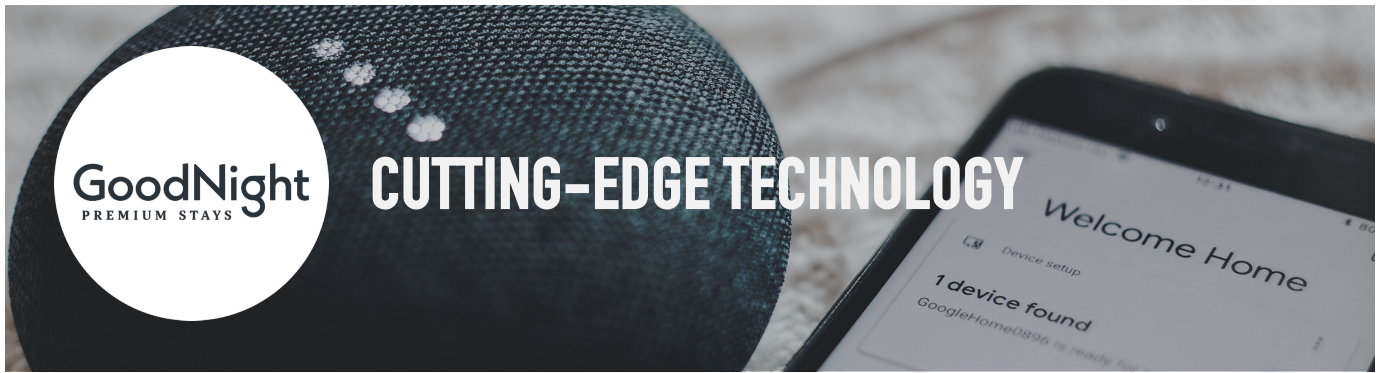
THE PREMIER SHORT-TERM RENTAL MANAGER

- \$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.



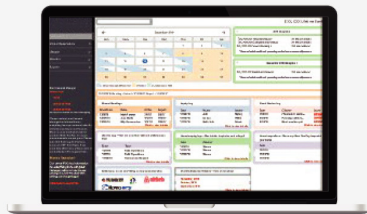
Intelligent Lock Systems

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.



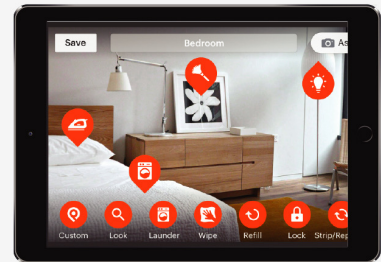
Real Time Income & Expense Reporting

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.



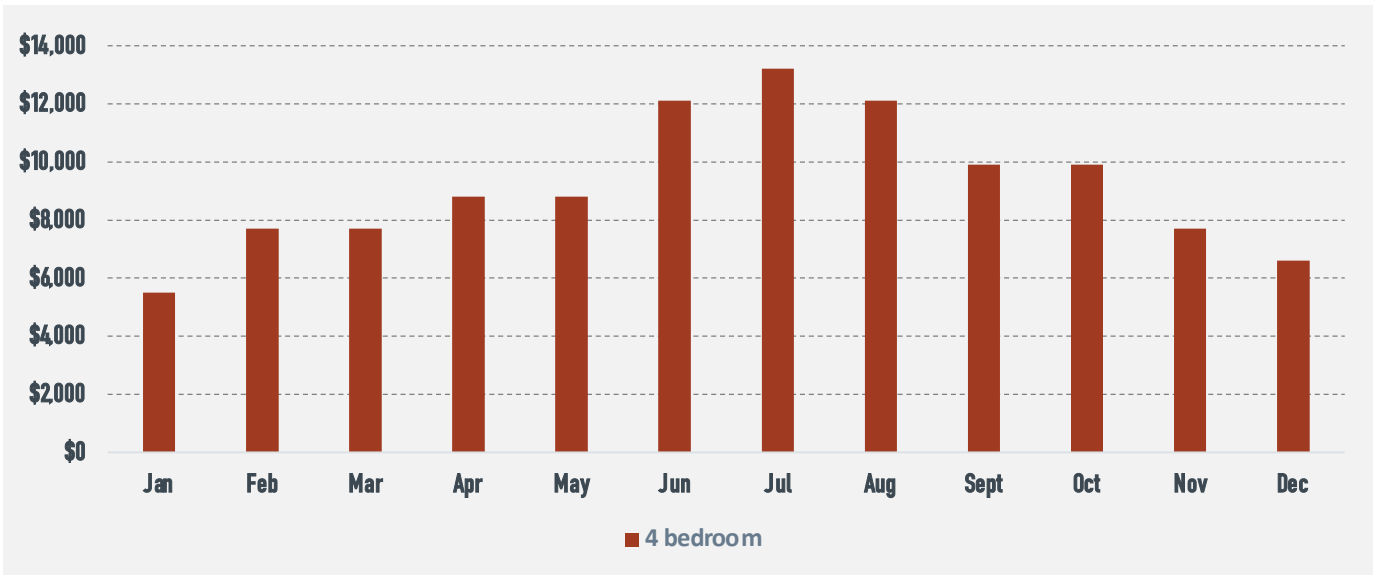
Cleaning & Maintenance Application

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.



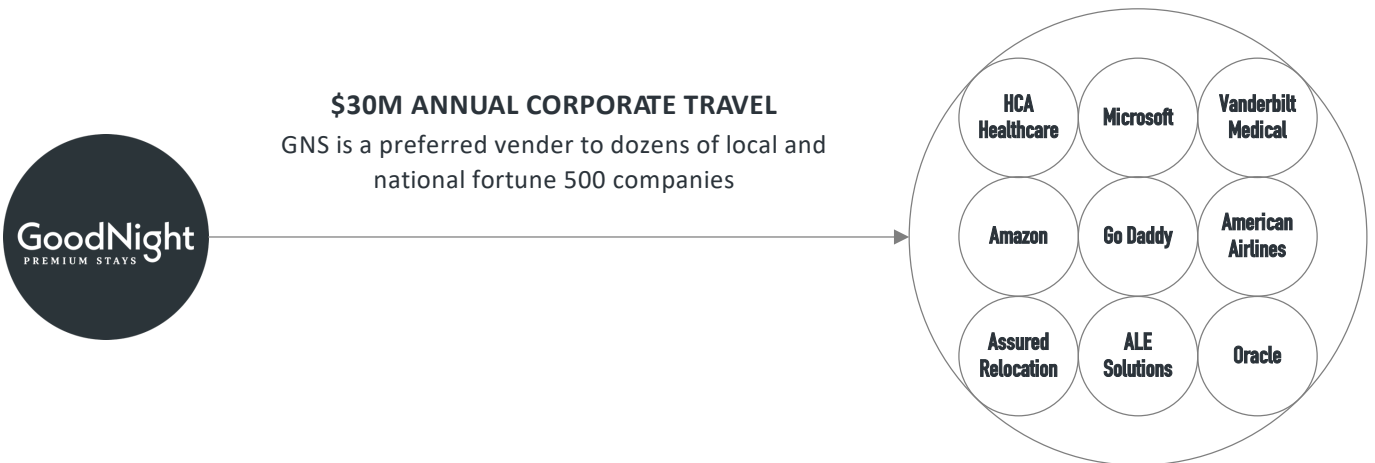
ESTIMATED GROSS ANNUAL COLLECTIONS

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 0.00%
Loan - Points	0 0.00%
Loan - Construction Interest	0 0.00%
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	(94,721)	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