

Noble Heights x Beckon

*short term rental
management + design
options for buyers of*

Noble Heights



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B E C K O N

Why Beckon?

Beckon helps real estate investors find, furnish, market and manage their real estate investment portfolios. **We make decisions with the power of potential in mind.** Our track record of excellence is unparalleled and our services are so inclusive that our clients never need to lift a finger, answer a middle of the night phone call, receive a delivery or wonder if their properties are being cared for.

Beckon is a home for ethical entrepreneurs. Our clients, team members, guests and partners are always treated with and to the utmost respect, an unparalleled service experience and true care. Every employee is paid a living wage with competitive benefits and perks, as well as generous paid time off because we know happier, more fulfilled people make happier, more fulfilled contributors to our purpose. We are vertically aligned to provide services like interior design, cleaning and maintenance internally, while leveraging fully vetted and insured contractors when necessary. We understand that intention is everything and make every effort to be a socially-responsible company on a journey of sustainability. We are building businesses built to last.

We bridge hospitality, technology and professionalism with hard work. We manage a rental portfolio with a value of over \$75 million and are proud to host over 50,000 guests yearly across our varied markets, with more than 4,000 5 Star Reviews and Superhost status on Airbnb. We have been named one of the best property management companies by Airdna, and pride ourselves on high average nightly rates and extraordinary reviews.

We are here for you. We do not own competing properties we could prioritize ahead of our investors'. With a decade of experience, we have longevity, perspective and tenacity unsurpassed by any of our competitors. We're in this to build a legacy; YOUR legacy.



Rental Opportunity

Month	Pre Tax Average Nightly Rental Rate Per Unit WEEKDAYS	Average Number of Days Rented WEEKDAYS	Pre Tax Average Nightly Rental Rate Per Unit WEEKENDS	Average Number of Days Rented WEEKENDS	Total Projected Monthly Revenue
January	\$189.00	9	\$547.00	8	\$6077.00
February	\$197.00	6	\$552.00	8	\$5598.00
March	\$367.00	9	\$822.00	10	\$11523.00
April	\$382.00	8	\$876.00	8	\$10064.00
May	\$377.00	7	\$784.00	8	\$8911.00
June	\$399.00	9	\$697.00	8	\$9167.00
July	\$287.00	9	\$679.00	7	\$7336.00
August	\$293.00	8	\$707.00	8	\$8000.00
September	\$301.00	9	\$817.00	8	\$9245.00
October	\$325.00	11	\$885.00	10	\$12425.00
November	\$210.00	5	\$682.00	8	\$6506.00
December	\$209.00	4	\$674.00	8	\$6228.00
		Gross Yearly Revenue Per Unit	\$101080.00		
		Gross Yearly Revenue Development	\$6671280.00		

Disclaimers + Disclosures

Disclaimer: Attached you will find the completed Pro Forma for the Noble Heights development.

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In preparing this Pro Forma for the project, we used the data provided by various industry sources, including professional digests, websites and analytics. We also used our own 10-year history of managing properties throughout the Nashville area as our prime source of data and trends. This Pro Forma is indicative of our expectations of revenue in a typical environment, and data may be affected by extenuating circumstances such as Covid-19, which is not reflected in this report.

Nashville has a seasonal rental market, and March through October should be considered “high season”, with November through February considered “low season”. Investors should prepare for this inevitable fluctuation of reservations, and be willing to adjust pricing accordingly. Other influences we’ve seen affect the market both positively and negatively are special events being held in the area, college calendars shifting, and the state of politics (for instance, in election years, we typically see a temporary sharp turn in reservations, one way or another).

These projections are realistic based on what we’ve seen the current market demand in the past 24 months in properties comparable in location, size and type. We highly recommend an investor be ready and willing to spend enough money on furnishing and decorating their properties to be competitive in the market, while staying functional with repeatable items and processes. For this reason, we typically advise our clients to budget a minimum of \$14,000 per each bedroom in the home for a well-done Airbnb. In these projections, we are assuming well-appointed properties with considerations.

We also remind investors that Nashville, as with any city or area, is subject to additional legislation by the city, state or country, that might limit a property owners’ ability to rent their properties, though we don’t currently foresee any concerning legalities surrounding this particular property. Investors should also note that all Short Term Rental Permits are non transferable and therefore should not be considered a value in relation to the potential capital appreciation of a property. Please ensure you read full disclosures by Beckon Homes or any presenting party before pursuing this or any investment, as laws, legislation and climate can shift without warning.

Beckon Homes is available for consulting, full property management and outfitting (furnishing and rental preparation). For additional information on this Pro Forma, please email info@beckonnashville.com or call 833-4BECKON or visit www.beckonhomes.com

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thank you so much



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