



NOBLE HEIGHTS

NASHVILLE'S PREMIERE STR RESORT

P R E P A R E D B Y





Welcome To Noble Heights

We envision a world where Short Term Rentals are more than just a home away from home, but rather, a world where Short Term Rentals are *elevated* past a hotel experience. Noble Heights will be the first in class to provide resort-level, all-inclusive community amenities, partnered with the familiarity and convenience of a home.

SEE OUR VISION

Where Hospitality Comes Home

Unparalleled Amenities

Noble Heights offers both unit-level amenities like roof decks made to withstand the weight of a hot tub, as well as community-wide amenities like pickle ball courts, yard games, green space, a rideshare shed, and more.

Giving Travelers What They Want

Today's traveler wants the attention of a hospitality empire, combined with the comforts of home- all from a prime travel location. Noble Heights offers all of this.

Nashville: More Than Music City

Nashville is so much more than honkey tonks and cowboy boots: The home of major primary and secondary corporate headquarters of companies like HCA, Oracle and Amazon, with a blossoming foodie, entrepreneur and social scene, Nashville's growth is continuing to boom.





Operational Amenities

We've thought of everything a single-operator or a retail owner could potentially want or need. Bring your own operator, or partner with our locally-headquartered, turnkey asset management and hospitality firm for instant profitability on day 1 without ever having to lift a finger.

Events & Partnerships

Travelers and planners can easily inquire for conventions, conferences, weddings and other multi-person events to sleep up to 792 guests in one single community. To date, there is nowhere in Nashville where almost 800 people can stay in one short term rental community, with a single operator, and expect a continuity of service, high end hospitality, as well as all the comforts of home they'd hope for- like fully equipped kitchens, plenty of parking, multiple bedrooms and bathrooms, outdoor recreational space and the feeling of being a part of the thriving community they've come to experience.



A New Luxury Sharing Economy

6-Figure Salaries Require 6-Figure Hospitality Residence Options. The following companies are growing their headquarters and presences within a 10 mile radius of Noble Heights.

Amazon



HCA



ALE Solutions



Oracle



Vanderbilt



Nissan



A World Built Around Noble Heights

Nashville continues to grow every day, and the area surrounding Noble Heights holds some of the most exciting development to date.

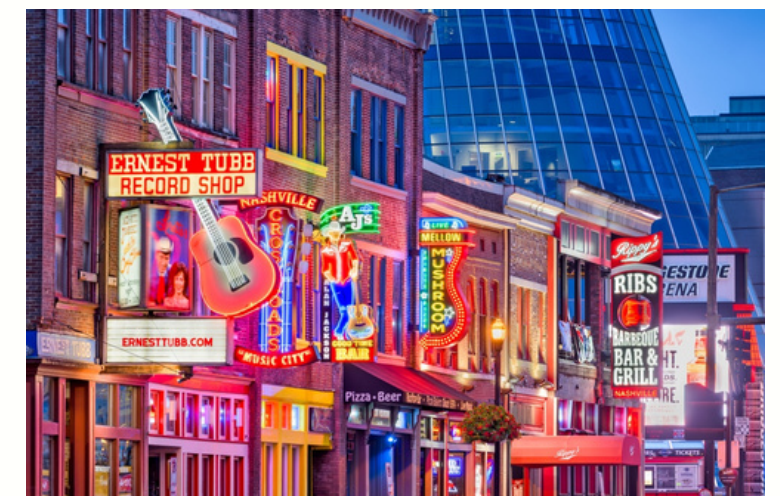
Top Golf



New Titan's Stadium



Downtown Nashville



River North



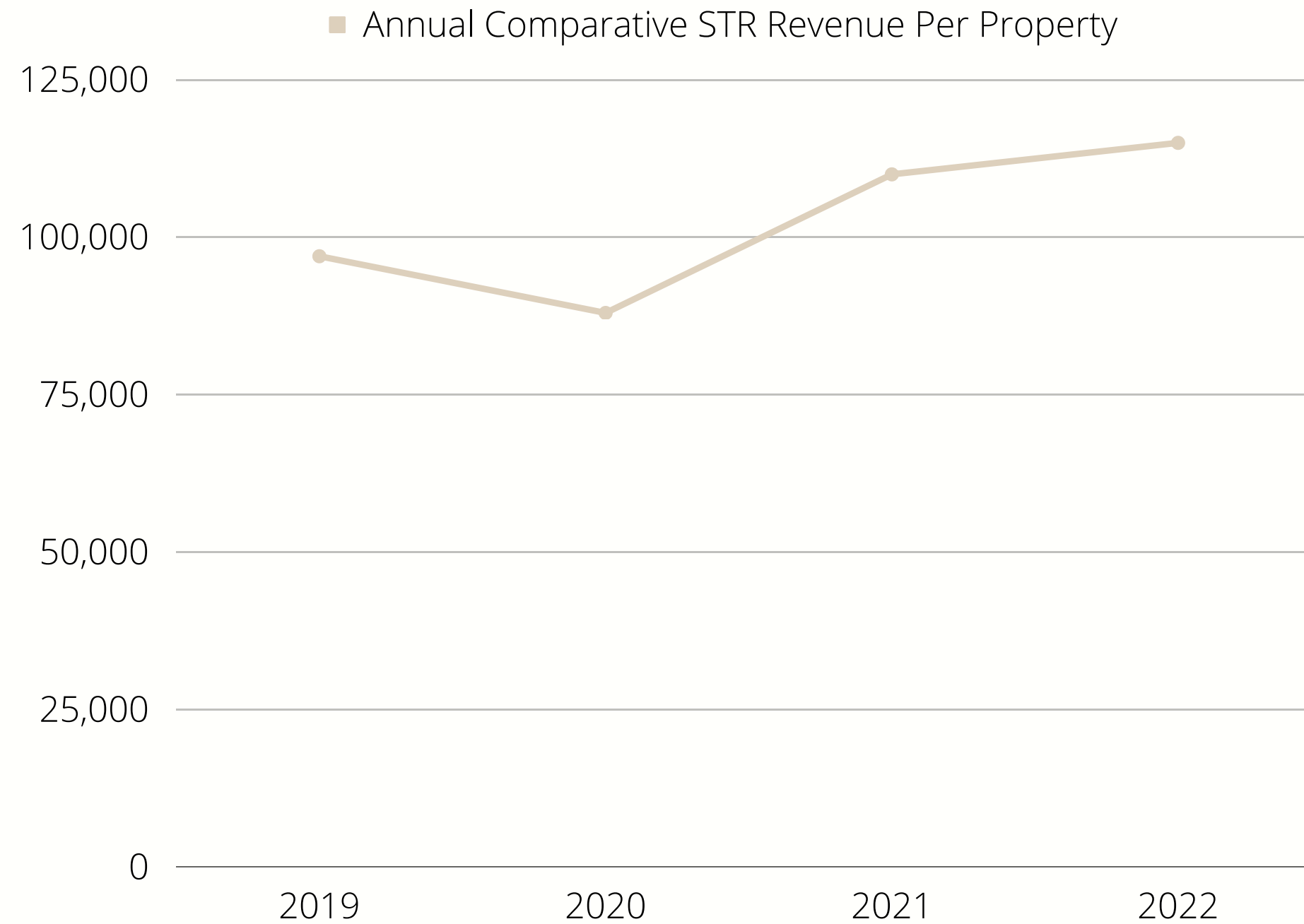
Germantown



- Market Data
- Historic Comparative Performance
- Pro Forma
- Fill

Financial Outlook

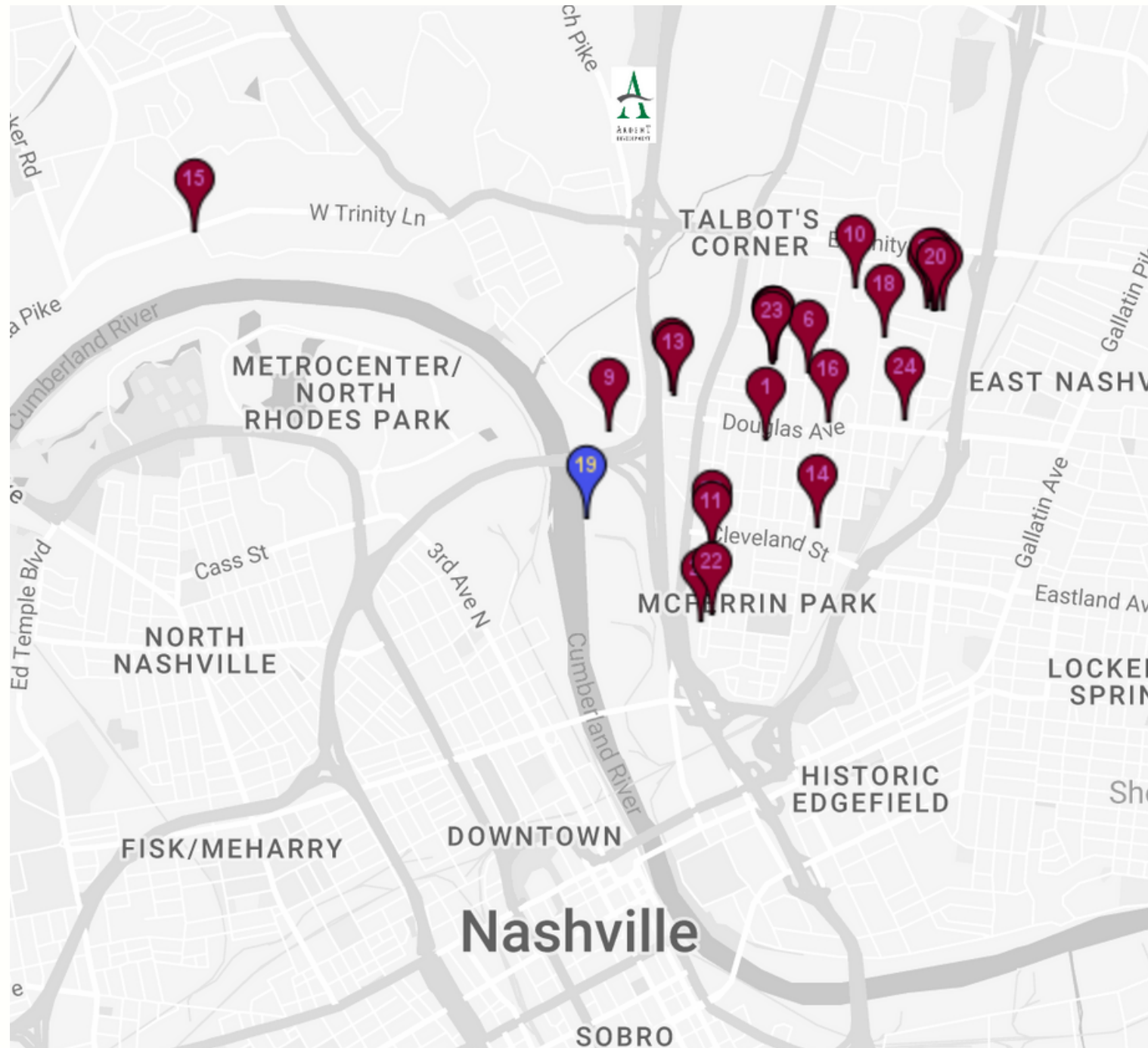




Market Data

Surrounding by 6-figure, single-property income producers, Noble Heights is poised to ride a rising wave of demand and ingenuity in its space.

See detailed comparative market data [here](#).



What's Around

While it's true that Nashville has a host of short term rentals, when measured by kind, location and amenities, none compare to what Noble Heights will bring to the market.

See full interactive map [here](#).

Financial Reports Compiled

Performance Pro Forma

Comparative Market Data

Comparative Area Map



Design & Management

To provide operators and owners with a turnkey, profitable entity from day 1, Ardent has partnered with Beckon; an asset management and hospitality experience firm to provide fully designed and furnished properties.

While buyers may bring their own operators, they also have the option of contracting Beckon for a truly passive income experience.



Welcome to Noble Heights.

Welcome Home.

