



Turnkey Vacation Rentals Pro Forma
Sharon Monterroza, Sales Director
(o) 615-953-9198, (e) sharon.monterroza@turnkeyvr.com

Jolene / 815 Main Street / Nashville TN

One bedroom - Occupancy 4-6

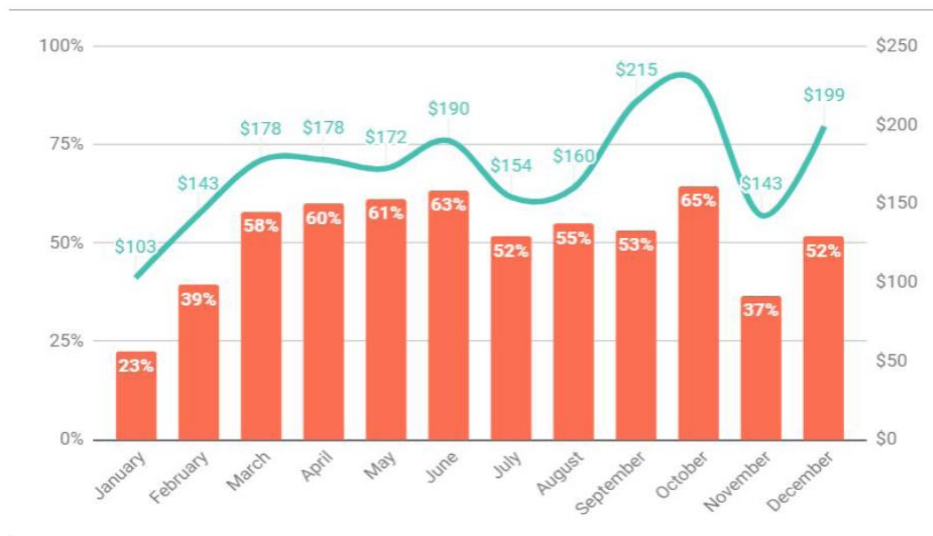
Top Performer - Annual Gross Rent

\$ 39,893

Mid Market Performer

\$ 35,791

Avg Monthly Occupancy & Avg Nightly Rate (weekend/weekday)



Disclaimer of Projections. Estimated revenue projection based on 2019 occupancy and 365 day future rate shop of similar Nashville properties as of 6.28.21. TurnKey makes no representation of warranty to Buyer with respect to any financial projection or forecast. With respect to any such projection or forecast delivered or made available by or on behalf of TurnKey to Buyer, Buyer acknowledges that (a) there are uncertainties inherent in attempting to make such projections and forecasts (b) it is familiar with uncertainties, (c) it is taking full responsibility for making its own evaluation of the adequacy and accuracy of all such projection and forecasts so furnished to it and (d) it shall have no claim against Turnkey.



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Two Bedroom - Occupancy 8

Top Performer - Annual Gross Rent

\$ 69,128

Mid Market Performer

\$ 57,139

Avg Monthly Occupancy & Avg Nightly Rate (weekend/weekday)



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Three Bedroom - Occupancy 10

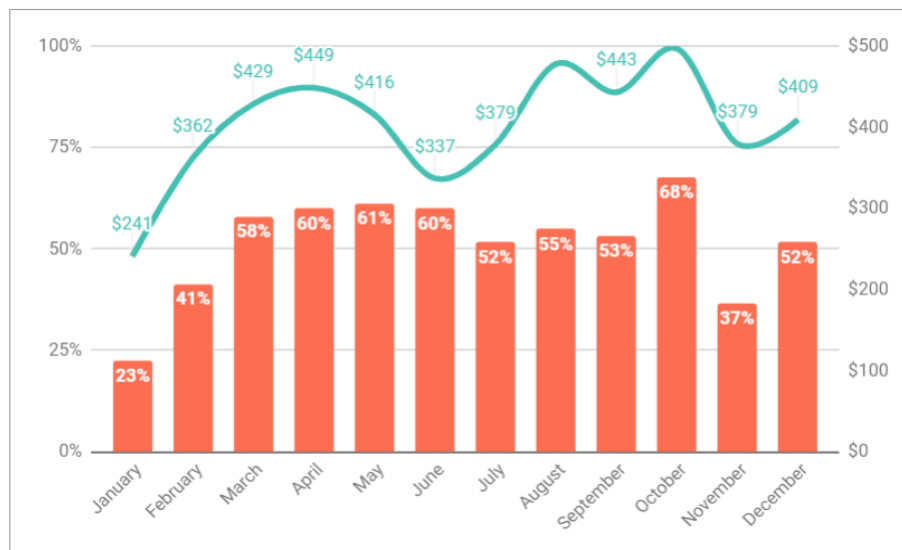
Top Performer - Annual Gross Rent

\$ 97,357

Mid Market Performer

\$ 77,886

Avg Monthly Occupancy & Avg Nightly Rate (weekend/weekday)



Disclaimer of F... 6.28.21... estimated revenue projection based on 2019 occupancy and 365 day future rate shop of similar Nashville properties as of March 2021. TurnKey makes no representation of warranty to Buyer with respect to any financial projection or forecast. With respect to any such projection or forecast delivered or made available by or on behalf of TurnKey to Buyer, Buyer acknowledges that (a) there are uncertainties inherent in attempting to make such projections and forecasts (b) it is familiar with uncertainties, (c) it is taking full responsibility for making its own evaluation of the adequacy and accuracy of all such projection and forecasts so furnished to it and (d) it shall have no claim against Turnkey.