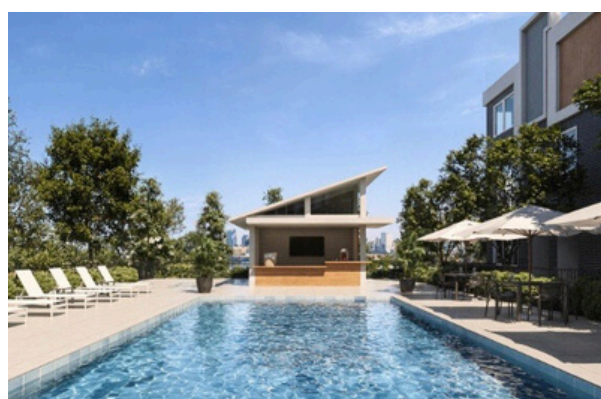
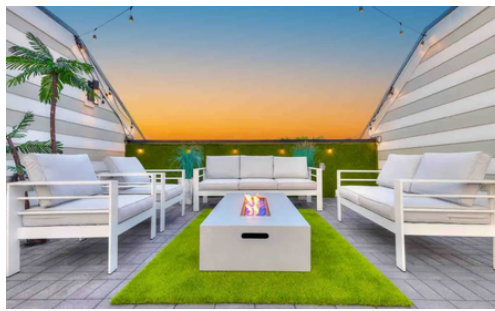




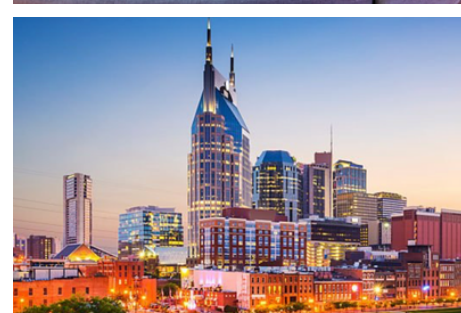
The Investment

- Locally owned with deep Nashville market expertise.
- Over 100 top-performing 4 bedroom properties in Nashville.
- Proven success in maximizing client returns.
- Full-service approach, including expert decorating.
- Dedicated team for cleaning, inspections, and management.
- Detailed monthly financial reports.
- Direct deposits for owner transparency and peace of mind.





horizon



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



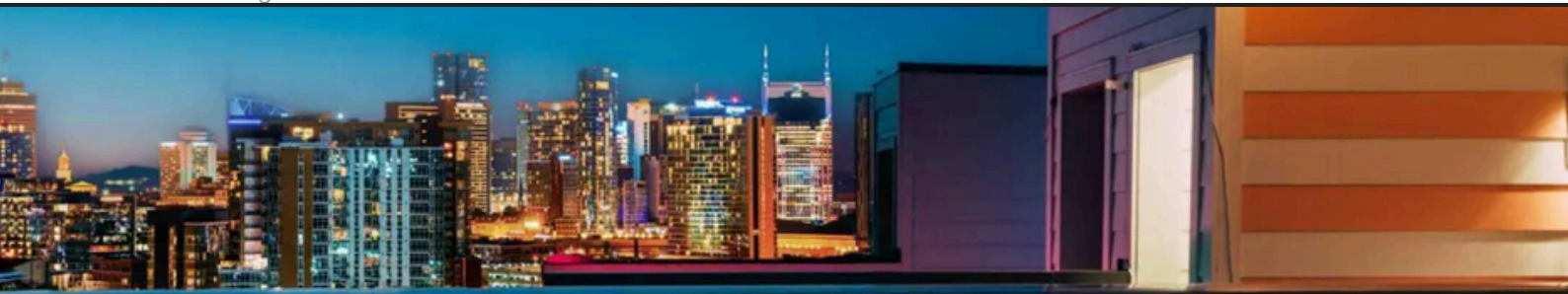
ROOFTOP

UNIT 1

3/16" = 1'-0"

0 5 10 15

All dimensions are estimates only and may not be exact measurements. Square footage are approximate. Floor plans and development plans are subject to change. The sketches, renderings, graphic materials, plans, specifics, terms, conditions and statements are proposed only and the developer, the management company, the owners and other affiliates, reserve the right to modify, revise or withdraw any or all of same in their sole discretion and without prior notice. All pricing and availability is subject to change. The information is to be used as a point of reference and not binding agreement.



NASHVILLE

The Financials

Annual Operating Costs

• Property Management Fees (15%)	\$17,550
• Cleaning/Linen Fees/ Hot Tub Maintenance	\$21,000
• Utilities	\$6,000
• Maintenance /Painting/Wear and Tear	\$2,000
• HOA	\$1,800
• Insurance	\$2,000
• Supplies	\$1,500

Total Operating Costs **\$51,850**

Annual Net Operating Income **\$90,150**

Gross Annual Revenue
\$142,000

Cost Seg/Bonus Depreciation Opportunity

Purchase Price - \$1,150,000

Year 1 Taxable Income
Reduction/Depreciation
\$345,000

NASH *Rentals*