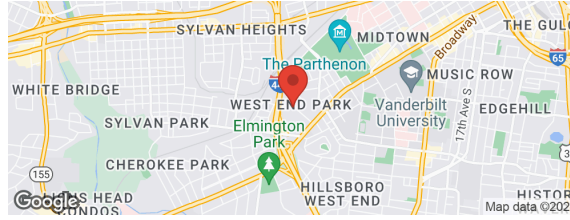


BNBCalc.com Investment Analysis Report of 119 Acklen Park Dr # B

2 bed • 2 bath • 8 guests • \$899,000

Report generated by:

Isabeau Miller  
 CEO at Beckon Homes  
 833-423-2566  
 sales@beckonhomes.com  
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Annual Revenue	Profit (Cash Flow)	Cap Rate
\$90,562	\$4,473	7.2%

Financial Summary

Revenue	\$90,562
Operating Expenses	\$25,453
Mortgage & Taxes	\$60,636
Operating Income	\$65,109
Profit (Cash Flow)	\$4,473

Cash Investment

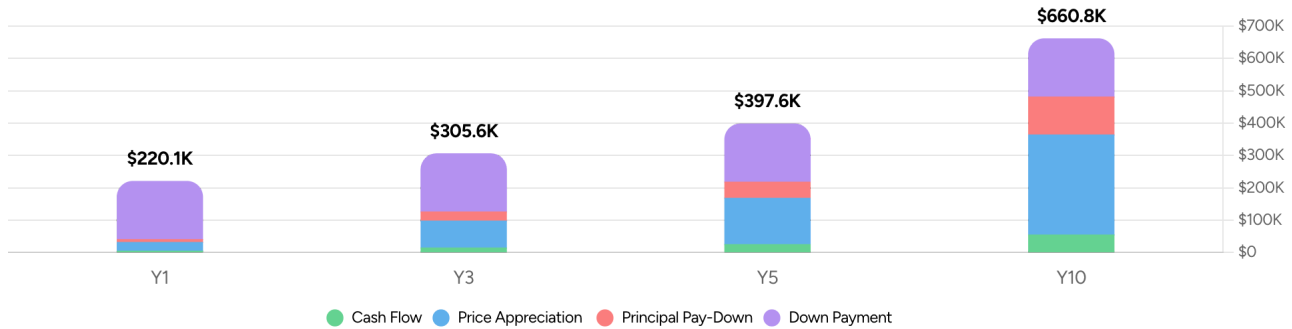
Total Cash needed to purchase and set up the property.	
Down Payment	\$179,800
Renos & Furnishing	\$6,500
Closing Costs	\$26,970
<b>Total</b>	<b>\$213,270</b>

Return Metrics

2.94% cash on cash return is a fair return over the next 1 year.

Investment Value Over Time

	Y1	Y2	Y3	Y4	Y5	Y10	Y30
Cumm. Cash Flow	\$4,473	\$8,946	\$13,419	\$17,892	\$22,365	\$44,731	\$134,194
Revenue Appreciation	\$1,811	\$3,658	\$5,543	\$7,465	\$9,425	\$19,832	\$73,478
Home Equity	\$8,831	\$18,208	\$28,163	\$38,732	\$49,953	\$117,332	\$719,200
Property Appreciation	\$26,970	\$54,749	\$83,361	\$112,832	\$143,187	\$309,180	\$1,283,108
<b>Total Return</b>	<b>\$42,086</b>	<b>\$85,562</b>	<b>\$130,487</b>	<b>\$176,922</b>	<b>\$224,932</b>	<b>\$491,077</b>	<b>\$2,209,982</b>



Property Appreciation Assumption:	3%	Cash on Cash Return	2.94%
Revenue Appreciation Assumption:	2%	Cap Rate	7.24%
		Return on Investment	42,086.26%

Annual Revenue

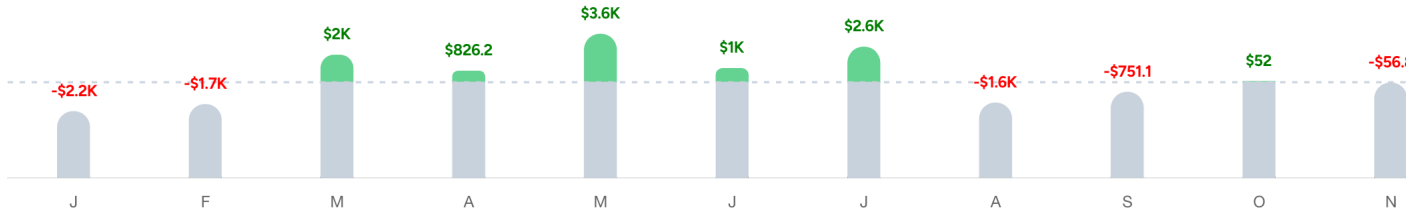
\$90,562

AirDNA projects \$284/night at 45% occupancy (\$46,678). Airbtics projects \$177/night at 52% occupancy (\$33,617). Airbtics predicts this property will perform in the in the 43% revenue percentile.

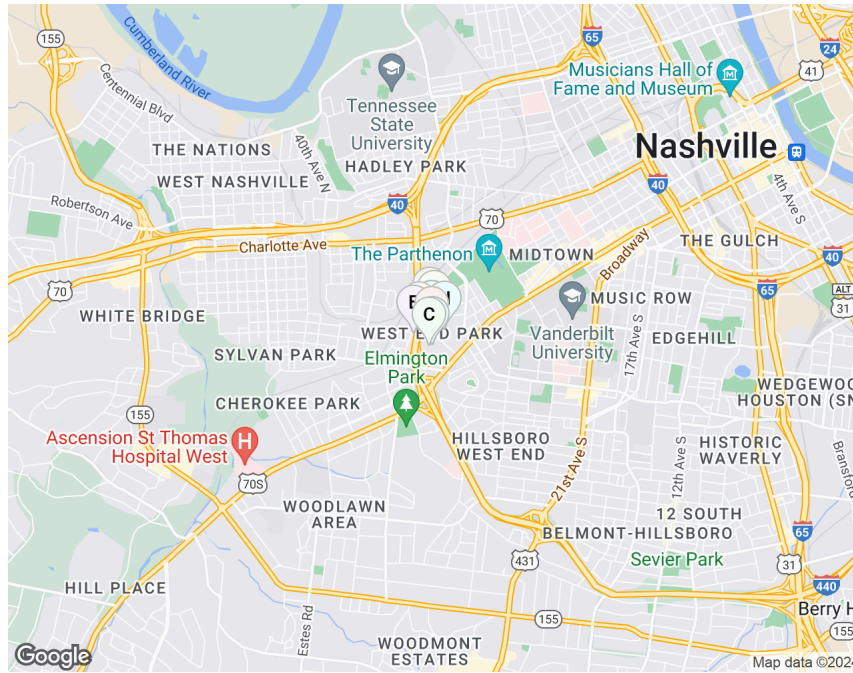
Revenue Percentile

PERCENTILES	25%	50%	75%	90%
Revenue	\$23,588	\$35,970	\$51,963	\$64,596
Occupancy	46%	52%	58%	70%
Nightly Rate	\$127	\$173	\$225	\$234

**Seasonality**



Airbnb Comparables



Airbnb Name	Revenue	\$/Night	Occupancy	Beds	Baths	Guests	Night	Cleaning	Pool	H.Tub	Pets	W/D
A Boho Chic Condo! Parking! 18 min ->Downtown! Vandy!	\$23,180	\$122	46%	2	3	7	1	\$60	×	×	×	Y/Y
B Good Vibes 2 bd/2.5 ba! Parking! CENTRAL! Parking!	\$17,171	\$124	34%	2	3	7	1	\$60	×	×	×	Y/Y
C 5 min to DT! *the 90s* 2 bd! Parking! West End!	\$17,259	\$127	33%	2	3	7	1	\$60	×	×	×	Y/Y
D "The Traveller" Parking! Vandy! Downtown! Midtown!	\$27,129	\$143	47%	2	3	7	1	\$55	×	×	×	Y/Y
E Walkable Bungalow Near Vandy! Parking for 2	\$40,525	\$129	74%	2	1	6	1	\$95	×	×	×	Y/Y
F Pet Friendly Business Ready Free Parking	\$50,875	\$223	58%	2	3	8	2	\$150	×	×	×	Y/Y
G Central NASH, Free Parking, Keyless Entrance	\$41,614	\$204	50%	2	3	7	2	\$175	×	×	×	Y/Y
H 10 Min to Downtown, Private Balcony, Free Parking	\$50,992	\$234	54%	2	3	8	2	\$175	×	×	×	Y/Y
I Near Music Row King Beds Safe Keyless Entry	\$62,306	\$226	70%	2	3	8	2	\$175	×	×	×	Y/Y
J Music Row Nashville   King Beds   Keyless Entry	\$53,837	\$239	59%	2	3	8	2	\$175	×	×	×	Y/Y

**Operating Expenses**

Monthly Expenses  
**\$2,121**

Annual Expenses  
**\$25,453**

Utilities	\$440 Maintenance	\$1,454
Internet + TV	\$100 Property Insurance	\$150
Water/Sewer	\$70 HOA	\$0
Garbage	\$50 Landscaping	\$150
Electric	\$115 Ongoing Repairs	\$150
Gas	\$55 Supplies	\$150
Other	\$50 Software	\$50
	Pest Control	\$50
	Permits	\$0
	Other	\$0
	Cleaning Cost	\$754

Management & Platform Fees	\$226
Platform Fee (i.e. Airbnb)	\$226
Property Manager Fee	\$0

**Property Details**

General Info

- Lot size: 13,504 sqft
- Size: -
- Parking: -

- Year built: -
- Type: LAND
- Heating: -

Property Details

- MLS Status: N/A
- Property Use: Residential - Vacant Land

- Stories: 0
- Building area: -
- Heating:
- Fireplaces: 0

- Lot size:13,504 sqft
- Garage: -
- Pool: No
- Basement:

#### Lot Info

- Zoning: -
- Parcel Number: 104-02-3R-900-00

- Land Use: Residential
- Flood Zone: No

#### Tax Info

- Year Assessed: 2023
- County Est. Land Value: \$125,000
- County Est. Structure Value: -

- Assessed Value: -
- Assessed Land Value: -
- Market Estimate: -

#### Ownership

- Name: O I C Brio Condominium Amended
- Owner Mailing Address: 1728 General George Patton Dr Ste 101, Brentwood, TN 37027
- Home Equity: -
- Financed amount: -
- Lien: N/A
- Forclosure: No
- Owner Occupied: No
- Years Owned: 71
- Mortgage Balance Remaining: \$0
- Owner Type: Investor
- Inherited: N/A

#### Schools

- High School: Hillsboro High School with 4 star rating stars

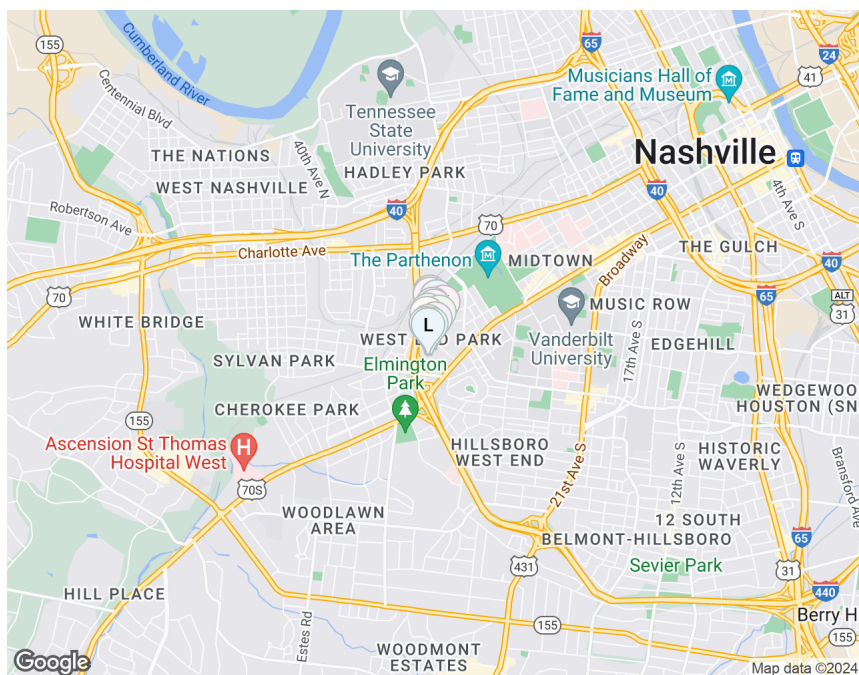
#### Area Fair Market Rents

- Area: Nashville--Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area
- Studio: \$1,280
- 1 Bedroom Rent: \$1,310
- 2 Bedroom Rent: \$1,480
- 3 Bedroom Rent: \$1,850
- 4 Bedroom Rent: \$2,290



### Long Term Rental

With rates ranging from **\$1480** to **\$2260**, you can find the perfect home that meets both your lifestyle and financial preferences



	Address	Listed Rent	Listed On	Similarity	Distance	Beds	Baths	SQ.FT.	Type
A	124 Acklen Park Dr	\$2,195	4/24	99.8%	0.04 mi	2	1.5	1088	Townhouse
B	201 Acklen Park Dr	\$1,475	4/1	99.8%	0.04 mi	1	1	615	Condo
C	3227 W End Cir	\$1,600	5/5	99.8%	0.04 mi	2	1	972	Condo
D	201 Acklen Park Dr	\$1,299	4/9	99.7%	0.05 mi	1	1	618	Condo
E	111 Acklen Park Dr	\$1,928	4/11	99.7%	0.05 mi	2	2	700	Apartment
F	201 Acklen Park Dr	\$1,300	2/27	99.7%	0.05 mi	1	1	618	Condo
G	3308 Long Blvd	\$2,200	5/29	99.6%	0.08 mi	2	1	918	Apartment
H	3211 Long Blvd	\$2,200	11/5	99.6%	0.06 mi	2	2.5	1350	Townhouse
I	205 Fairmont Ct	\$2,100	5/14	99.5%	0.09 mi	2	2.5	1691	Townhouse
J	3310 Long Blvd	\$2,200	5/26	99.5%	0.10 mi	2	1	918	Apartment
K	3204 W End Cir	\$1,600	1/29	99.5%	0.10 mi	1	1	657	Condo
L	207 Mason Ave	\$2,495	3/31	99.4%	0.11 mi	2	2.5	1752	Condo
L	214 Fairmont Ct	\$1,895	12/19	99.4%	0.10 mi	2	2.5	1740	Condo

	Address	Listed Rent	Listed On	Similarity	Distance	Beds	Baths	SQ.FT.	Type
M	3204 Long Blvd	\$2,300	3/16	99.3%	0.13 mi	2	2	1224	Condo
N	3188 Parthenon Ave	\$1,250	2/26	99.3%	0.14 mi	1	1	500	Apartment



## Tax Calculator

Example Income  $\times$  Ex. Income Tax Rate = Taxes paid on \$150,000

\$150,000  $\times$  28.2% = \$42,299

↳ If you buy this investment property, your est deduction will be...

What goes here

- Deductible mortgage interest \$42,667
- Deductible property tax \$8,900
- Est. Depreciation Value \$132,374

Home purchase price \$899,000

$\times$   %

= Structure value estimate (excludes lot value) \$629,300

$\times$   %

= Accelerated depreciation estimate \$188,790

Value of appliances, roof, carpet, etc. that depreciate to \$0 within 15 yrs

+ Upfront cost of furniture & renovation \$6,500

= Eligible for bonus depreciation \$195,290

$\times$  Bonus depreciation rate 60% in year 1

= Subtotal: Bonus depreciation value \$117,174

Leftover assets qualified for accelerated depreciation \$195,290 x 20%

Payout schedule \$39,058 over 10 years

= Subtotal: Accelerated depreciation value \$3,905

Assets qualified for standard depreciation \$629,300 x 70%

Value of framing, flooring, foundation, etc. that depreciate to \$0 within 39 years

Payout schedule \$440,510 over 39 years

= Subtotal: Standard depreciation value \$11,295

— Profit on this property \$195,290

= Your news annual income (on your tax returns) -\$38,415

Taxes on -\$38,415 (28.2%) -\$7,030

Your old tax bill  $-$  Your new tax bill = Estimated tax savings

\$42,299  $-$  -\$7,030 = \$49,330

