



THE LUCY



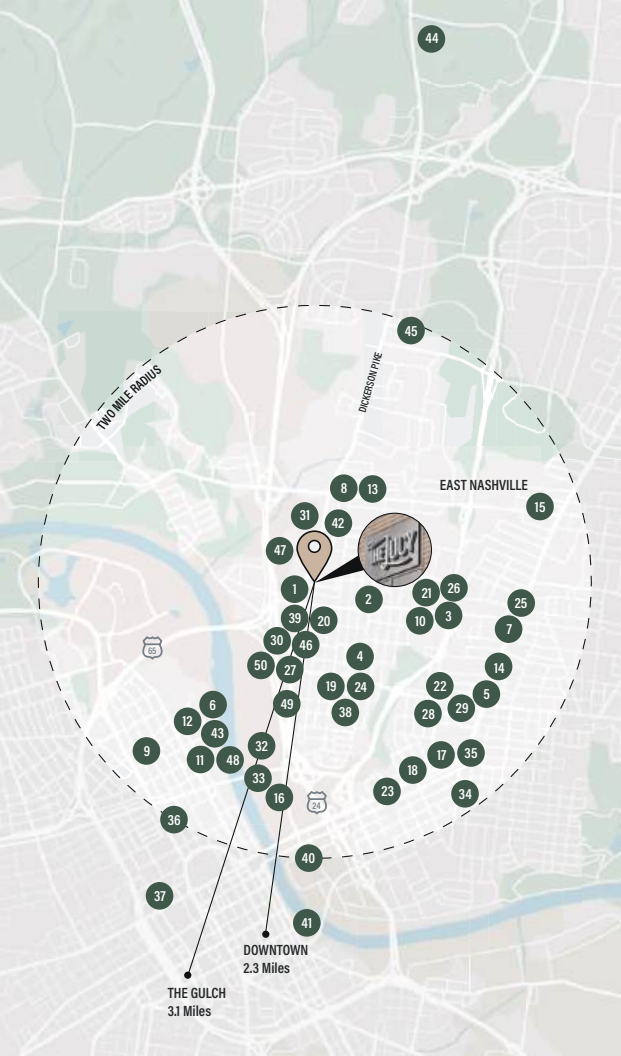
THE LUCY

Welcome to the most exceptional fully furnished short-term rental opportunity on the market! These stunning brand-new townhomes are one-of-a-kind design, carefully crafted by Quinn & Co. No other property like it exists in the short-term rental market, offering an unmatched level of luxury and attention to detail. Every aspect of this development has been meticulously planned with over 12 unique selection packages curated throughout the community to create an unforgettable experience for guests. From the moment you step inside, you'll be immersed in the sophisticated design and premium finishes that make this short term rental stand apart. Every room is fully furnished, so you can close with ease—ready for immediate use! The private rooftops have either a hot tub or fire pit with sweeping downtown views + grills and outdoor relaxing furniture!

3 or 4 bedrooms

2 car garage

Downtown views



103 Lucile St. Nashville, TN 37207

East Nashville

Coffee

1. Retrograde Coffee
2. All People Coffee & Beverage Hall
3. Flora + Fauna Cafe and Roaster
4. Forevermore
5. Hanna Bee Coffee
6. Elegy Coffee Germantown
7. Surefire Coffee - East Nashville
8. Crema Coffee Roasters
9. Steadfast Coffee

Breweries & Bars

10. Southern Grist
11. Monday Night Brewing
12. Bearded Iris
13. East Nashville Beer Works
14. Tailgate Brewery - East Nashville
15. Living Waters Brewing
16. Barrique Brewing and Blending
17. Crazy Gnome Brewery
18. Smith & Lentz Brewing

Dining

19. Xiao Bao
20. Gus's World Famous Fried Chicken
21. Lauter
22. The Pharmacy Burger Parlor & Beer Garden
23. Hawkers Asian Street Food
24. Redheaded Stranger
25. SS Gai
26. Kisser

27. CHERRIES
28. Lyra
29. Peninsula
30. Fancypants

Points of Interest

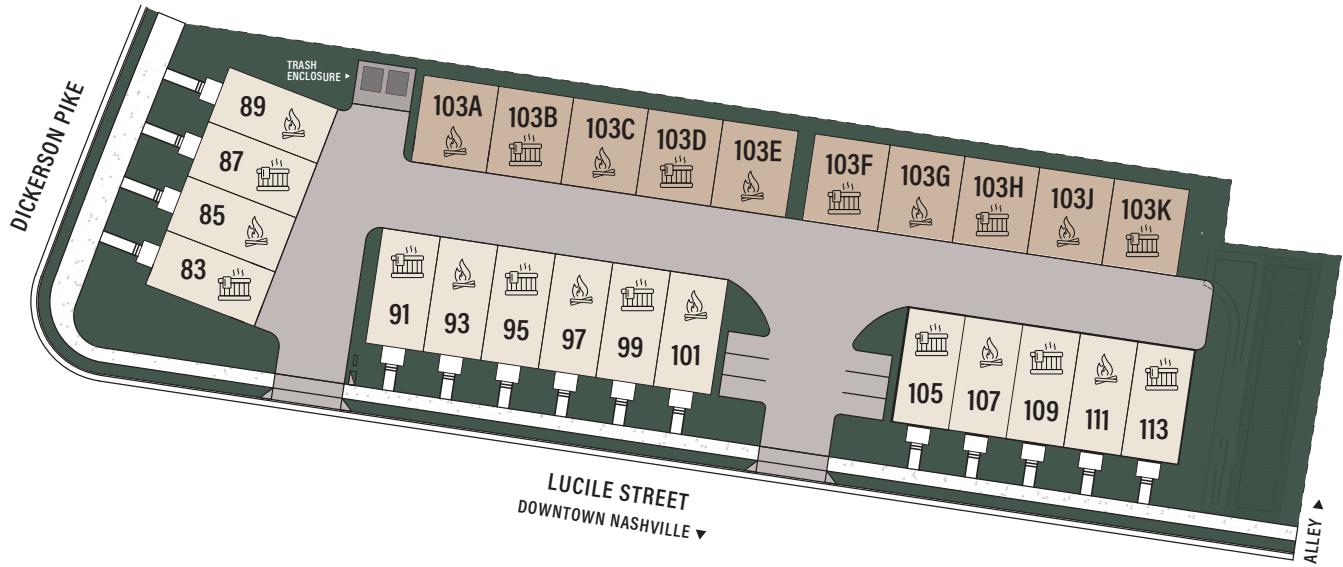
31. The Dive Motel (bar, motel, swim club)
32. Topgolf (sporting entertainment)
33. Oracle (multinational computer technology company)
34. Fatherland District (collection of local shops)
35. Five Points (popular local area with bars and restaurants)
36. Nashville Farmers' Market (open year-round)
37. Publix (grocery store)
38. McFerrin Park (public park with tennis, playground, basketball)
39. Last Chance Liquors (upscale liquor store)
40. Nissan Stadium (home of the Titans)
41. Ascend Amphitheater (concert venue)

New/Future Developments



42. The Pike
43. Neuhoff Residences
44. Future development by Holladay Ventures
45. Future development by Legacy South
46. Future restaurant & retail site development
47. Future development by Garrett Development Corp.
48. Future pedestrian bridge
49. Proposed Grace Street extension
50. Proposed Cleveland Street extension







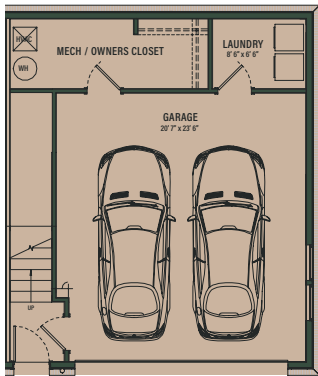
SITE PLAN

- 3 Bedrooms
- 4 Bedrooms
-  Firepit
-  Hot Tub

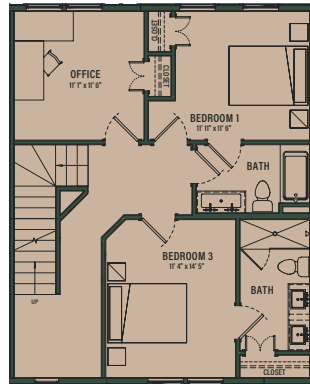
Pricing, features, amenities, finishes, locations and layouts may change without notice. Room dimensions and square footages are approximate. Renderings, photographs, floor plans, amenities, finishes, upgrades, views and other information described are representational only and do not necessarily depict available homes. Availability of homes is subject to prior sales or reservations.

THREE BEDROOM FLOOR PLAN

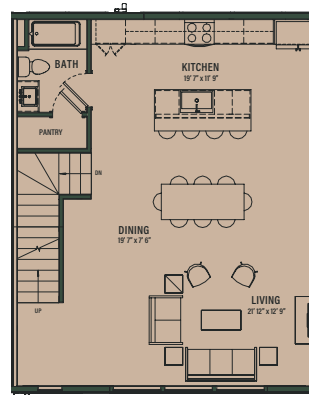
3 beds / 3 baths / 2,093 sq ft



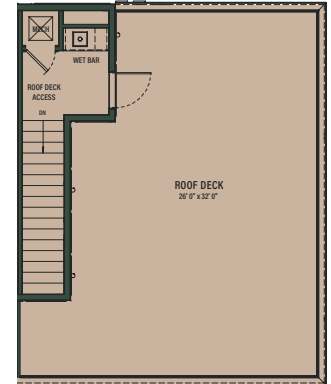
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

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EXAMPLE PRO FORMA - 3 BEDROOM

iTrip.net (unit with hot tub)

Projected Gross Revenue:

\$127,472

Est. Stays/Total Nights:

48 / 176

Avg. Daily Rate:

\$724/night

Projected Net Revenue:

\$66,514

iTrip.net (unit with fire pit)

Projected Gross Revenue:

\$111,429

Est. Stays/Total Nights:

48 / 176

Avg. Daily Rate:

\$633/night

Projected Net Revenue:

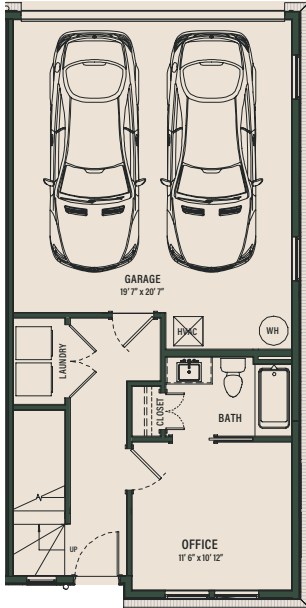
\$60,070



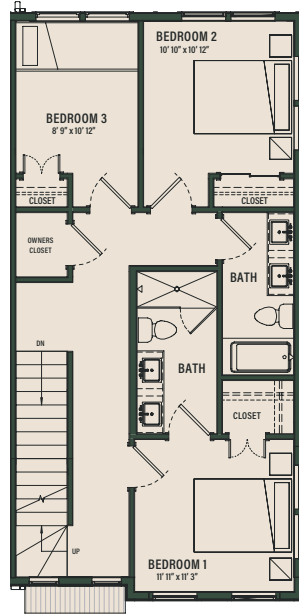


FOUR BEDROOM FLOOR PLAN

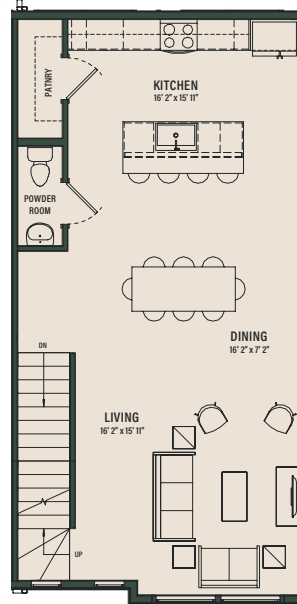
4 beds / 3.5 baths / 2,090 sq ft



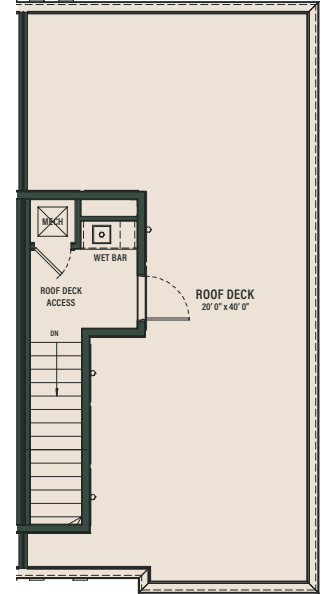
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



FOURTH LEVEL

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EXAMPLE PRO FORMA - 4 BEDROOM

iTrip.net (unit with hot tub)

Projected Gross Revenue:

\$148,832

Est. Stays/Total Nights:

48 / 194

Avg. Daily Rate:

\$767/night

Projected Net Revenue:

\$79,452

iTrip.net (unit with fire pit)

Projected Gross Revenue:

\$136,959

Est. Stays/Total Nights:

48 / 194

Avg. Daily Rate:

\$705/night

Projected Net Revenue:

\$76,552







CURATED BY QUINN & COMPANY DESIGN STUDIO

With close to two decades of experience, Quinn & Company provides comprehensive design services for homeowners, builders, and developers that include architectural review, home furnishings, construction selections, and interior design for residential and commercial properties.

QUINN & COMPANY

DESIGN STUDIO

“Our vision was to create 25 distinct units and give each guest or resident a unique experience. The design goal was to provide colorful and quirky decor to compliment the vibrant character of Nashville, while curating an elevated and tasteful product not always seen in the short-term rental market.”

- BEHIND THE INSPIRATION -



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Presented by Compass RE



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COMPASS RE



COMPASS RE