

# HERMITAGE TURNKEY 4 HOME BUNDLE



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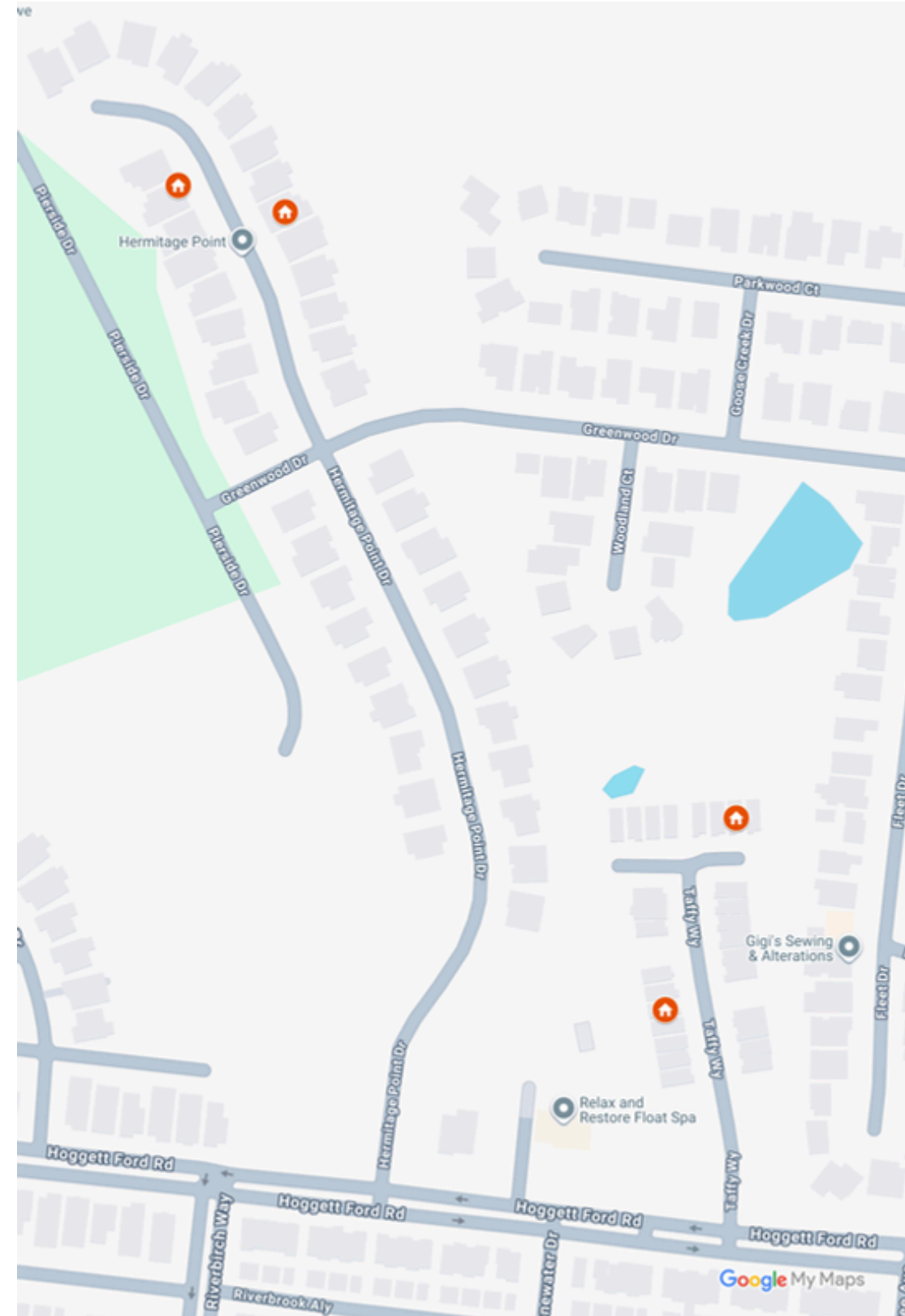
# EXECUTIVE SUMMARY

## OFFERING OVERVIEW

An opportunity to acquire a stabilized 4-home single-family rental portfolio in Hermitage, Tennessee. The portfolio is being sold together only and is 100% occupied with leases in place, providing immediate cash flow from day one.

## INVESTMENT HIGHLIGHTS

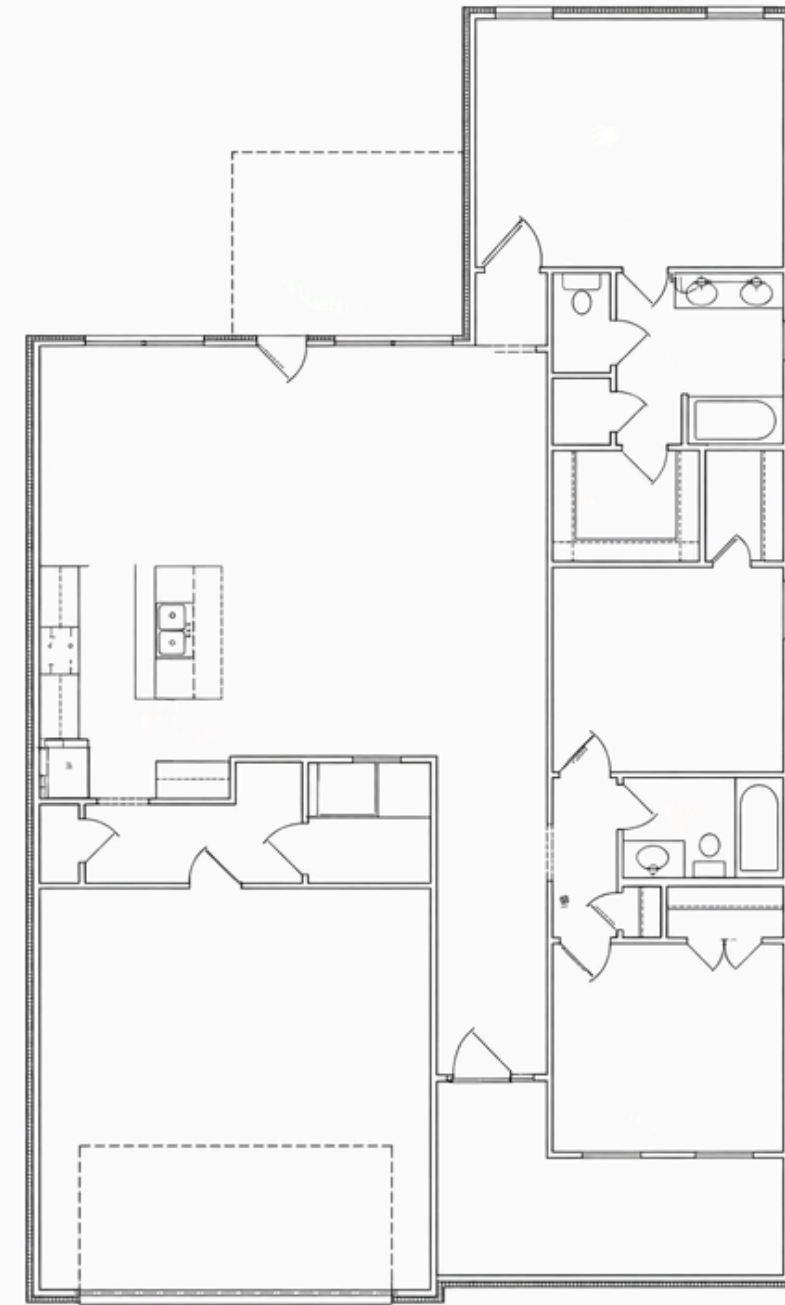
- **Stabilized Cash Flow:** All four homes are tenant-occupied with current leases for immediate income.
- **Strong In-Place Income:** Current gross rents total \$11,455/month (\$137,460/year).
- **Package Sale Only:** Efficient way to scale—acquire four homes in one closing and spread risk across multiple tenants.
- **Attractive Nashville Submarket:** Hermitage is a proven rental corridor with demand from commuters needing access to Downtown Nashville, BNA, and major employment nodes.
- **Convenient Connectivity:** Easy access to I-40 and key arterials, supporting stable tenant demand and leasing velocity.
- **Tenant Demand Drivers:** Proximity to everyday amenities, retail, schools, and outdoor recreation around the Percy Priest Lake / Nashville Shores area.
- **Operational Upside:** Potential for rent optimization at renewal, plus long-term appreciation in the Nashville metro.
- **Investor-Friendly Process:** Do Not Disturb Tenants — showings available upon acceptance of offer.
- **Due Diligence Support:** Rent roll and leases available to qualified buyers. Confidential info may require an NDA.





# PROPERTY DETAILS

|                  |   |
|------------------|---|
| ADDRESS          | 220 HERMITAGE POINT DR, HERMITAGE, TN 37076 |
| COUNTY           | DAVIDSON COUNTY                             |
| SUBDIVISION      | HERMITAGE POINT                             |
| PARCEL ID        | 086-14-OD-028.00-CO                         |
| LOT SIZE         | 0.17 ACRES                                  |
| STORIES          | 1   |
| BEDROOMS         | 3   |
| BATHROOM         | 2 FULL BATH                                 |
| SQUARE FOOTAGE   | 1627 SQFT                                   |
| PARKING          | 2 CAR GARAGE                                |
| PATIO/PORCH      | COVERED PATIO                               |
| FIREPLACE        | 1/LIVING ROOM                               |
| FENCE            | BACK YARD FENCE                             |
| HOA              | \$55 A MONTH                                |
| LEASE            | YES (TENANT IN PLACE)                       |
| RENT             | \$2950 (FIXED)                              |
| LEASE EXPERATION | 4/30/2026                                   |



FLOOR PLAN



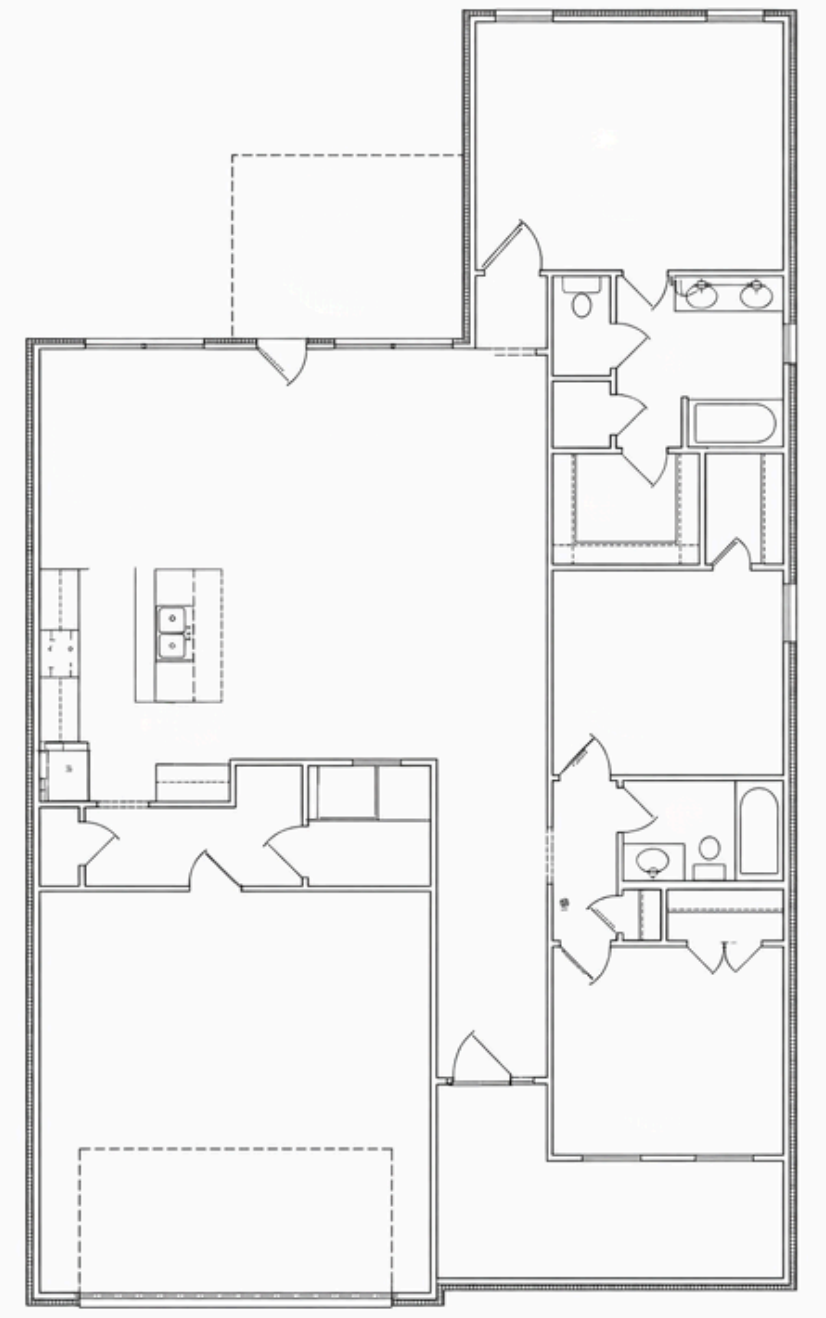
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|------------------|---|
| ADDRESS          | 235 HERMITAGE POINT DR, HERMITAGE, TN 37076 |
| COUNTY           | DAVIDSON COUNTY                             |
| SUBDIVISION      | HERMITAGE POINT                             |
| PARCEL ID        | 086-14-0D-019.00-CO                         |
| LOT SIZE         | 0.18 ACRES                                  |
| STORIE           | 1   |
| BEDROOMS         | 3   |
| BATHROOM         | 2 FULL BATH                                 |
| SQUARE FOOTAGE   | 1644 SQFT                                   |
| PARKING          | 2 CAR GARAGE                                |
| PATIO/PORCH      | COVERED PATIO                               |
| FIREPLACE        | 1/LIVING ROOM                               |
| FENCE            | BACK YARD FENCE                             |
| HOA              | \$55 A MONTH                                |
| LEASE            | YES ( TENANT IN PLACE)                      |
| RENT             | \$2975 (FIXED)                              |
| LEASE EXPERATION | 11/30/2026                                  |



FLOOR PLAN



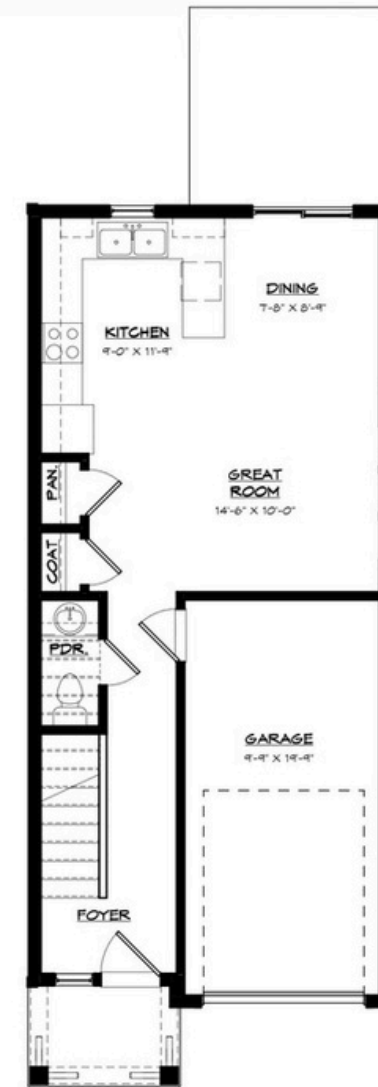
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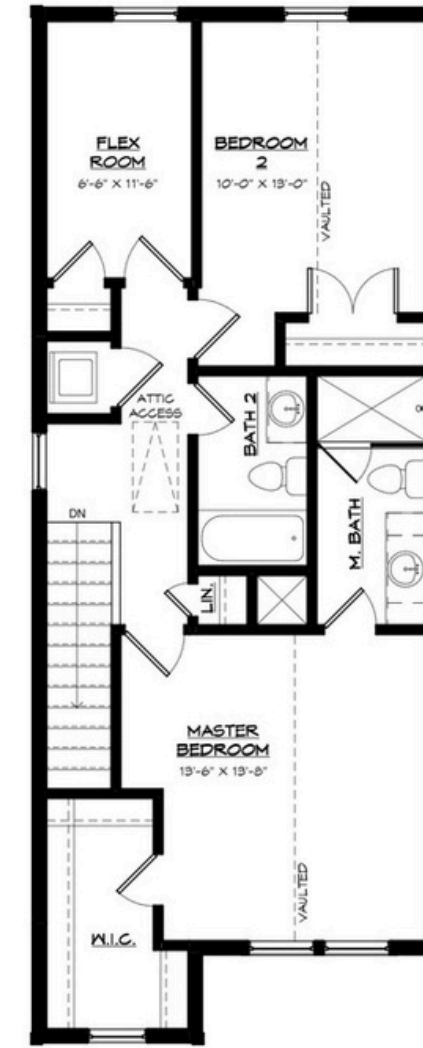
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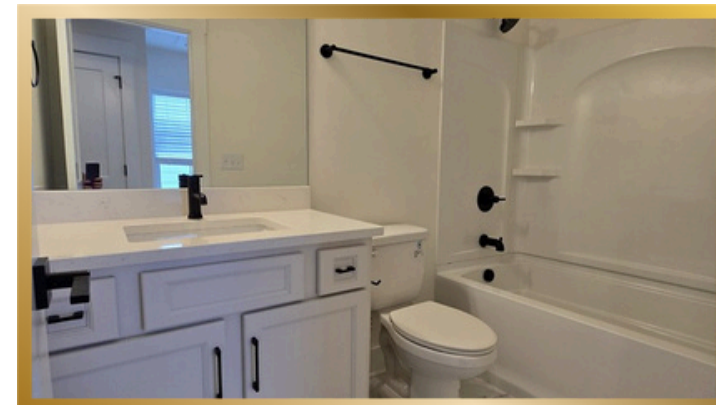
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| ADDRESS          | 525 TAFFY WAY, HERMITAGE, TN 37076     |
| COUNTY           | DAVIDSON COUNTY                        |
| SUBDIVISION      | HERMITAGE POINT COTTAGES               |
| PARCEL ID        | 086-14-0E-005.00-CO                    |
| LOT SIZE         | N/A                                    |
| STORIES          | 2                                      |
| BEDROOMS         | 3                                      |
| BATHROOM         | 2 FULL BATH, 1 HALF BATH               |
| SQUARE FOOTAGE   | 1277 SQFT                              |
| PARKING          | 1 CAR GARAGE                           |
| PATIO/PORCH      | PATIO                                  |
| FIREPLACE        | NO                                     |
| FENCE            | BACK YARD FENCE                        |
| HOA              | \$104 A MONTH, \$300 RENTAL FEE A YEAR |
| LEASE            | YES ( TENANT IN PLACE)                 |
| RENT             | \$2650 (FIXED)                         |
| LEASE EXPERATION | 9/30/2026                              |



FIRST FLOOR



SECOND FLOOR



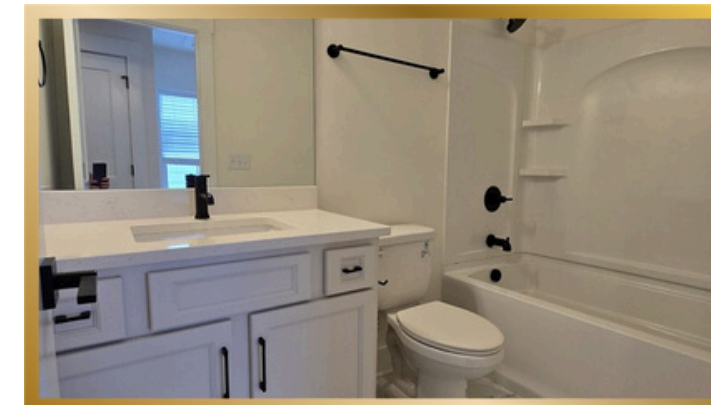
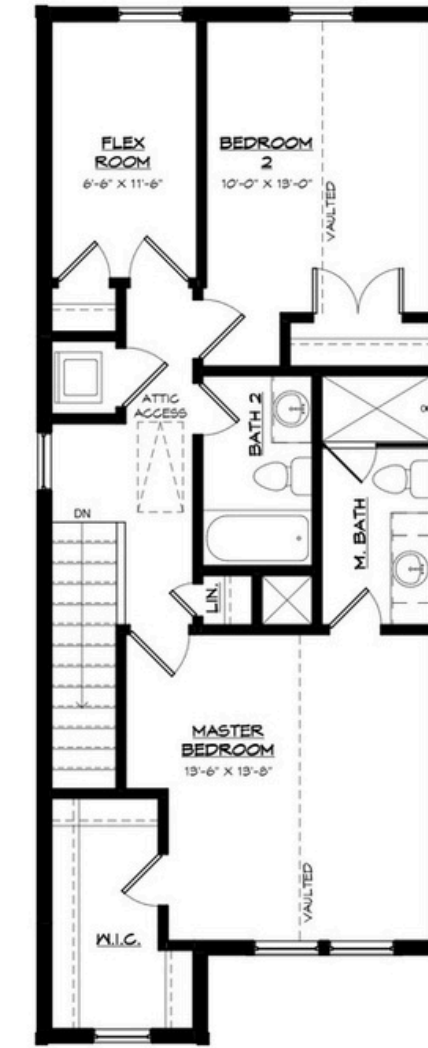
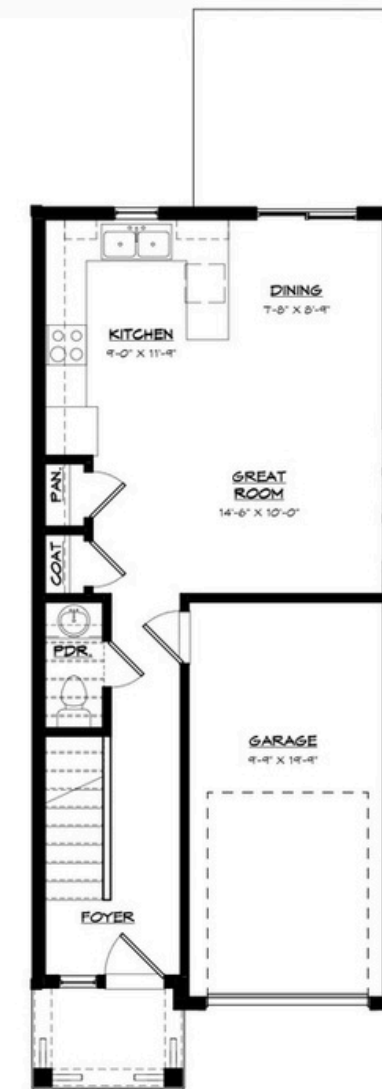
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| COUNTY           | DAVIDSON COUNTY                        |
| SUBDIVISION      | HERMITAGE POINT COTTAGES               |
| PARCEL ID        | 086-14-0E-017.00-CO                    |
| LOT SIZE         | N/A                                    |
| STORIES          | 2                                      |
| BEDROOMS         | 3                                      |
| BATHROOM         | 2 FULL BATH, 1 HALF BATH               |
| SQUARE FOOTAGE   | 1277 SQFT                              |
| PARKING          | 1 CAR GARAGE                           |
| PATIO/PORCH      | PATIO                                  |
| FIREPLACE        | NO                                     |
| FENCE            | BACK YARD FENCE                        |
| HOA              | \$104 A MONTH, \$300 RENTAL FEE A YEAR |
| LEASE            | YES ( TENANT IN PLACE)                 |
| RENT             | \$2880 (FIXED)                         |
| LEASE EXPERATION | 8/31/2026                              |



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