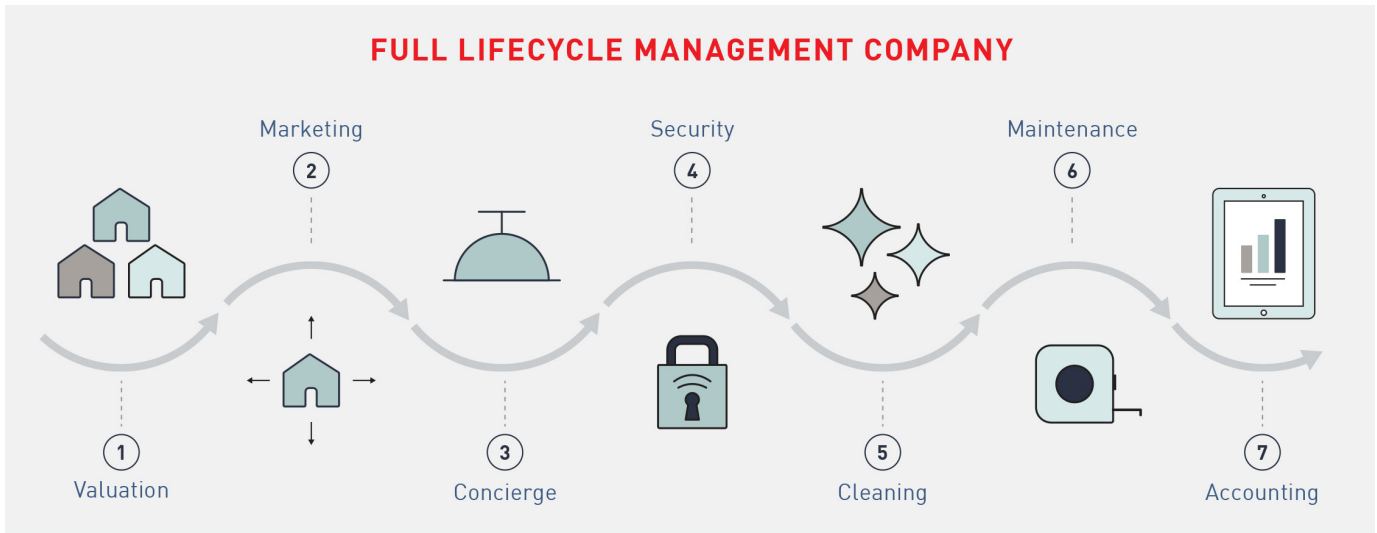




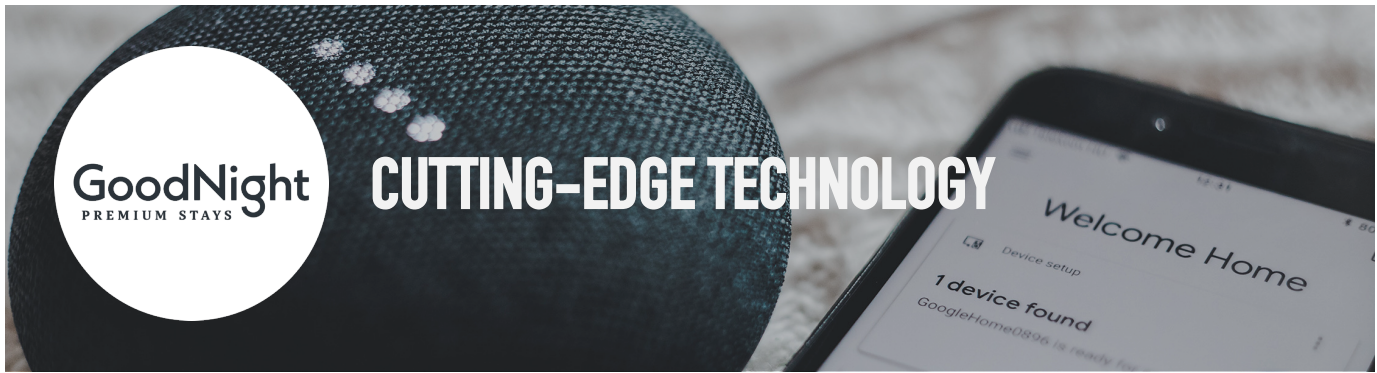
- \$350M+** IN PAYOUTS
- TOP PRODUCER: AIRBNB & VRBO
- 1M+** ONLINE LEADS COLLECTED
- ADVERTISING ON 300+ CHANNELS
- 78%** AVG OCCUPANCY RATE
- LOCAL ON-SITE STAFF**



DOUBLE YOUR REVENUE WITH OUR EXTENSIVE EXPOSURE:

Partners and Channels:

- HOMES & VILLAS BY MARRIOTT INTERNATIONAL
- VRBO
- AMAZON
- BOOKINGPAL
- PLUM GUIDE
- TRIPADVISOR
- EXPEDIA
- AIRBNB
- ASSURED RELOCATION TEMPORARY HOUSING
- LA CUKE
- VANDERBILT UNIVERSITY MEDICAL CENTER
- HCA Healthcare
- 300+ CHANNELS
- ale SOLUTIONS



YOUR PREMIER SHORT-TERM RENTAL MANAGER

GoodNight has spent years developing un-matched technology, ensuring our managed properties have a competitive edge.



Intelligent Lock Systems

Codes are automatically generated from our system and only available to use at the time of check-in. Codes are also discontinued automatically after the inputted check out time.



Decibel Noise Monitoring

If our decibel noise monitoring system detects excessive noise in your home, an automated text message is sent to guests and GoodNight's local team.



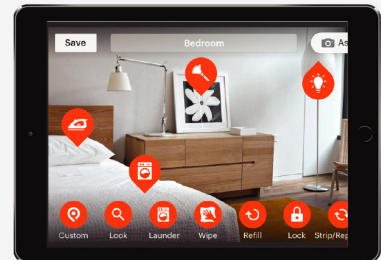
Real Time Income & Expense Reporting

Owners have 24/7 access to real time information regarding income and dates booked as well as total collections for the year and notes on each guest.



NEST Smart Cameras & Thermostats

These Wi-Fi based cameras can decipher any activity and alert us only if there is movement from people. Nest thermostats provide 30% in energy costs per year.



Cleaning & Maintenance Application

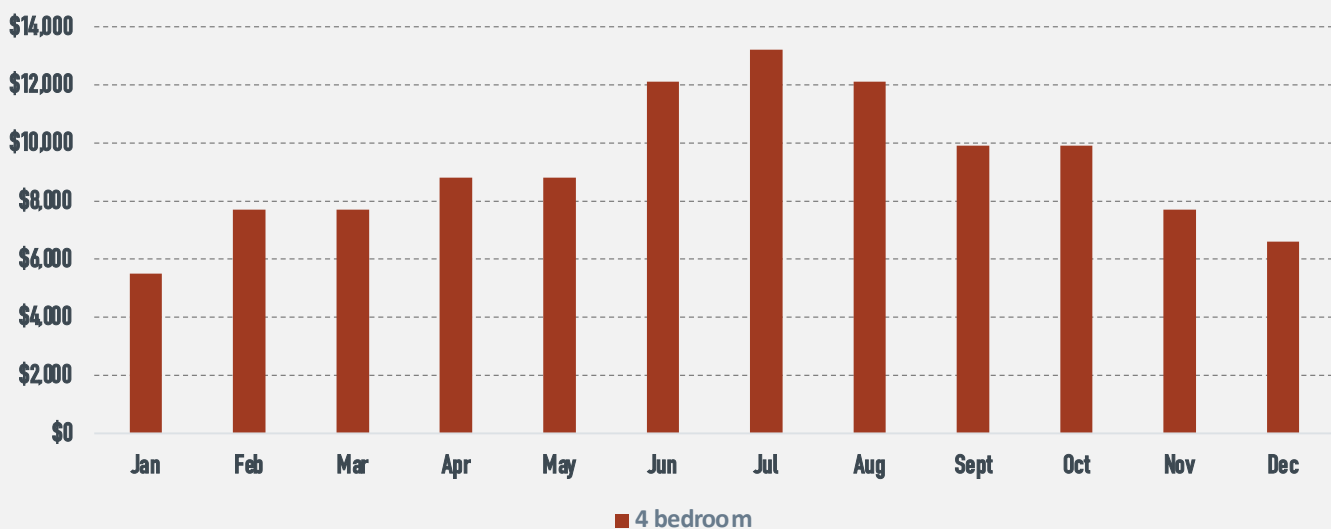
Our visual checklists gives cleaners clarity on the expectations so they never miss a detail. Integrated photo capture lets cleaners report back to our team on the condition of your home.

GoodNight
PREMIUM STAYS

Riverview at Northpointe 1104 Baptist World Center Dr.

ESTIMATED GROSS ANNUAL COLLECTIONS

4 BEDROOM W/HOT TUB \$140K



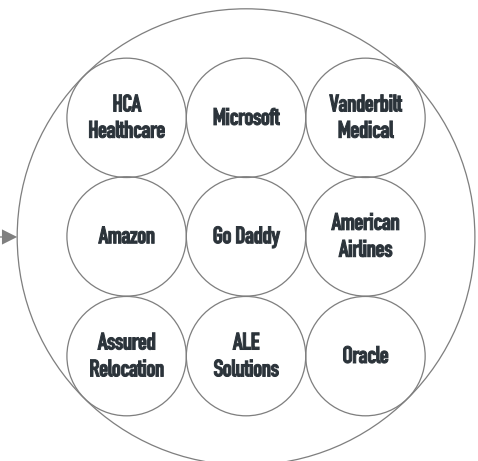
OUR HYBRID VACATION AND CORPORATE RENTAL MODEL

We operate in a 'hybrid' model using both corporate and vacation sales to maintain industry leading occupancy. Most companies only market to vacationers, severely limiting chances to maximize revenue. GoodNight has established over 37 corporate contracts that provides over \$30M in annual gross income to our owners.

\$30M ANNUAL CORPORATE TRAVEL

GNS is a preferred vendor to dozens of local and national fortune 500 companies

GoodNight
PREMIUM STAYS



Asset Underwriting Model					
Street	City	State	Zip	County	TOT Reference
1104 Baptist World Center Dr	Nashville	TN	37207	Davidson	Nashville

Asset Profile	
	Current
Bed	4
Bath	4.00
Vintage	2023
Square Footage	1900
Pool (Y/N)	N

Acquisition Assumptions	
After Repair Value (ARV)	975,000
Purchase Price	975,000
Acq Closing Costs	0.50%
Renovation Costs	0
Furniture Cost	45,000
Furniture Financed?	N
Furnishing Fee	0
Design Fee	0
Construction Fee	0

Expense Assumptions	
Property Management (% Net Rent)	18.0%
Annual Utility Costs	3,000
Annual Maintenance Costs	2,000
Annual HOA	1,800
Annual Property Taxes	6,500
Annual Property Insurance	850
Annual Linen Replacement	1,800
Re-stocking Costs	1,500
Avg Annual Expense Growth	2.5%
Disposition Costs (% of Sales Price)	5.0%

Revenue Assumptions	
Marketing Fee	0.00%
Lost Rent/Concession	0.00%
Gross Annual Collections	\$140,000
Annual Rent Growth	2.5%
Annual HPA Growth	5.0%

Summary Forecast

Cost Basis	
Initial Costs:	
Purchase Price	975,000
Acq Closing Cost	4,875
Upfront Renovation (additions)	0
Furniture	45,000
Buyer Commission Rebate	0 0.00%
Loan - Points	0 0.00%
Loan - Construction Interest	0 0.00%
Capitalized Construction Utilities / Taxes	0
Total Fees	0
Total Day 1 Basis	1,024,875

Embedded Equity	
Total Basis, Excluding Furniture	979,875
ARV	975,000
Embedded Equity	(4,875)
%	-0.5%

Funding Sources	
Loan on Property	780,000 80.00%
Loan on Furniture	0.00%

Equity Required	
	244,875

Notes	

5-Year Forecast						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Annual Collections and Tax Write-Off						
Gross Revenue	140,000	143,500	147,088	150,765	154,534	735,886
1/7 Furniture Depreciation Write-off	2,057	2,057	2,057	2,057	2,057	10,286
Interest Write Off at 32% tax bracket	14,976	14,976	14,976	14,976	14,976	74,880
Construction Time (Yr 1)	0.00%	-	-	-	-	-
Marketing & Furnishing (Yr 1)	0.00%	-	-	-	-	-
Gross Collections and Tax Write-Offs						
Cleaning Fee \$250.00 per stay	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(55,000)
Occupancy Tax	(16,406)	(16,816)	(17,237)	(17,668)	(18,109)	(86,237)
Average Channel Booking Fee(6%)	(6,300)	(6,458)	(6,619)	(6,784)	(6,954)	(33,115)
Lost Rent/Concessions	0	0	0	0	0	0
Gross Gains	123,327	126,259	129,265	132,346	135,503	646,700
Gross Rents	106,294	109,226	112,232	115,313	118,470	561,534

Annual Operating Costs:						
Property Management Cost	19,133	19,661	20,202	20,756	21,325	101,076
Utility Costs	3,000	3,075	3,152	3,231	3,311	15,769
Maintenance Costs	2,000	2,050	2,101	2,154	2,208	10,513
HOA	1,800	1,845	1,891	1,938	1,987	9,461
Taxes	6,500	6,663	6,829	7,000	7,175	34,166
Insurance	850	871	893	915	938	4,468
Linen Replacement	1,800	1,845	1,891	1,938	1,987	9,461
Re-stocking Costs	1,500	1,500	1,500	1,500	1,500	7,500
Total Costs	36,583	37,509	38,459	39,433	40,430	192,415

NOI	86,744	88,750	90,806	92,913	95,073	454,286
(-) Interest Expense	(46,800)	(46,800)	(46,800)	(46,800)	(46,800)	(234,000)
(-) Furniture Expense	0	0	0	0	0	0
Net Free Cash Flow	39,944	41,950	44,006	46,113	48,273	220,286
Net Free Cash Flow (exc Interest)	86,744	88,750	90,806	92,913	95,073	454,286

Property Disposition at End of Yr 5					
Property Value	975,000	1,023,750	1,074,938	1,128,684	1,185,119
Disposition Costs					(59,256)
Net Sales Value					1,125,863
Property Basis					(979,875)
Gain on Sale					145,988

Cash Flow - Leveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(979,875)	0	0	0	979,875	0
Purchase - Furniture	(45,000)	0	0	0	0	(45,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	780,000	0	0	0	(780,000)	0
Net Free Cash Flow after Interest	39,944	41,950	44,006	46,113	48,273	220,286
Gain on Sale	0	0	0	0	145,988	145,988
Furniture Salvage Value	0	0	0	0	11,250	11,250
Total Cash Flow - Leveraged	(204,931)	41,950	44,006	46,113	405,386	332,523

Cash Flow - Unleveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(979,875)	0	0	0	979,875	0
Purchase - Furniture	(45,000)	0	0	0	0	(45,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	0	0	0	0	0	0
Net Free Cash Flow	86,744	88,750	90,806	92,913	95,073	454,286
Gain on Sale	0	0	0	0	145,988	145,988
Furniture Salvage Value	0	0	0	0	11,250	11,250
Total Cash Flow - Unleveraged	(938,131)	88,750	90,806	92,913	1,232,186	566,523

Key Metrics						
Gross Yield on Basis	15.3%	15.7%	16.0%	16.4%	16.7%	16.0%
NOI Margin	70.3%	70.3%	70.2%	70.2%	70.2%	70.2%
Cap Rate	8.5%	8.66%	8.9%	9.1%	9.3%	8.9%
Return on Equity - Unleveraged	8.5%	8.7%	8.9%	9.1%	9.3%	n/a
Return on Equity - Leveraged	16.3%	17.13%	18.0%	18.8%	19.7%	n/a
IRR - Unleveraged	14.1%	n/a	n/a	n/a	n/a	n/a
IRR - Leveraged	33.1%	n/a	n/a	n/a	n/a	n/a
MoM - Unleveraged	1.55x	n/a	n/a	n/a	n/a	n/a
MoM - Leveraged	2.36x	n/a	n/a	n/a	n/a	n/a

For more information call (615) 622-2525

Asset Underwriting Model					
Street	City	State	Zip	County	TOT Reference
1104 Baptist World Center Dr	Nashville	TN	37207	Davidson	Nashville

Asset Profile	
	Current
Bed	4
Bath	4.00
Vintage	2023
Square Footage	1900
Pool (Y/N)	N

Acquisition Assumptions	
After Repair Value (ARV)	999,000
Purchase Price	999,000
Acq Closing Costs	0.50%
Renovation Costs	0
Furniture Cost	45,000
Furniture Financed?	N
Furnishing Fee	0
Design Fee	0
Construction Fee	0

Expense Assumptions	
Property Management (% Net Rent)	18.0%
Annual Utility Costs	3,000
Annual Maintenance Costs	2,000
Annual HOA	1,800
Annual Property Taxes	6,500
Annual Property Insurance	850
Annual Linen Replacement	1,800
Re-stocking Costs	1,500
Avg Annual Expense Growth	2.5%
Disposition Costs (% of Sales Price)	5.0%

Revenue Assumptions	
Marketing Fee	0.00%
Lost Rent/Concession	0.00%
Gross Annual Collections	\$140,000
Annual Rent Growth	2.5%
Annual HPA Growth	5.0%

Summary Forecast

Cost Basis	
Initial Costs:	
Purchase Price	999,000
Acq Closing Cost	4,995
Upfront Renovation (additions)	0
Furniture	45,000
Buyer Commission Rebate	0 0.00%
Loan - Points	0 0.00%
Loan - Construction Interest	0 0.00%
Capitalized Construction Utilities / Taxes	0
Total Fees	0
Total Day 1 Basis	1,048,995

Embedded Equity	
Total Basis, Excluding Furniture	1,003,995
ARV	999,000
Embedded Equity	(4,995)
%	-0.5%

Funding Sources	
Loan on Property	799,200 80.00%
Loan on Furniture	0.00%

Equity Required	
	249,795

Notes

5-Year Forecast						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Annual Collections and Tax Write-Off						
Gross Revenue	140,000	143,500	147,088	150,765	154,534	735,886
1/7 Furniture Depreciation Write-off	2,057	2,057	2,057	2,057	2,057	10,286
Interest Write Off at 32% tax bracket	15,345	15,345	15,345	15,345	15,345	76,723
Construction Time (Yr 1)	0.00%	-	-	-	-	-
Marketing & Furnishing (Yr 1)	0.00%	-	-	-	-	-
Gross Collections and Tax Write-Offs	157,402	160,902	164,489	168,166	171,936	822,895
Cleaning Fee \$250.00 per stay	(11,000)	(11,000)	(11,000)	(11,000)	(11,000)	(55,000)
Occupancy Tax	(16,406)	(16,816)	(17,237)	(17,668)	(18,109)	(86,237)
Average Channel Booking Fee(6%)	(6,300)	(6,458)	(6,619)	(6,784)	(6,954)	(33,115)
Lost Rent/Concessions	0	0	0	0	0	0
Gross Gains	123,696	126,628	129,634	132,714	135,872	648,543
Gross Rents	106,294	109,226	112,232	115,313	118,470	561,534

Annual Operating Costs:						
Property Management Cost	19,133	19,661	20,202	20,756	21,325	101,076
Utility Costs	3,000	3,075	3,152	3,231	3,311	15,769
Maintenance Costs	2,000	2,050	2,101	2,154	2,208	10,513
HOA	1,800	1,845	1,891	1,938	1,987	9,461
Taxes	6,500	6,663	6,829	7,000	7,175	34,166
Insurance	850	871	893	915	938	4,468
Linen Replacement	1,800	1,845	1,891	1,938	1,987	9,461
Re-stocking Costs	1,500	1,500	1,500	1,500	1,500	7,500
Total Costs	36,583	37,509	38,459	39,433	40,430	192,415

NOI	87,113	89,118	91,174	93,282	95,442	456,129
(-) Interest Expense	(47,952)	(47,952)	(47,952)	(47,952)	(47,952)	(239,760)
(-) Furniture Expense	0	0	0	0	0	0
Net Free Cash Flow	39,161	41,166	43,222	45,330	47,490	216,369
Net Free Cash Flow (exc Interest)	87,113	89,118	91,174	93,282	95,442	456,129

Property Disposition at End of Yr 5					
Property Value	999,000	1,048,950	1,101,398	1,156,467	1,214,291
Disposition Costs					(60,715)
Net Sales Value					1,153,576
Property Basis					(1,003,995)
Gain on Sale					149,581

Cash Flow - Leveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(1,003,995)	0	0	0	1,003,995	0
Purchase - Furniture	(45,000)	0	0	0	0	(45,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	799,200	0	0	0	(799,200)	0
Net Free Cash Flow after Interest	39,161	41,166	43,222	45,330	47,490	216,369
Gain on Sale	0	0	0	0	149,581	149,581
Furniture Salvage Value	0	0	0	0	11,250	11,250
Total Cash Flow - Leveraged	(210,634)	41,166	43,222	45,330	413,116	332,200

Cash Flow - Unleveraged						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Purchase - Home & Renovation	(1,003,995)	0	0	0	1,003,995	0
Purchase - Furniture	(45,000)	0	0	0	0	(45,000)
Purchase - Capitalized Loan Costs	0	0	0	0	0	0
Loan	0	0	0	0	0	0
Net Free Cash Flow	87,113	89,118	91,174	93,282	95,442	456,129
Gain on Sale	0	0	0	0	149,581	149,581
Furniture Salvage Value	0	0	0	0	11,250	11,250
Total Cash Flow - Unleveraged	(961,882)	89,118	91,174	93,282	1,260,268	571,960

Key Metrics						
Gross Yield on Basis	15.0%	15.3%	15.7%	16.0%	16.4%	15.7%
NOI Margin	70.4%	70.4%	70.3%	70.3%	70.2%	70.3%
Cap Rate	8.3%	8.50%	8.7%	8.9%	9.1%	8.7%
Return on Equity - Unleveraged	8.3%	8.5%	8.7%	8.9%	9.1%	n/a
Return on Equity - Leveraged	15.7%	16.48%	17.3%	18.1%	19.0%	n/a
IRR - Unleveraged	13.9%	n/a	n/a	n/a	n/a	n/a
IRR - Leveraged	32.2%	n/a	n/a	n/a	n/a	n/a
MoM - Unleveraged	1.55x	n/a	n/a	n/a	n/a	n/a
MoM - Leveraged	2.33x	n/a	n/a	n/a	n/a	n/a

For more information call (615) 622-2525