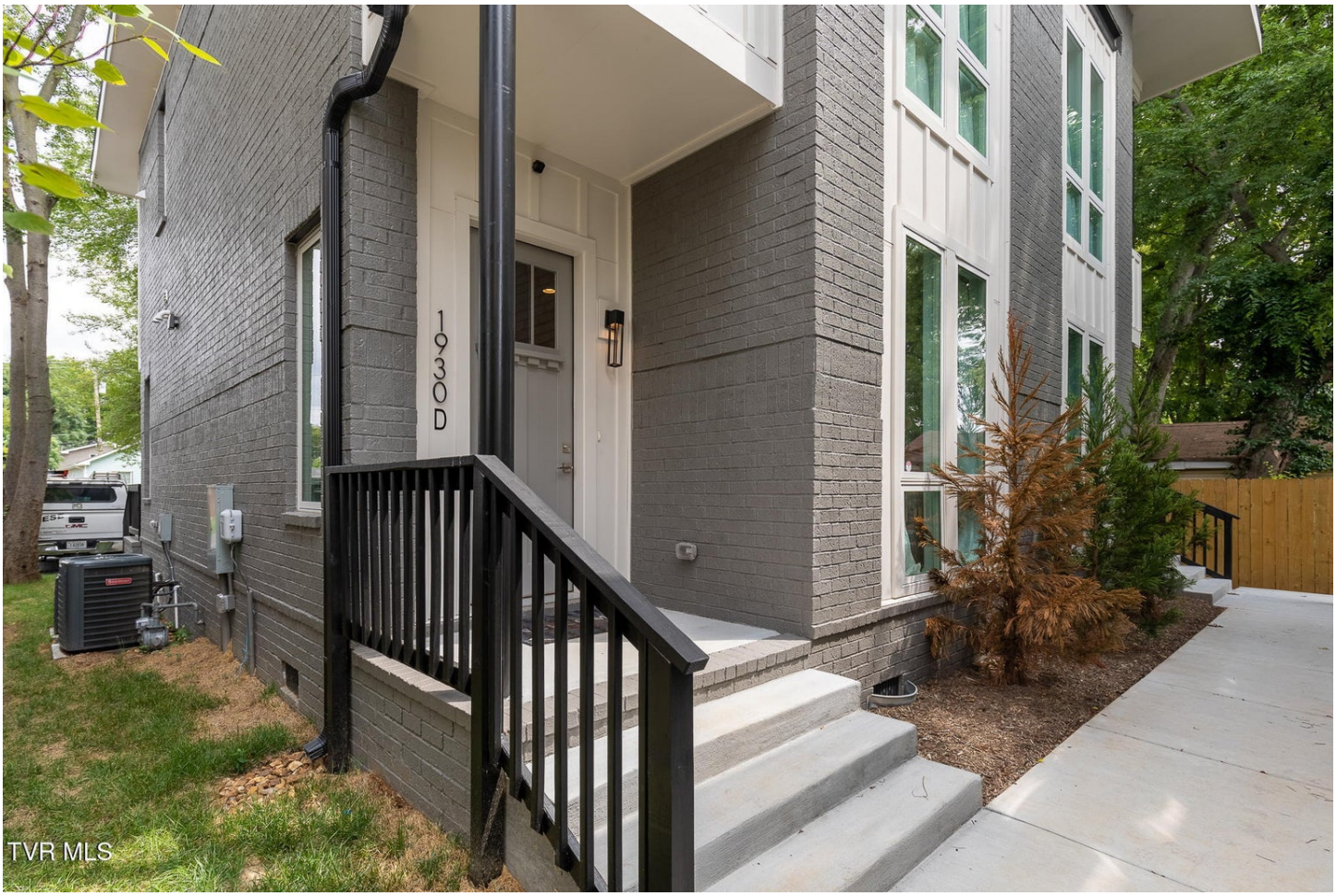
FOUND ON WWW.BRPHOMES.COM

2002 Herman Street D, Nashville, TN 37208

$499,000 · MLS #9996231 · 3 bed / 3 bath · www.brphomes.com/mls/9996231



3	3	1,530	2021
BEDS	BATHS	SQ FT	YEAR BUILT

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2021
Above Grade Sq Ft: 1,530
Association Fee Frequency: Monthly
HOA Fee: $125
Lot Dimensions: 0

City Taxes: $560.81
County Taxes: $4,935.84
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Out Of Area
Middle School: Out Of Area
High School: Out Of Area

Description

Investor Alert - High-Yield NOOSTR Opportunity in Nashville
One of the most competitively priced non-owner-occupied short-term rental (NOOSTR) properties currently on the market.

This fully furnished, income-producing 3-bed, 3-bath townhome offers the ideal mix of location, design, and investment upside.

With over 1,550 square feet of beautifully curated living space, off-street parking, and a location just 2 miles from Downtown Nashville, this turnkey property is built for STR success. Premium white oak hardwoods, designer finishes, and custom bunk beds elevate the guest experience--leading to higher nightly rates and strong occupancy. It's ready to generate revenue from day one as you take over current bookings.

The real differentiator? Bonus depreciation.
Unlike traditional long-term rentals with a 27.5-year depreciation schedule, qualifying STRs allow for accelerated depreciation--potentially offsetting a significant portion of your purchase price in year one. For buyers who materially participate, this could mean reduced taxable income, stronger cash flow, and higher ROI.

If you're looking for a high-performing asset in one of the country's most profitable Airbnb markets, this opportunity checks every box.

Contact for income reports, projections, and details. You do have the option to buy the entire duplex.

Features & Amenities

INTERIOR

Built-In Gas Oven • Ceramic Tile Flooring • Crawl Opening Attic • Dishwasher • Double Pane Windows • Dryer • Drywall Walls • Electric Dryer Hookup • Granite Counters • Hardwood Flooring • Heat Pump • Kitchen Island • Kitchen/Dining Combo • Microwave • Natural Gas Heating • Pantry • Primary Bathroom • Primary Bedroom • Refrigerator • Sliding Doors • Smoke Detector(s) • Two-Level • Walk-In Closet(s) • Washer • Washer Hookup • Window Treatments

EXTERIOR

Back Porch/Patio • Balcony • Block Foundation • Cleared Lot • Deck • Detached • Duplex • Front Patio • Metal Roof • Rear Porch • Shared Driveway • Sidewalks • Stone Exterior • Townhouse

OTHER

Above Average Condition • Cable Connected • Electricity Connected • Fiber Available • Natural Gas Connected • Public Sewer • Public Water • Sewer Connected • Water Connected

Listing courtesy of Real Broker

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9996231