

HOSTED

BY **RAM**

Property	Bed	Bath	Square Feet
223 Oceola Ave, Nashville, TN (Sleeps 8-10)	4	4	2414

VACATION RENTAL PROJECTION			
	Average	Low	High
Estimated Revenue			
Rental Revenue	\$ 110,000.00	\$ 90,000.00	\$ 125,000.00
Cleaning Fee Pad (100% to owner)	\$ 2,200.00	\$ 1,800.00	\$ 2,500.00
Total Revenue	\$ 112,200.00	\$ 91,800.00	\$ 127,500.00
Estimated Operating Expenses			
Property Taxes	\$ 2,200.00	\$ 2,200.00	\$ 2,200.00
Insurance	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00
Utilities	\$ 4,224.50	\$ 4,224.50	\$ 4,224.50
Linen Replacement	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
Entertainment Subscriptions	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Repairs Maintenance Replacement	\$ 2,750.00	\$ 2,250.00	\$ 3,125.00
HOA Dues	\$ 1,800.00	\$ 1,800.00	\$ 1,800.00
Management Fees	\$ 16,500.00	\$ 16,995.00	\$ 17,504.85
Total Annual Operating Expenses	\$ 32,474.50	\$ 33,448.74	\$ 34,452.20
CAPEX	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Net Operating Income	\$ 78,225.50	\$ 80,572.27	\$ 82,989.43

A bright, modern interior featuring a pool table, dining area, and framed playing cards.

HOSTED

BY RAM

VACATION RENTAL MANAGEMENT SERVICES

www.hostedbyram.com

Welcome

EMBARKING ON THE JOURNEY TO REALIZE YOUR DREAM OF OWNING A VACATION HOME WAS NO SMALL FEAT NOW, ENTRUST HOSTED BY RAM WITH THE TASK OF NOT ONLY MAINTAINING BUT TRANSFORMING YOUR HOME INTO A LUCRATIVE INVESTMENT.

OUR UNWAVERING DEDICATION IS TO OFFER UNPARALLELED VACATION RENTAL MANAGEMENT SERVICES IN THE FAST-GROWING NASHVILLE, TN AND SANTA ROSA, FL MARKETS. WHEN YOU CHOOSE HOSTED BY RAM, YOU'RE CHOOSING A TEAM THAT TREATS YOUR VACATION HOME WITH THE SAME CARE AS IF IT WERE OUR OWN.

AT HOSTED BY RAM, WE TAKE THE STRESS OUT OF RENTING. OUR TEAM WORKS DILIGENTLY TO MAXIMIZE YOUR INVESTMENT RETURNS WHILE ALSO MAINTAINING YOUR HOME'S CONDITION AND VALUE. OWNING A VACATION HOME SHOULD BE A DELIGHTFUL AND FULFILLING EXPERIENCE. WE EAGERLY ANTICIPATE THE OPPORTUNITY TO HELP YOU ACHIEVE BOTH.



Our Markets



HOSTED
BY RAM

Ba Seascapes
VACATION RENTALS

NASHVILLE | TN

SANTA ROSA | FL

LOW MANAGEMENT FEES

At Hosted, we charge our clients an impressive *15%* monthly management fee. Vacation rental management companies continue to gouge their clients for their services more each year. With companies charging as high as 40%, it becomes near impossible for homeowners to see a profit. By charging 15%, we give our clients an opportunity to see a return on their investment while also reducing the financial stress of owning a vacation rental.

NO JUNK FEES

Hosted By RAM has no junk fees on listings. We believe in simplifying the fee process so that property owners can make the most of renting their vacation homes. Charging unexpected fees to clients creates an environment of deception and dishonesty. We want to foster strong, long-lasting relationships with our clients, and that starts with trust and transparency.

NO MARKUPS

When reviewing your statement each month, there is nothing worse than seeing the cost of an item and know you are overpaying. At Hosted, we believe in complete transparency. Cleaning, Maintenance, Supplies, are all provided to our clients markup free.

LEADERSHIP

CHRISTIAN A. LEAKE

Owner & President

Christian, a dynamic entrepreneur based in Middle Tennessee, boasts a robust career marked by the initiation and advancement of numerous enterprises. Throughout his career, Christian has pursued his passion for learning by investing time and money in a multitude of diverse business sectors. While most of his experience comes from personal real estate investments, he also relies on the experiences accumulated throughout his career in various business sectors to bring a wealth of business acumen and knowledge to our organization.

Drawing on his extensive experience as a real estate investor, Christian recognizes the pivotal role management plays in the success of property investments. This firsthand insight into the needs and desires of rental property owners has significantly influenced our company's approach. Under Christian's guidance, RAM has cultivated a property management philosophy tailored to ensure a prosperous rental experience for property owners and residents alike.

MICHAEL GOMEZ

Owner & Managing Broker

Michael, the proprietor of our affiliated brokerage, HIVE Nashville, and a collaborative partner at RAM, is a seasoned professional who has meticulously tailored his business to serve the unique needs of investors. Over the years, Michael has immersed himself in virtually every facet of the real estate industry. As a real estate investor, he has engaged in property ownership, rentals, flipping, and development ventures spanning the Southern United States. Notably, Michael and his wife Amy were selected as one of the featured teams on HGTV's Flipping Showdown, attesting to their remarkable success in the real estate market.

Bringing a wealth of experience, Michael leverages his real estate broker expertise to guide our business in meeting the diverse needs of our clients. His involvement extends to assisting clients in property valuations, facilitating the sale of investment properties, maintaining compliance with county codes and ordinances, and identifying new opportunities aligned with our client's investment criteria.

DAVID ANDES

Director of Operations

In the realm of vacation rentals, David takes the lead. Personally owning over 100 vacation rental properties himself in the vibrant 30A area of Florida, David is not just a manager, but understands what it feels like to be on the other side of the table. David is a passionate advocate for assisting fellow vacation homeowners in managing their properties for maximum profit, with an emphasis on quality renters and top-notch maintenance.

David's wealth of experience is a fusion of insights gained from overseeing his extensive portfolio of vacation rentals and his impressive 30-year tenure as an owner in a multimillion-dollar commercial real estate business out of Atlanta, GA. This unique blend of expertise positions David as a standout figure at Hosted, elevating our team's capabilities.

His dual role as both owner and manager in the vacation rental industry speaks volumes about his proficiency, making him an invaluable asset. David's commitment to excellence and unparalleled understanding of the nuances of the business make him an indispensable resource for both our team and our clients.

TECHNOLOGY

At Hosted, our approach is a finely tuned formula that seamlessly integrates technology as a powerful tool while preserving the vital human element in property management. By using top tier software solutions, we provide our clients a competitive advantage in the marketplace.



Track was named "Vacation Rental Software of the Future" in 2019 and 2021. Modern technology and capable partners create operational and marketing advantages. Track allows us to maximize those advantages for both our clients and guests.



Rated the #1 pricing tool in the world, Pricelabs helps us take the guess work out of pricing. Driven by utilizing historical and current booking data, our Dynamic Pricing tools can match the ebbs and flows of the market to stay competitive in our prices, minimizing vacancy and maximizing revenue.



Asana Task Manager allows our clients to have real time access to the overall operations of their property. From maintenance to cleaning, clients can not only see but collaborate in real time with our team to ensure maximum efficiency and transparency with your vacation rental.



Property security and access are a crucial part of the vacation rental business. A guest that can't enter your unit is a guest lost. We only trust KABA Locks on our doors. By using KABA's patented cellular signal locks to relay codes and timelines, we can ensure guest access to our units no matter the circumstances.

Where We List

Booking.com

 **hopper**

 **airbnb**

 **HomeAway®**



 **Wotif™**

Expedia



If you have an opportunity to book with David or this unit, absolutely take it. It is a breathtaking place. Every room has its own king size bed I mean this place was absolutely incredible from front door to all the way upstairs. A++++ Host and immaculate place to stay! \$8- \$12 Uber ride from Broadway – ANDREW



This place exceeded our expectations and was the PERFECT stay! Everything was 10/10! Location was great too! David was a spectacular host. Would recommend to anyone and would stay here again! - KIT

14,000
Positive Reviews
AND COUNTING



David is an amazing host! The place was spotless and in a great location. David was very quick to answer any of my messages and even sent us a gift to make up for a very minor miscommunication! 10/10 would recommend renting with David! - KYLIE



The perfect weekend get away home and location! I highly recommend David's 12 South house. The house itself was clean and just enough space for our group. David was a phenomenal host with his quick responsiveness and flexibility for checking in and checking out. We thoroughly enjoyed our time and would stay here again! Thank you so much David! - BROOKE

CUSTOMER SATISFACTION

WHY CHOOSE HOSTED

- ✓ **Cost effective fees of just 15%, leaving room for our clients to not just survive but thrive.**
- ✓ **Immediate Super Host Status on your listing with an impressive 4.9 star average ranking with over 15,000 reviews.**
- ✓ **Locally owned and operated with 240+ units currently serviced between the Florida and Tennessee Markets.**
- ✓ **Thoroughly vetted and selected clean teams that are available 7 days per week.**
- ✓ **Top tier pricing, marketing, and management software to make sure each unit is run intentionally and effectively.**
- ✓ **A complimentary Kaba Door Lock retailing for \$800 installed with every client that stays with hosted for 12+ months.**
- ✓ **No restrictions on owner use during prime season or any time throughout the year.**
- ✓ **Relational Management. A commitment to personalized, old fashioned customer service with human interaction.**

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A Company That Cares

WWW.HOSTEDBYRAM.COM