

SMOKY MOUNTAIN VACATION RENTAL PORTFOLIO

# A Turnkey Four-Property, Five-Listing Short-Term Rental Portfolio

Sevier County, Tennessee — Gateway to the Great Smoky Mountains

|                                      |                        |                      |                                              |                                            |                                   |
|--------------------------------------|------------------------|----------------------|----------------------------------------------|--------------------------------------------|-----------------------------------|
| <b>\$2,300,000</b><br>Offering Price | <b>4</b><br>Properties | <b>5</b><br>Listings | <b>26+ guests</b><br>Total Sleeping Capacity | <b>662 (4.88★ avg)</b><br>Combined Reviews | <b>~\$170</b><br>Avg Nightly Rate |
|--------------------------------------|------------------------|----------------------|----------------------------------------------|--------------------------------------------|-----------------------------------|

## Investment Overview

This offering presents a fully operational, Superhost-rated portfolio of four short-term rental properties across five Airbnb listings, clustered in and around Pigeon Forge and Sevierville, Tennessee — one of the most visited vacation destinations in the United States, anchored by the Great Smoky Mountains National Park, Dollywood, and the Pigeon Forge Parkway corridor.

All four properties are operated across five Airbnb listings under a single Superhost account with a combined 662 reviews and a 4.88-star average rating, 100% response rate, and five years of consistent hosting history. The portfolio spans a full range of guest segments — from an intimate couples' hideaway to a ten-guest luxury group cabin — providing built-in diversification across booking types, party sizes, and price points.

The portfolio is offered as a complete package at \$2,300,000, representing an opportunity to acquire an established, branded hospitality operation with mature guest review history, repeat-guest demand, and immediate cash flow from day one of ownership.

## 2025 Financial Performance

The portfolio is fully operational with a documented 2025 financial track record across all properties, professionally tracked via a dedicated bookkeeping system.

|                                       |                                        |                                     |                                  |
|---------------------------------------|----------------------------------------|-------------------------------------|----------------------------------|
| <b>\$237,036</b><br>2025 Total Income | <b>\$20,277</b><br>2025 Total Expenses | <b>\$216,759</b><br>2025 Net Profit | <b>~9.4%</b><br>Implied Cap Rate |
|---------------------------------------|----------------------------------------|-------------------------------------|----------------------------------|

Net operating margins improved steadily through the year, climbing from roughly 66% in January to over 95% by Q4, reflecting strong seasonal demand from spring through year-end (peak months include March, July, October, and December, each generating \$23,000–\$27,000 in monthly income).

## 2025 Performance by Property

Each property has an independent track record of profitability in 2025, with net margins ranging from roughly 89% to 100% — reflecting the low fixed-cost structure typical of this portfolio (no mortgage expense currently allocated).

| Property                                 | 2025 Income         | 2025 Expenses      | 2025 Profit         | Marg in       |
|------------------------------------------|---------------------|--------------------|---------------------|---------------|
| Shine Ridge                              | \$50,930.36         | \$3,085.28         | \$47,845.08         | 93.9 %        |
| Shine Valley                             | \$84,864.43         | \$9,707.75         | \$75,156.68         | 88.6 %        |
| Tennorado Retreat                        | \$61,175.72         | \$5,359.97         | \$55,815.75         | 91.2 %        |
| Loveland Hideaway                        | \$36,975.48         | \$2,123.76         | \$34,851.72         | 94.3 %        |
| Tennorado + Loveland (combined bookings) | \$3,089.98          | \$0.00             | \$3,089.98          | 100.0 %       |
| <b>TOTAL (2025)</b>                      | <b>\$237,035.97</b> | <b>\$20,276.76</b> | <b>\$216,759.21</b> | <b>91.4 %</b> |

Shine Valley is the portfolio’s top revenue generator to date, while Loveland Hideaway and Shine Ridge post the strongest net margins. The combined Tennorado/Loveland booking option is newly introduced and already profitable, with meaningful room to scale as awareness grows.

## Property Spotlight: Loveland Hideaway

As an illustration of per-property performance, Loveland Hideaway — the portfolio’s smallest unit — generated approximately \$3,081 in average monthly income across 78 bookings and 218 rented nights in 2025 (an average occupancy of roughly 18 nights per month), with year-to-date profit of approximately \$34,852 through October on minimal expenses (~\$2,124).

Full monthly statements and booking-level detail for each property are available to qualified buyers upon request.

## Portfolio at a Glance

| Property                                            | Sleeps | Rating | Reviews |
|-----------------------------------------------------|--------|--------|---------|
| Shine Ridge – Views, Hot Tub, Arcade (Pigeon Forge) | 6      | 4.83   | 256     |
| Shine Valley #53 (Sevierville)                      | 10     | 4.89   | 218     |
| Tennorado Retreat (Pigeon Forge)                    | 8      | 4.93   | 97      |
| Loveland Hideaway Unit 2 (Pigeon Forge)             | 2      | 4.97   | 91      |
| Tennorado + Loveland — Combined Listing             | 10     | New    | —       |

## Property Profiles

### Property 1 — “Shine Ridge” – Views, Hot Tub, Arcade, Close to Attractions

*Pigeon Forge, TN*

|                           |                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Configuration</b>      | Entire cabin · 2 bed / 2 bath · sleeps 6 · 1,150 sq ft                                                                                  |
| <b>Guest Rating</b>       | 4.83 ★ (256 reviews)                                                                                                                    |
| <b>Standout Features</b>  | Private hot tub, standalone Multicade arcade console, fireplace, mountain-view deck, recently remodeled, self check-in.                 |
| <b>2025 Performance</b>   | Income \$50,930.36 · Expenses \$3,085.28 · Profit \$47,845.08 · Margin 93.9%                                                            |
| <b>Nearby Attractions</b> | Pigeon Forge Parkway ~10 min · Dollywood ~15 min · Gatlinburg & Ripley's Aquarium ~20 min · Great Smoky Mountains National Park ~40 min |
| <b>Airbnb Listing</b>     | <a href="https://www.airbnb.com/rooms/47701238">https://www.airbnb.com/rooms/47701238</a>                                               |
| <b>Positioning</b>        | Highest review volume in the portfolio — an established, proven performer with a long track record of guest demand.                     |



## Property 2 — “Shine Valley #53” – Views for Days!

Sevierville, TN (Brother's Cove)

|                           |                                                                                                                                                            |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Configuration</b>      | Entire cabin · 3 bed / 3 bath (all ensuite) · sleeps 10                                                                                                    |
| <b>Guest Rating</b>       | 4.89 ★ (218 reviews) — Guest Favorite                                                                                                                      |
| <b>Standout Features</b>  | Two jetted-tub primary suites, stone gas fireplace, loft with foosball table, multiple view decks, gas grill, access to seasonal community pool.           |
| <b>2025 Performance</b>   | Income \$84,864.43 · Expenses \$9,707.75 · Profit \$75,156.68 · Margin 88.6% — portfolio's top revenue generator                                           |
| <b>Nearby Attractions</b> | Tanger Outlets Sevierville ~5 min · Dollywood ~20 min · Pigeon Forge Parkway ~20 min · Great Smoky Mountains National Park ~40 min                         |
| <b>Airbnb Listing</b>     | <a href="https://www.airbnb.com/rooms/50362987">https://www.airbnb.com/rooms/50362987</a>                                                                  |
| <b>Positioning</b>        | The portfolio's premium large-group asset — highest guest capacity and most upscale finish level, commanding strong nightly rates for big-family bookings. |



## Property 3 — “Tennorado Retreat” – Great Views

Pigeon Forge, TN

|                           |                                                                                                                                                                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Configuration</b>      | Entire cabin · 3 bed + loft / 3 bath · sleeps 8                                                                                                                                                                                                                         |
| <b>Guest Rating</b>       | 4.93 ★ (97 reviews) — Guest Favorite                                                                                                                                                                                                                                    |
| <b>Standout Features</b>  | Game room with pool table & arcade, two jacuzzi-tub bedrooms, fire pit, hot tub, easy-access road, nightly Dollywood fireworks views (Jun–Aug).                                                                                                                         |
| <b>2025 Performance</b>   | Income \$61,175.72 · Expenses \$5,359.97 · Profit \$55,815.75 · Margin 91.2%                                                                                                                                                                                            |
| <b>Nearby Attractions</b> | Dolly Parton’s Stampede 0.7 mi · The Old Mill Restaurant 1.5 mi · Dollywood 3.4 mi · Great Smoky Mountains National Park ~30 min                                                                                                                                        |
| <b>Airbnb Listing</b>     | <a href="https://www.airbnb.com/rooms/1187950022992329579">https://www.airbnb.com/rooms/1187950022992329579</a> (individual)   <a href="https://www.airbnb.com/rooms/1197181544275399205">https://www.airbnb.com/rooms/1197181544275399205</a> (combined with Loveland) |
| <b>Positioning</b>        | Top-rated cabin in the portfolio — newer to market but already outperforming on guest satisfaction, signaling strong upside as review volume builds.                                                                                                                    |



## Property 4 — “Loveland Hideaway Unit 2” – Comfy/Cozy!

Pigeon Forge, TN

|                           |                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Configuration</b>      | Entire home (studio) · 1 bed / 1 bath · sleeps 2                                                                                                                                                                                                                                                                                                                                       |
| <b>Guest Rating</b>       | 4.97 ★ (91 reviews) — Top 10% of Homes                                                                                                                                                                                                                                                                                                                                                 |
| <b>Standout Features</b>  | King bed, private hot tub, fireplace, fire pit & grill, secluded end-of-road setting shared with only one other cabin.                                                                                                                                                                                                                                                                 |
| <b>2025 Performance</b>   | Income \$36,975.48 · Expenses \$2,123.76 · Profit \$34,851.72 · Margin 94.3% · 78 bookings · 218 nights rented (~59.7% occupancy) · Avg nightly rate ~\$170 · Avg monthly income ~\$3,081                                                                                                                                                                                              |
| <b>Nearby Attractions</b> | Dolly Parton's Stampede 0.7 mi · Dollywood 3.4 mi · Gatlinburg & Ober Gatlinburg ~20 min · Great Smoky Mountains National Park ~30 min                                                                                                                                                                                                                                                 |
| <b>Airbnb Listing</b>     | <a href="https://www.airbnb.com/rooms/1188719583790031082">https://www.airbnb.com/rooms/1188719583790031082</a> (individual)   <a href="https://www.airbnb.com/rooms/1197181544275399205">https://www.airbnb.com/rooms/1197181544275399205</a> (combined with Tennorado)                                                                                                               |
| <b>Positioning</b>        | The portfolio's highest-rated unit overall — a low-maintenance, high-margin couples' retreat with minimal turnover complexity. Also offered as a combined booking with Tennorado Retreat (“Two Places, One Booking!”), giving guests the option to reserve both adjoining cabins at once for large groups — a built-in revenue multiplier with no additional physical assets required. |



## Why This Portfolio

- Single-host efficiency — all four properties operate under one established Superhost profile with shared operational systems, simplifying onboarding for a new owner or management company.
- Diversified guest mix — from solo/couple retreats to large multi-generational family cabins, spreading demand across booking calendars and seasons.
- Prime location — all properties sit within minutes of Pigeon Forge Parkway, Dollywood, Gatlinburg, and the Great Smoky Mountains National Park entrance.
- Strong review foundation — three of four properties carry Airbnb “Guest Favorite” status, supporting premium search placement and pricing power.
- Built-in expansion lever — Tennorado Retreat and Loveland Hideaway can be sold together via a single combined listing, capturing large multi-family or buyout bookings at a premium rate from existing assets with no additional investment.
- Amenity-rich across the board — every property includes a private hot tub, fire pit, full kitchen, and self check-in, supporting a consistent brand experience.

## Offering Summary

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|                          |                                                                                                                                                                                                                 |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asking Price</b>      | \$2,300,000 for the complete four-property, five-listing portfolio                                                                                                                                              |
| <b>Location</b>          | Pigeon Forge & Sevierville, Sevier County, Tennessee                                                                                                                                                            |
| <b>Property Type</b>     | Entire-home short-term rental cabins — 4 physical properties across 5 Airbnb listings (Tennorado Retreat and Loveland Hideaway each have individual listings plus a combined “Two Places, One Booking” listing) |
| <b>Operating History</b> | 5 years under current Superhost account                                                                                                                                                                         |
| <b>Current Status</b>    | Fully operational and actively booking                                                                                                                                                                          |

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### Interested in this portfolio?

Contact the listing agents below for financials, occupancy history, and a private viewing of each property. All figures and details are provided by the seller and should be independently verified by prospective buyers during due diligence.

### Next Wave Marketing Group

*Brokered by LPT Realty*

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