Nordic Nook Investment Prospectus: Short-Term Rental Cabin

Executive Summary

The **Nordic Nook** presents an opportunity to acquire a modern, Scandinavian-inspired cabin designed for the lucrative short-term rental market in Old Fort, North Carolina. Located within the scenic **Trout Stream Cabins** development, this investment offers strong potential for both cash flow and appreciation driven by the growing outdoor recreation tourism in Western North Carolina.

Metric	Detail
Model	Nordic Nook
Purchase Price	**$167,000**
Location	Trout Stream Cabins, Old Fort, NC
Use Case	Short-Term Rental / Vacation Cabin
Projected Cash ROI	3% – 10%
Projected Total ROI (w/ Appreciation)	**10% – 16%**

Property and Location Overview

2110 Mill Creek Rd. Old Fort, NC 28762

Location Highlights

The cabin is strategically situated near key regional attractions, capitalizing on Western North Carolina's tourism boom:

- **Immediate Access:** Pisgah National Forest (Hiking & Mountain Biking)
- **10 minutes:** Downtown Old Fort (Emerging Recreation Hub)
- **20 minutes:** Black Mountain
- **35 minutes:** Asheville (Major Tourism Driver)

The area is experiencing strong growth, fueled by the expansion of Pisgah National Forest recreation and rapid mountain biking tourism. Old Fort offers the appeal of nearby destinations but with lower acquisition costs and less market saturation.

Ownership and Expense Structure

The property structure simplifies ownership by separating the cabin from the land, minimizing typical property management overhead.

Acquisition Costs & Logistics

- **Purchase Price: $167,000** (One-Time) - Cost of the cabin structure.
- **Lot Rent:** $800 (Monthly) - **Includes:** Water, Sewer, Landscaping, Trash Service.
- **Annual Lot Rent:** $9,600 (Annually) - Included in operating expenses.

Estimated Annual Operating Expenses

Expense	Annual Cost
Lot Rent	$9,600
Cleaning Services	$4,000
Utilities & Internet	$2,400
Maintenance Reserve	$1,500
Insurance	$1,200
Booking Platform Fees	$2,000
Total Estimated Expenses	**$20,700**

Estimated Rental Performance & ROI

Projections are based on a conservative average nightly rate of **$175**, consistent with typical Western NC cabin rentals ($150 – $225 range).

Annual Revenue Scenarios

Occupancy Rate	Nights Rented	Annual Revenue
40%	146 nights	$25,550
50%	183 nights	$32,025

Occupancy Rate	Nights Rented	Annual Revenue
60%	219 nights	$38,325

Estimated Net Operating Income (NOI)

(Annual Revenue - $20,700 Total Estimated Expenses)

Occupancy	Net Operating Income (NOI)
40%	$4,850
50%	$11,325
60%	$17,625

Cash Return on Investment (Cash ROI)

(Assuming a $167,000 Cash Purchase)

Occupancy	Annual Return
40%	2.9%
50%	6.7%
60%	10.5%

Potential Total Return Analysis

Western North Carolina real estate has historically appreciated 4–6% annually.

Source	Estimated Annual Value	Estimated Annual ROI Range
Cash Flow (Rental Income)	$4,850 – $17,625	3% – 10.5%
Appreciation (4% – 6% of $167k)	$6,600 – $10,000	4.0% – 6.0%
Total Annual Return	**$11,450 – $27,625**	**10% – 16%**

Disclaimer: *All financial projections are estimates based on market averages and comparable short-term rental performance in Western North Carolina. Actual rental income and occupancy will vary depending on factors such as listing quality, property management, seasonal demand, and guest reviews.*