



THE VERANDA HOUSE

Turn-Key Boutique Hotel Collection in Downtown Nantucket, MA



INVESTMENT HIGHLIGHTS

RARE, LUXURY BOUTIQUE HOTEL OFFERING ON NANTUCKET

- 29 keys in two properties
- Situated in the heart of Nantucket town
- Brand enhancing opportunity for a hotel operator to add a Nantucket asset to their collection
- Relaxing and inviting in-town atmosphere

VALUE ENHANCEMENT OPPORTUNITIES

- Room count expansion potential
- Draft off rapidly rising average daily room rates
- Operating margin upside
- Increase winter and shoulder-season occupancy through group programming

NANTUCKET ATTRIBUTES



EASILY ACCESSED BY
DIRECT FLIGHT & REGULAR
HIGH-SPEED FERRY SERVICE

\$1.9M

AVERAGE
HOME PRICE

80

MILES OF PRISTINE
BEACHES



TOP WEDDING
DESTINATION
IN THE COUNTRY



An aerial photograph of a residential property. In the background, a two-story house with dark siding and white window frames is visible. A paved driveway leads to a dark car. A large, curved green lawn is bordered by a brick path. In the foreground, a stone patio features several lounge chairs with white cushions and three large red patio umbrellas. The property is surrounded by lush greenery and trees.

VERANDA HOUSE & CHAPMAN HOUSE

Sweeping harbor views

Prominent terraced outdoor space

Wrap-around porches, distinct lawn
& manicured gardens

EXECUTIVE SUMMARY



Boston Realty Advisors is exclusively retained to solicit offers for **The Veranda House Hotel Collection**, a two-property, 29-room luxury boutique hotel located on the island of Nantucket, Massachusetts. Situated in the heart of downtown, this irreplaceable asset is just a short walk to the ferry terminals and offers immediate access to scenic beaches, shopping, and world-class fine dining. From its terraced gardens and serene patios, **The Veranda House Hotel Collection** displays sweeping harbor views on manicured grounds, all within the convenience of Nantucket town. This turn-key operation offers investors the opportunity to acquire scarce Nantucket real estate with strong cash flow from a thriving hotel brand.

Located 30 miles off the southern coast of Cape Cod, Nantucket Island is best known as an affluent summer destination that enjoys an idyllic, seaport lifestyle. This late-19th century whaling village offers the perfect blend of old-world elegance and vibrant new amenities. Measuring only 49 square miles of land area, Nantucket is highly accessible with an active downtown social scene. During peak season island population swells, attracting more than 400,000 visitors in a single summer. With more than 80 miles of spectacular beaches and endless cultural activities, Nantucket will forever be a preeminent tourist destination.



VerandaNantucket.com

CAPITAL MARKETS

JASON S. WEISSMAN
Founder & Senior Partner
617.850.9608
jweissman@bradvisors.com

NICHOLAS M. HERZ
Managing Director & Partner
617.850.9624
nherz@bradvisors.com

KEVIN BENZINGER
Associate
617.850.9647
kbenzinger@bradvisors.com



Boston Realty Advisors
ENTREPRENEURIAL AGILITY. INSTITUTIONAL EXPERTISE.

745 Boylston Street | Boston, MA 02116 | (T) 617.375.7900 | (F) 617.536.9566 | BRAdvisors.com

© Copyright Boston Realty Advisors. All rights reserved. The information contained here has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.