

# THE VERANDA COLLECTION

*The Veranda House & Chapman House*

OFFERED AS A COLLECTION OR INDIVIDUAL PROPERTIES



# 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



### VERANDA HOUSE

Property Address	3 Step Lane, Nantucket, MA 02554
Gross SF	10,598
Year Built / Renovated	1684 / 2007
Number of Rooms	18
Number of Floors	4 + Attic

### CHAPMAN HOUSE

Property Address	20 N Water Street, Nantucket, MA 02554
Gross SF	6,772
Year Built / Renovated	1717 / 2012
Number of Rooms	11
Number of Floors	3 + Basement

### 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 Collection**, a two-property, 29-key luxury boutique hotel collection located on the island of Nantucket, Massachusetts. The Veranda Collection consists of The Veranda House, an 18-key contemporary property and The Chapman House, an 11-key distinct hotel on the adjacent lot. Situated in the heart of downtown, these irreplaceable assets are 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 Collection** displays sweeping views over 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](http://VerandaNantucket.com)

## CAPITAL MARKETS

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