

the
MODER/NEST
GULCH VIEW



the
MODERN/EST
GULCH VIEW





L I V E W E L L .

stay modern.

A refined collection of modern residences designed for the way we live, travel, and invest today. The Modernest offers a new standard in elevated urban living – where timeless design meets contemporary flexibility. With beautifully curated interiors, impeccable locations, and a seamless ownership experience, these are homes designed to inspire – and endure.



“*The Modernest is about more than design – it’s about creating opportunity, flexibility, and beauty in how we live today. Whether you call it home year-round or visit between travels, each residence offers a new level of freedom with no compromise in comfort.*”

— MEG EPSTEIN, FOUNDER & CEO, CA SOUTH



introducing the modernest gulch view

The Modernest Gulch View is centrally positioned in Nashville’s Gulch View neighborhood, just south of the Gulch and within one mile of Vanderbilt University, Belmont University, and Music Row. Artfully designed by Los Angeles-based Studio APA, the building introduces 131 thoughtfully conceived residences to one of the city’s most connected and evolving corridors.

Crafted for flexible ownership, residences are designed to adapt seamlessly to the way you live. Owners may reside full-time, utilize their home as a part-time retreat, or rent for any duration to generate income – offering a rare combination of personal use and investment potential with thoughtful design and curated management.

This address brings together modern, design-forward living with the energy of a neighborhood defined by creativity, culture, and proximity to Nashville’s most iconic destinations.

1107 8TH AVENUE SOUTH, NASHVILLE

THE VISIONARIES

behind the modernest

CA SOUTH

CA SOUTH – DEVELOPER

Founded by Meg Epstein, CA South is a Nashville-based development firm focused on creating real estate that reflects how people want to live, work, and invest today. With an emphasis on flexibility, timeless design, and market-savvy execution, CA South has redefined the urban residential landscape in Middle Tennessee and beyond. Epstein brings a unique blend of entrepreneurial drive and development expertise. Meg has led CA South to be one of the most forward-thinking development firms in the Southeast by elevating the quality of the built environment and creating opportunist returns in undersupplied markets and asset classes. Today, CA South has a portfolio consisting of successful Condos, Industrial/Logistics, Multifamily and Mixed-use developments.



COMMA DESIGN WORKS – LOCAL ARCHITECT

Led by Eric McGinnis, Comma Design Works is a Nashville-based architecture studio specializing in modern buildings that respect context, culture, and the people they serve. Eric brings a decade of experience across residential, institutional, and mixed-use projects, with a focus on clean design and enduring materials. His approach ensures that each Modernest residence feels grounded in place yet globally relevant.

STUDIO APA

APA – DESIGN ARCHITECT

Founded by Alex Pettas, APA is a Los Angeles-based architecture firm known for delivering high-concept, modern spaces that elevate the human experience. Alex previously served as Design Director at RIOS and Studio PCH, leading award-winning residential and hospitality projects throughout the country. His work reflects a deep commitment to material integrity, proportion, and clarity - and brings a sophisticated, globally informed sensibility to the Modernest.



FRANKLIN ROSE REAL ESTATE ADVISORY – SALES & MARKETING

Heather Gustafson of Franklin Rose provides marketing and sales strategy for the Modernest. With over 20 years of experience working alongside top developers across the nation, her expertise ensures a sophisticated, data-driven approach to market positioning and buyer engagement.



ABOUT THE DEVELOPER, CA SOUTH

10 Years
in Real Estate
Development

78,000
Office
SQFT

852,000
Industrial
SQFT

485,000
Residential
SQFT

468
Residences
Delivered

260
Residences
Under Construction

THE BUILDING

*strikingly modern,
quietly luxurious*

The architecture of the Modernest is both iconic and inviting – defined by clean lines, expansive glass, and a warm material palette that connects seamlessly to its surroundings. Residences rise above a vibrant neighborhood and welcome light, views, and a sense of calm that carries through every space. An elegant entry, boutique scale, and highly considered common areas provide an experience that feels both private and personal.

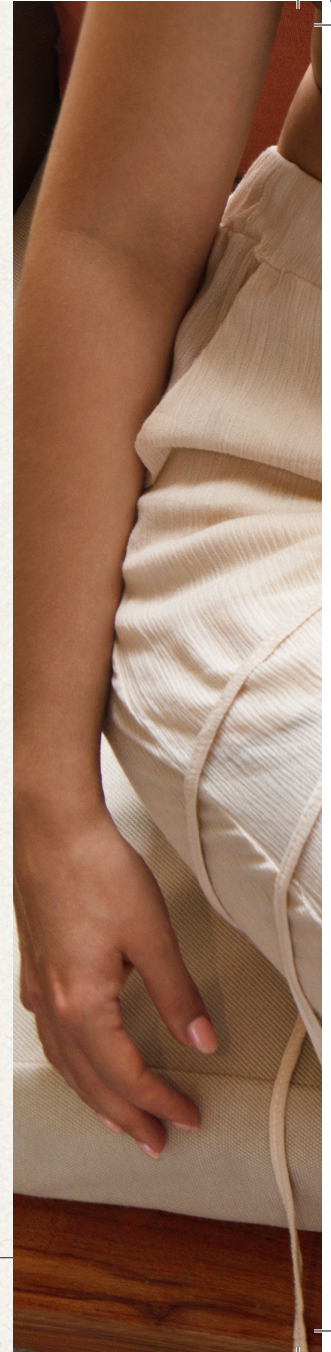




VICTORY LIVING GROUP

streamlining management & amplifying returns

- **Victory Living Group is a hospitality driven management company** selected to oversee HOA management and offer an optional short-term-rental management solution.
- **Our comprehensive management solution** is available to owners at 12% of short term rental revenue.
- **A thoughtfully curated Operating Supplies and Equipment (OS&E) package** ensures each residence is fully prepared to welcome its first guests.
- **A selection of premium furniture packages** is available for purchase post-closing, providing a seamless turnkey solution that elevates each residence into a beautifully appointed home, ready to welcome guests with comfort and style.
- **Exceptional guest service** will ensure that guests will experience seamless communication from booking inquiries to check-out, with 24/7 support to handle on-call emergencies.
- **Dynamic pricing strategies** maximize revenue based on market demand, local events, and seasonal trends.
- **A comprehensive marketing plan** will ensure that your property is showcased across multiple leading platforms, including Airbnb, to maximize visibility and bookings.
- **Streamlined housekeeping and maintenance** will include scheduled cleanings, routine maintenance, and a trusted network of contractors at the ready.
- **Expert compliance management** ensures each residence meets local zoning laws, licensing requirements, and tax obligations.
- **Transparent financial reporting** offers regular updates on your income, expenses, and occupancy rates, keeping your investment on track.
- **A technology-first management approach** streamlines every aspect of operations, providing owners with effortless oversight, reduced overhead, and enhanced peace of mind.



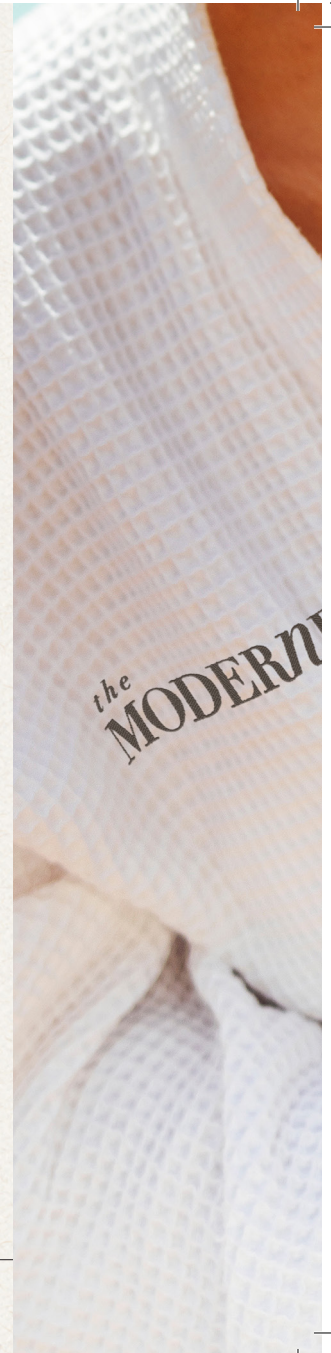


HOTEL · INSPIRED · LIVING .
EXCEPTIONAL STAYS .
OWNERSHIP REIMAGINED .

nashville's first hospitality-driven flexible ownership residences

The Modernest brings a new category of living to Nashville – residences designed with the sophistication of a luxury hotel and the flexibility of modern ownership. Every detail has been curated through a hospitality lens: a concierge-style arrival, branded robes and towels, a serene wellness suite with infrared sauna and cold plunge, a hotel-inspired pool deck, and an all-day coffee bar. Backed by a management team

with deep luxury-hospitality experience and an **exclusive licensing agreement with Airbnb**, the Modernest delivers an elevated guest journey that commands premium nightly rates and creates a refined travel and ownership experience. Thoughtful, seamless, and beautifully executed – this is flexible hospitality-driven ownership that welcomes you to live or rent your residences for any period of time.









RESIDENCE FEATURES

effortless comfort, elevated design

Each residence at 1107 8th Ave South has been thoughtfully designed, seamlessly blending modern architectural expression with warm, livable finishes. A collection of floorplans range from well-appointed one-bedrooms to expansive three-bedroom residences, all with private outdoor spaces and sweeping views.

INTERIOR FEATURES

- Wide-plank engineered hardwood flooring throughout
- Smooth finish walls in soft, gallery-white tones for a clean, contemporary canvas
- Floor-to-ceiling windows that flood interiors with natural light
- Private balconies or terraces

“We designed each residence at the Modernest to feel both beautifully modern and deeply livable. From the way natural light moves through the rooms to the seamless integration of storage, every detail supports comfort and flexibility - whether you are staying for a weekend or a lifetime.”

— ERIC MCGINNIS, PRINCIPAL ARCHITECT,
COMMA DESIGN WORKS





THE KITCHENS

Designed as the heart of the home, kitchens offer both a place to gather and ultimate functionality.

- Custom flat-panel cabinetry in natural soft oak
- Quartz countertops with spacious dine-around islands in select residences
- Artesian tile backsplashes tailored to each home
- Premium Fisher & Paykal stainless steel appliance suite
- Sleek polished chrome fixtures and hardware
- Dedicated Owner's Closets in select residences

THE BATHS

A sanctuary of calm and comfort, primary and secondary bathrooms will welcome you to retreat.

- Spa-inspired oversized format tile
- Vanities with integrated storage
- Quartz countertops with contemporary edge detail
- Glass shower enclosures
- Oversized mirrors paired with sculptural lighting
- Soaking tubs in select residences for restorative relaxation



SMART & SUSTAINABLE LIVING

Every detail is crafted for effortless, conscious living.

- Smart thermostats with year round climate control
- Keyless entry door systems
- Pre-wired for high-speed internet and streaming-ready connectivity
- Ambient LED lighting throughout
- Energy-efficient HVAC systems

THE AMENITIES

health, balance, & ease

Thoughtfully curated amenity spaces foster connection, wellbeing, and elevated everyday living.

THE ARRIVAL GALLERY

- Light-filled lobby with secure access and concierge-style entry
- Coffee and Wine Bar with open doors to the Gulch View neighborhood, residents and visitors
- Communal lounge seating
- Co-working space with private meeting room and high-speed Wi-Fi
- Dedicated luggage and package storage with 24/7 access
- Two high-speed elevators servicing all levels





PARKING & MOBILITY

- Secure, covered resident and guest parking across 2 levels
- On-site EV charging stations

THE WELLNESS AND YOGA STUDIOS – LEVEL TWO

A private wellness retreat, open exclusively to residents and guests.

- Pool and Poolside Terrace surrounded by lush landscaping and courtyard
- The Social Lounge with chef's kitchen and intimate gathering space
- State-of-the-art fitness studio with dedicated cardio, strength, and yoga zones
- Private changing rooms with showers
- Cold plunge and sauna for integrated wellness
- Outdoor pickleball court







THE FREEDOM OF *flexible ownership*

The Modernest is uniquely crafted for flexibility – with the ability to rent and generate income for any period of time, each residence becomes a versatile asset for modern living and intelligent investment. Offering dedicated on-site professional management, an integrated digital concierge for effortless hosting, and in-app booking management, housekeeping scheduling, and guest communication tools. Own your space – without sacrificing freedom or ease.



“Our design vision for the Modernest was rooted in simplicity, honesty, and light. We wanted to create a building that stands apart with clarity but also feels comfortable, grounded, and timeless. Every proportion, every material choice, was about supporting the rhythm of daily life in a meaningful way.”

— ALEX PETTAS, PRINCIPAL ARCHITECT, APA



THE NEIGHBORHOOD

gulch view

Situated just south of The Gulch along 8th Avenue South, Gulch View is one of Nashville's most connected and rapidly evolving neighborhoods. With immediate access to downtown, Music Row, and Vanderbilt University, and Belmont University, this central location places residents at the intersection of culture, commerce, and creativity. The neighborhood blends the energy of The Gulch's restaurants and retail just to the north with the authenticity of Nashville's roots along 8th Avenue – creating a distinctive urban setting that feels both established and on the rise.

Gulch View is emerging as Nashville's next great destination for modern living – defined by its skyline views, proximity to major employers and entertainment districts, and easy access to all corners of the city. From here, residents can bike to The Gulch's lively dining scene, explore nearby Wedgewood-Houston's art galleries, or reach Midtown and Vanderbilt and Belmont within minutes. It's a neighborhood at the center of Nashville's growth, offering a front-row seat to the city's continued evolution.

INTELLIGENT FLEXIBILITY

investing, intentionally

The Modernest was conceived not only as a beautiful place to live or stay but also as a thoughtful real estate investment, designed for owners who value flexibility, long-term appreciation, and intelligent tax strategy.

Located within a federally designated Opportunity Zone, the Modernest projects offer investors the potential to benefit from powerful tax incentives created to encourage investment in emerging neighborhoods. Depending on individual circumstances, these incentives may include the ability to defer and potentially reduce capital gains taxes associated with qualified investments.

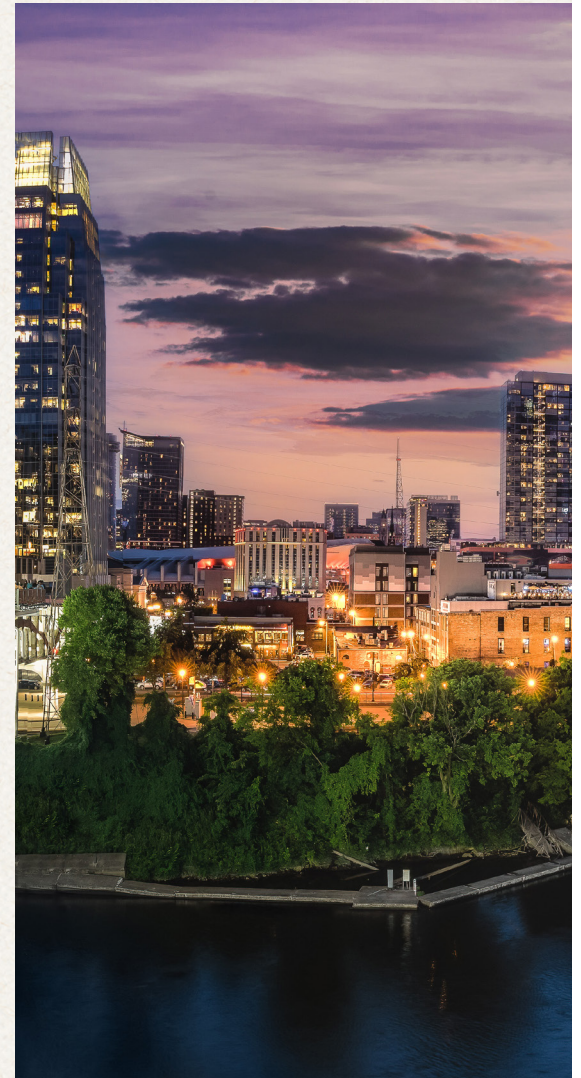
Ownership may also allow investors to take advantage of bonus depreciation through cost

segregation, accelerating depreciation benefits that can significantly offset taxable income in the first year of ownership.

For investors seeking to reposition capital, 1031 exchange eligibility may provide an additional pathway. This allows proceeds from the sale of other investment properties to be reinvested into Modernest ownership while deferring capital gains taxes.

The result is a rare combination: a design-forward residence in one of Nashville's most dynamic neighborhoods paired with a structure that aligns lifestyle ownership with sophisticated real estate investment strategy.

Tax treatment and benefits depend on individual circumstances. Prospective purchasers should consult their tax, legal, and financial advisors regarding the applicability of Opportunity Zone investments, bonus depreciation, cost segregation, and 1031 exchanges to their specific situation.





NASHVILLE

a city on the rise

POPULATION GROWTH & DEMOGRAPHICS

The Nashville metropolitan area – comprising Nashville, Franklin, Murfreesboro, and surrounding counties – **now exceeds 2.15 million residents as of 2024.** Since 2020, the metro population has surged by **136,000 new residents, a 6.4% increase**, fueled by both domestic and international arrivals.

The metro remains one of the fastest-growing regions in the nation, projected to reach over 3.18 million by 2060 – a 56% increase over today's numbers.

TOURISM & ECONOMIC IMPACT

Tourism remains one of Nashville's most powerful economic engines. In **2024**, Davidson County recorded 16.9 million daily and overnight visitors who generated a record **\$11.2 billion in visitor spending**, or roughly **\$30.7 million per day**. That spending produced **\$1.157 billion in state and local tax revenue** and **\$3.082 billion in labor income** tied to the visitor economy.

The international demand story is also strengthening. Visit Music City projected **453,000 international visitors in 2024**, above the 2019 record, and forecast **more than 500,000 international visitors by 2026**. Nashville's visitor base is broadening rather than narrowing.

Nashville's business base is also diversified in ways that support durability. The Nashville Area Chamber describes the region as a leading location for **corporate headquarters**, spanning **health care, manufacturing, retail, finance, and technology**, and specifically characterizes Nashville as an **up-and-coming tech hub**. The Chamber's Partnership 2030 platform is centered on **job creation, capital investment, talent development, and quality of life**, backed by nearly **250 corporate and community partners**.

From a tax-positioning standpoint, Tennessee remains especially attractive to many investors and relocating households because the state has **no tax on earned income**.

ACCOLADES & INVESTMENT APPEAL

Nashville's external brand remains unusually strong for a market of its size. Visit Music City's current accolades page notes that Nashville was named **Americans' Favorite City** by **YouGov** in July 2025, tied for **#1 Best Places to Live in the U.S.** by **Travel + Leisure** in September 2025, ranked in the **top 10 Best U.S. Cities to Visit in 2026** by **U.S. News & World Report**, and placed **#4 among Tripadvisor's Best of the Best U.S. Destinations** in January 2026.

The same tourism authority also states that Nashville continues to perform as one of the **top 25 U.S. markets** and stands out as the nation's **most favorably viewed city**. Even allowing for promotional framing, that level of third-party recognition supports the idea that Nashville is not simply growing – it is becoming more institutionally and culturally validated.

WHY NASHVILLE MATTERS TO THE MODERNEST

This is a city on multiple trajectories – cultural, economic, demographic, and touristic. The Modernest residences are impeccably positioned to serve all sides of Nashville's momentum:

- A growing and affluent resident base fueling demand for premium, flexible living.
- A steady and expanding flow of visitors – business and leisure – generating short-term rental potential and hospitality opportunity.
- A well-earned global reputation that enhances a high-end urban brand like the Modernest.

By engaging Nashville's trajectory, the Modernest becomes more than a collection of residences – it becomes a refined invitation to own a piece of an evolving, future-facing city.



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