

Property Details

CONTROL: Partner VALUE: \$700,000
LOAN: \$0
EQUITY: \$700,000

TITLE: Joint Ownership - New 5 Unit New Resort Rental
TYPE: Resort Property
HAVE: 8% Preferred Return New Construction in Beautiful, Relaxing Resort Area
Ready Summer 2024
ADDRESS: 127 International Village Drive, Helen, Georgia
BENEFITS TO NEW OWNER: Preferred 8% Return Experienced Development Partners Local
Management

GROSS SCHEDULED INCOME: \$255,000 Projected
VACANCY LOSS: \$102,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$71,710
NOI: \$81,290
DEBT SERVICE: \$0
CASH FLOW: \$81,290
CAP RATE: 11.61%



BENEFITS SOUGHT: Partner(s) for Development and Construction

MOTIVATION: Cash Flow and Profit

CAN ADD: Can replicate subject to finding a suitable lot.

REMARKS: This is an opportunity to invest in a small hospitality building in the resort town of Helen, GA, in the Blue Ridge mountains of North Georgia. The Bavarian theme town of Helen, GA has become the 3rd most visited city in the state of Georgia.

OWNER: Ernie Eden, etal

COUNSELOR: Chuck Sutherland
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