



# Bethel Village Retreat Tranquility & Opportunity

OFFERING MEMORANDUM | 104 BETHEL VILLAGE ROAD | EASTMAN, GA

Exclusively Listed by

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A detailed architectural wireframe of a modern building, showing multiple levels, balconies, and structural elements. The lines are thin and light gray, creating a complex geometric pattern against a white background. The drawing is a perspective view, looking up and slightly to the side.

# 01

# Property Information

PROPERTY SUMMARY

PROPERTY PHOTOS

PROPERTY PHOTOS

POND & POOL

PROPERTY DESCRIPTION

HOMES ON THE PROPERTY

HOME AND PAVILION



## Property Overview

Nestled on 39 serene acres in Eastman, Georgia, Bethel Village Christian Retreat offers a rare opportunity to acquire a turnkey, income-producing retreat property with exceptional potential for growth. Designed for renewal, reflection, and connection, the property features four fully furnished homes, a large pavilion, walking trails, and a tranquil 3.5-acre pond.

Built in 2013, the retreat combines modern comfort with timeless natural beauty — ideal for faith-based organizations, group retreats, family compounds, or hospitality investors seeking a ready-to-operate business with expansion capacity.

## Location Overview

Situated just minutes from downtown Eastman, Bethel Village enjoys the peace of a countryside setting while remaining convenient to Middle Georgia’s population centers and highways.

- Address: 104 Bethel Village Road, Eastman, GA
- Proximity: Approximately 2 hours from Atlanta and 2 hours from Savannah
- Access: Easily reached via U.S. Route 341 and nearby I-16 corridor
- Setting: Private, gated property surrounded by rolling hills, mature pines, and a 3.5 acre pond

This location provides a perfect balance of accessibility and seclusion — making it attractive for spiritual retreats, family gatherings, and corporate team getaways.

<b>Price:</b>	\$1,699,000
<b>Lot Size:</b>	39 Acres
<b>Price / Acre:</b>	\$43,564
<b>Access:</b>	Bethel Village Road
<b>Cross Streets:</b>	Free Gift Church Road
<b>Permitted Uses:</b>	Residential
<b>Utilities:</b>	Septic
<b>Zoning:</b>	Residential
<b>APN: 4 Parcel Assemblage</b>	026033, 026011, 026011A, 026011B, 026011C

# Property Photos





# Pond & Pool



# Property Description



## **Bethel House**

Experience comfort, space and Southern Charm at Bethel House – your perfect home away from home in the heart of Eastman.

This beautifully decorated home offers over 3,700 square feet of thoughtfully designed space, perfect for family getaways, business travel, or extended stays.

Features include:

- 4 Bedrooms | 3 full Baths | 1 Half Bath
- Two Main Suites for added privacy
- TV Room and spacious living areas
- Cozy gas fireplace
- Oversized 2-car garage
- Washer and dryer included
- Built in 2015 with modern Zip System construction
- Broadband internet throughout the home

Outdoor Amenities:

- Fenced inground pool
- Screened-in porch surrounding the pool
- Irrigation system and landscaped yard

# Homes on the Property



Genesis House

Warmly decorated, this lovely home offers 1700 sq.ft and was built in 2013

- Wood burning fireplace
- 3 Bedrooms | 2 Full Baths
- 20' x 20' Screened in porch
- Broadband internet
- 1 Car Garage
- Zip System-
- Fully Furnished
- Washer and Dryer



Hope House

Tastefully decorated, this home offers 1340 sq.ft and was built in 2021

- 2 Bedroom | 2 Full Baths
- Wrap Around Porch
- Fireplace
- Screened 10' x10' porch
- Fully Furnished
- Washer and Dryer
- Broad Band Internet

# Home and Pavilion



## Revelation House

This cozy home features 700 sq.ft and was built in 2024

- 1 Bedroom | 1 Bath
- Fully Furnished
- Washer and Dryer
- Electric Fireplace
- Wrap Around Porch
- Zip System



## Pavilion

Newly built, covered with a concrete floor.

Suitable for:

- Weddings
- Gatherings
- Special Events
- Spiritual Retreats

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure with various rectangular volumes, some overlapping and some offset. Dotted lines are also present, suggesting a grid or a specific architectural layout. The overall style is clean and technical.

# 02

## Location Information

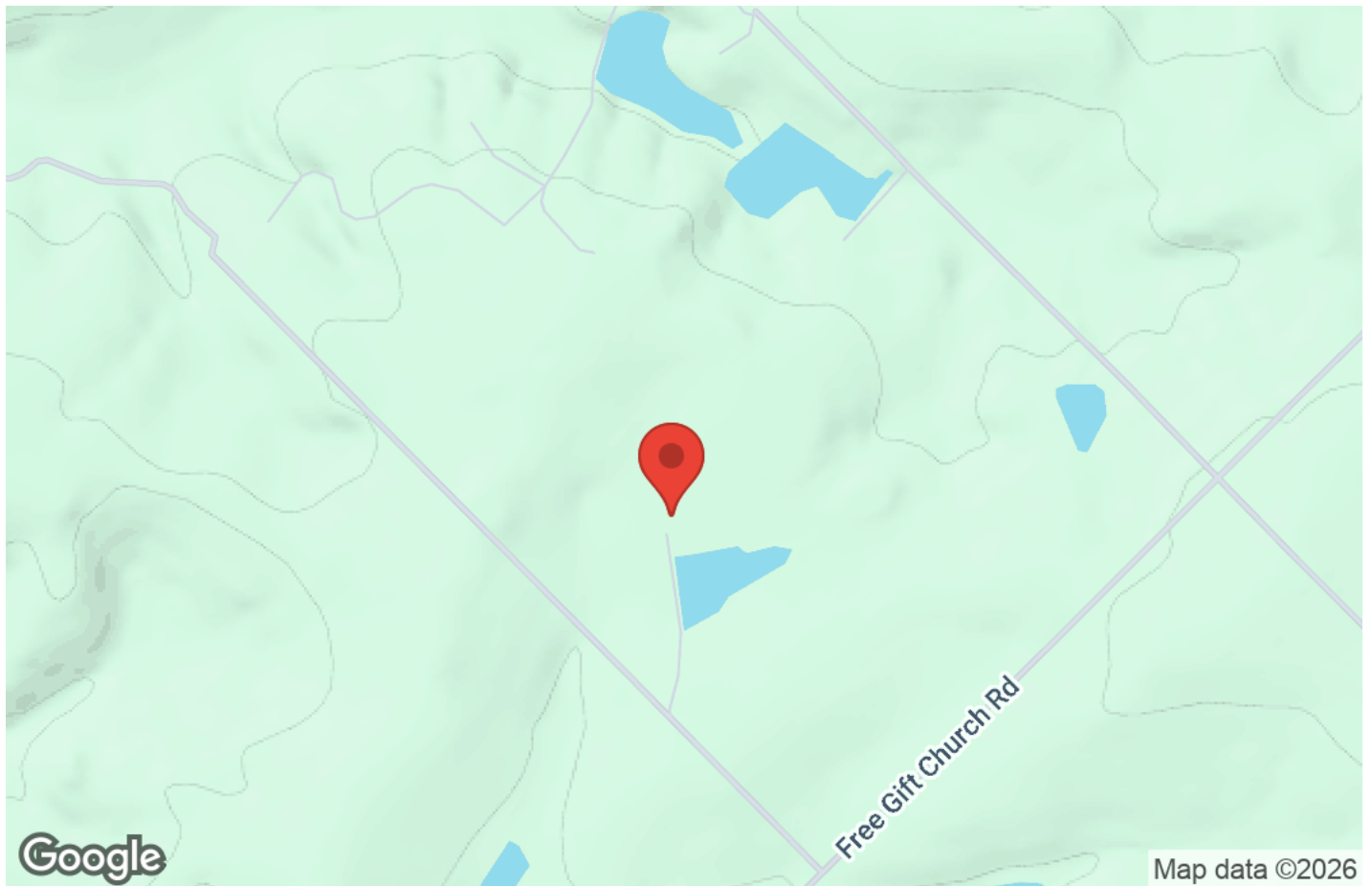
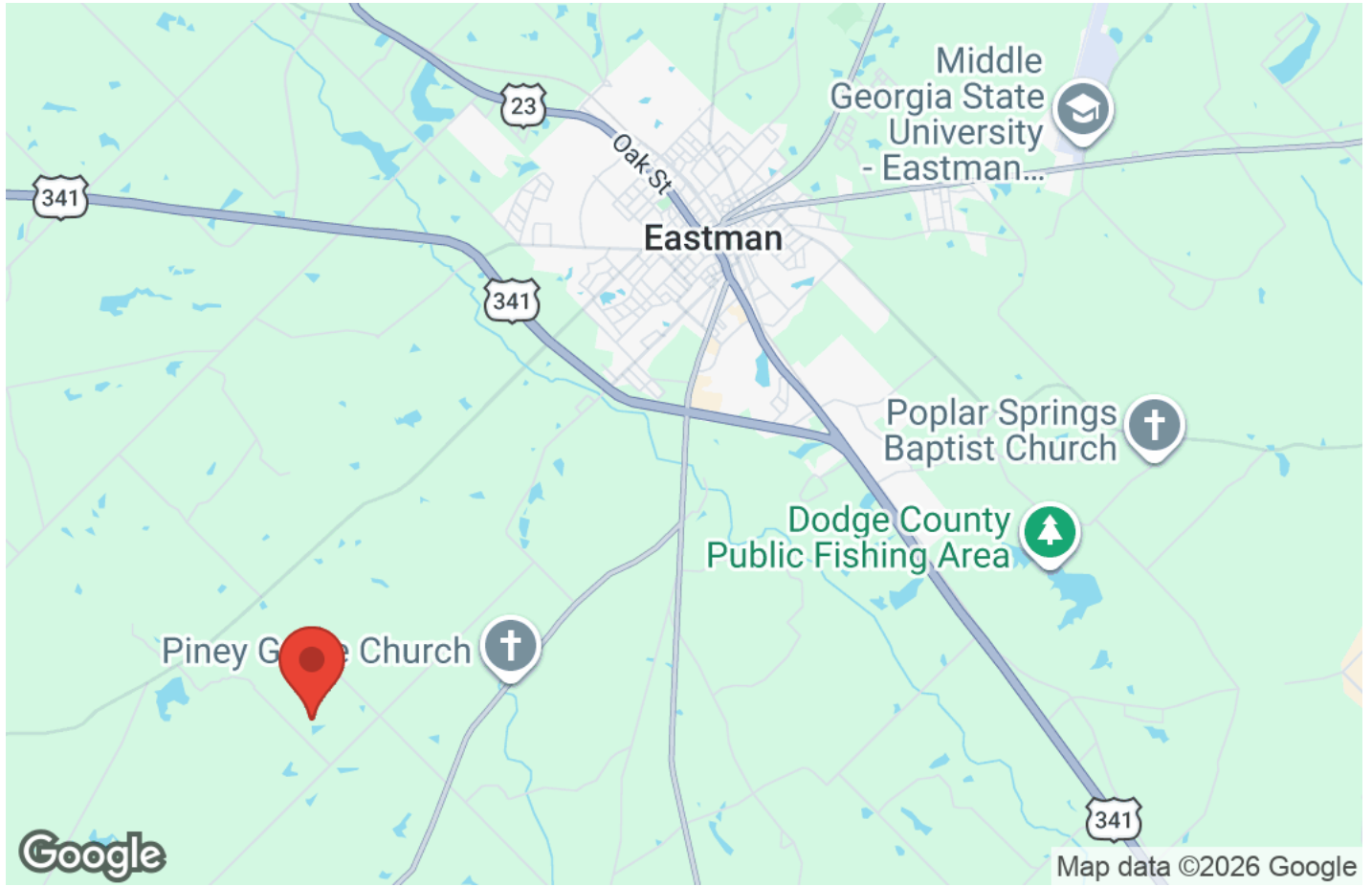
REGIONAL MAP

LOCATION MAPS

AERIAL MAP



# Location Maps



# Aerial Map



03

# Financial Analysis

PROFORMA



Bethel Village Proforma Cash Flows										
Income Statement										
	Year 1		Year 2		Year 3		Year 4		Year 5	
Number of houses	4		4		4		4		4	
Days in Period	365		365		365		365		365	
# of Available Rooms	1,460		1,460		1,460		1,460		1,460	
# of Occupied Rooms	876		876		876		876		876	
Occupancy	75.0%		75.0%		75.0%		75.0%		75.0%	
Average daily rate	\$231.00		\$247.17		\$264.47		\$282.98		\$302.79	
RevPAR	\$173.25		\$185.38		\$198.35		\$212.24		\$227.10	
<b>Departmental Revenues</b>										
House Rent	252,945		270,651		289,597		309,869		331,559	
<b>Gross Operating income</b>	<b>252,945</b>		<b>270,651</b>		<b>289,597</b>		<b>309,869</b>		<b>331,559</b>	
<b>Undistributed Operating Expenses</b>										
Admin & General	2,529	1.0%	2,707	1.0%	2,896	1.0%	3,099	1.0%	3,316	1.0%
Sales & Marketing	2,529	1.0%	2,707	1.0%	2,896	1.0%	3,099	1.0%	3,316	1.0%
Utilities	5,059	2.0%	5,413	2.0%	5,792	2.0%	6,197	2.0%	6,631	2.0%
Property Op. & Maintenance	7,588	3.0%	8,120	3.0%	8,688	3.0%	9,296	3.0%	9,947	3.0%
Reservation Fees	37,942	15.0%	40,598	15.0%	43,440	15.0%	46,480	15.0%	49,734	15.0%
Management Fees	7,588	3.0%	8,120	3.0%	8,688	3.0%	9,296	3.0%	9,947	3.0%
<b>Total Undist. Op. Expenses</b>	<b>63,236</b>		<b>67,663</b>		<b>72,399</b>		<b>77,467</b>		<b>82,890</b>	
<b>Income Before Fixed Charges</b>	<b>189,709</b>		<b>202,988</b>		<b>217,198</b>		<b>232,401</b>		<b>248,669</b>	
<b>Fixed Charges</b>										
Real Estate Taxes	3,500		3,600		3,700		3,800		3,900	
Insurance	3,000		3,100		3,200		3,300		3,400	
Other Exp.	1,000		1,100		1,200		1,300		1,400	
<b>Total Fixed Charges</b>	<b>7,500</b>		<b>7,800</b>		<b>8,100</b>		<b>8,400</b>		<b>8,700</b>	
<b>Cash Flow</b>	<b>\$182,209</b>		<b>\$195,188</b>		<b>\$209,098</b>		<b>\$224,001</b>		<b>\$239,969</b>	

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a high-rise or industrial building. The perspective is from a low angle, looking up at the structure. Dotted lines are also visible, extending from the top right towards the center of the page.

# 04

## Agent Profile

PROFESSIONAL BIO

DISCLAIMER

# Professional Bio



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Yesenia Leonard is a licensed Commercial Real Estate Agent with KW Commercial, specializing in income producing properties across Georgia — including hotels, multifamily, and warehouses. Yesenia helps investors identify profitable opportunities and maximize returns in today's market

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