



VALUE-ADD INCOME & RESIDENTIAL REDEVELOPMENT

Regency Inn

70 Felton Drive · Toccoa, GA 30577

ENTIRE 70 FELTON DR PARCEL

\$1,400,000

PRO FORMA NOI \$134,480	PRO FORMA CAP 9.6%	HOTEL KEYS 38	RESIDENTIAL 7 units	SITE 1.54 AC
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Investment Highlights

- **City-supported use flexibility** — under new ownership: higher-end apartments, veterans housing, or senior living.
- **Income or redevelopment** on a 1.54-acre parcel fronting Hwy 123 (~\$909K/acre).
- **Income while you entitle** — 2022-renovated buildings carry the asset through planning & lease-up.
- **Stabilized 9.6% pro forma cap** on the hold / reposition scenario.
- **Minutes** from downtown Toccoa, Amtrak, Currahee Museum & Toccoa Falls.

Hotel & apartments currently vacant; in-place income \$0. Pro forma reflects the hold / reposition scenario. The City has expressed support for residential redevelopment under new ownership.

Pricing Options

OFFERING	PRICE	CAP
Entire 70 Felton Dr parcel	\$1,400,000	9.6%
Hotel Only — 38 keys	\$800,000	~11%

