



**CREEKWOOD RESORT
RV PARK & CABINS**

5730 GA-356
Sautee Nacoochee, GA
30571

**NEW TO
MARKET**

**OFFERED
AT**

\$2.2 MILLION



SPECIAL OPPORTUNITY

ABOUT THE PROPERTY

Fantastic opportunity and location! This established income-producing RV resort and cabin rental business offers nearly endless potential in one of Georgia's fastest-growing outdoor recreational corridors. Strategically located amidst the Chattahoochee-Oconee National Forest and three state parks, and popular Helen, GA.

Property Features

- 16 RV Sites
- 18.36 acres
- 5 Rental Cabins
- 1200 sf Bath House
- 3000 sf Multipurpose Building

FOR MORE INFORMATION

 **561.660.4411**



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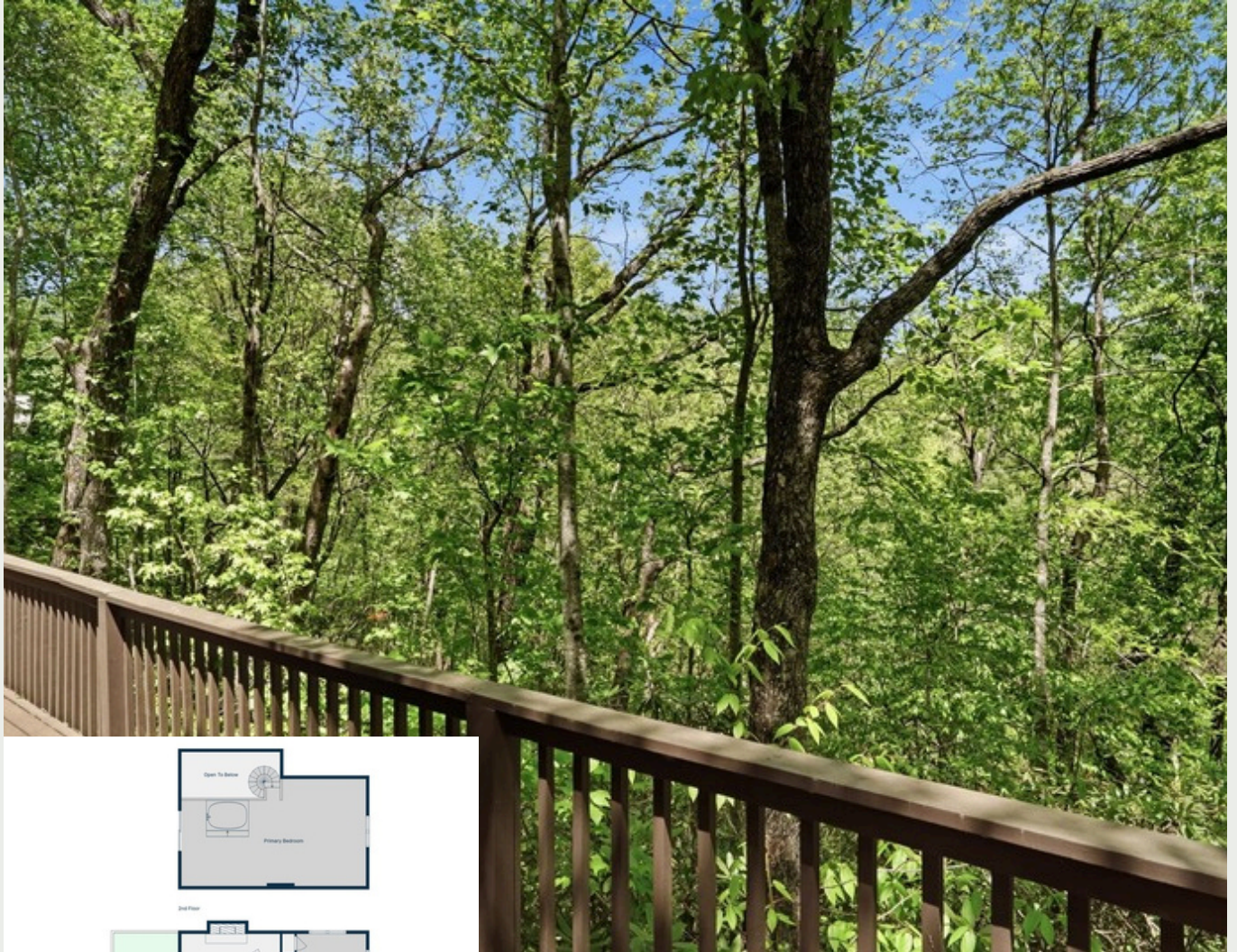


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Cabin Rentals





Cabins 1/2/3

- 1200 sq ft
- 3 bed/1 bath
- Wood fireplace
- Large private deck



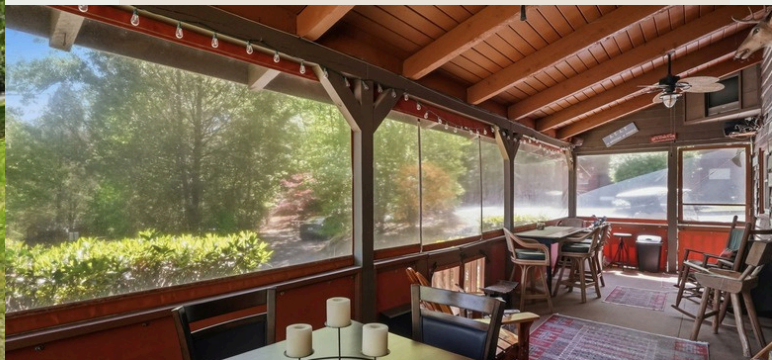


AGENTS
CENTRAL
MEDIA

Total: 1472 sq. ft.
1st Floor: 904 sq. ft., 2nd Floor: 568 sq. ft.
Excluded Areas: Screened Porch: 332 sq. ft., Fireplace: 43 sq. ft., Walls: 135 sq. ft.
Measurements Taken Highly Accurate, But Not Guaranteed.

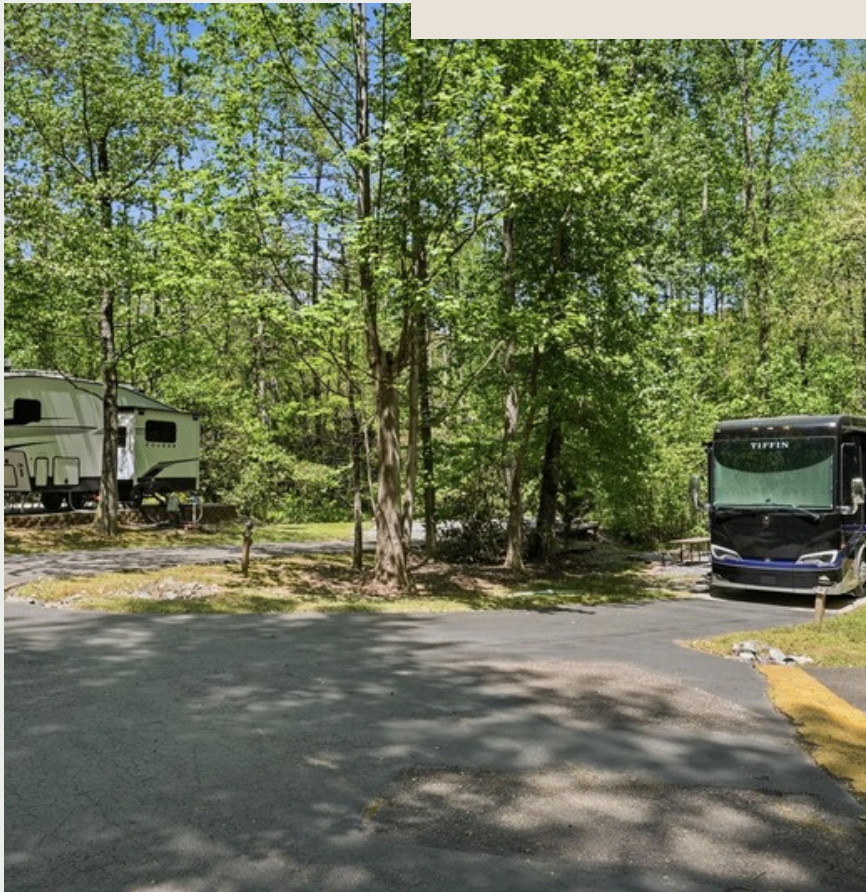
Main cabin

- 1472 sq ft
- 2 bedrooms
- 1.5 bathroom
- Wood burning fireplace
- Spacious porch
- In-Unit Laundry





RV Sites



- 10 Full Hook-Up Sites
- 6 Dry Camp Sites with electric
- Paved Roads
- Level Concrete Pads



Call for
Private
Showing



Bath House

- 1200 sf
- Men & Women baths
- Laundry
- 200 sf Flex Room

Multipurpose Building

- 3000 sf
- Solid Stamped Concrete and Galvanized Steel Construction

Prospectus for Creekwood Resort

Creekwood RV Park and Cabin rental business offers nearly endless potential in one of Georgia's fastest-growing outdoor recreational corridors.

This beautiful property is strategically located in the Chattahoochee-Oconee National Forest area and near a number of popular destinations such as wineries, hiking trails, and waterfalls, and Sautee General Store, one of the oldest operating general stores in the country.

- Anna Ruby Falls, ~8 miles, one of the area's top natural attractions with an estimated 200,000 to 300,000 visitors annually
- Unicoi State Park, ~4 miles, a popular Georgia state park with an estimated 300,000 visitors annually
- Smithgall Woods State Park, ~8.5 miles, Georgia state park with approximately 20,000 to 40,000 visitors annually
- Hardman Farm State Historic Park, ~8.5 miles, popular destination with 10,000 to 25,000 visitors annually.
- Helen, GA, ~6.5 miles, Georgia's third most popular destination with more than 200,000 visitors for Fall and Oktoberfest and more than 1.5 million visitors annually.

Traffic:

- Low to moderate traffic on Hwy 356 per GDOT, appropriate for destination venue
 - 2,200 to 2,800 daily average
 - Highest traffic in Autumn (Oktoberfest, Helen, GA) +30% and Summer +20%
 - Lowest traffic in Jan-Feb, 1,800 to 2,000

Estimated Potential Gross Income (100%):

(4) Cabins: \$275/night	$4 \times 275 \times 365 = \$401,500$
(1) Tiny Cabin: \$120/night	$1 \times 120 \times 365 = \$43,800$
(10) RV sites, full hook up: \$65/night	$10 \times 65 \times 365 = \$237,250$
(6) dry camp sites, electric + sewer	$6 \times 45 \times 365 = \$98,550$
	Total Est. Gross: = \$781,100
	35% = \$273,385
	45% = \$351,495
	55% = \$429,605

$\$273,250 \times 38\% \text{ Expenses} = \$103,835 \text{ annual}$

NOI: $\$273,250 - \$103,835 = \$169,499$

Cap Rate: $\$169,499 / 2,200,000 = 7.7\%$