

## HIGH-END SHORT-TERM RENTAL & WEDDING VENUE INVESTOR PACKET

### PROPERTY OVERVIEW

Address: 2003 Bend of the River, Hiawassee, GA 30546

Location: Lake Chatuge – North Georgia mountains

Use: Luxury short-term rental and wedding / event venue potential

Price: \$3,100,000

Financing: Cash or Owner Financing Available (Flexible & Negotiable Terms)

### PROPERTY DESCRIPTION

- 9 bedrooms, 6 bathrooms
- Approximately 5,600 square feet
- 2 full kitchens + 1 kitchenette
- 3 family rooms + game room
- Covered deck and covered patio
- Beautifully and fully furnished – true TURN-KEY offering
- 4 land parcels totaling 3.10 acres
- 617 ft of private Lake Chatuge frontage

### CURRENT STR PERFORMANCE

- Actively listed on Airbnb and VRBO
- Current nightly rate range: \$1,450 – \$2,000 per night
- Projected future nightly rate range (after completion of covered recreational building): \$2,200 – \$2,900 per night
- Future bookings: Summer 2026 is already booked with the exception of 5 days
- Reviews: Over 150 online reviews across VRBO and Airbnb, with 4.5 – 5 star average
- Self-managed; no management fees
- Cleaning fees are paid by guests (no cost to owner)
- Strong repeat clientele
- No other short-term rental on Lake Chatuge offers this level of amenities

### HISTORICAL FINANCIAL SUMMARY (Nov 2024 – Nov 2025)

- Utilities: \$17,226.52
- Insurance: \$8,305.00
- Property Tax: \$4,761.67
- Management Fees: \$0 (Owner managed)
- Cleaning Fees: \$0 (paid by guests)

Total Annual Operating Expenses: \$30,292.19

Net Operating Income (NOI): \$278,933.36

Cap Rate at Asking Price (\$3,100,000): 8%

Note: The financial performance above reflects bookings taken BEFORE the addition of several major amenities including the heated pool, pickleball court, bocce ball, waterfall, expanded outdoor kitchen, sauna, and large covered recreational/dining/entertaining area. The future income potential from these enhancements is substantial.

#### FUTURE INCOME & VALUE-ADD OPPORTUNITIES

##### - Short-Term Rental Upside:

- New covered recreational building enables higher nightly rates and stronger year-round occupancy.
- Covered, heated, and weather-protected amenities support off-season and shoulder-season bookings.

##### - Wedding Venue Potential:

- With a septic upgrade to support up to 150 guests, this property can operate as a premier North Georgia wedding venue.
- North Georgia is an extremely popular area for wedding venue opportunities, with consistent demand from local and destination couples.

##### - Corporate Retreats & Large Group Stays:

- Layout, amenities, and recreational offerings are ideal for corporate retreats, family reunions, and group events.

##### - Direct Booking Strategy:

- Strong opportunity for a direct booking website to reduce platform fees charged by Airbnb/VRBO and improve overall NOI.

#### EXTERIOR & RESORT-STYLE AMENITIES

- 617 ft of private lake frontage on Lake Chatuge
- 20 x 50 ft heated sports-bottom pool
- Spill-over hot tub
- Beautifully landscaped rock waterfall feature
- Putt-putt greens
- Bocce ball court
- Volleyball court
- Outdoor chess game
- Fire pit with seating
- Boat dock with 2 luxury tritoon boats INCLUDED in sale:
  - 2022 – 25.5 ft 200 HP Godfrey Patio Tritoon
  - 2020 – 27.5 ft Crest 200 HP tritoon
- Additional water toys INCLUDED:

- Kayaks
- Paddle boat
- Paddle boards
- Royal Deluxe 6-passenger golf cart INCLUDED
- TURN-KEY: boats, golf cart, furnishings, and equipment included in the sale

#### INTERIOR RECREATION & GAMES

- Interior game room with:
  - Billiards
  - Ping pong
  - Foosball
  - Golden Tee game system
  - Air hockey
  - Chess

#### NEW COVERED RECREATIONAL BUILDING (NEAR COMPLETION)

The outdoor recreational building is almost complete. Windows, garage doors, and heat are scheduled to be installed by mid-December.

Planned and in-place features include:

- Pickleball court
- Two large TVs:
  - 100" TV with fireplace underneath
  - 75" TV
- 6-person infrared sauna
- Three dining tables, each seating 8 people, with fire pits in the center of each table
- Large sectional sofa with fire pit
- Huge outdoor kitchen and U-shaped bar with seating for approximately 20 people
- Outdoor kitchen equipment includes:
  - 8-burner gas stove
  - Double oven
  - Gas grill
  - Traeger smoker
  - Ice freezer and ice bucket
  - Wine fridge
  - Soda fridge
  - Dishwasher

- Keegerator (capacity for 2 small kegs and 1 large keg)
- Sink with hot and cold water
- Griddles

This covered, fully equipped recreational and entertaining pavilion is a powerful amenity that will significantly increase booking appeal and support premium nightly rates, while enabling year-round use regardless of weather conditions.

#### OWNER HISTORY & IMPROVEMENTS

- Owner purchased the property in 2019.
- Continuous improvements and amenity additions since purchase.
- Recent additions include:
  - Heated pool and spill-over hot tub
  - Rock waterfall and landscaping
  - Putt-putt, bocce ball, volleyball, and outdoor games
  - Expanded outdoor kitchen and entertaining areas
  - New covered recreational/dining/entertaining building with pickleball, sauna, and extensive seating

#### SUPPORTING DOCUMENTATION

The following supporting documents are available as part of the investor financial package:

- Utilities expense reports
- VRBO and Airbnb bookings and payout history
- Property insurance documentation
- Property tax records

#### SHOWING & PROOF OF FUNDS

To protect guest privacy and respect the active booking schedule:

- Proof of funds (or lender pre-approval) is required prior to scheduling a tour of the property.

#### OWNER FINANCING

Owner financing is available with flexible and negotiable terms, offering:

- Faster closing timeline
- No bank underwriting delays
- Ability to refinance later after NOI increases due to added amenities and higher rental income

#### IMPORTANT INCOME CONSIDERATION

The financial information provided is based on bookings made before the newest amenities were completed, including:

- Pool and spill-over hot tub
- Pickleball court

- Bocce ball court
- Rock waterfall
- Expanded outdoor kitchen
- Sauna
- Covered dining, cooking, and entertaining areas

The increased potential income from these amenities—both for short-term rentals and weddings/corporate events—is substantial.

#### CONTACT INFORMATION

Nancy Holloway

Jason Mitchell Group Realty

Phone: 770-310-8307

Email: [nancyholloway@jasonmitchellgroup.com](mailto:nancyholloway@jasonmitchellgroup.com)