

Bethel Village Retreat Tranquility & Opportunity

OFFERING MEMORANDUM | 104 BETHEL VILLAGE ROAD | EASTMAN, GA

Exclusively Listed by

Yesenia Leonard - Commercial Real Estate Agent | (404) 307-8169 | yesenialeonard@kw.com | 432537, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | ATLANTA - PERIMETER

115 Perimeter Center Place, Suite 100
Atlanta, GA 30346

Table of Contents



01 - Property Information

Property Summary	4
Property Photos	5
Property Description	6
Homes on the Property	7
Home and Pavilion	8

02 - Location Information

Regional Map	10
Location Maps	11
Aerial Map	12

03 - Financial Analysis

Proforma	14
----------------	----

04 - Agent Profile

Listing Agent Bio	16
Disclaimer	17

Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



01

Property Information

PROPERTY SUMMARY

PROPERTY PHOTOS

PROPERTY DESCRIPTION

HOMES ON THE PROPERTY

HOME AND PAVILION



Property Overview

Nestled on 36 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 Savannah
- Access: Easily reached via U.S. Route 341 and nearby I-16 corridor
- Setting: Private, gated property surrounded by rolling hills, woodlands, and water features

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

Price:	\$2,200,000.00
Lot Size:	36 Acres
Price / Acre:	\$61,000.00
Access:	Bethel Village Road
Cross Streets:	Free Gift Church Road
Permitted Uses:	Residential
Utilities:	Septic
Zoning:	Residential
APN: 4 Parcel Assemblage	026033, 026011, 026011A, 026011B

Property Photos



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' x 10' 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



02

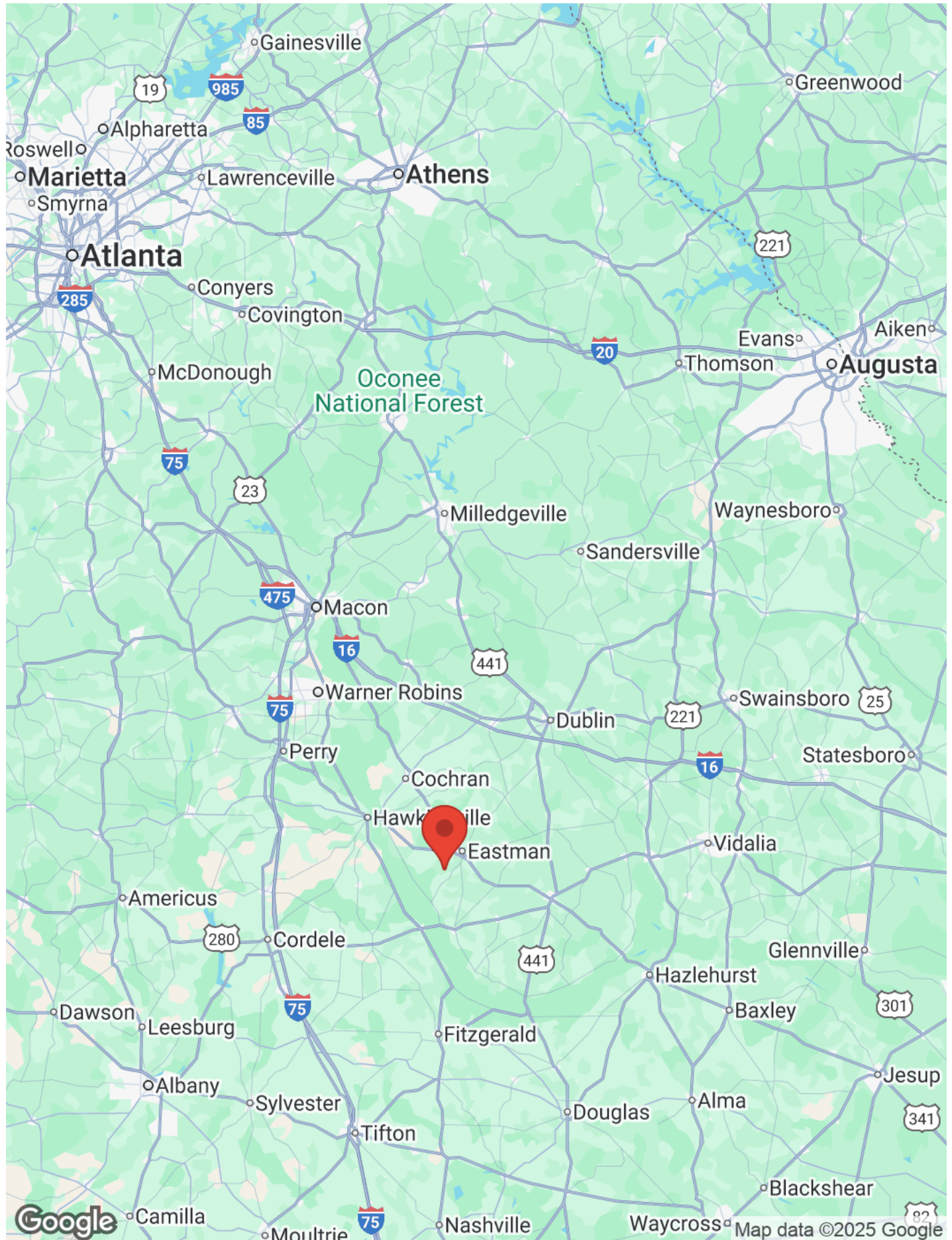
Location Information

REGIONAL MAP

LOCATION MAPS

AERIAL MAP

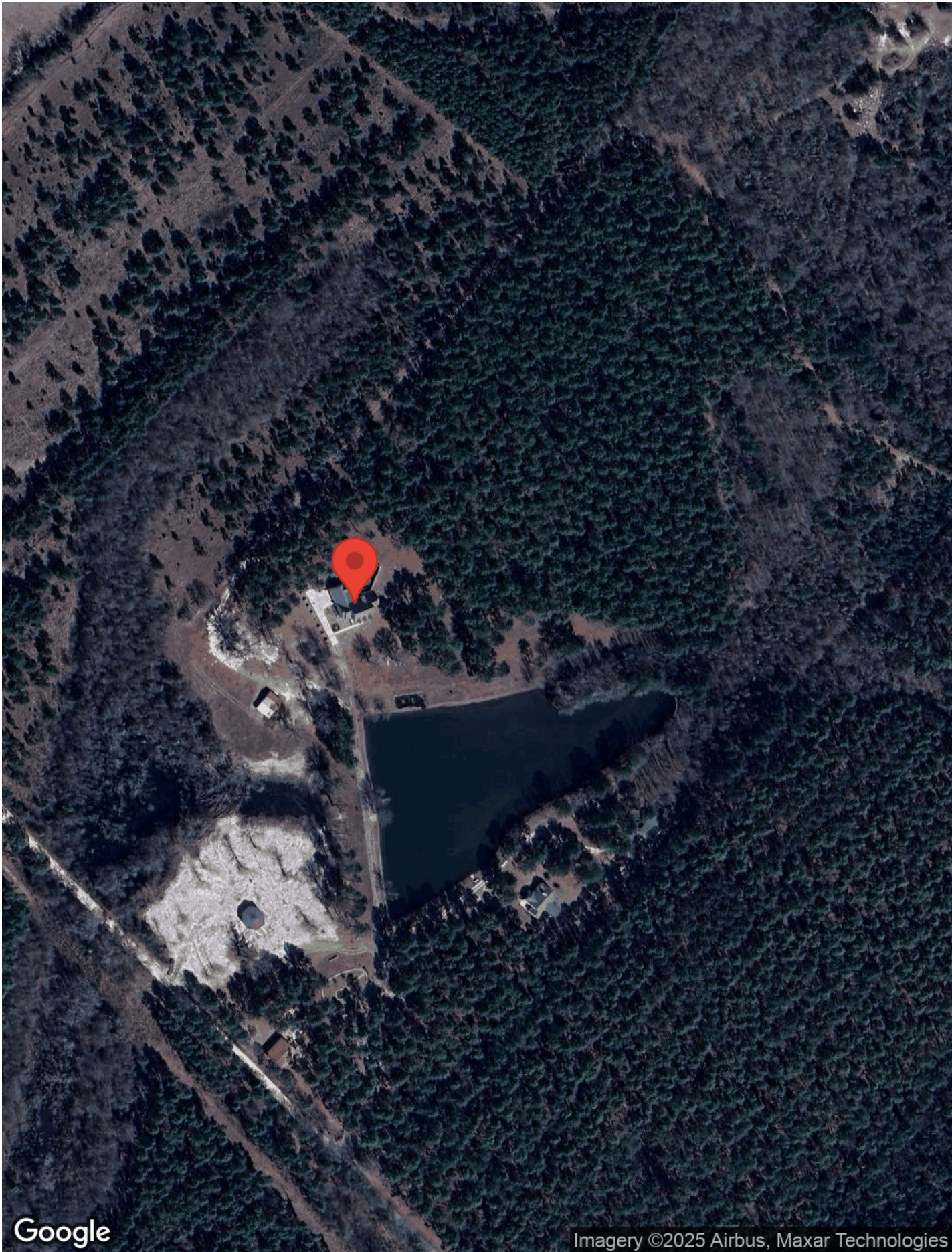
Regional Map



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	
Departmental Revenues										
House Rent	252,945		270,651		289,597		309,869		331,559	
Gross Operating income	252,945		270,651		289,597		309,869		331,559	
Undistributed Operating Expenses										
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%
Total Undist. Op. Expenses	63,236		67,663		72,399		77,467		82,890	
Income Before Fixed Charges	189,709		202,988		217,198		232,401		248,669	
Fixed Charges										
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	-
Total Fixed Charges	7,500		7,800		8,100		8,400		8,700	
Cash Flow	\$182,209		\$195,188		\$209,098		\$224,001		\$239,969	



04

Agent Profile

LISTING AGENT BIO

DISCLAIMER

Listing Agent Bio



Doug Collins
404.317.4057
dcollins@dch1.com
H-66381, Georgia

Doug Collins is Chairman and CEO of Hospitality Lodging Systems (HLS), franchisor of Budgetel, Haven Hotel, and AmeriVu Inns & Suites, and President of DC Hospitality, a national hotel brokerage. A former Days Inn and America's Best Franchising executive, Doug brings decades of hotel ownership and leadership experience.



Yesenia Leonard
404.307.8169
yesenialeonard@kw.com
432537, Georgia

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.



Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Yesenia Leonard - Commercial Real Estate

Agent

(404) 307-8169

yesenialeonard@kw.com

432537, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

Bethel Village Retreat Tranquility and Opportunity

OFFERING MEMORANDUM | 104 BETHEL VILLAGE ROAD | EASTMAN GA

Exclusively Listed by

Yesenia Leonard - Commercial Real Estate Agent

☎ (404) 307-8169

✉ yesenialeonard@kw.com

📍 432537, Georgia

KW Commercial | Atlanta - Perimeter North

115 Perimeter Center Place, Suite 100

Atlanta, GA 30346

Each Office is Independently Owned and Operated



www.kwcommercial.com