

FOR SALE

THE LAUREL LUXURY STUDENT HOUSING

1 NORTH GROVE STREET, DAHLONEGA, GA 30533



\$8,250,000

KELLER WILLIAMS REALTY CONSULTANTS,

695 Mansell Rd. Suite 120
Roswell, GA 30076



Each Office Independently Owned and Operated

PRESENTED BY:

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395604, Georgia

CHAD BROWN

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1 NORTH GROVE STREET



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EXECUTIVE SUMMARY

THE LAUREL LUXURY STUDENT HOUSING



OFFERING SUMMARY

PRICE:	\$8,250,000
NUMBER OF UNITS:	76
PRICE / UNIT:	\$108,553
BUILDING SF:	39,330
PRICE / SF:	\$203
NOI:	\$509,804
CAP RATE:	6.2
OCCUPANCY:	96%
LOT SIZE:	7.33 acres
YEAR BUILT:	2021
PARKING:	90+

PROPERTY OVERVIEW

Rearden Wyatt is pleased to present The Laurel Luxury Student Housing, a recently built and expertly maintained and operated multifamily opportunity less than a mile from the campus of The University of North Georgia - Dahlonega.

This high occupancy, in-demand community comprises 19 units with four bedrooms each for a total of 76 beds, with a private bathroom per student. Phase 1 has 10 units in five cottage style buildings with four bedroom/four bathroom layouts. Phase 2 has nine units in a townhouse row setting, with four bedroom/four and a half bath floor plans.

Easily the most upscale student housing development in Dahlonega, this property was built with special touches throughout. Each unit has a stacking washer and dryer, refrigerator, microwave, dishwasher, stove and oven, plus central air and wifi. All appliances are electric. Averaging over 518 square feet per student, there is ample living space inside and plenty of parking outside. The Phase 1 cottages have decorative fireplaces and the Phase 2 townhomes have spacious decks behind each unit.

From an investment standpoint, this property stays full with a significant waiting list. Base rent is \$770 per month plus \$90 for utilities, offering a strong upside when compared to student housing around the state of Georgia, especially those serving metro Atlanta.

For more information call Chad Brown 678-641-8273 or Alan Wyatt 770-361-0566

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LOCATION OVERVIEW

DAHLONEGA AND THE UNIVERSITY OF NORTH GEORGIA



LOCATION OVERVIEW

Dahlonaga, site of the first major US gold rush and the gateway to Georgia's wine country, is a charming mountain town with a picturesque town square that attracts tourists year round for its festivals, holiday decorations, antique shopping, wine tasting, and as a base for outdoor enthusiasts.

<https://www.dahlonaga.org/>



The University of North Georgia is part of the University of Georgia system and boasts 60+ degree programs and over 100 campus clubs for it's more than 7,300 students. It is also one of the six senior military colleges in the nation and has an award winning ROTC program, boasting over 50 General and Flag Officers in its alumni.

<https://ung.edu/>



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EXTERIOR PHOTOS

1 GROVE STREET NORTH



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AERIAL VIEW OF THE LAUREL

1 NORTH GROVE STREET



Google

Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

DAHLONEGA SATELLITE MAP

1 GROVE STREET NORTH



The Laurel Luxury Student Housing

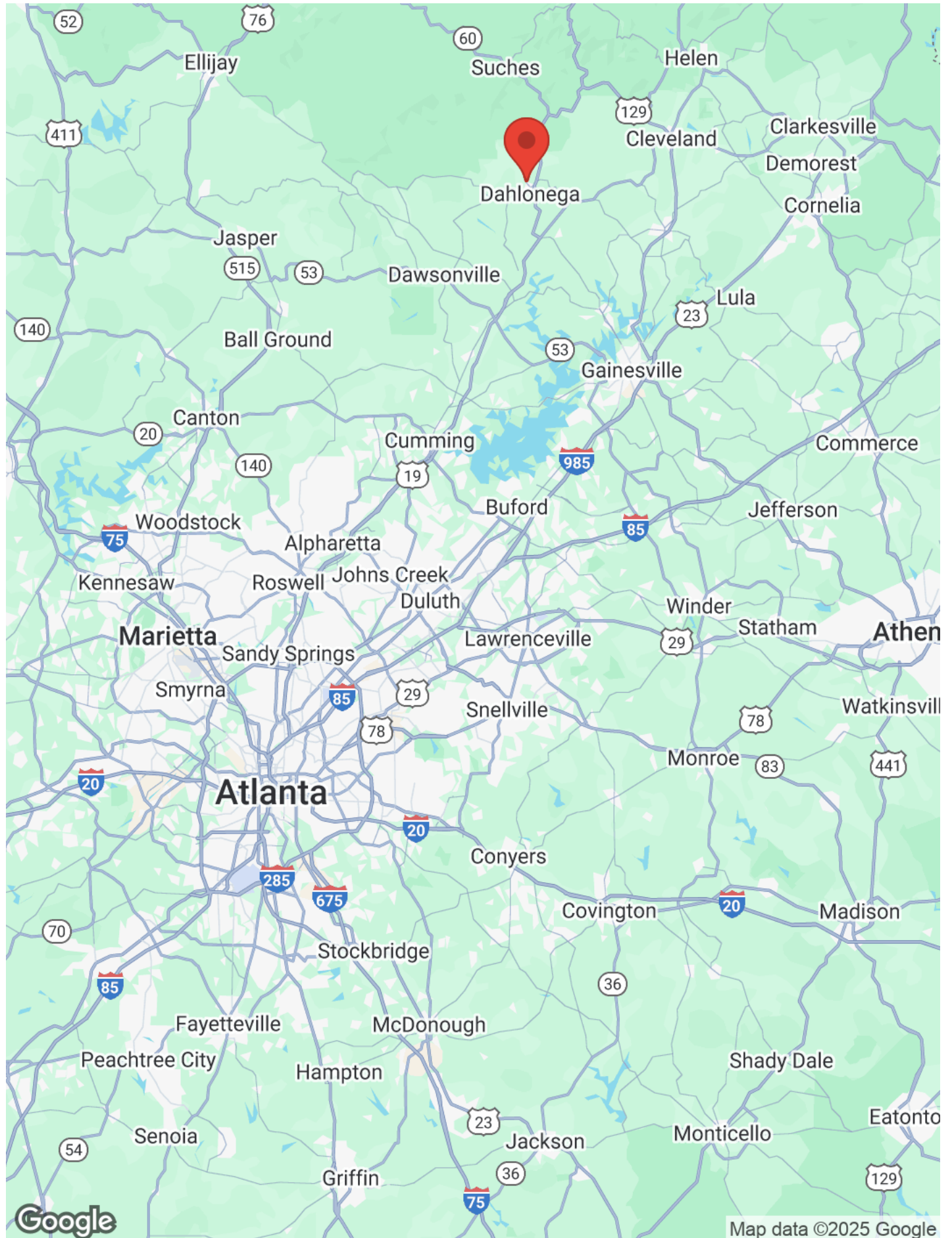
Town Square



University of North Georgia - Dahlonega Campus

Dahlonega

1 NORTH GROVE STREET



S&L

TRINITY
ENGINEERING
GROUP INC.
180 THOMPSON BRIDGE RD
GAINESVILLE, GA 30606
TEL: (770) 535-8444
FAX: (770) 535-8607

CONSULTANT

MCR
CUSTOM
HOMES
CONTACT:
SEAN
770.535.8444
678.764.5189

CONTRACTOR
DISCLAIMER: THESE PLANS ARE
PREPARED BY THE ARCHITECT
FOR THE CONTRACTOR'S USE
IN CONSTRUCTION OF THE PROJECT.
THE CONTRACTOR SHALL BE
RESPONSIBLE FOR VERIFYING
THE ACCURACY OF ALL DIMENSIONS
AND CONDITIONS OF THE SITE
AND SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM
THE APPROPRIATE AGENCIES.
THE ARCHITECT SHALL NOT BE
RESPONSIBLE FOR ANY
CONSTRUCTION DEFECTS OR
OTHER PROBLEMS THAT MAY
ARISE FROM THE USE OF THESE
PLANS.

FIRST FLOOR PLAN

GAINESVILLE, GA 30601

X
X
X
X

REVISION TABLE

NO.	DATE	DESCRIPTION
1	2017-01-10	ISSUED FOR PERMIT
2	2017-01-10	ISSUED FOR PERMIT
3	2017-01-10	ISSUED FOR PERMIT
4	2017-01-10	ISSUED FOR PERMIT
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JOB NUMBER

2017-

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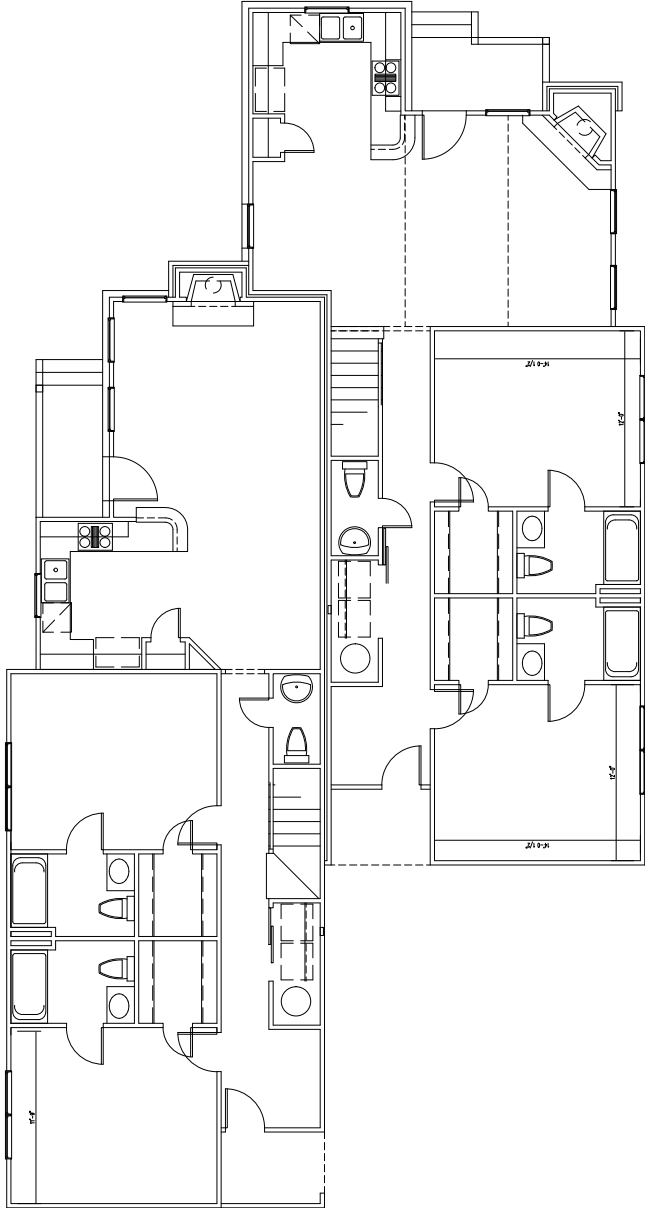
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DATE

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PROJECT

A-1



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

**TRINITY
ENGINEERING
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1081 THOMPSON BRIDGE RD
GAINESVILLE, GA 30501
TEL: (770) 535-1044
FAX: (770) 535-0037

CONSULTANT

**MCR
CUSTOM
HOMES**

**CONTACT:
SEAN
RUTH**
678-776-3589

CONTRACTOR

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WRITTEN AUTHORIZATION &
PERMISSION FROM AND

SECOND FLOOR PLAN

GAINESVILLE, GA 30501

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REVISION / ISSUE

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JOB NUMBER

2017-

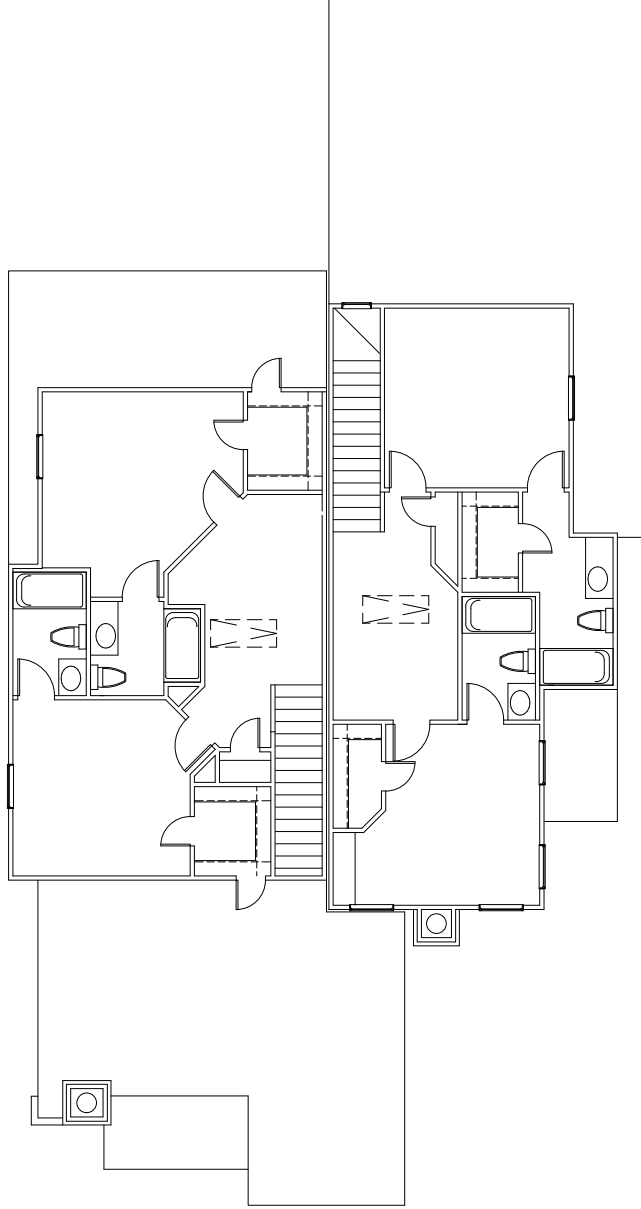
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DATE _____

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A-2



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

$$\text{S.M.F.} = 1/E' = 1.0$$

The Laurel Financial Summary

2025-26 Academic Year Pro Forma

Category	Amount (\$)
Income	
Cleaning Income	
Prepaid Income	
Rental Income Laurel Dahlonga	
Security Deposit Forfeit Income	
Shampoo Income	
Utility Income	
Utility Overage Income	
Total Income	
Cost of Goods Sold	
Gross Profit	\$787,546.00
Expenses	
Ask My Accountant	#### \$2,849.37
Building Insurance Expense	#### \$15,000.00
Cleaning	#### \$4,201.36
HVAC Repair	#### \$2,420.24
Interest Paid	#### \$0.00
Landscaping Expense	#### \$9,986.86
Legal & Professional Services	#### \$4,000.00
Liability Insurance	#### \$2,155.86
Management Fees Expense	#### \$31,501.84
Office Supplies & Software	#### \$2,551.18
Pest Control	#### \$4,305.39
Property Taxes	#### \$69,324.00
Repairs & Maintenance	#### \$19,481.60
Utilities	#### \$0.00
Electric Expense	#### \$47,369.02
Internet Expense	#### \$28,432.89
Water and Sewer	#### \$34,161.91
Total Utilities	#### \$109,963.82
Total Expenses	#### \$277,741.52
Net Operating Income	#### \$509,804.48
+ Interest Expense	
+ Mgt Fee Adjustment	
Net Other Income	
Net Income	\$509,804.48