

Rental & Airbnb Income Analysis

**5651 Old Wilkie Road, Gainesville, GA
30506**

Property Overview (Updated)

- ±6,658 sq ft luxury lake estate
- 5 Bedrooms / 5.5–6 Bathrooms
- Built 2015, gated 1.5-acre property
- **2 COE deeded covered docks** on a deep-water cove
- **USACE Mowing Permit** in place, allowing selective shoreline maintenance • **Permit includes golf cart access to shoreline** via approved path
- High-end finishes, full basement, acreage

Long-Term Rental Estimate

- Expected Range: **\$6,500–\$8,500 per month**
- Furnished executive rent could reach **\$9,000–\$10,000+**

Mid-Term (30–90 Day) Rental Estimate

- Fully furnished, utilities included
- Corporate, insurance, and relocation placements • Expected Range: **\$12,000–\$18,000 per month**

Short-Term Rental / Airbnb Estimate

Nightly Pricing Estimate:

- Off-season weekdays: **\$550–\$700/night**
- Standard weekends & shoulder season: **\$750–\$1,000/night** • Peak summer & holidays: **\$1,100–\$1,500/night**

STR Annual Revenue Estimate: • Low Case: **~\$160,000/yr**

- Mid Case: **~\$197,000/yr**
- High Case: **~\$237,000+/yr**

Projected stabilized range: **\$180,000–\$220,000+/yr gross**

Positioning & Competitive Advantages (Updated)

- Gated estate with acreage—rare for Lake Lanier
- **2 COE deeded docks** still outperform most local STR competitors
- **Mowing permit + golf cart shoreline access** dramatically enhances guest experience & marketability
- Ideal for large groups, reunions, retreats
- Strong comparables command \$700–\$1,400+ per night

Conclusion

Based on updated information—including the mowing permit, shoreline access, and 2 COE deeded docks—

5651 Old Wilkie Road remains best positioned as a Short-Term Rental (STR) or hybrid STR + Mid-Term property.

These unique lake access features further enhance rental desirability and revenue potential.