

FOR SALE

THE LAUREL LUXURY STUDENT HOUSING

1 NORTH GROVE STREET, DAHLONEGA, GA 30533



\$7,900,000

KELLER WILLIAMS REALTY CONSULTANTS,

695 Mansell Rd. Suite 120
Roswell, GA 30076



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1 NORTH GROVE STREET



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EXECUTIVE SUMMARY

THE LAUREL LUXURY STUDENT HOUSING



OFFERING SUMMARY

PRICE:	\$7,900,000
NUMBER OF UNITS:	76
PRICE / UNIT:	\$103,947
BUILDING SF:	39,330
PRICE / SF:	\$201
NOI:	\$492,000
CAP RATE:	6.6
OCCUPANCY:	97%
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

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INTERIOR PHOTOS

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AERIAL VIEW OF THE LAUREL

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Google

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DAHLONEGA SATELLITE MAP

1 GROVE STREET NORTH



The Laurel Luxury Student Housing

Town Square

 University of North Georgia - Dahlonega Campus

Dahlonega

REGIONAL MAP

1 NORTH GROVE STREET



