

2003 Bend of the River Road, Hiawassee, Georgia

Sales Price: \$2,900,000

9 Bedrooms | 6 Bathrooms | 5,600 SF

3.10 Acres | 617 Ft Private Lake Frontage

Short-Term Rental, Wedding Venue, or Corporate Retreat Potential

Current Rates: \$1,450 – \$2,000 per night

Projected Rates: \$2,200 – \$2,900 per night

Over 150 4.5–5 Star Reviews

Fully Furnished Turnkey Sale (Includes 2 Luxury Tri-toon Boats & Golf Cart)

Owner Financing Available

Investment Highlights

- Proven income-producing luxury lakefront retreat with strong track record
- Exceptional upside: increase nightly rates to \$2,900 for significant NOI growth
- Highly versatile asset: short-term rental, wedding venue, or corporate retreat
- Rare 617 ft of private lake frontage — a premium, irreplaceable feature
- 150+ glowing 4.5–5 star reviews driving consistent demand and bookings
- True turnkey investment: fully furnished with luxury boats & amenities included
- Flexible acquisition with owner financing available

Financials Based On: November 2024 – December 2025

Income

Total Rental Income: **\$305,300 (VRBO/Airbnb \$213,350) (Boat Rentals/Specials \$91,950)**

Expense Breakdown

Property Tax: \$4,761.67

Insurance: \$8,305.00

Utilities: \$17,226.52

Management (owner managed) Average mgt fee minimum of 12% : \$36,636.00

- Expenses (no mgmt): \$30,293.19
- NOI (no mgmt): \$305,300 – \$30,293.19 = **\$275,006.81**
- Cap Rate: **9.48%**
- NOI (with mgmt): \$305,300 – (\$30,293.19 + \$36,636) = **\$238,370.81**

- Cap Rate: **8.22%**
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Projected Performance (@ \$2,900/night)

Projected Income: **≈ \$513,000**

- NOI (No Management): **≈ \$482,706**
- Cap Rate: **16.65%**
- NOI (With Management): **≈ \$421,146**
- Cap Rate: **14.52%**