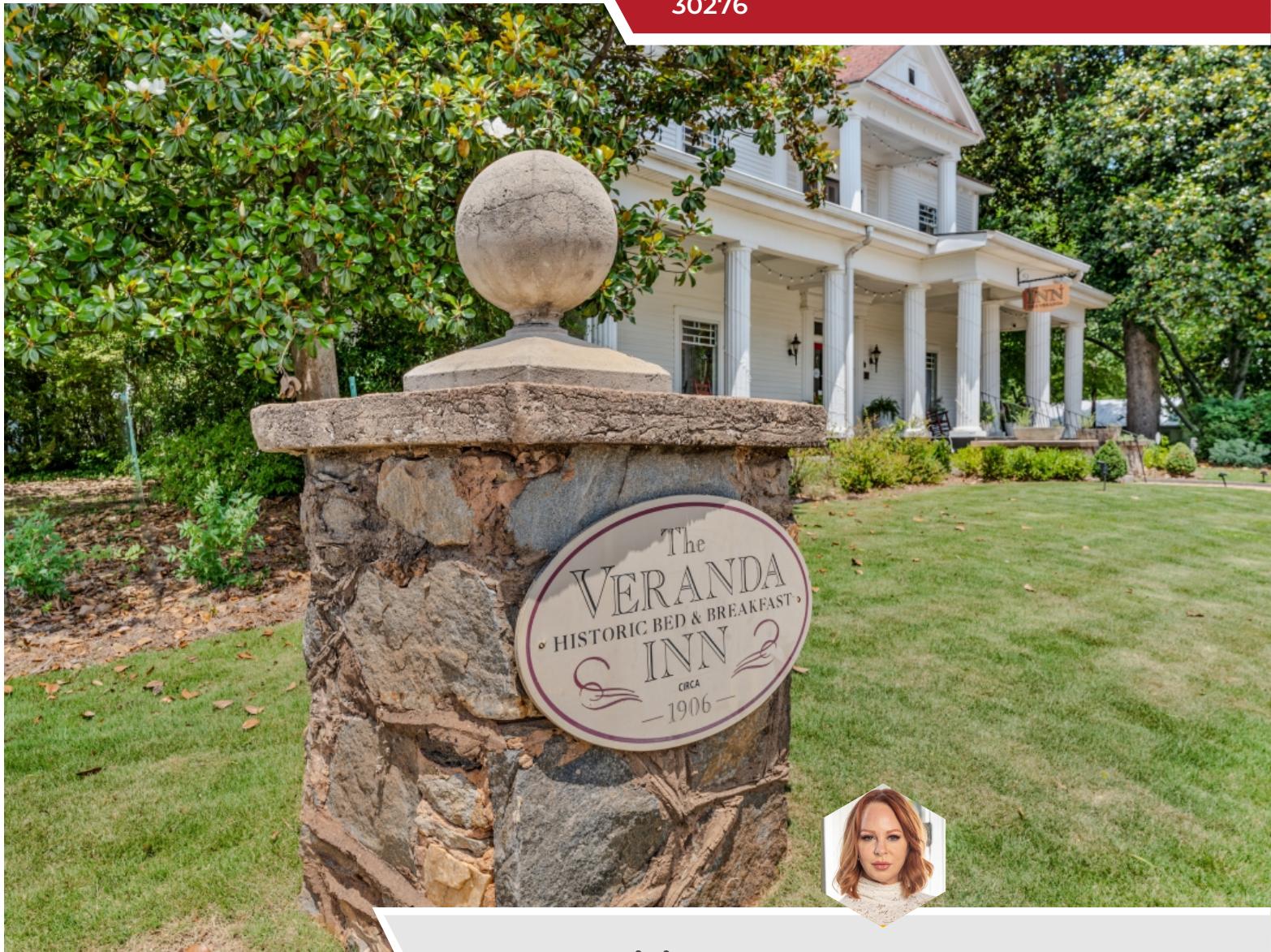


VERANDA

HISTORIC INN

252 Seavy Street
Senoia, GA
30276



Christian Swann

Commercial, RES, REALTOR, GREEN, CLHMS, RESA-Pro

Atlanta - Peachtree City

770-412-3126

License: 345777

christianswann@kw.com

TABLE OF CONTENTS

Property Info & Disclaimer	2	Property Description	3
Property Photos	4	Investment Analysis - 5-year Exec Summary	8
1-Year Cash Flow Proforma	12	Demographic Analysis	13
Aerial & Location Report	23	Resume/Bio	25



Veranda

Historic Inn

252 Seavy Street
Senoia, GA 30276



VERANDA HISTORIC INN

PROPERTY INFORMATION

Purchase Price
\$2,950,000.00

Property Address
252 Seavy Street
Senoia, GA 30276

Year Built
1906

Property Size
6,688 Sq. Ft.

Land Size
1.04 Acres

COMPANY DISCLAIMER

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Presenting The Veranda Historic Inn/Bed & Breakfast, a 1906 Greek revival gem in downtown Senoia. Grand pillars, a wrap-around porch, and exquisite interiors with Georgia heart pine floors and tin ceilings. Ideal for events with spacious rooms, dining for 30, and event space for 150. Serene garden with koi pond. Ten bedrooms with en-suite bathrooms, commercial-grade kitchen. Recent renovation. Potential for boutique restaurant or spa. Multifamily approved, option for condos. Walking distance to Main Street shops. Video tour available. Discover this historic charm today!

VERANDA**HISTORIC INN**

**252 Seavy Street
Senoia, GA 30276**

PROPERTY PHOTOS



**VERANDA
HISTORIC INN**



CSG CHRISTIAN
SWANN
LISTED LOCALLY. MARKETED INTERNATIONAL.

PROPERTY PHOTOS



CSG CHRISTIAN SWANN
LISTED LOCALLY. MARKETED INTERNATIONAL.

PROPERTY PHOTOS



CSG CHRISTIAN SWANN
LISTED LOCALLY. MARKETED INTERNATIONAL.

PROPERTY PHOTOS



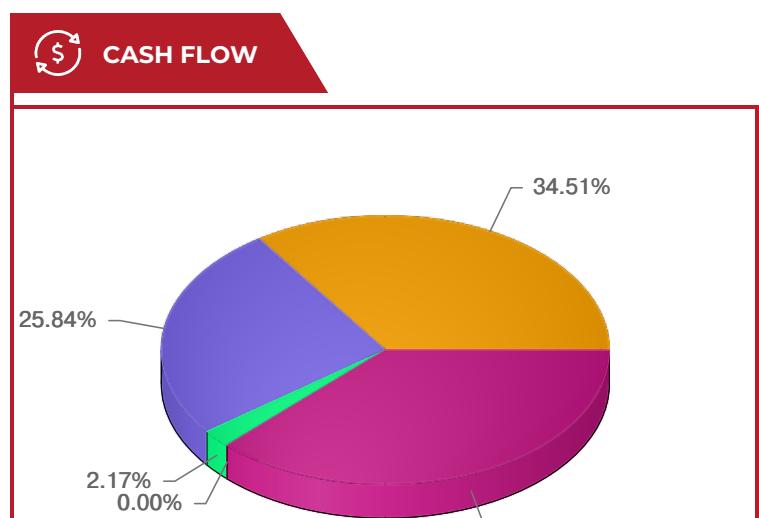
VERANDA HISTORIC INN

KEY INVESTMENT FACTS

INITIAL INVESTMENT



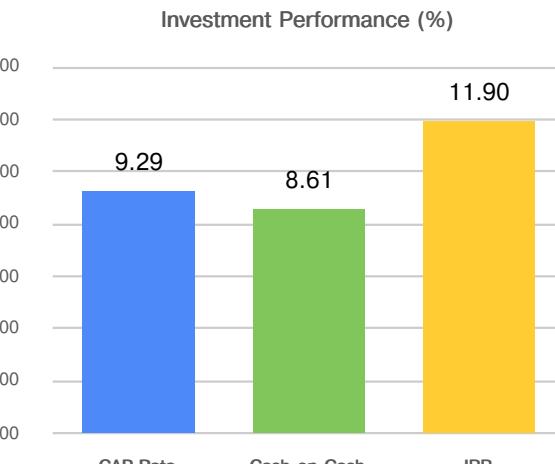
Purchase Price	\$2,950,000
+ Acquisition Costs	\$59,000
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$3,009,000



INVESTMENT PERFORMANCE



Investment Performance (%)



CAP Rate	9.29
Cash-on-Cash	8.61
IRR	11.90

Internal Rate of Return (IRR)	11.90%
Acquisition CAP Rate	9.29%
Year 1 Cash-on-Cash	8.61%
Gross Rent Multiplier	5.57
Price Per Square Foot	\$441.09
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00

For the Year Ending

Year 5
Jul-2029

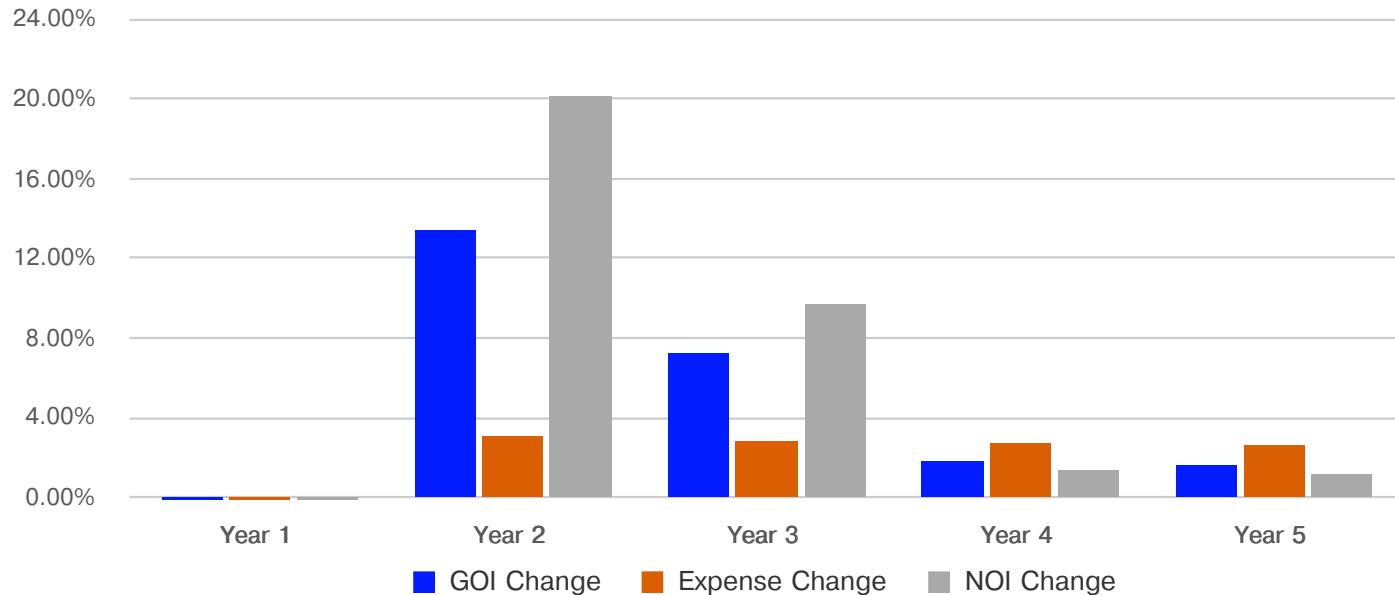
POTENTIAL RENTAL INCOME (PRI)	\$530,000
- Vacancy / Credit Loss	\$159,000
EFFECTIVE RENTAL INCOME	\$371,000
+ Other Income	\$200,053
GROSS OPERATING INCOME (GOI)	\$571,053
- Operating Expenses	\$199,810
NET OPERATING INCOME (NOI)	\$371,243
- Capital Expenses / Replacement Reserves	\$15,000
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$356,243



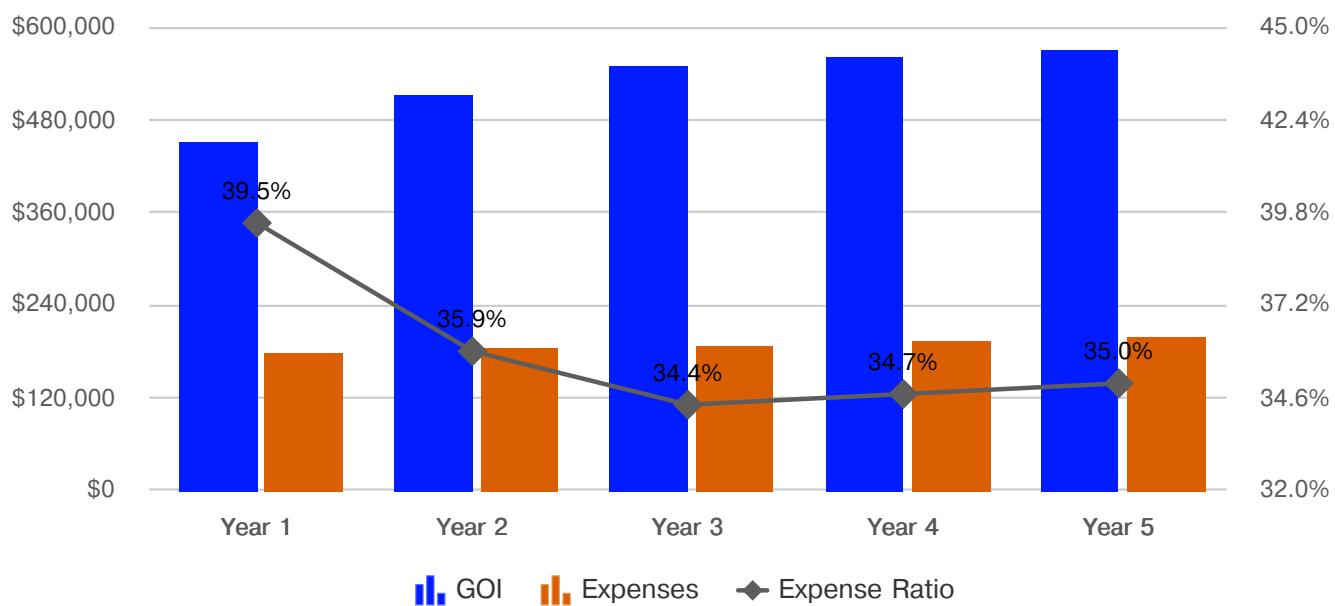
ANNUAL PERCENT CHANGE & EXPENSE RATIO



ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



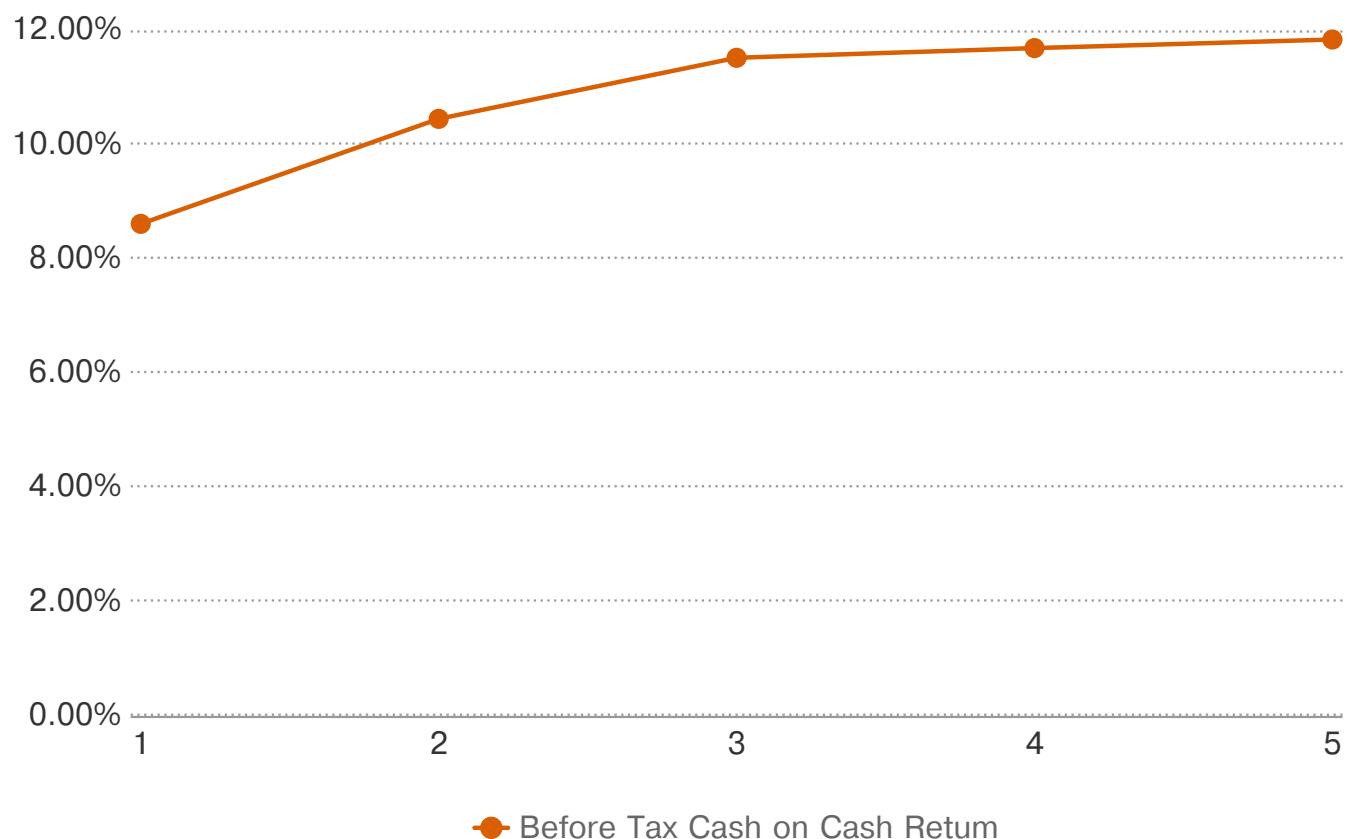
EXPENSE RATIO % OF GOI



CASH ON CASH RETURN



ANNUAL CASH-ON-CASH DIVIDEND RETURN

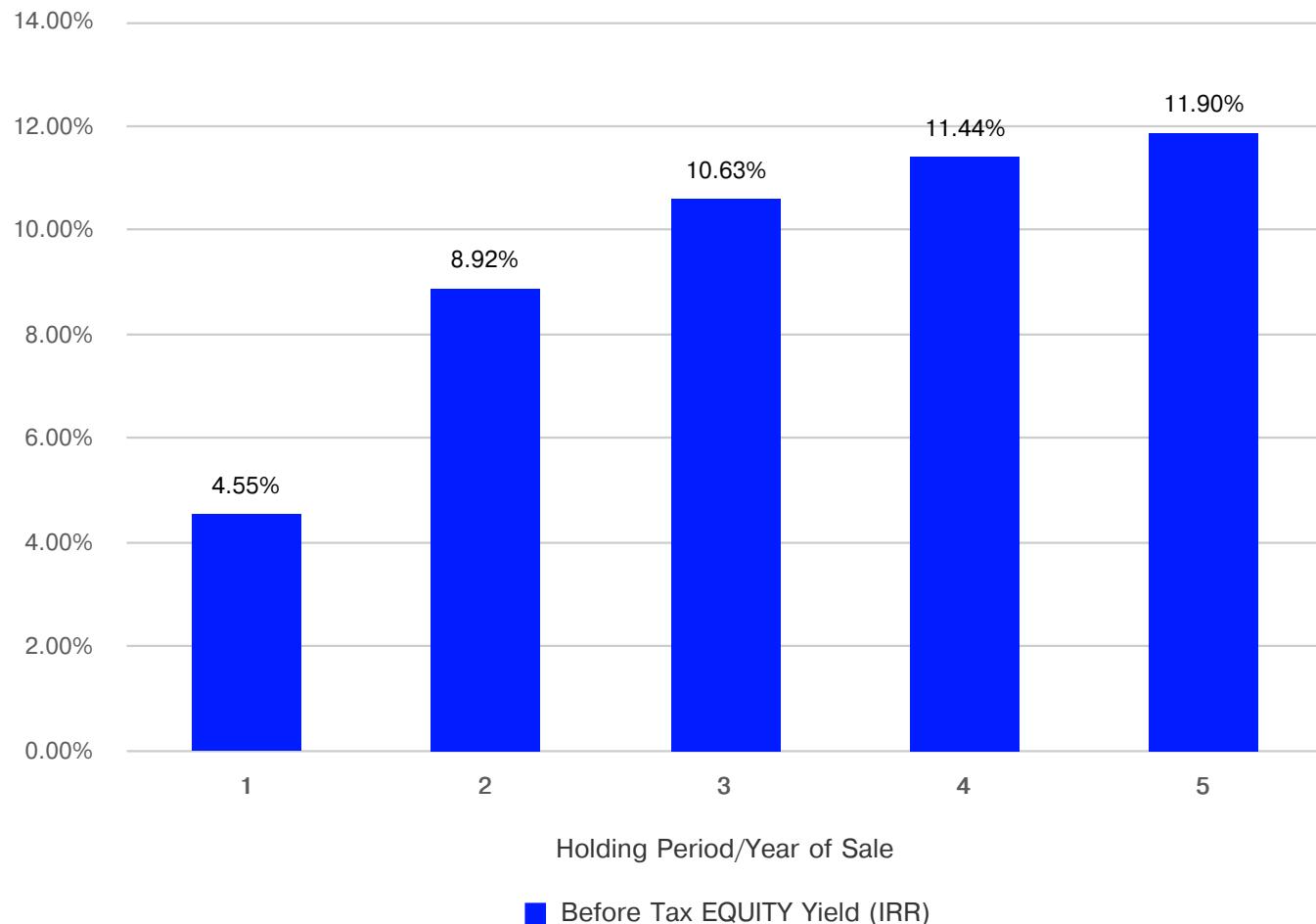


OPTIMAL HOLDING PERIOD

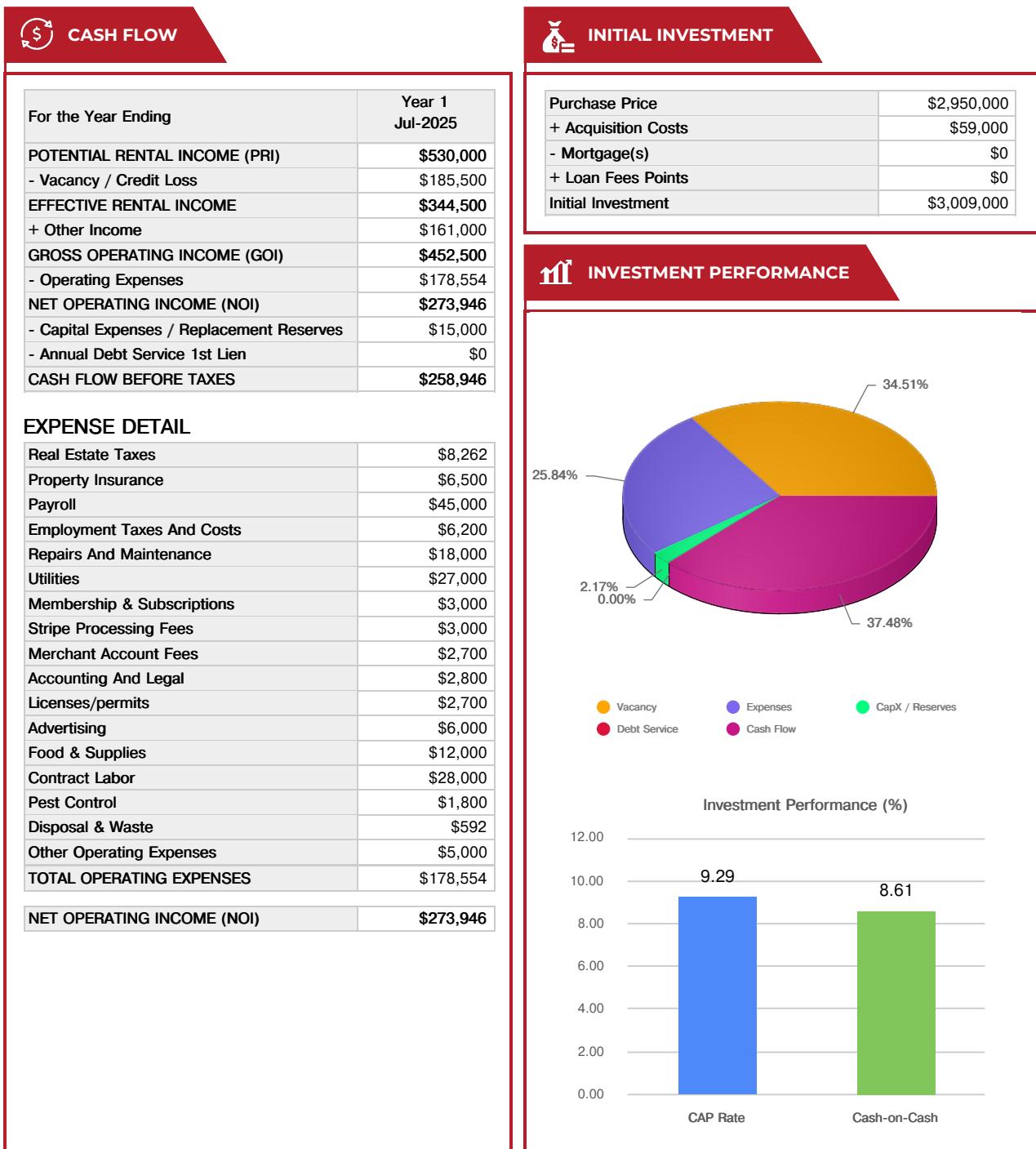


OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

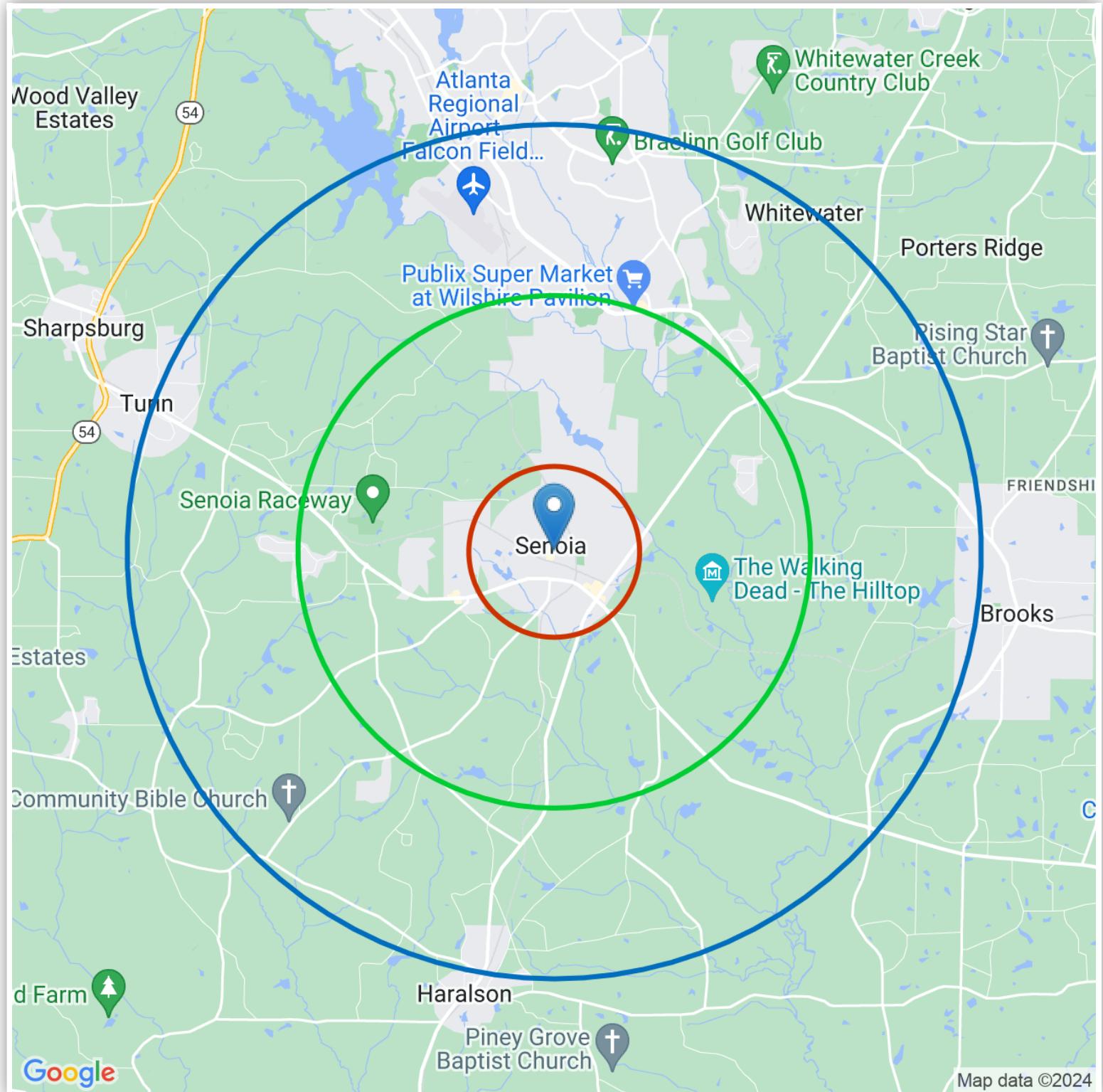
Before Tax Optimal Holding Period	5 Years
Before Tax Optimal Hold Annual Yield	11.9%



1-YEAR PROFORMA CASH FLOW SUMMARY



LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Population			
2010 Population	1,487	6,804	21,400
2020 Population	2,029	9,313	26,010
2024 Population	2,363	10,603	28,264
2029 Population	2,448	11,050	29,745
2010-2020 Annual Rate	3.16%	3.19%	1.97%
2020-2024 Annual Rate	3.65%	3.10%	1.97%
2024-2029 Annual Rate	0.71%	0.83%	1.03%
2020 Male Population	48.0%	49.0%	48.6%
2020 Female Population	52.0%	51.0%	51.4%
2020 Median Age	40.6	40.2	41.0
2024 Male Population	49.0%	49.8%	49.6%
2024 Female Population	51.0%	50.2%	50.4%
2024 Median Age	40.5	40.5	41.4

In the identified area, the current year population is 28,264. In 2020, the Census count in the area was 26,010. The rate of change since 2020 was 1.97% annually. The five-year projection for the population in the area is 29,745 representing a change of 1.03% annually from 2024 to 2029. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.7%	81.5%	78.5%
2024 Black Alone	9.3%	8.4%	8.6%
2024 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2024 Asian Alone	1.4%	1.8%	3.7%
2024 Pacific Islander Alone	0.0%	0.0%	0.0%
2024 Other Race	1.4%	1.8%	1.7%
2024 Two or More Races	5.9%	6.3%	7.2%
2024 Hispanic Origin (Any Race)	5.0%	5.8%	6.1%

Persons of Hispanic origin represent 6.1% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.2 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	116	146	151
2010 Households	558	2,459	7,406
2020 Households	743	3,290	9,099
2024 Households	866	3,759	9,943
2029 Households	908	3,962	10,577
2010-2020 Annual Rate	2.90%	2.95%	2.08%
2020-2024 Annual Rate	3.67%	3.19%	2.11%
2024-2029 Annual Rate	0.95%	1.06%	1.24%
2024 Average Household Size	2.72	2.79	2.83

The household count in this area has changed from 9,099 in 2020 to 9,943 in the current year, a change of 2.11% annually. The five-year projection of households is 10,577, a change of 1.24% annually from the current year total. Average household size is currently 2.83, compared to 2.85 in the year 2020. The number of families in the current year is 7,821 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



EXECUTIVE SUMMARY (RINGS: 1, 3, 5 MILE RADIUS)

	1 mile	3 mile	5 mile
Mortgage Income			
2024 Percent of Income for Mortgage	21.5%	21.6%	23.4%
Median Household Income			
2024 Median Household Income	\$105,043	\$111,467	\$109,912
2029 Median Household Income	\$110,991	\$120,715	\$122,045
2024-2029 Annual Rate	1.11%	1.61%	2.12%
Average Household Income			
2024 Average Household Income	\$124,163	\$142,845	\$146,342
2029 Average Household Income	\$143,143	\$164,205	\$167,988
2024-2029 Annual Rate	2.89%	2.83%	2.80%
Per Capita Income			
2024 Per Capita Income	\$44,489	\$49,026	\$51,793
2029 Per Capita Income	\$51,937	\$57,049	\$60,086
2024-2029 Annual Rate	3.14%	3.08%	3.01%
GINI Index			
2024 Gini Index	30.7	31.3	34.3
Households by Income			
Current median household income is \$109,912 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$122,045 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$146,342 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$167,988 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$51,793 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$60,086 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	116	115	106
2010 Total Housing Units	614	2,675	8,165
2010 Owner Occupied Housing Units	465	2,131	6,172
2010 Renter Occupied Housing Units	93	328	1,234
2010 Vacant Housing Units	56	216	759
2020 Total Housing Units	791	3,441	9,505
2020 Owner Occupied Housing Units	649	2,914	7,560
2020 Renter Occupied Housing Units	94	376	1,539
2020 Vacant Housing Units	46	154	379
2024 Total Housing Units	901	3,898	10,277
2024 Owner Occupied Housing Units	776	3,389	8,454
2024 Renter Occupied Housing Units	90	370	1,489
2024 Vacant Housing Units	35	139	334
2029 Total Housing Units	938	4,088	10,909
2029 Owner Occupied Housing Units	819	3,603	9,125
2029 Renter Occupied Housing Units	89	359	1,451
2029 Vacant Housing Units	30	126	332
Socioeconomic Status Index			
2024 Socioeconomic Status Index	55.6	58.0	59.7

Currently, 82.3% of the 10,277 housing units in the area are owner occupied; 14.5%, renter occupied; and 3.2% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 9,505 housing units in the area and 4.0% vacant housing units. The annual rate of change in housing units since 2020 is 1.85%. Median home value in the area is \$410,835, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.67% annually to \$446,271.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	1,487	2,029	2,363	2,448
Households	558	743	866	908
Families	446	591	678	707
Average Household Size	2.66	2.72	2.72	2.68
Owner Occupied Housing Units	465	649	776	819
Renter Occupied Housing Units	93	94	90	89
Median Age	36.3	40.6	40.5	41.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.71%	0.61%	0.38%	
Households	0.95%	0.86%	0.64%	
Families	0.84%	0.75%	0.56%	
Owner HHs	1.08%	1.32%	0.97%	
Median Household Income	1.11%	3.20%	2.95%	
Households by Income		2024	2029	
		Number	Percent	Number
<\$15,000		63	7.3%	48
\$15,000 - \$24,999		20	2.3%	13
\$25,000 - \$34,999		8	0.9%	5
\$35,000 - \$49,999		37	4.3%	28
\$50,000 - \$74,999		100	11.5%	83
\$75,000 - \$99,999		138	15.9%	128
\$100,000 - \$149,999		349	40.3%	403
\$150,000 - \$199,999		35	4.0%	46
\$200,000+		117	13.5%	154
Median Household Income		\$105,043		\$110,991
Average Household Income		\$124,163		\$143,143
Per Capita Income		\$44,489		\$51,937
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	120	8.1%	124	6.1%
5 - 9	127	8.5%	140	6.9%
10 - 14	101	6.8%	133	6.6%
15 - 19	91	6.1%	130	6.4%
20 - 24	54	3.6%	87	4.3%
25 - 34	215	14.5%	250	12.3%
35 - 44	227	15.3%	266	13.1%
45 - 54	226	15.2%	300	14.8%
55 - 64	174	11.7%	287	14.1%
65 - 74	93	6.3%	188	9.3%
75 - 84	46	3.1%	93	4.6%
85+	12	0.8%	30	1.5%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	1,226	82.4%	1,693	83.4%
Black Alone	189	12.7%	171	8.4%
American Indian Alone	5	0.3%	4	0.2%
Asian Alone	16	1.1%	26	1.3%
Pacific Islander Alone	1	0.1%	0	0.0%
Some Other Race Alone	21	1.4%	27	1.3%
Two or More Races	29	2.0%	108	5.3%
Hispanic Origin (Any Race)	76	5.1%	93	4.6%
			117	5.0%
			136	5.6%

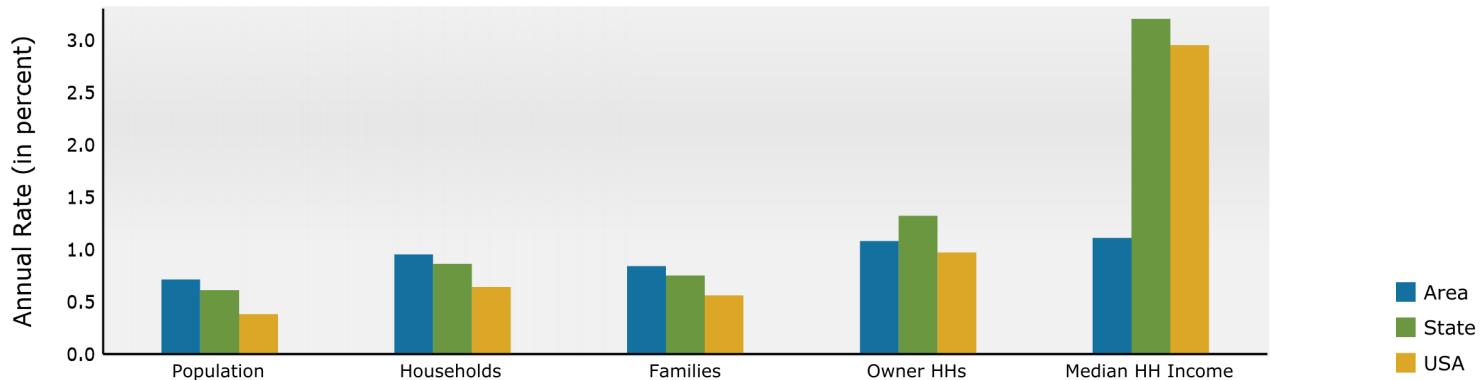
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

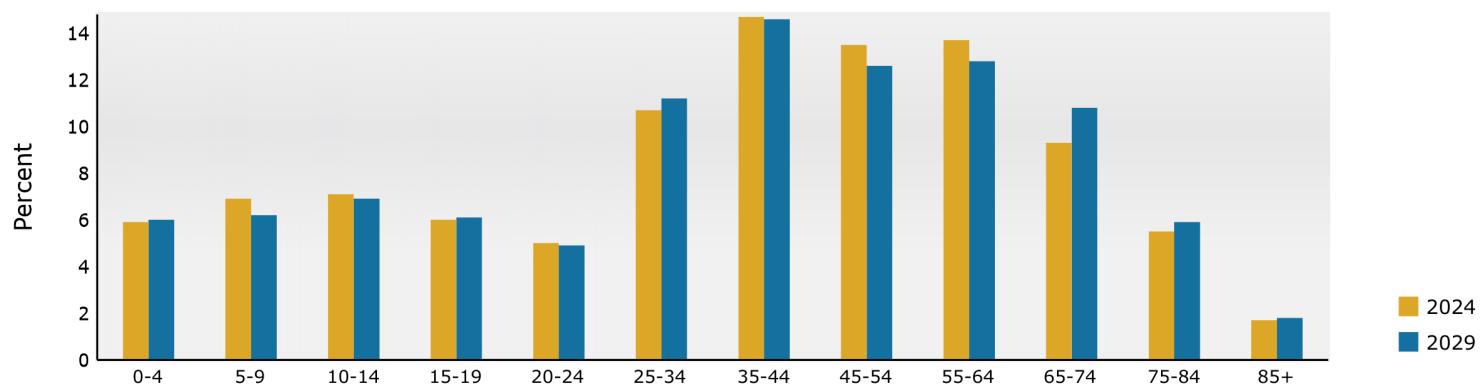


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

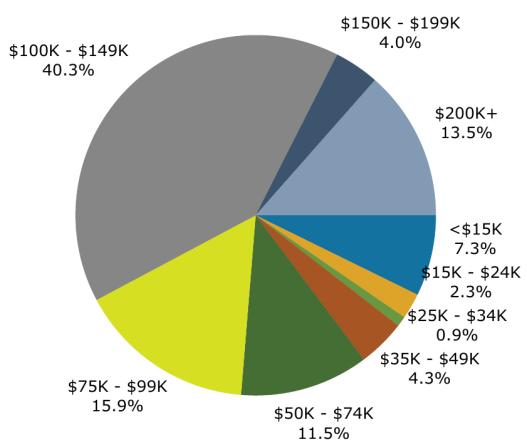
Trends 2024-2029



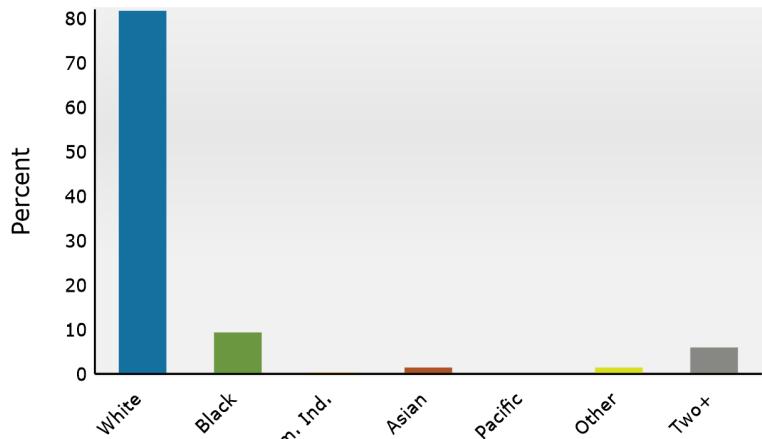
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.0%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	6,804	9,313	10,603	11,050
Households	2,459	3,290	3,759	3,962
Families	2,007	2,677	3,014	3,161
Average Household Size	2.77	2.80	2.79	2.76
Owner Occupied Housing Units	2,131	2,914	3,389	3,603
Renter Occupied Housing Units	328	376	370	359
Median Age	36.8	40.2	40.5	41.1
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	0.83%	0.61%	0.38%	
Households	1.06%	0.86%	0.64%	
Families	0.96%	0.75%	0.56%	
Owner HHs	1.23%	1.32%	0.97%	
Median Household Income	1.61%	3.20%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	159	4.2%	122	3.1%
\$15,000 - \$24,999	112	3.0%	73	1.8%
\$25,000 - \$34,999	56	1.5%	37	0.9%
\$35,000 - \$49,999	196	5.2%	145	3.7%
\$50,000 - \$74,999	419	11.1%	345	8.7%
\$75,000 - \$99,999	490	13.0%	451	11.4%
\$100,000 - \$149,999	1,279	34.0%	1,454	36.7%
\$150,000 - \$199,999	307	8.2%	398	10.0%
\$200,000+	741	19.7%	937	23.6%
Median Household Income	\$111,467		\$120,715	
Average Household Income	\$142,845		\$164,205	
Per Capita Income	\$49,026		\$57,049	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	482	7.1%	543	5.8%
5 - 9	564	8.3%	663	7.1%
10 - 14	559	8.2%	712	7.6%
15 - 19	495	7.3%	637	6.8%
20 - 24	260	3.8%	444	4.8%
25 - 34	849	12.5%	993	10.7%
35 - 44	1,074	15.8%	1,277	13.7%
45 - 54	1,139	16.7%	1,406	15.1%
55 - 64	765	11.2%	1,348	14.5%
65 - 74	401	5.9%	828	8.9%
75 - 84	173	2.5%	363	3.9%
85+	43	0.6%	100	1.1%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	5,845	85.9%	7,765	83.4%
Black Alone	643	9.5%	692	7.4%
American Indian Alone	21	0.3%	21	0.2%
Asian Alone	84	1.2%	154	1.7%
Pacific Islander Alone	2	0.0%	1	0.0%
Some Other Race Alone	79	1.2%	147	1.6%
Two or More Races	130	1.9%	532	5.7%
Hispanic Origin (Any Race)	304	4.5%	487	5.2%
			620	5.8%
			715	6.5%

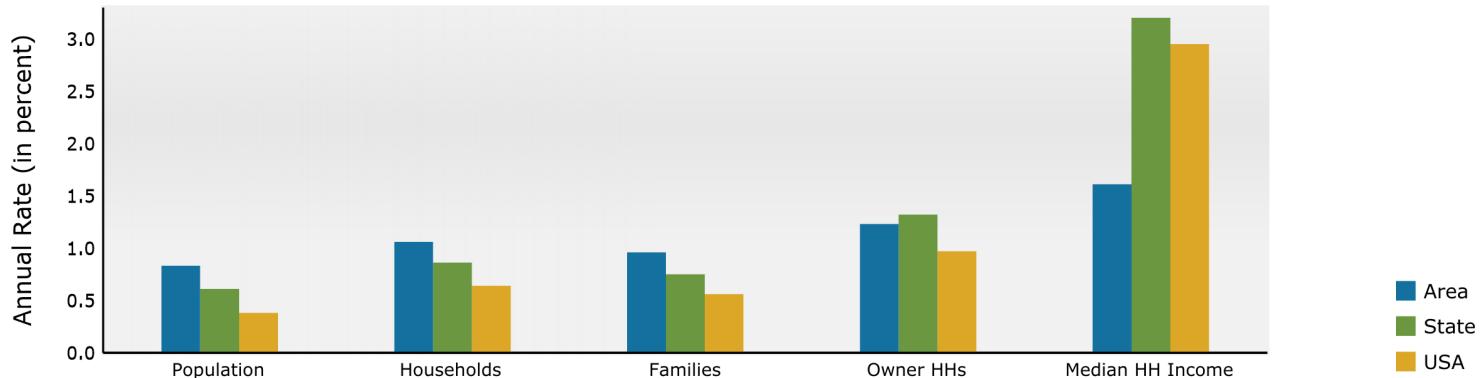
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

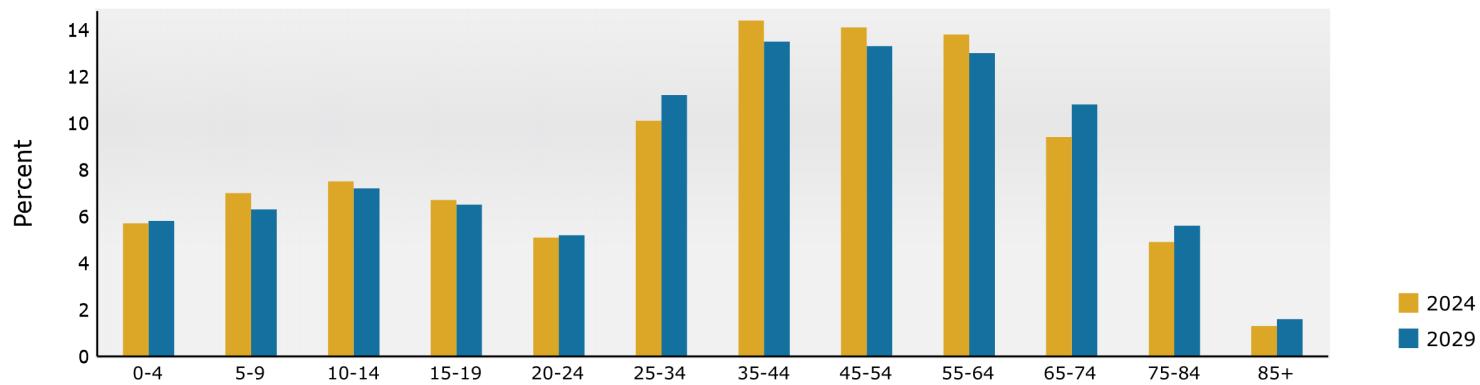


DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

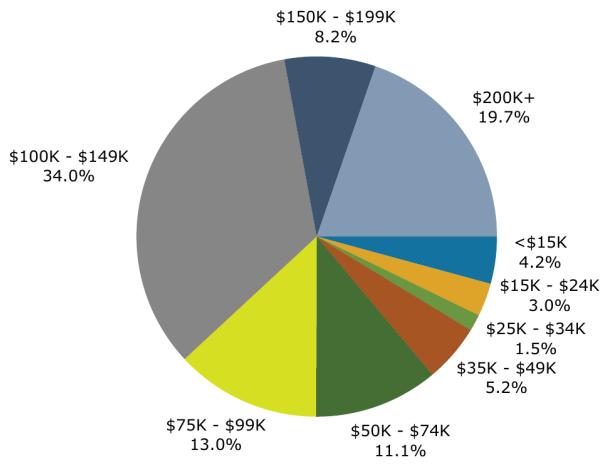
Trends 2024-2029



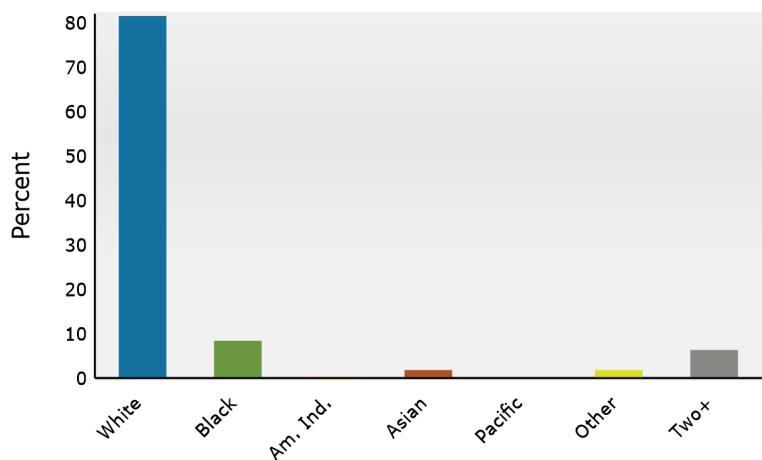
Population by Age



2024 Household Income



2024 Population by Race



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

Summary	Census 2010	Census 2020	2024	2029
Population	21,400	26,010	28,264	29,745
Households	7,406	9,099	9,943	10,577
Families	6,054	7,247	7,821	8,286
Average Household Size	2.89	2.85	2.83	2.80
Owner Occupied Housing Units	6,172	7,560	8,454	9,125
Renter Occupied Housing Units	1,234	1,539	1,489	1,451
Median Age	38.8	41.0	41.4	41.9
Trends: 2024-2029 Annual Rate	Area	State	National	
Population	1.03%	0.61%	0.38%	
Households	1.24%	0.86%	0.64%	
Families	1.16%	0.75%	0.56%	
Owner HHs	1.54%	1.32%	0.97%	
Median Household Income	2.12%	3.20%	2.95%	
Households by Income	Number	Percent	Number	Percent
<\$15,000	295	3.0%	238	2.3%
\$15,000 - \$24,999	557	5.6%	393	3.7%
\$25,000 - \$34,999	255	2.6%	187	1.8%
\$35,000 - \$49,999	639	6.4%	500	4.7%
\$50,000 - \$74,999	1,376	13.8%	1,251	11.8%
\$75,000 - \$99,999	1,161	11.7%	1,165	11.0%
\$100,000 - \$149,999	2,414	24.3%	2,792	26.4%
\$150,000 - \$199,999	1,050	10.6%	1,298	12.3%
\$200,000+	2,195	22.1%	2,752	26.0%
Median Household Income	\$109,912		\$122,045	
Average Household Income	\$146,342		\$167,988	
Per Capita Income	\$51,793		\$60,086	
Population by Age	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
0 - 4	1,219	5.7%	1,335	5.1%
5 - 9	1,685	7.9%	1,841	7.1%
10 - 14	1,934	9.0%	2,140	8.2%
15 - 19	1,829	8.5%	2,004	7.7%
20 - 24	871	4.1%	1,211	4.7%
25 - 34	2,071	9.7%	2,424	9.3%
35 - 44	3,208	15.0%	3,454	13.3%
45 - 54	3,998	18.7%	3,855	14.8%
55 - 64	2,482	11.6%	3,702	14.2%
65 - 74	1,264	5.9%	2,397	9.2%
75 - 84	653	3.1%	1,171	4.5%
85+	187	0.9%	476	1.8%
Race and Ethnicity	Census 2010	Census 2020	2024	2029
	Number	Percent	Number	Percent
White Alone	18,242	85.2%	20,880	80.3%
Black Alone	1,823	8.5%	1,982	7.6%
American Indian Alone	56	0.3%	71	0.3%
Asian Alone	518	2.4%	960	3.7%
Pacific Islander Alone	7	0.0%	5	0.0%
Some Other Race Alone	381	1.8%	407	1.6%
Two or More Races	372	1.7%	1,705	6.6%
Hispanic Origin (Any Race)	1,201	5.6%	1,421	5.5%
			1,726	6.1%
			1,988	6.7%

Data Note: Income is expressed in current dollars.

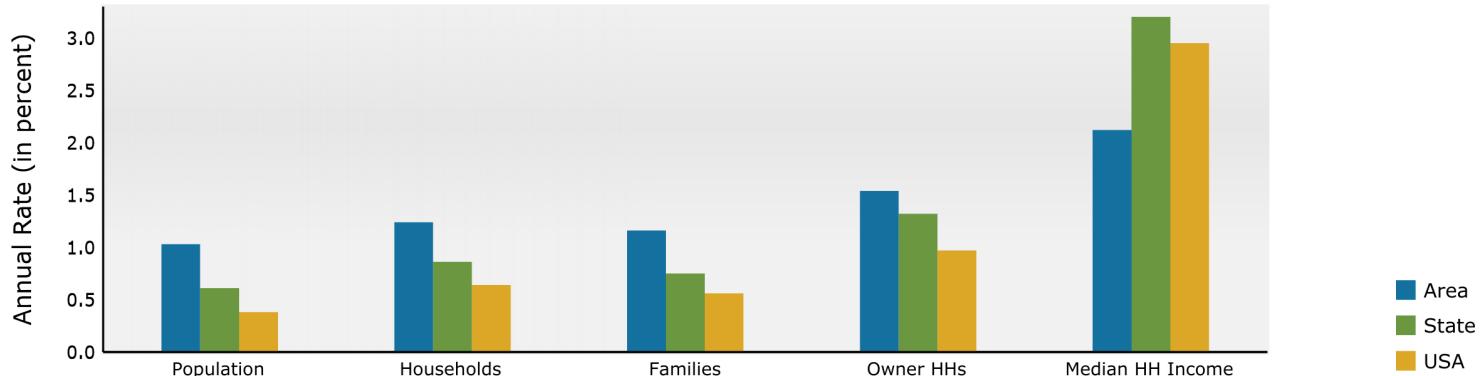
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



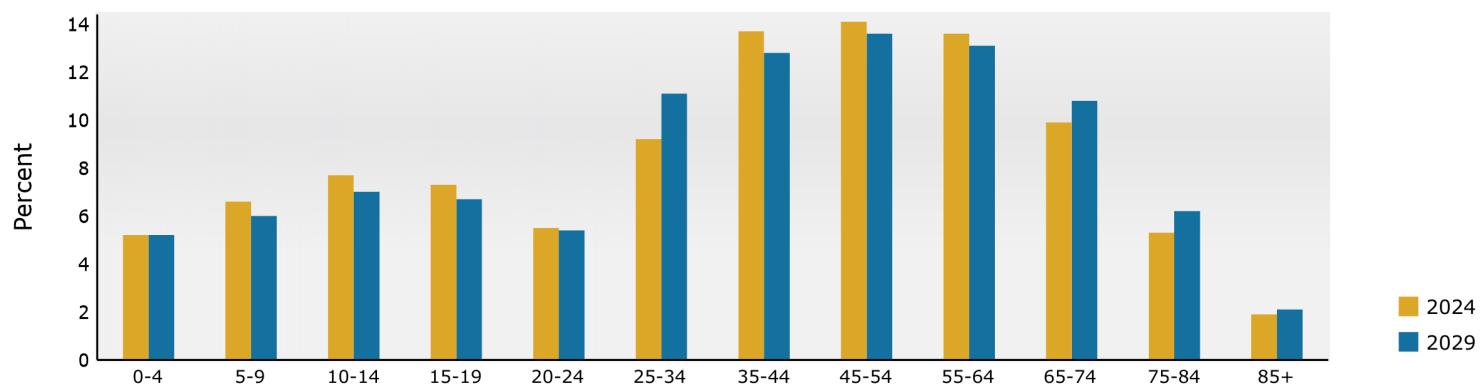
Christian Swann
 Commercial, RES, REALTOR, GREEN, CLHMS, RESA-Pro
 Atlanta - Peachtree City
 770-412-3126
 License: 345777
 christianswann@kw.com
 http://www.thechristianswannhomes.com/

DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

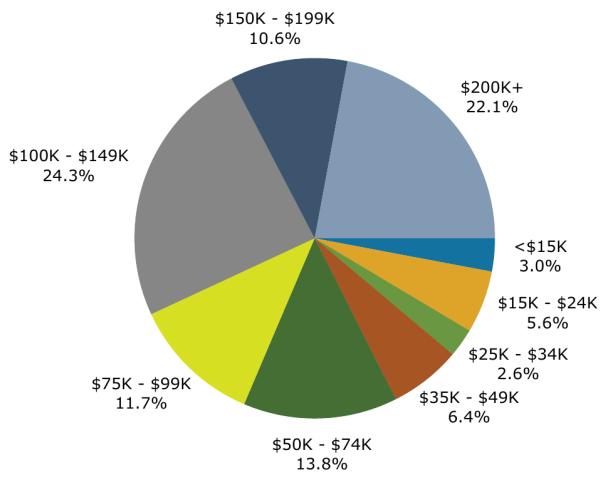
Trends 2024-2029



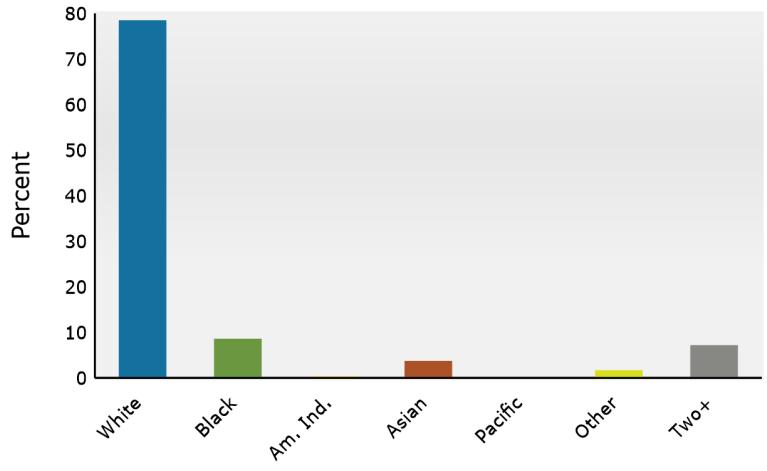
Population by Age



2024 Household Income



2024 Population by Race

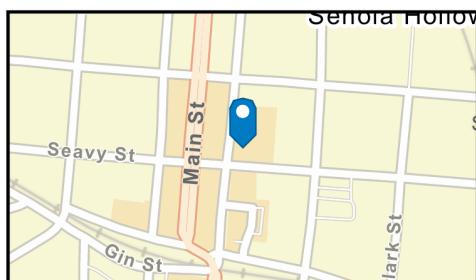
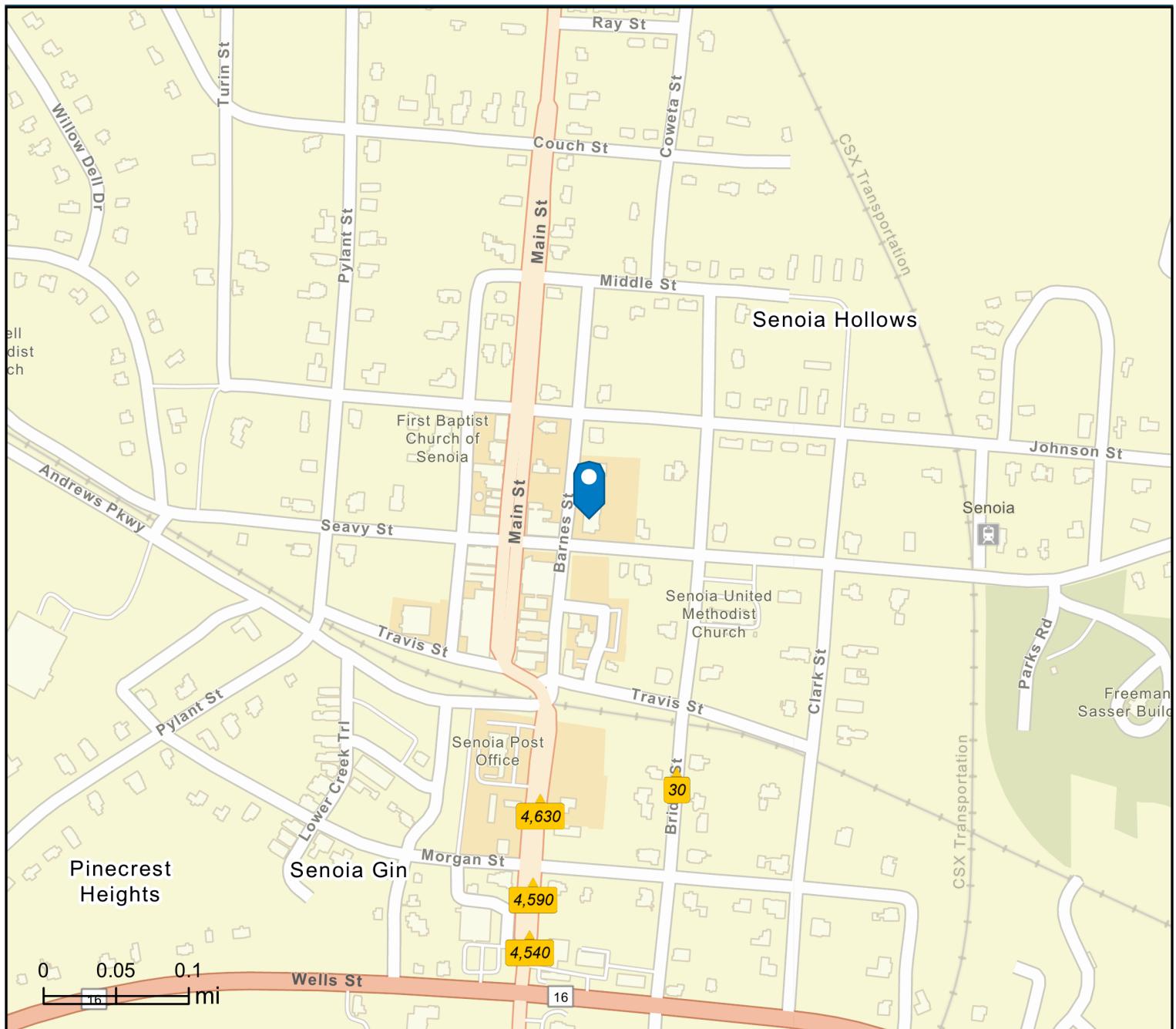


2024 Percent Hispanic Origin: 6.1%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.



TRAFFIC COUNT MAP - CLOSE-UP



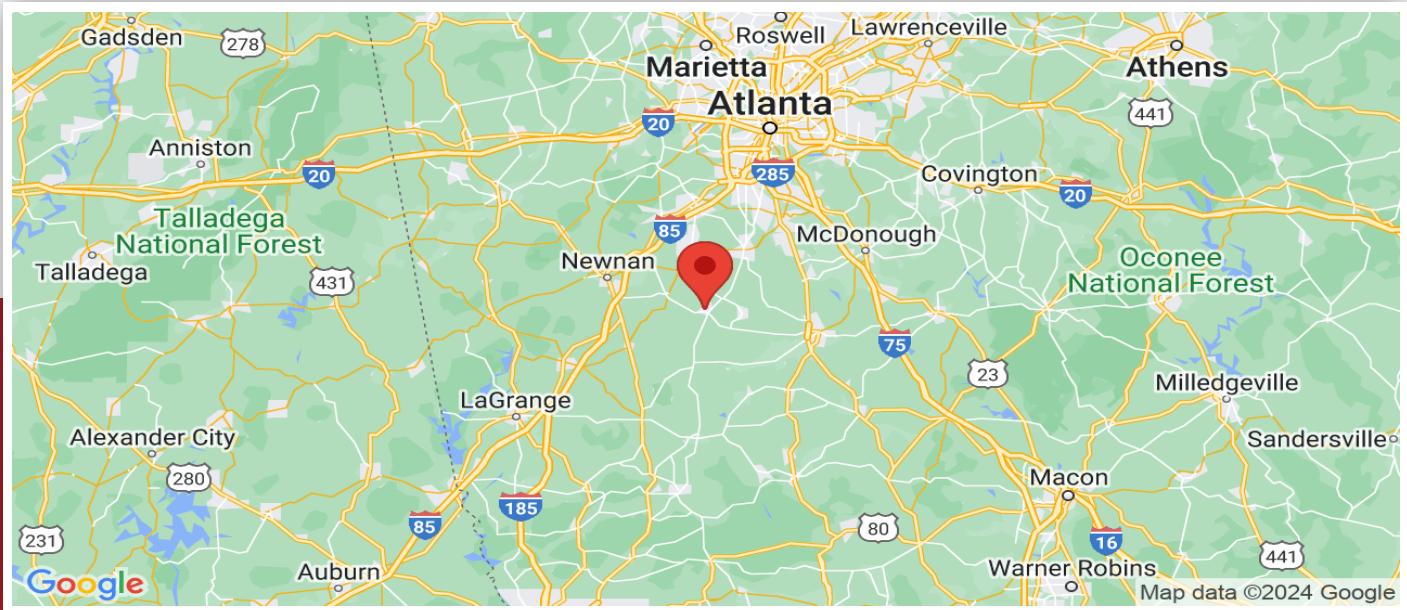
Average Daily Traffic Volume
Up to 6,000 vehicles per day
6,001 - 15,000
15,001 - 30,000
30,001 - 50,000
50,001 - 100,000
More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



AREA LOCATION MAP



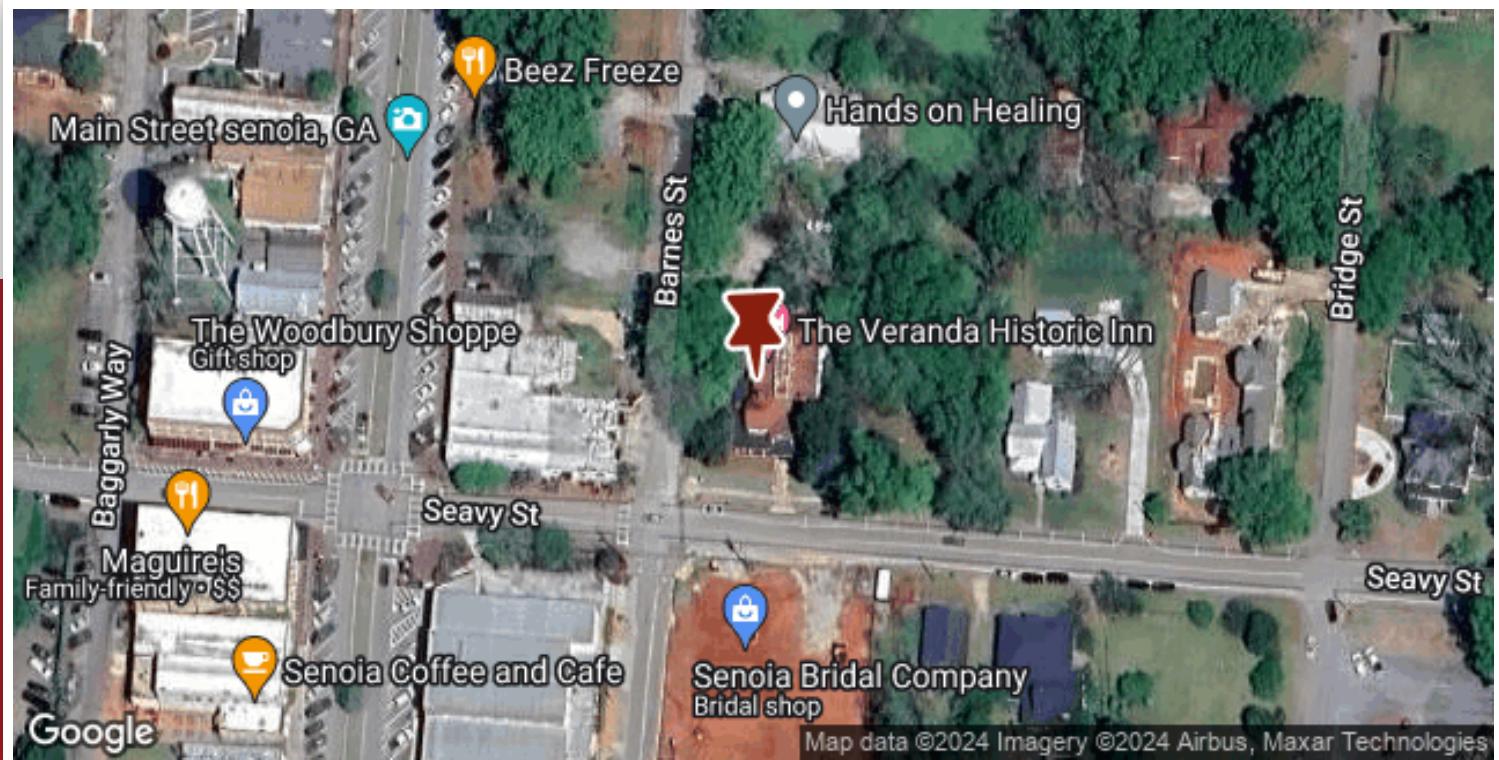
VERANDA

HISTORIC INN

252 Seavy Street
Senoia, GA,
30276



AERIAL ANNOTATION MAP



VERANDA

HISTORIC INN

252 Seavy Street
Senoia, GA,
30276



Christian Swann
Commercial, RES, REALTOR, GREEN, CLHMS, RESA-Pro
Atlanta - Peachtree City
770-412-3126
License: 345777
christianswann@kw.com
<http://www.thechristianswannhomes.com/>

In the commercial market, real estate agent Christian Swann and her team are renowned among colleagues and clients alike for their integrity, loyalty, and professionalism.

Christian Swann is an award-winning real estate entrepreneur based in Atlanta, GA. Swann is a contributor for several real estate news articles, and a top-producing member of multiple Realtor Boards, a member of The elite KW Sports + Entertainment division representing the top 1%, KW Commercial Director, and many other designations, and association memberships. Mrs. Swann is the founder and president of CSG Real Estate Group powered by KW Atlanta Partners. Swann leverages specialized market knowledge, superior technology, exclusive data, and industry relationships to help achieve her clients' most opportunistic objectives.

The Christian Swann Group Worldwide is the culmination of many years spent developing relationships with leading luxury and commercial brokers around the world. Through this exclusive international partnership, Christian's listings reach an unparalleled audience of buyers worldwide.

Christian, having lived in the Atlanta area for most of her life has established an extensive network of contacts that her clients find invaluable in their real estate transactions. The genius of investing is in recognizing market trends. Christian draws on her previous work experience to advise clients on Atlanta market conditions and the investment potential of specific neighborhoods and properties.

Christian's market knowledge, financial expertise, and diligence in researching properties has been praised by her clientele.

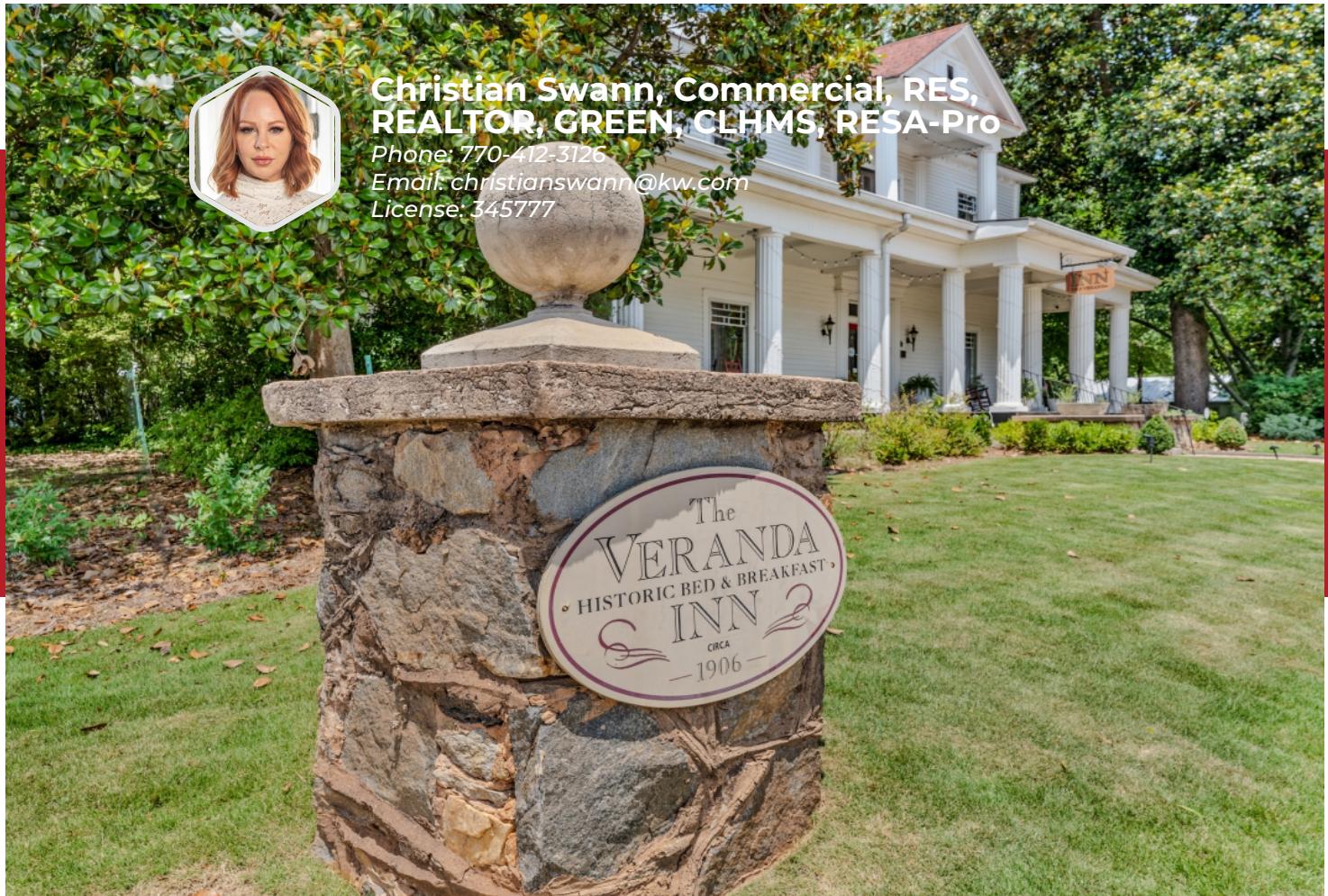


**Christian Swann, Commercial, RES,
REALTOR, GREEN, CLHMS, RESA-Pro**

Phone: 770-412-3126

Email: christianswann@kw.com

License: 345777



CSG CHRISTIAN
SWANN

LISTED LOCALLY. MARKETED INTERNATIONAL.

CONTACT



770-412-3126



christianswann@kw.com



1200 Commerce Drive
Peachtree City, GA, 30269