

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

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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. .

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Page: 2



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
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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



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PROPERTY PHOTOS



VERANDA HISTORIC INN

KEY INVESTMENT FACTS

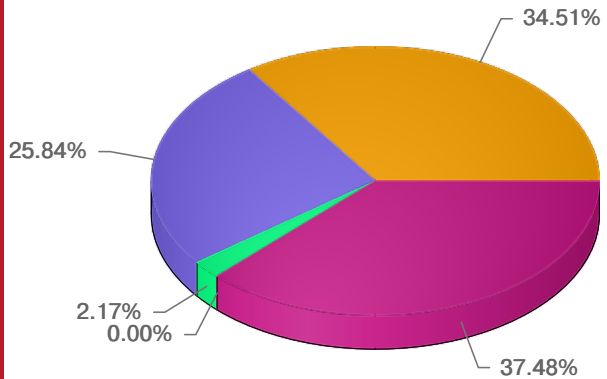


INITIAL INVESTMENT

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



CASH FLOW

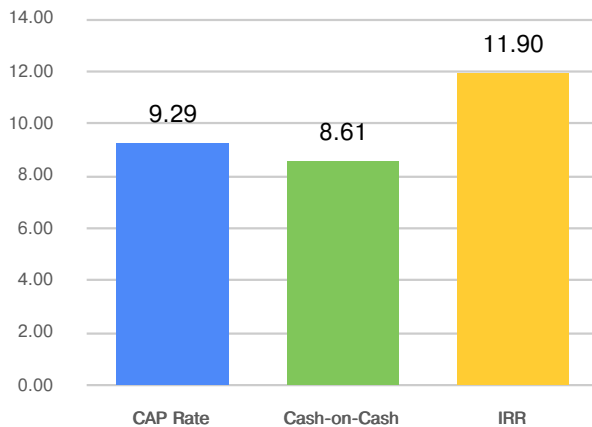


- Vacancy
- Expenses
- CapX / Reserves
- Debt Service
- Cash Flow



INVESTMENT PERFORMANCE

Investment Performance (%)



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



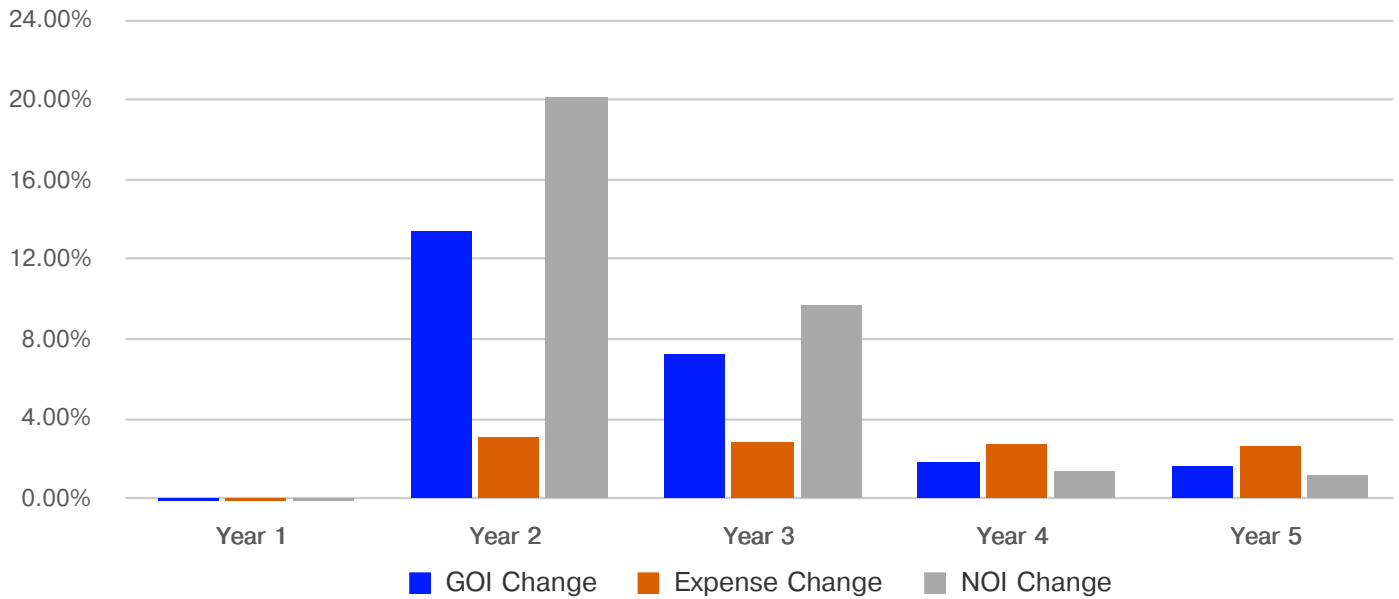
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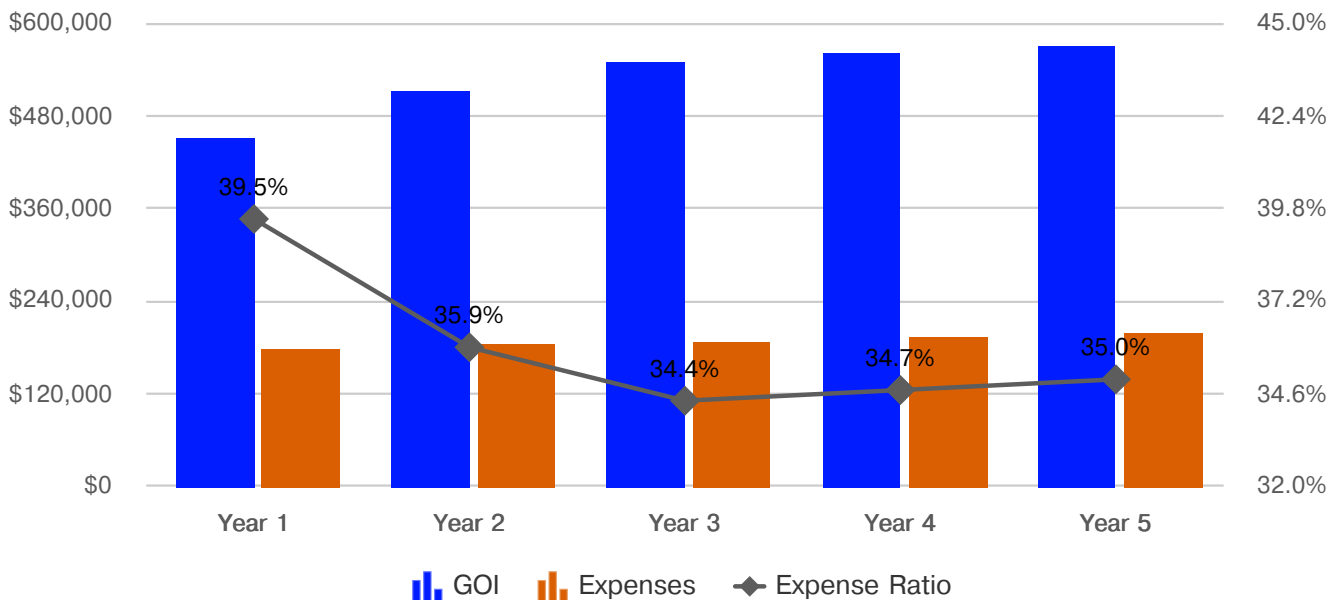
ANNUAL PERCENT CHANGE & EXPENSE RATIO



ANNUAL GOI, EXPENSE AND NOI PERCENT CHANGE



EXPENSE RATIO % OF GOI



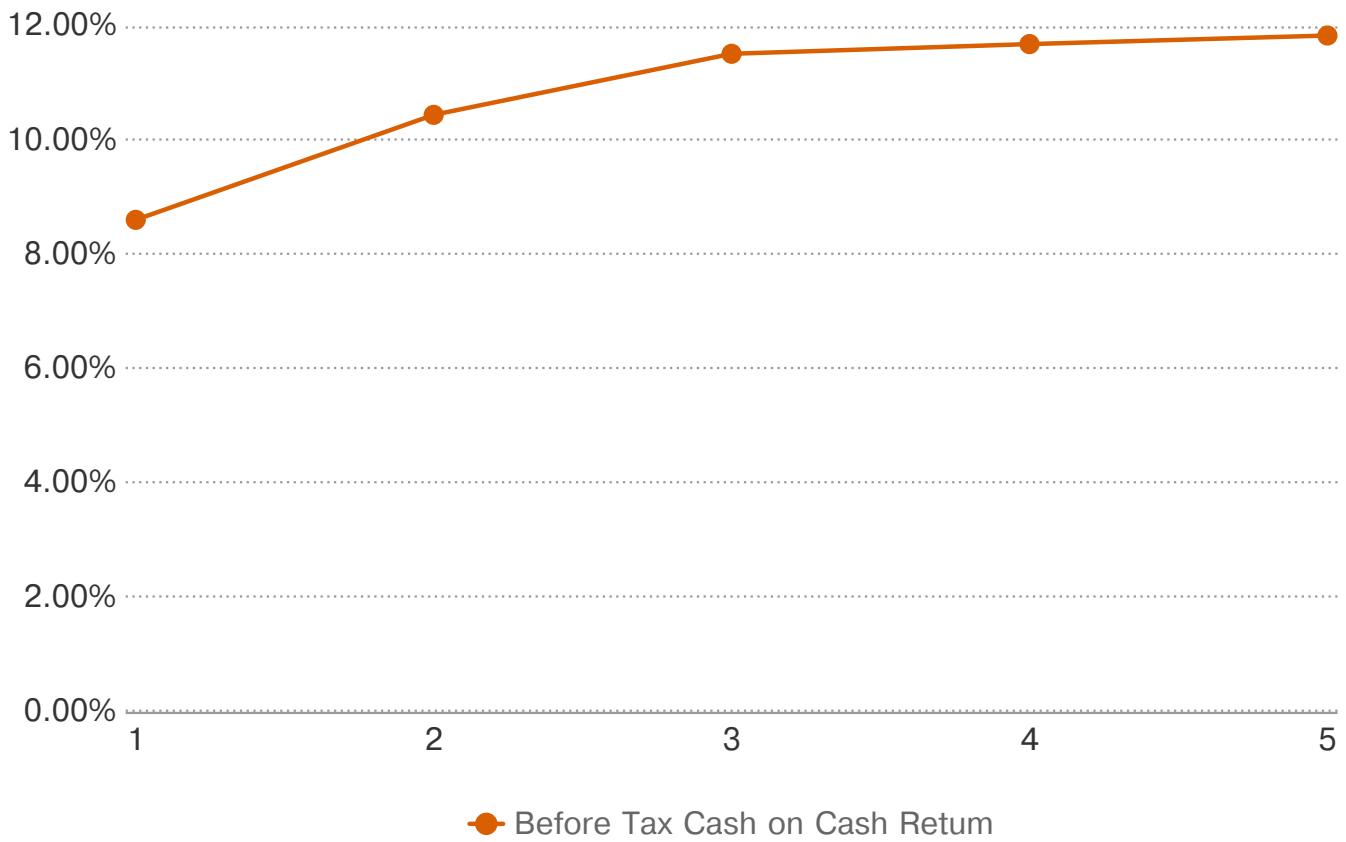
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christianswann@kw.com
<http://www.thechristianswannhomes.com/>

CASH ON CASH RETURN



ANNUAL CASH-ON-CASH DIVIDEND RETURN



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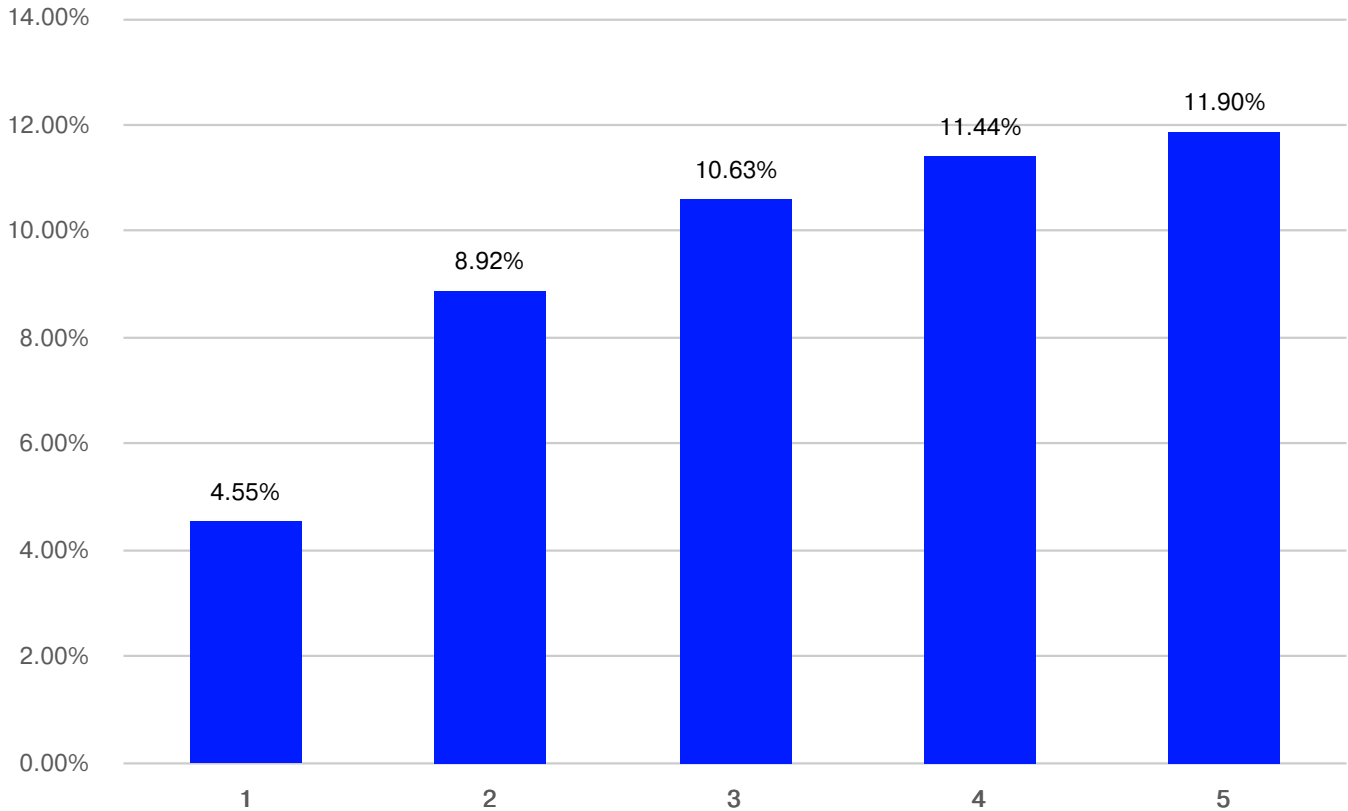
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OPTIMAL HOLDING PERIOD



OPTIMAL HOLDING PERIOD BY ANNUAL EQUITY YIELD (IRR)

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



Holding Period/Year of Sale

■ Before Tax EQUITY Yield (IRR)



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1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 Jul-2025
POTENTIAL RENTAL INCOME (PRI)	\$530,000
- Vacancy / Credit Loss	\$185,500
EFFECTIVE RENTAL INCOME	\$344,500
+ Other Income	\$161,000
GROSS OPERATING INCOME (GOI)	\$452,500
- Operating Expenses	\$178,554
NET OPERATING INCOME (NOI)	\$273,946
- Capital Expenses / Replacement Reserves	\$15,000
- Annual Debt Service 1st Lien	\$0
CASH FLOW BEFORE TAXES	\$258,946

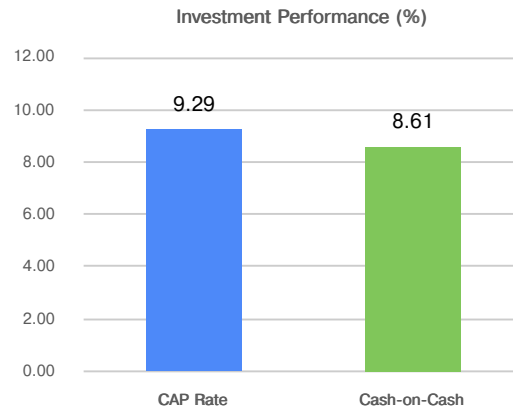
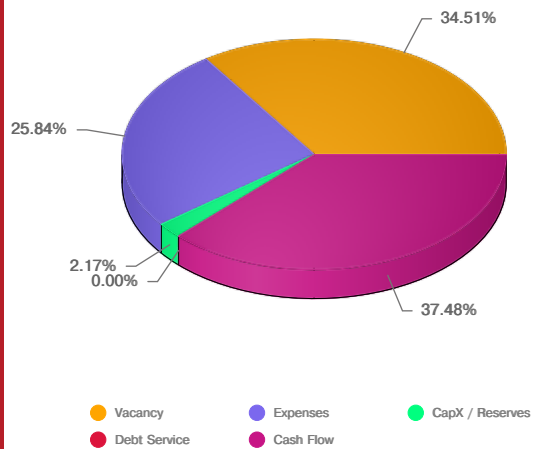
EXPENSE DETAIL

Real Estate Taxes	\$8,262
Property Insurance	\$6,500
Payroll	\$45,000
Employment Taxes And Costs	\$6,200
Repairs And Maintenance	\$18,000
Utilities	\$27,000
Membership & Subscriptions	\$3,000
Stripe Processing Fees	\$3,000
Merchant Account Fees	\$2,700
Accounting And Legal	\$2,800
Licenses/permits	\$2,700
Advertising	\$6,000
Food & Supplies	\$12,000
Contract Labor	\$28,000
Pest Control	\$1,800
Disposal & Waste	\$592
Other Operating Expenses	\$5,000
TOTAL OPERATING EXPENSES	\$178,554
NET OPERATING INCOME (NOI)	\$273,946

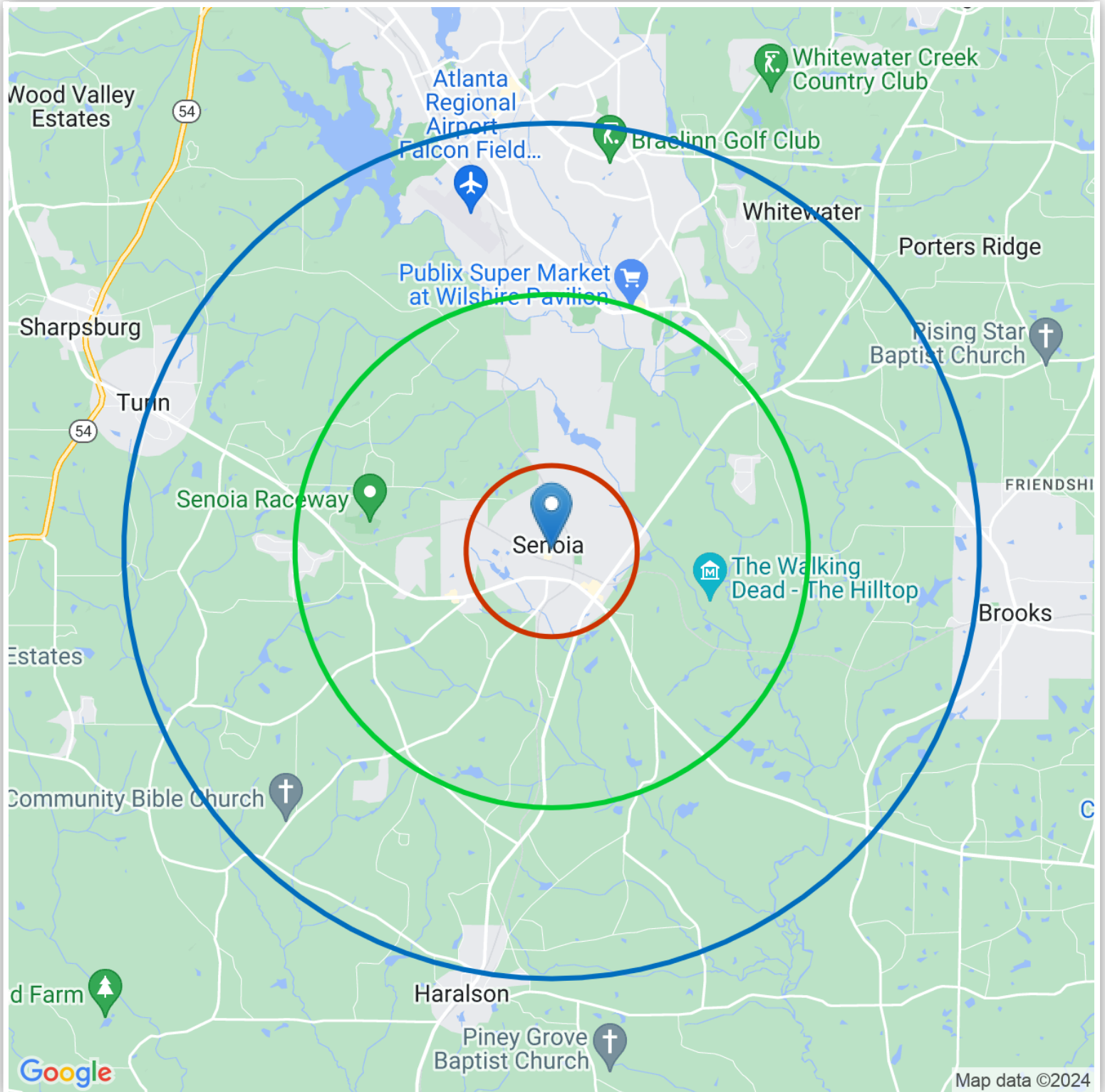
INITIAL INVESTMENT

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

INVESTMENT PERFORMANCE



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.



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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%		0.61%		0.38%	
Households	0.95%		0.86%		0.86%		0.64%	
Families	0.84%		0.75%		0.75%		0.56%	
Owner HHs	1.08%		1.32%		1.32%		0.97%	
Median Household Income	1.11%		3.20%		3.20%		2.95%	
					2024		2029	
Households by Income			Number	Percent	Number	Percent	Number	Percent
<\$15,000			63	7.3%	48	5.3%		
\$15,000 - \$24,999			20	2.3%	13	1.4%		
\$25,000 - \$34,999			8	0.9%	5	0.6%		
\$35,000 - \$49,999			37	4.3%	28	3.1%		
\$50,000 - \$74,999			100	11.5%	83	9.1%		
\$75,000 - \$99,999			138	15.9%	128	14.1%		
\$100,000 - \$149,999			349	40.3%	403	44.4%		
\$150,000 - \$199,999			35	4.0%	46	5.1%		
\$200,000+			117	13.5%	154	17.0%		
Median Household Income			\$105,043		\$110,991			
Average Household Income			\$124,163		\$143,143			
Per Capita Income			\$44,489		\$51,937			

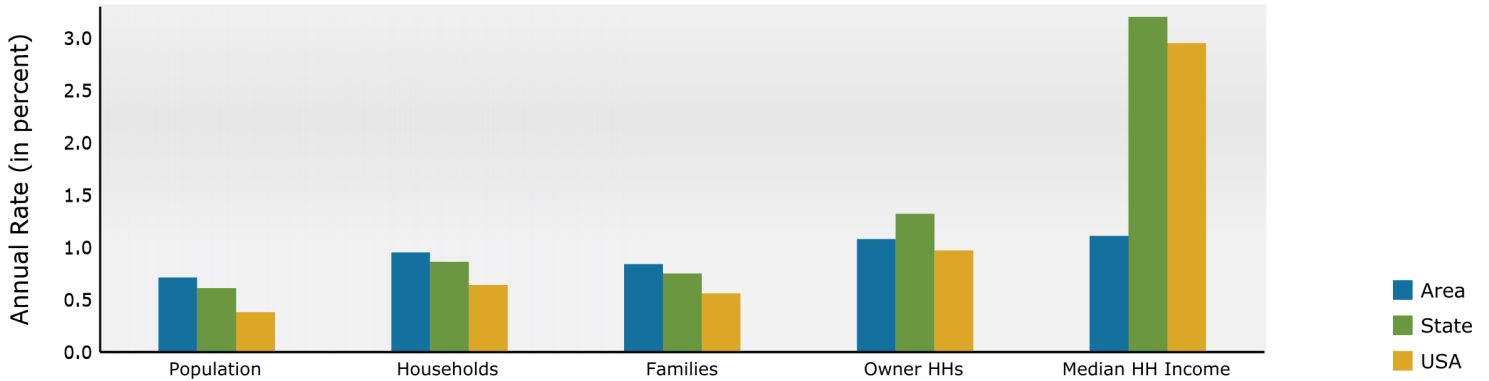
Data Note: Income is expressed in current dollars.

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

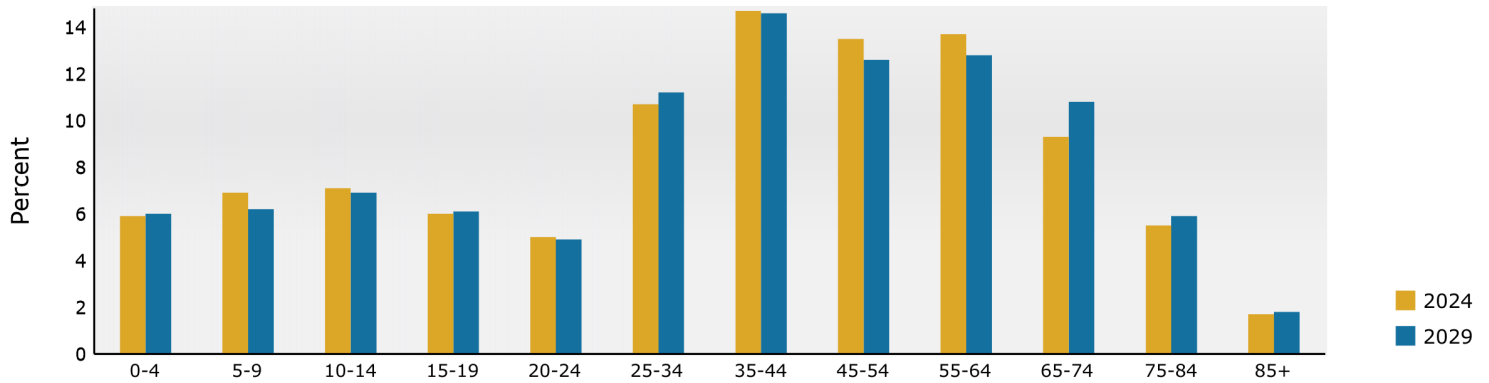


DEMOGRAPHIC AND INCOME (RING: 1 MILE RADIUS)

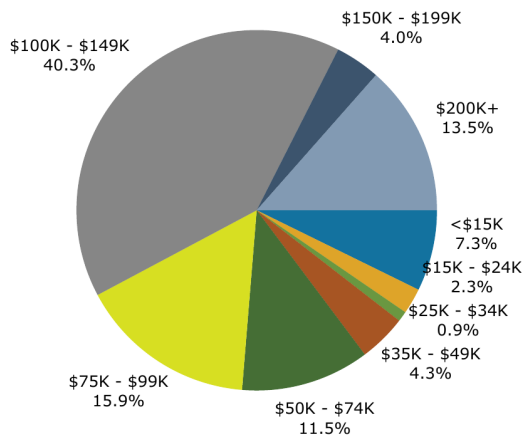
Trends 2024-2029



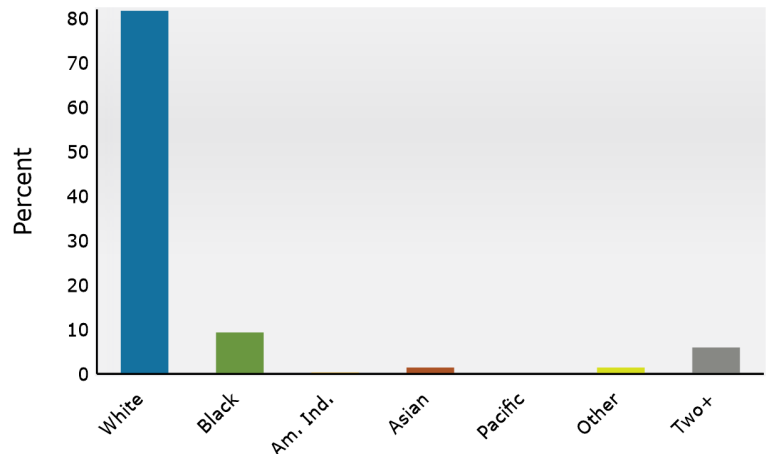
Population by Age



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)

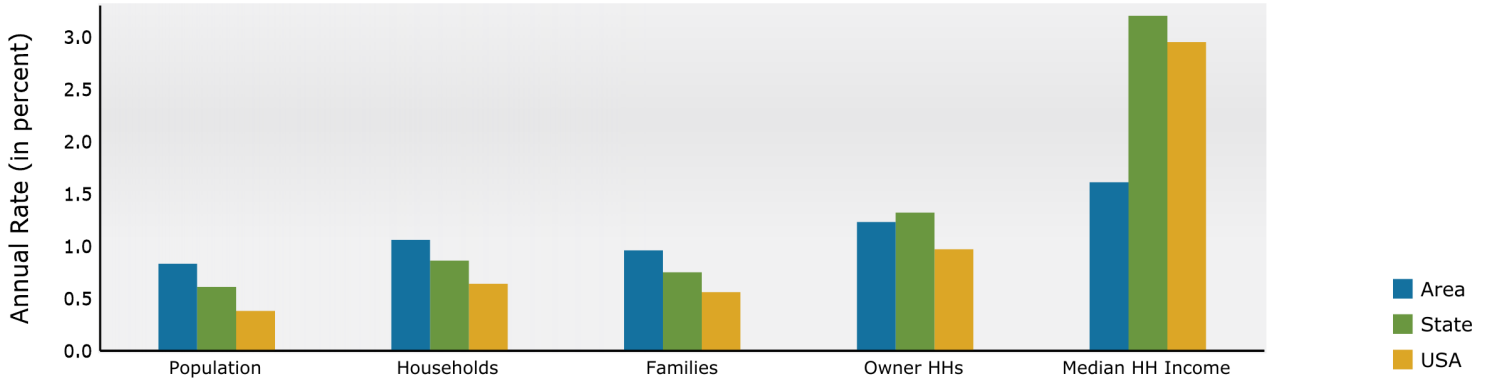
Summary	Census 2010		Census 2020		2024		2029		
Population	6,804		9,313		10,603		11,050		
Households	2,459		3,290		3,759		3,962		
Families	2,007		2,677		3,014		3,161		
Average Household Size	2.77		2.80		2.79		2.76		
Owner Occupied Housing Units	2,131		2,914		3,389		3,603		
Renter Occupied Housing Units	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%		
					2024		2029		
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		

Data Note: Income is expressed in current dollars.

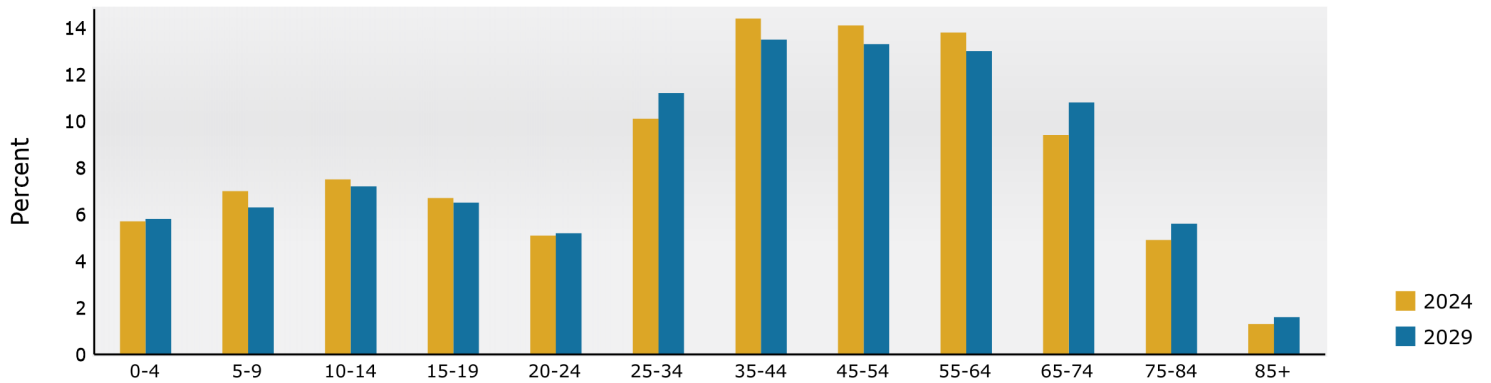
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

DEMOGRAPHIC AND INCOME (RING: 3 MILE RADIUS)

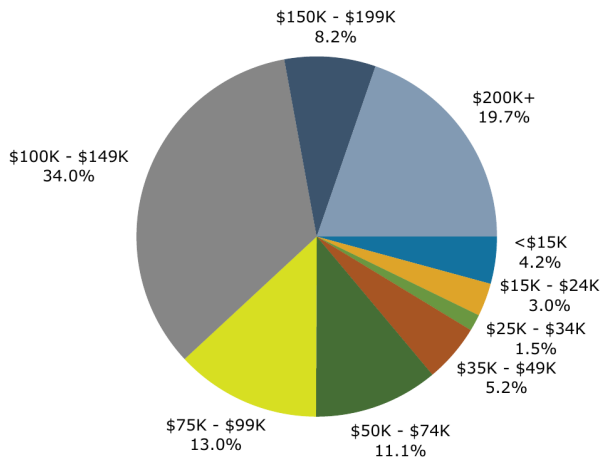
Trends 2024-2029



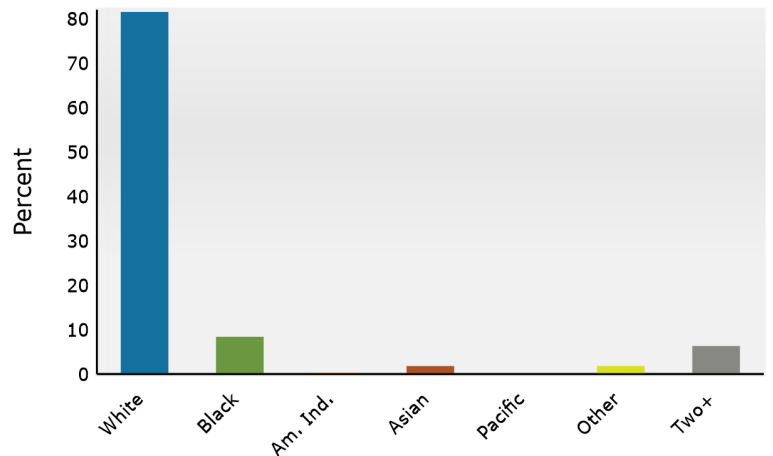
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 5.8%

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					2024		2029			
					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	Number	Percent	Number	Percent
0 - 4			1,219	5.7%	1,335	5.1%	1,461	5.2%	1,554	5.2%
5 - 9			1,685	7.9%	1,841	7.1%	1,858	6.6%	1,770	6.0%
10 - 14			1,934	9.0%	2,140	8.2%	2,180	7.7%	2,091	7.0%
15 - 19			1,829	8.5%	2,004	7.7%	2,051	7.3%	1,996	6.7%
20 - 24			871	4.1%	1,211	4.7%	1,565	5.5%	1,616	5.4%
25 - 34			2,071	9.7%	2,424	9.3%	2,610	9.2%	3,296	11.1%
35 - 44			3,208	15.0%	3,454	13.3%	3,874	13.7%	3,798	12.8%
45 - 54			3,998	18.7%	3,855	14.8%	3,977	14.1%	4,057	13.6%
55 - 64			2,482	11.6%	3,702	14.2%	3,850	13.6%	3,883	13.1%
65 - 74			1,264	5.9%	2,397	9.2%	2,798	9.9%	3,215	10.8%
75 - 84			653	3.1%	1,171	4.5%	1,499	5.3%	1,837	6.2%
85+			187	0.9%	476	1.8%	543	1.9%	632	2.1%
Race and Ethnicity			Census 2010		Census 2020		2024		2029	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			18,242	85.2%	20,880	80.3%	22,177	78.5%	22,833	76.8%
Black Alone			1,823	8.5%	1,982	7.6%	2,426	8.6%	2,733	9.2%
American Indian Alone			56	0.3%	71	0.3%	85	0.3%	92	0.3%
Asian Alone			518	2.4%	960	3.7%	1,035	3.7%	1,170	3.9%
Pacific Islander Alone			7	0.0%	5	0.0%	6	0.0%	7	0.0%
Some Other Race Alone			381	1.8%	407	1.6%	494	1.7%	571	1.9%
Two or More Races			372	1.7%	1,705	6.6%	2,040	7.2%	2,340	7.9%
Hispanic Origin (Any Race)			1,201	5.6%	1,421	5.5%	1,726	6.1%	1,988	6.7%

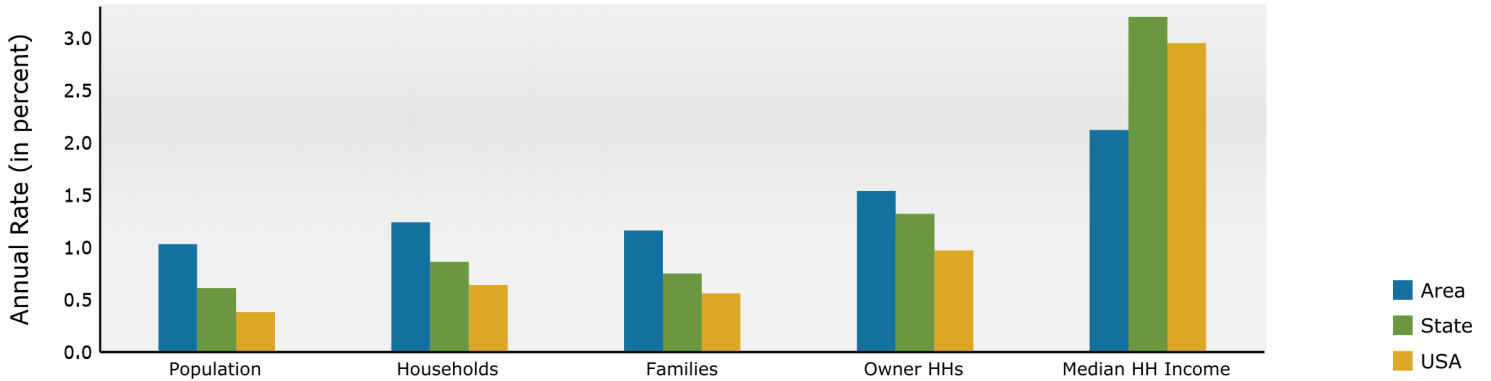
Data Note: Income is expressed in current dollars.

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

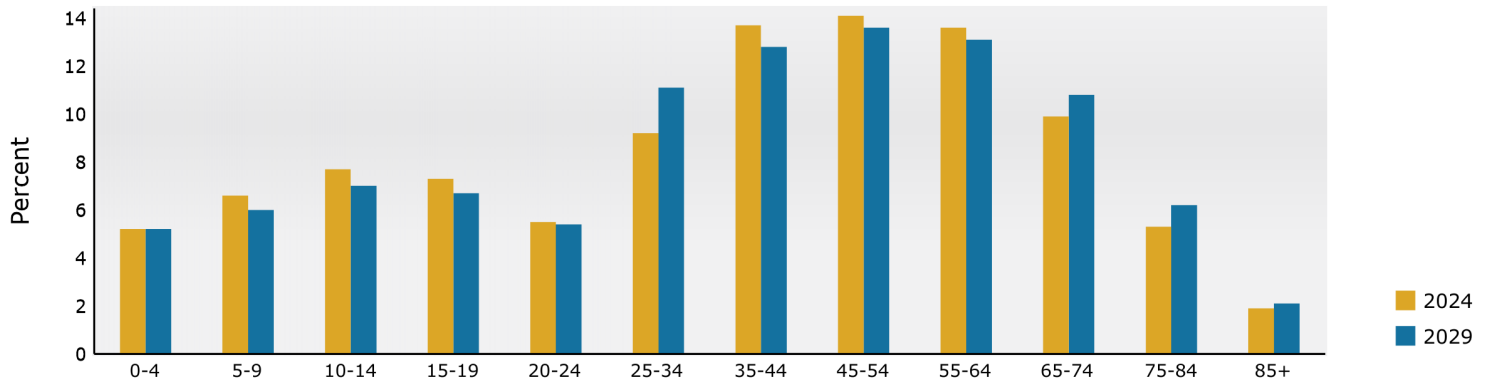


DEMOGRAPHIC AND INCOME (RING: 5 MILE RADIUS)

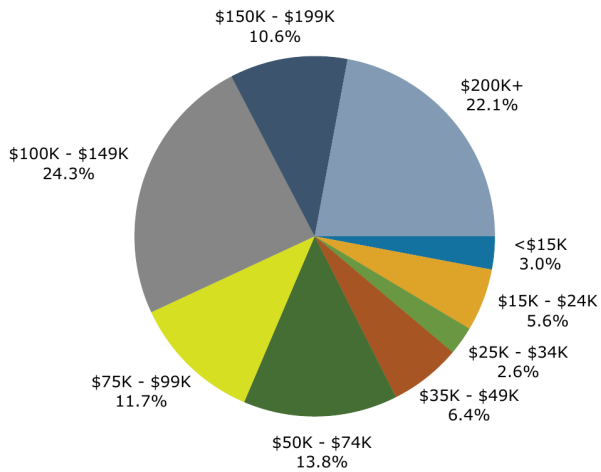
Trends 2024-2029



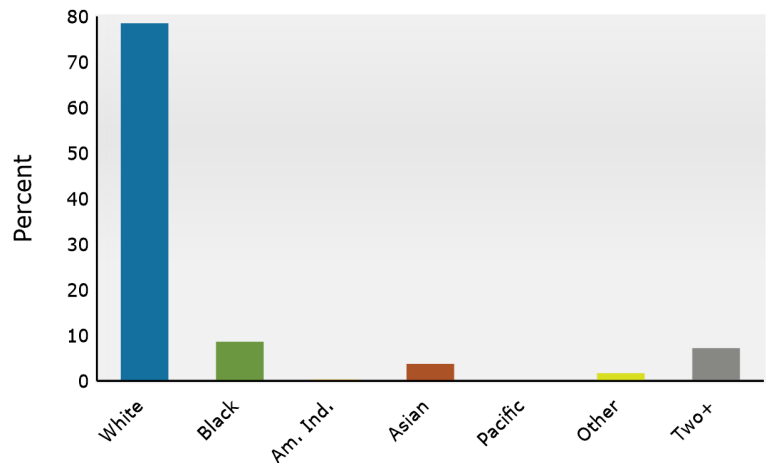
Population by Age



2024 Household Income



2024 Population by Race

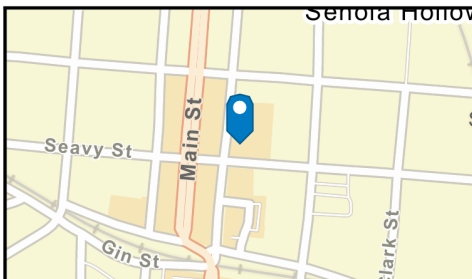
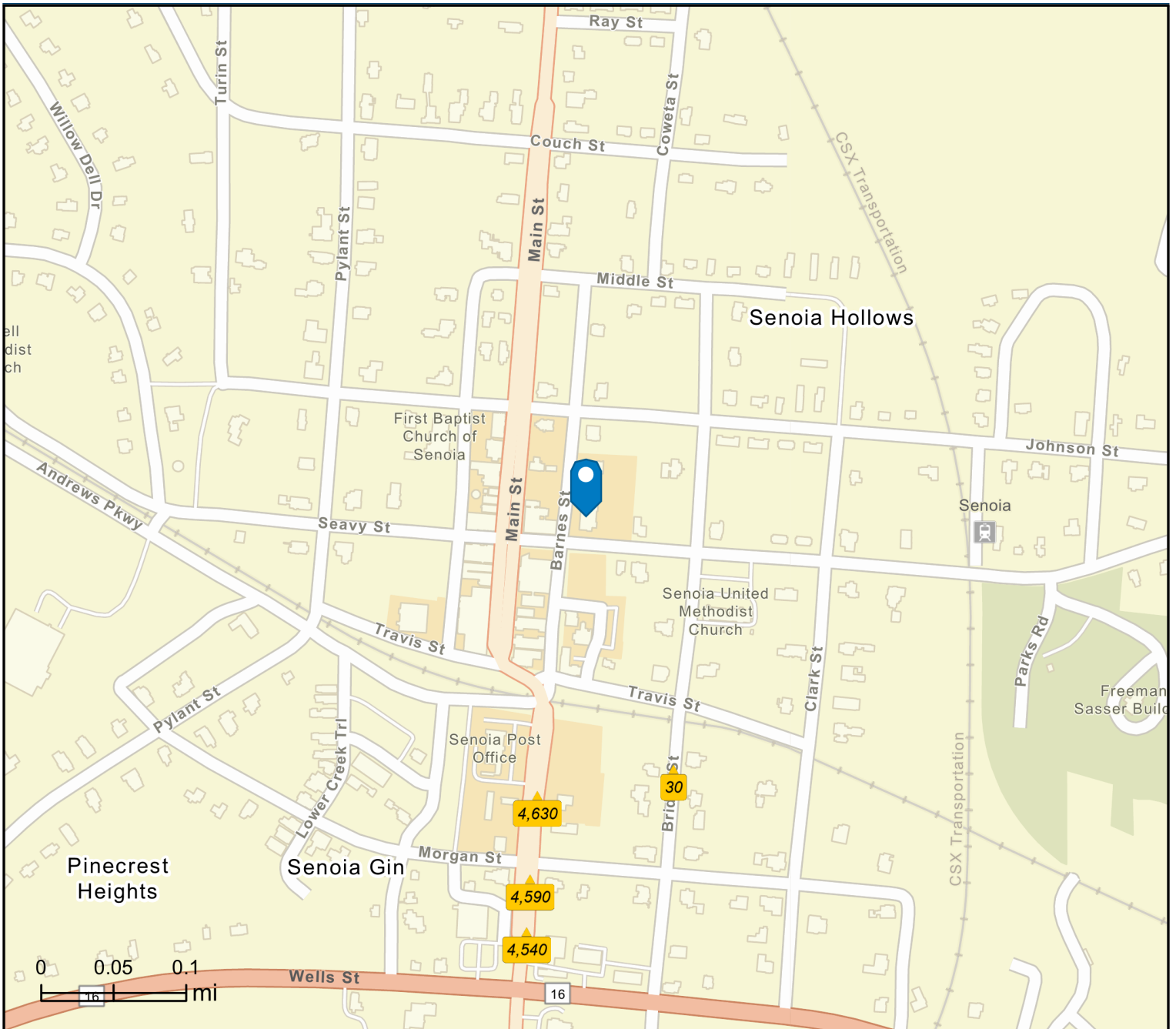


2024 Percent Hispanic Origin: 6.1%

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

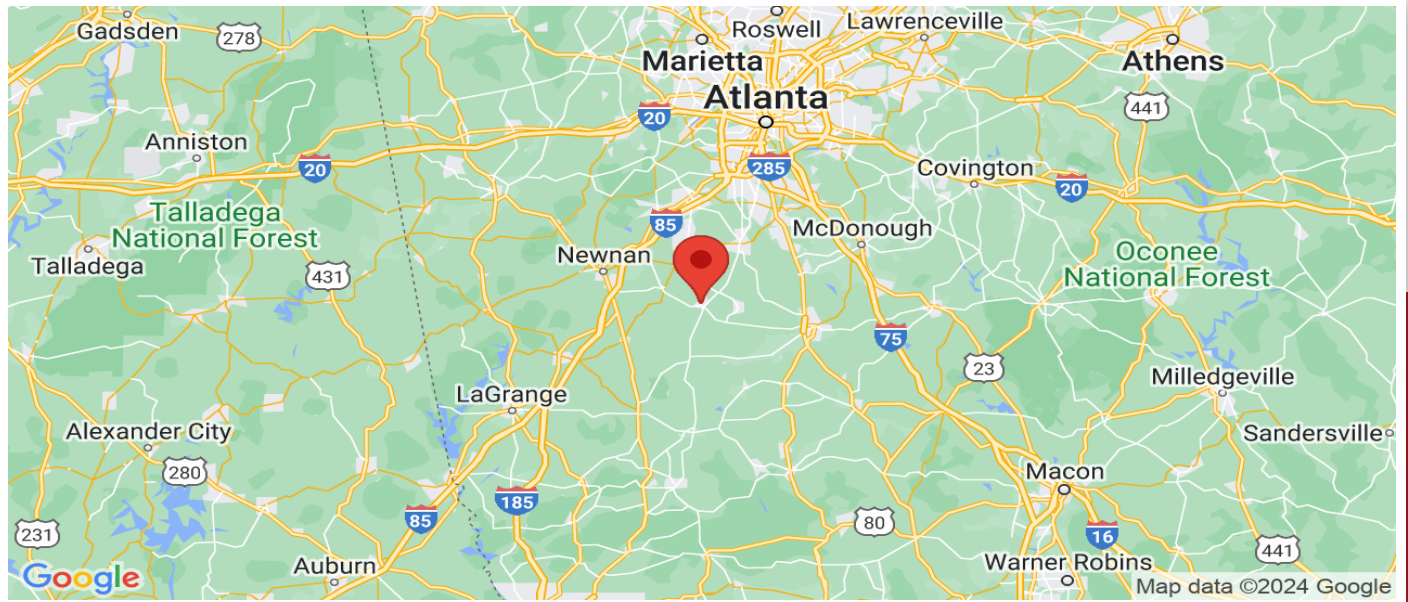


Source: ©2024 Kalibrate Technologies (Q2 2024).



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

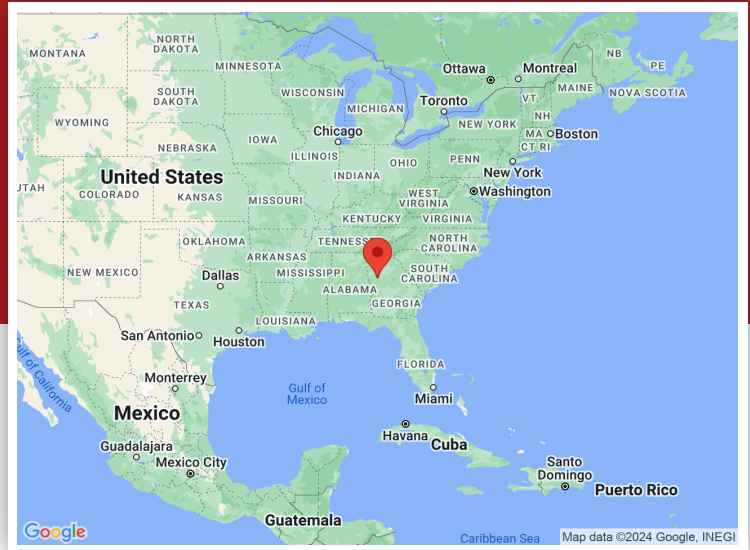
AREA LOCATION MAP



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/>

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. MARKETING INTERNATIONAL.

CONTACT



770-412-3126



christianswann@kw.com



1200 Commerce Drive
Peachtree City, GA, 30269