

**BOUTIQUE HOTEL
DEVELOPMENTAL LAND**

SKY VALLEY, GA

LIPG

**LEISURE INVESTMENT
PROPERTIES GROUP**

*4.42 ACRES ON A TRANQUIL LAKE WITH GOLF COURSE
VIEWS IN THE MOUNTAINOUS SKY VALLEY, GA*

Property Tours

- ❖ All Tours Are by Appointment Only and Must be Arranged by Leisure Investment Properties Group (LIPG)
- ❖ Prospective Purchasers are Encouraged to Visit the Property Prior to Submitting Offer

PLEASE DO NOT CONTACT ON-SITE MANAGEMENT OR STAFF WITHOUT PRIOR APPROVAL

Terms of Sale

THE PROSPECTIVE INVESTOR WILL BE SELECTED BY OWNER IN ITS SOLE AND ABSOLUTE DISCRETION BASED ON A VARIETY OF FACTORS INCLUDING, BUT NOT LIMITED TO:

- ❖ Offer Price
- ❖ Financial Strength
- ❖ Ability to Close in a Timely Fashion
- ❖ Absence of Contingencies
- ❖ Level of Property Due Diligence Completed

ALL OFFERS MUST BE PRESENTED IN WRITING AND INCLUDE:

- ❖ Purchase Price
- ❖ Source of Purchaser's Capital (Equity and Debt)
- ❖ Amount of Earnest Money Deposit
- ❖ Outline of the Proposed Schedule for Due Diligence and Closing (LIPG Will Provide Standardized LOI Template)
- ❖ Description of Any Physical or Environmental Assumptions Which Affect the Price Being Offered
- ❖ A List of Contingencies Required to Close the Transaction
- ❖ The Purchasing Entity Should Identify Principals
- ❖ Investor Summary
 - Resume Outlining Real Estate Owned and/or Management Experience of Comparable Properties
 - Proof of Funds (LIPG Will Provide a Template Letter)

LIPG will be available to coordinate on-site inspections for prospective investors and to answer any questions related to information contained in this Offering Memorandum .

DISCLAIMER AND AGREEMENT TO KEEP THE SUBSEQUENT INFORMATION CONTAINED HEREIN CONFIDENTIAL

Executive Summary and Due Diligence: Collected Information from Sources

This Executive Summary has been prepared to provide summary, unverified information to prospective investors/buyers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Leisure Investment Properties Group, (LIPG) cannot and has not made any investigation, and makes no warranty or representation, with respect to the financial health, P&Ls for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of hazardous materials, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, LIPG has not verified, and will not verify, any of the information contained herein, nor have we conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take undertake appropriate due diligence to satisfy for themselves the factual nature of all such information that they rely on for their acquisition.

Confidential Information:

The information contained in the following Executive Summary is strictly confidential and the way it is presented is proprietary to LIPG. It is intended to be reviewed only by the party receiving it from LIPG and should not be made available to any other person or entity without the written consent of LIPG.



PROPERTY OVERVIEW

OFFERING SUMMARY

Leisure Investment Properties Group is proud to present the opportunity to acquire 4.42 acres of developmental land in Sky Valley, Georgia. This stunning property sits on a serene private lake and borders the picturesque Sky Valley Country Club golf course, offering a one-of-a-kind setting for a luxury boutique hotel or upscale retreat.

Surrounded by the natural beauty of the North Georgia mountains, the site offers panoramic views, water frontage, and direct access to golfing, hiking, and year-round outdoor recreation. Guests will enjoy peaceful seclusion with the convenience of being centrally located between major Southern cities like —Atlanta, GA, Knoxville, TN, and Charlotte, NC—all within a 2.5-to-3.5-hour drive.

Zoned for development and perfectly suited for a high-end hospitality concept, this property combines scenic value with strategic location—an ideal canvas for creating a destination resort in one of Georgia’s best-kept mountain secrets.



PROPERTY HIGHLIGHTS

- Listing Price **\$3,595,000**
- Boutique Hotel Development Opportunity:
 - Projected EOY-5 EBITDA: **\$1,840,992**
 - Projected Sale Price EOY-5: **\$23,000,000 | 8% Cap Rate**
- The property sits adjacent to the prestigious Sky Valley Country Club, a premier semi-private club known for its championship golf course and exceptional amenities.
- Development in Sky Valley is expected to gain momentum with a septic-to-sewage upgrade by 2027 and a Town Center master plan in collaboration with Lew Oliver and Merrill Trust Group. Although the timeline is not confirmed, the project is anticipated to feature 200 townhomes and retail space, contributing to a positive market outlook.

INVESTMENT HIGHLIGHTS



Incredible Development Opportunity - Proposed 56 Unit Boutique Hotel



Strategic Location: Driving Distance to Major Southern Cities



Outdoor Enthusiast Environment



Stunning Golf and Water Views

LAND PARCEL - 4.42 ACRES

Parcel Number: 058A 201 (Rabun County)

Note: There is potential for Sky Valley City to install a sewer system, as discussions have begun around replacing aging septic systems throughout the area. While no plans have been approved yet, the city has started preliminary conversations on the matter. If a sewer system is installed, the total acreage of the property would decrease from 4.42 acres to approximately 3.5 acres. As it stands today, the land measures 4.42 acres, but we want to note that the installation of a sewer system could impact the overall acreage.





Sky Valley, GA

General Statistics

Total Population: ~590
Annual Growth Rate: -1.5%

Median Household Income:

\$48,438

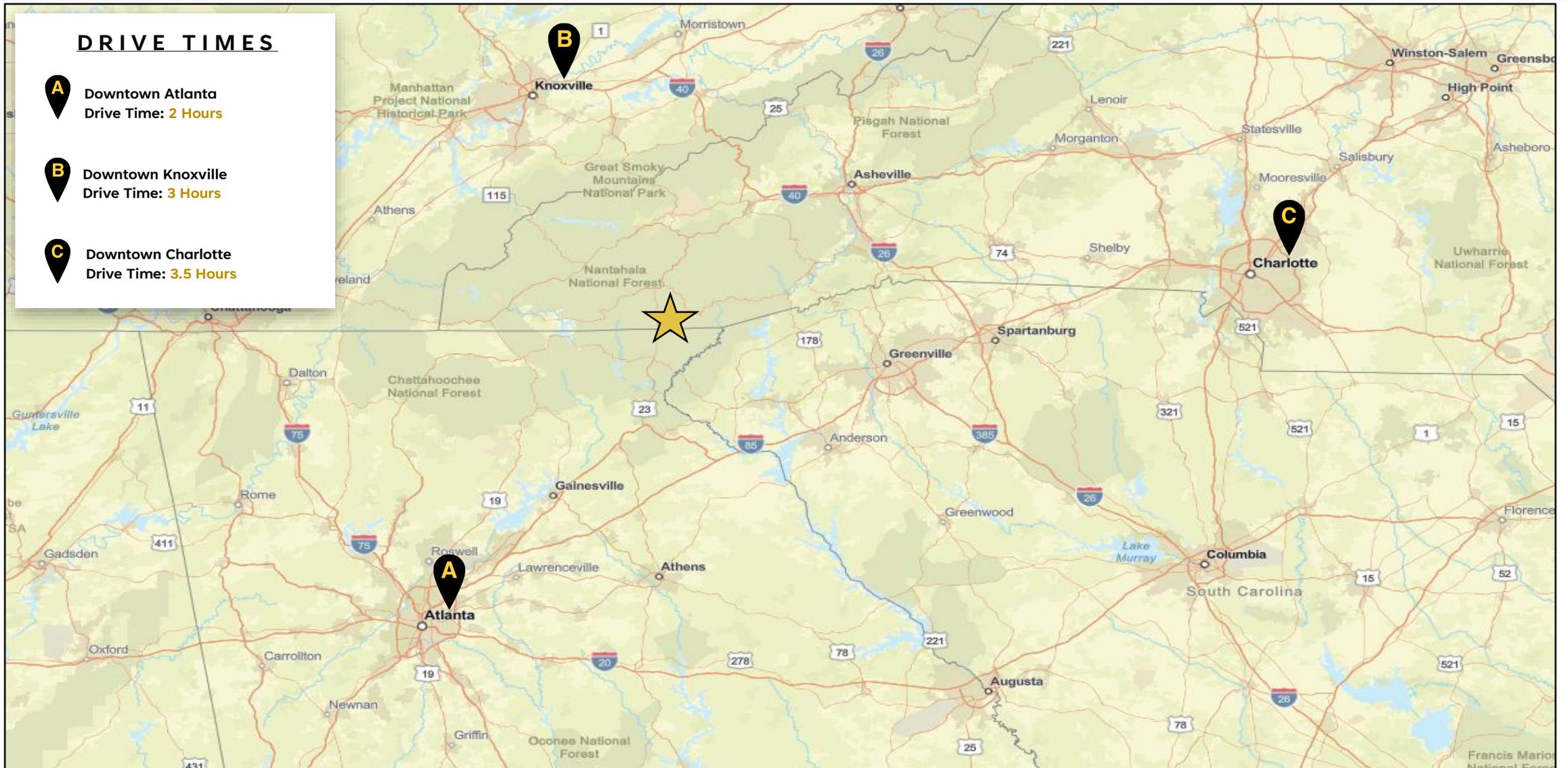
Average Household Income:

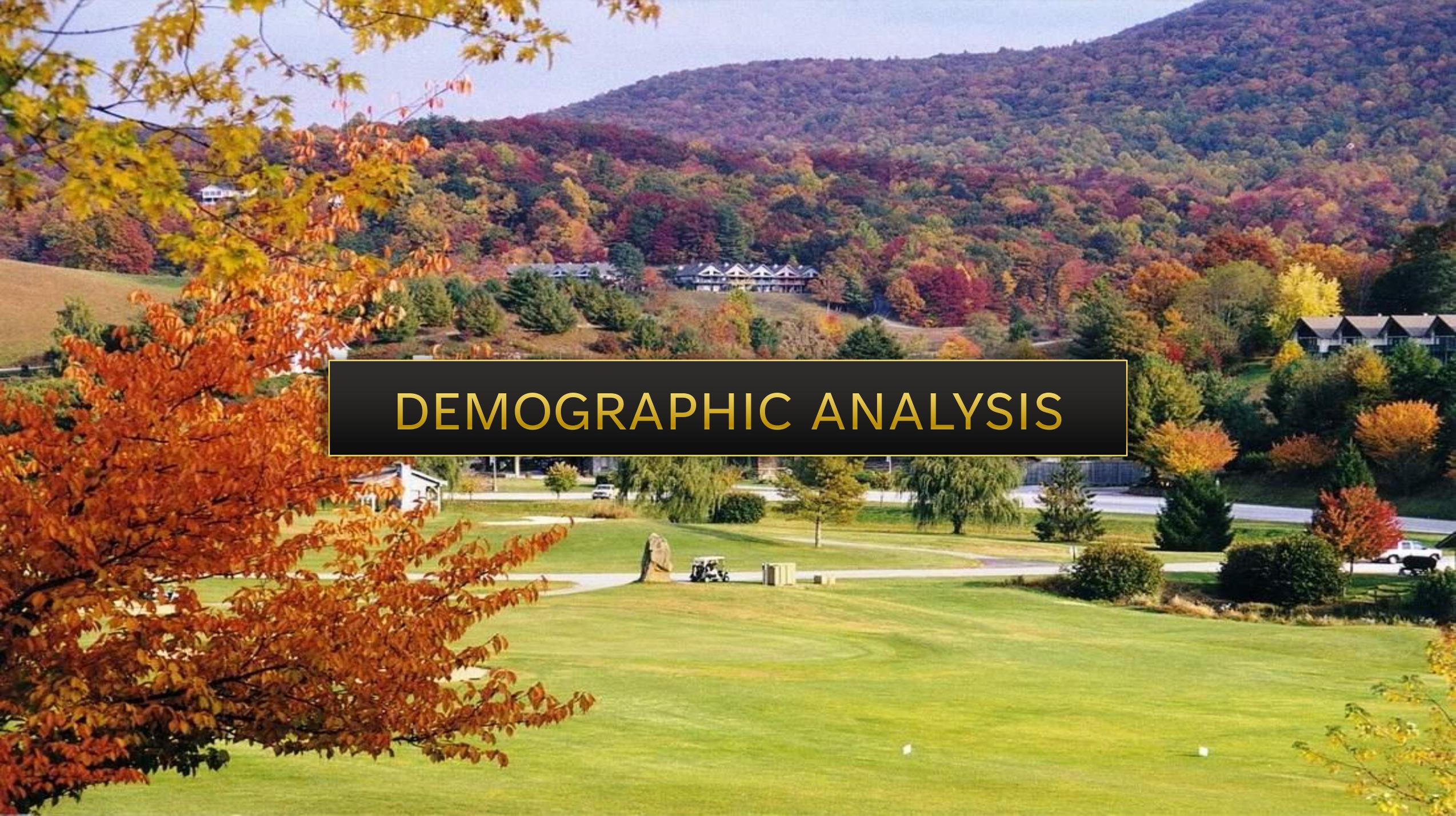
\$83,948



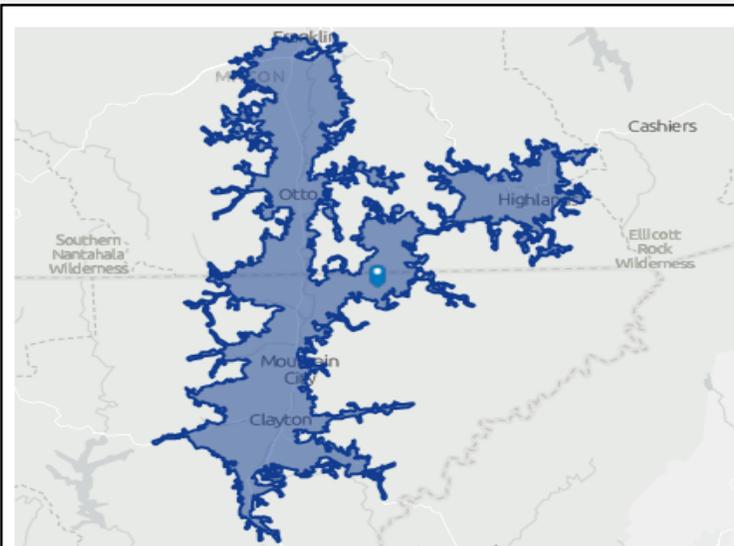
Nestled in the Blue Ridge Mountains of northwestern Georgia, the City of Sky Valley holds the distinction of being the state's highest-altitude municipality, earning it the nickname "Georgia's Highest and Coolest City." Its permanent population is around 500, based on the most recent Census data, though this number increases with visitors to the Sky Valley Country Club, outdoor recreation seekers, and part-time residents. The city is located roughly two hours from Downtown Atlanta and is accessible primarily by Georgia Highway 246 and North Carolina Highway 106. Regional and international travel is supported by proximity to Asheville Regional Airport and Hartsfield-Jackson Atlanta International Airport. In July 2025, Sky Valley unveiled a plan for a new 575-acre Town Center, designed with new urbanist principles and featuring a mix of residential and commercial spaces.

REGIONAL MAP – MAJOR NEAR BY CITIES





DEMOGRAPHIC ANALYSIS

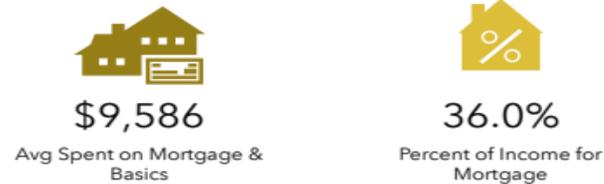


Population Trends and Key Indicators

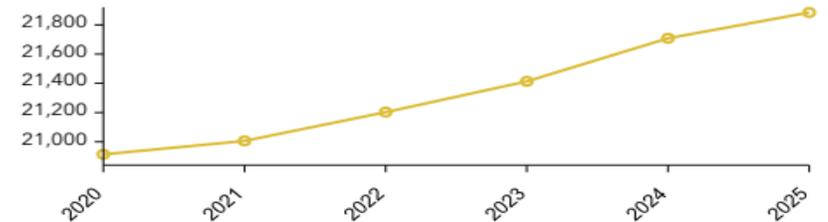
568 Sky Valley Way, Dillard, Georgia, 30537
Drive time of 30 minutes

21,884	9,460	2.30	49.1	\$58,404	\$335,459	78	68	44
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

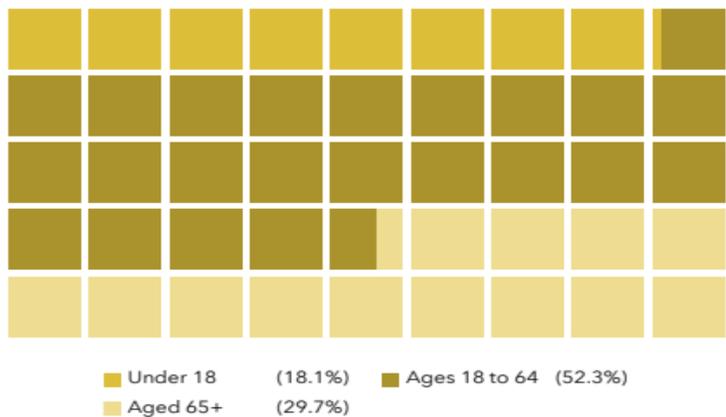
MORTGAGE INDICATORS



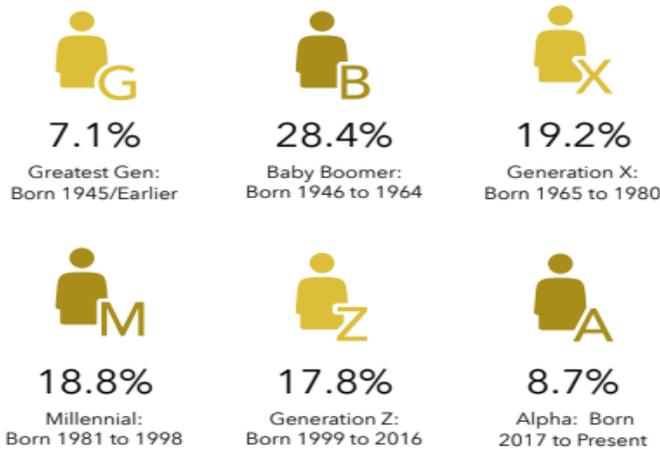
Historical Trends: Population



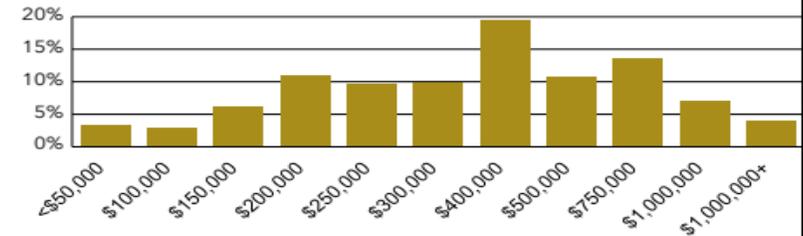
POPULATION BY AGE



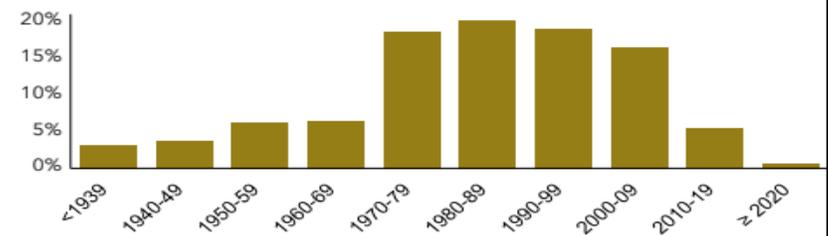
POPULATION BY GENERATION



Home Value



Housing: Year Built



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri

DEMOGRAPHIC ANALYSIS

DEMOGRAPHIC SUMMARY

568 Sky Valley Way, Dillard, Georgia, 30537

KEY FACTS

21,884

Population



9,460

Households



49.1

Median Age

\$48,820

Median Disposable Income

EDUCATION

10%

No High School Diploma



28%

High School Graduate



32%

Some College



30%

Bachelor's/Grad/Prof Degree

INCOME



\$58,404

Median Household Income



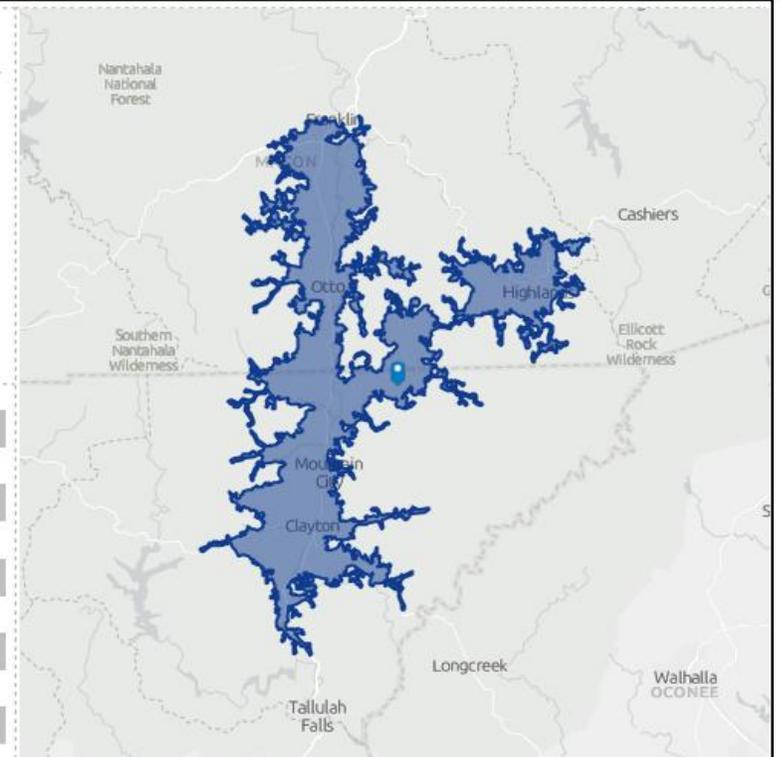
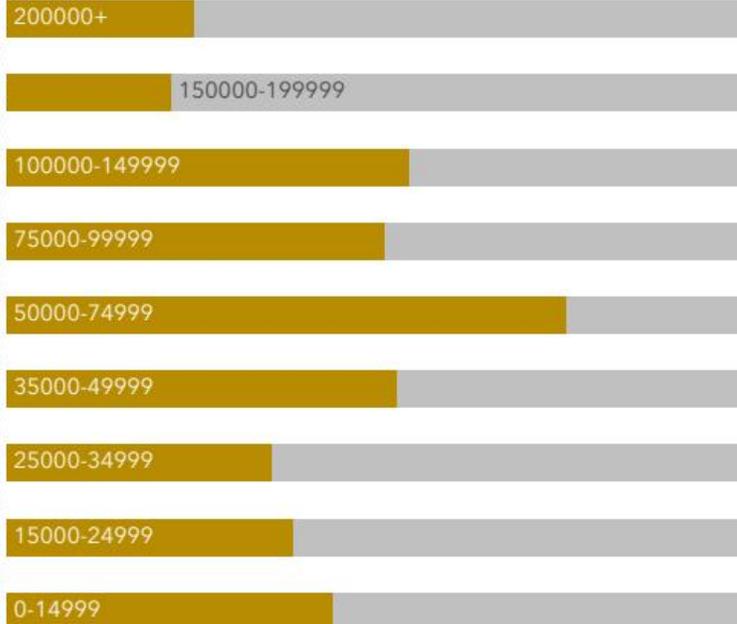
\$35,979

Per Capita Income



\$192,698

Median Net Worth



EMPLOYMENT



56%

White Collar



23%

Blue Collar



25%

Services



3.6%

Unemployment Rate

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