

IS PLEASED TO OFFER:
EXCLUSIVE HOTEL INVESTMENT OPPORTUNITY

Reid Ridge Lodge

30 Overview Drive
Blue Ridge, GA 30513
(90 miles north of Atlanta)



PRICE: \$2.4 MILLION

Revenue

- **2015: \$590,433** (up 61% over 2014)
- **Trailing 12 months: \$661,081**
(as of June 1, 2016)
- **Cash-on-Cash Return exceeds 10%**
(without leverage)
- Steady increases every month

- 41 rooms – including king, double queen, and suites
- 2 upscale apartments for owner/manager use: 2-bedroom + 1-bedroom
- 2 floors, interior corridor
- Upscale independent mountain resort destination
- Each room features flat screen TV and refrigerator
- Family-friendly amenities include complimentary breakfast and WiFi
- Unused space available for conference room or swimming pool
- Full renovation completed recently with highest quality materials and craftsmanship – must be seen to be appreciated
- Voted “Number 1 Hotel In Blue Ridge” by TripAdvisor guests



Visitors attracted by:

- Appalachian Trail & Chattahoochee National Forest – for hiking & horseback riding
- Blue Ridge Lake, Toccoa River & Ocoee River – for kayaking & rafting
- Lake Blue Ridge Marina (2 miles) – for boating
- Blue Ridge Scenic Railroad (2 miles) – for sightseeing
- Mercer Orchards (6 miles) – for fresh berry picking
- Downtown Blue Ridge – for shopping, dining & entertainment including community theatre
- Variety of special events throughout the year including food, music & arts festivals

