

IS PLEASED TO OFFER: EXCLUSIVE HOTEL INVESTMENT OPPORTUNITY

Reid Ridge Lodge

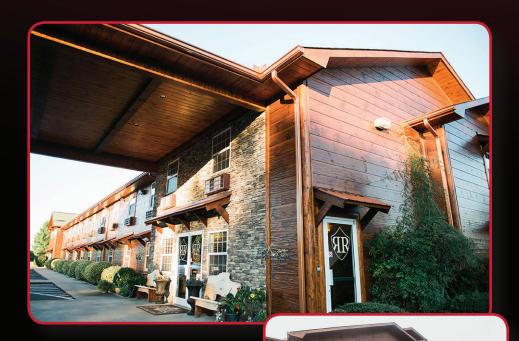
30 Overview Drive Blue Ridge, GA 30513 (90 miles north of Atlanta)



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



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