



VALUE-ADD INCOME & RESIDENTIAL REDEVELOPMENT

Regency Inn

70 Felton Drive · Toccoa, Georgia 30577

ASKING PRICE — ENTIRE 70 FELTON DR PARCEL

\$1,400,000

38 Keys + 7 Residential Units
±20,000 SF · 1.54 Acres
Stabilized Pro Forma 9.6% Cap

The Offering at a Glance

<p>ASKING PRICE</p> <p>\$1,400,000</p>	<p>PRO FORMA NOI</p> <p>\$134,480</p>	<p>PRO FORMA CAP</p> <p>9.6%</p>
<p>HOTEL KEYS</p> <p>38</p>	<p>RESIDENTIAL UNITS</p> <p>7</p>	<p>SITE / GBA</p> <p>1.54 AC · ±20,000 SF</p>

PROPERTY	TYPE	DETAIL
Regency Inn — 34 rooms + 4 suites	Hospitality	38 keys
On-parcel residential	Multifamily	2 houses, 4 apartments, 1 duplex
Garages	Storage	4 units
Land — single contiguous parcel	Fee simple	1.54 acres

Investment Highlights

- **City-supported use flexibility** — under new ownership, the City has expressed support for higher-end apartments, veterans housing, and senior living.
- **Income or redevelopment on 1.54 acres** — a renovated hotel-and-residential block fronting Hwy 123, with frontage and signage.
- **Income while you entitle** — 2022-renovated buildings (roofing, windows, doors, gutters) carry the asset through planning and lease-up.
- **Stabilized pro forma 9.6% cap** on the hold / reposition scenario at the asking price.
- **Flexible structure** — acquire the entire 70 Felton Drive parcel, or the hotel on its own (see Pricing Options).
- **Strong location** — minutes from downtown Toccoa, the Amtrak station, Currahee Military Museum, and Toccoa Falls.

Positioning note: The hotel and apartments are currently vacant (in-place income \$0). Figures herein are **stabilized pro forma** for the hold / reposition scenario. Separately, the City of Toccoa has expressed support for redeveloping the site to higher-end apartments, veterans housing, or senior living under new ownership. See "The Opportunity."

THE OPPORTUNITY

Income in Place, Redevelopment Upside

The Regency Inn is a renovated, income-capable block on a single 1.54-acre parcel fronting Georgia Highway 123 – one of Toccoa's primary corridors, minutes from downtown, the Amtrak station, and Toccoa Falls. The complex was extensively renovated in 2022 (metal roofing, windows, doors, gutters) and is currently vacant.

The opportunity is use flexibility under new ownership. The City of Toccoa has expressed support for a range of residential and supported-housing uses on the site – including higher-end apartments, veterans housing, and senior living. A new owner acquires both a near-term income asset and a clear path to a City-welcomed redevelopment.

That optionality is the value. A buyer can **hold and reposition** the existing buildings for interim income (see the stabilized pro forma) while planning a **residential redevelopment** – the 2022 renovations let the asset carry itself through entitlement and lease-up rather than sit idle.

HIGHER-END APARTMENTS	VETERANS HOUSING	SENIOR LIVING	EXTENDED-STAY + APARTMENTS
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The 1.54-acre block fronting Hwy 123 – City-supported residential uses available to new ownership.

PROPERTY OVERVIEW

Site Plan & Unit Mix



Target offering outlined; all improvements sit on the single 70 Felton Drive parcel (1.54 AC).

UNIT TYPE	UNITS	CONFIGURATION
Studio / extended-stay rooms	34	Hotel keys
Hotel suites	4	Hotel keys
Owner / manager house	1	3 BR / 2 BA, carport
Grey house	1	3 BR / 2 BA
Apartments	3	1 BR / 1 BA
Apartment	1	2 BR / 2 BA
Duplex	1	2 BR / 1 BA
Garages	4	Enclosed storage
TOTAL	49	38 keys + 7 residential + 4 garages

PARCEL
70 Felton Dr · 1.54 AC

GBA (EST., VERIFY)
±20,000 SF

RENOVATED
2022

GBA is a footprint estimate pending confirmation of heated square footage with the Stephens County Assessor.

FINANCIALS

Stabilized Pro Forma – Entire 70 Felton Dr Parcel

RENTAL INCOME	UNITS	MKT RENT/MO	OCC	ANNUAL
Studio / extended-stay rooms	34	\$650	80%	\$212,160
Hotel suites	4	\$800	80%	\$30,720
Owner / manager house (3/2)	1	\$1,150	92%	\$12,696
Grey house (3/2)	1	\$1,150	92%	\$12,696
Apartments (1/1)	3	\$675	92%	\$22,356
Apartment (2/2)	1	\$900	92%	\$9,936
Duplex (2/1)	1	\$800	92%	\$8,832
Garages (storage)	4	\$75	90%	\$3,240
EFFECTIVE GROSS INCOME (EGI)				\$312,636

OPERATING EXPENSES	ANNUAL
Manager / front desk	\$24,000
Housekeeping	\$6,000
Cable / internet / phone	\$14,700
Water / sewer	\$27,600
Electricity	\$48,000
Repairs, maint. & supplies	\$15,000
Landscaping / pest	\$3,840
G&A / office / marketing	\$10,200
CapEx reserve	\$10,000
Property taxes	\$6,000
Insurance	\$13,416
TOTAL OPERATING EXPENSES	\$178,156

SUMMARY	
Asking price	\$1,400,000
EGI	\$312,636
Operating expenses	\$178,156
Expense ratio	57%
NET OPERATING INCOME	\$134,480
PRO FORMA CAP RATE	9.6%

Hold / reposiion scenario. In-place income \$0 (vacant). Stabilized pro forma; year-one lease-up will run below stabilization. Utilities modeled owner-paid (sub-metering is upside). Taxes may reassess on sale.

PRICING OPTIONS

Two Ways to Acquire

The asset is offered with flexibility. The headline offering is the **entire 70 Felton Drive parcel** — the hotel together with all on-parcel residential (two houses, four apartments, a duplex, and four garages). The hotel may also be acquired on its own.

OFFERING	PRICE	PRO FORMA NOI	INDIC. CAP
Entire 70 Felton Dr Parcel (hotel + all residential)	\$1,400,000	\$134,480	9.6%
Hotel Only — 38 keys	\$800,000	~\$88,000	~11%

FOR THE INCOME BUYER

Acquire the entire parcel in-place, reposition to longer-term occupancy, and stabilize toward the pro forma — or take the hotel on its own.

FOR THE REDEVELOPMENT BUYER

A 1.54-acre infill site (~\$909K/acre at the target price) with City-expressed support for higher-end apartments, veterans, or senior housing under new ownership.

Hotel-Only NOI is an allocation estimate; a detailed hotel-only pro forma is available on request. Adjacent income-producing parcels (separate addresses) are retained by ownership and are not part of this offering.



The complex wraps a central parking court with frontage and signage on Hwy 123.

LOCATION & MARKET

Toccoa, Georgia

Toccoa is the seat of Stephens County in northeast Georgia, at the foothills of the Blue Ridge. The property fronts Hwy 123 and sits minutes from the historic downtown, the Amtrak station, the Currahee Military Museum, and Toccoa Falls — a 186-foot waterfall on the campus of Toccoa Falls College.

Demand drivers include the college, regional employment, and rail access, with Helen and Lake Hartwell within an easy drive. The rental base is meaningful: roughly two in five households rent, supporting an extended-stay and conventional residential repositioning.



Looking toward downtown Toccoa from the property.

STEPHENS COUNTY MARKET SNAPSHOT	FIGURE
Median home value	\$142,300
Median rent	\$807
Median household income	\$51,988



The property within Toccoa's Hwy 123 corridor.



The Asset



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