

KINGSTON ON LAKE OCONEE

±1,153 ACRES
MORGAN & PUTNAM COUNTIES, GEORGIA

CONFIDENTIAL INVESTMENT MEMORANDUM

CBRE

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the

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The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers

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CBRE is representing the Seller, not the Purchaser, in this transaction and will be paid by the Seller, not the Purchaser. Any cooperating Broker shall have written exclusive authorization from Purchaser and co-op commission, if any, to be paid by purchaser.

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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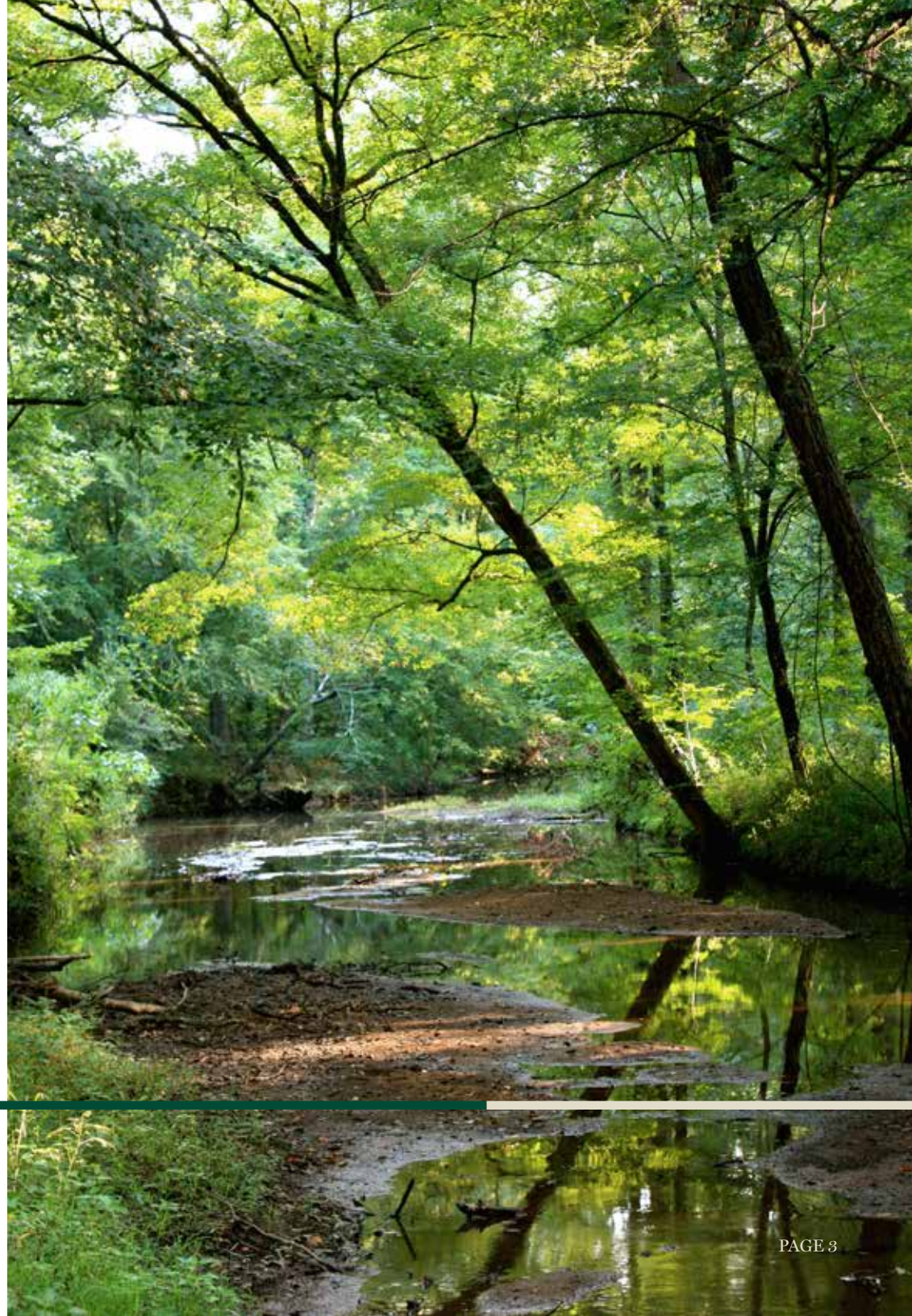


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Opportunities include large estates (able to divide), development, hunting, equestrian, and conservation easement.

INVESTMENT HIGHLIGHTS

CBRE is pleased to present the exclusive opportunity to acquire $\pm 1,153$ acres of land at Lake Oconee near Madison, Georgia in Morgan and Putnam Counties. This large tract boasts extensive Lake Oconee frontage and proximity to the area's most sought after amenities such as The Ritz Carlton at Reynolds Plantation, championship golf courses, and charming downtown Madison. The property can be conveniently and easily accessed from I-20W at exit 121 with just over an hour drive time to Atlanta and downtown Athens.

- ◆ Opportunity in the heart of Georgia's Lake Country. Original acquisition, development cost, and engineering and design cost totaling $\pm \$31,900,000$ in 2009.
- ◆ One of a kind large tract with nearly 4,000 feet of Lake Oconee frontage.
- ◆ Located in Morgan and Putnam Counties, home to some of Georgia's most sought after large farms and historic properties.
- ◆ Diverse landscape of hardwoods and merchantable pine offering a number of quality hunting, fishing, and outdoor opportunities.
- ◆ Extensive interior road systems throughout.
- ◆ Use opportunities include large estates (able to divide), hunting, equestrian, development, and conservation easement.
- ◆ Multiple food plot opportunities, 1.5 acre and 5 acre ponds, and an abundance of wildlife.
- ◆ 20 minutes to Historic downtown Madison, 60 minutes to Atlanta, and 45 minutes to Athens.





PROPERTY DESCRIPTION

PROPERTY SIZE

- ♦ ±1,153 acres total
- ♦ (±272 acres in Putnam County and ±881 acres in Morgan County)

LOCATION

- ♦ Morgan and Putnam Counties, Georgia

TOPOGRAPHY

- ♦ Gently rolling

ZONING

- ♦ RM-3, Multifamily Residential District, Putnam County
- ♦ Lakeshore Town Center Overlay, Morgan County
- ♦ Approved for 1,370 housing units

FRONTAGE

- ♦ ±4,000 feet of Lake Oconee frontage
- ♦ ±2,200 feet along Kingston Road
- ♦ ±1.5 miles of frontage on Marshall Road

IMPROVEMENTS

- ♦ Lakeside cabin site, existing dock, over ±2 miles of paved streets (curb & gutter) and utilities intended for 100+ single family lots, paved and gravel interior road systems, and multiple points of gated access.

PRICE

- ♦ Asking \$9,900,000





LOCATION MAPS

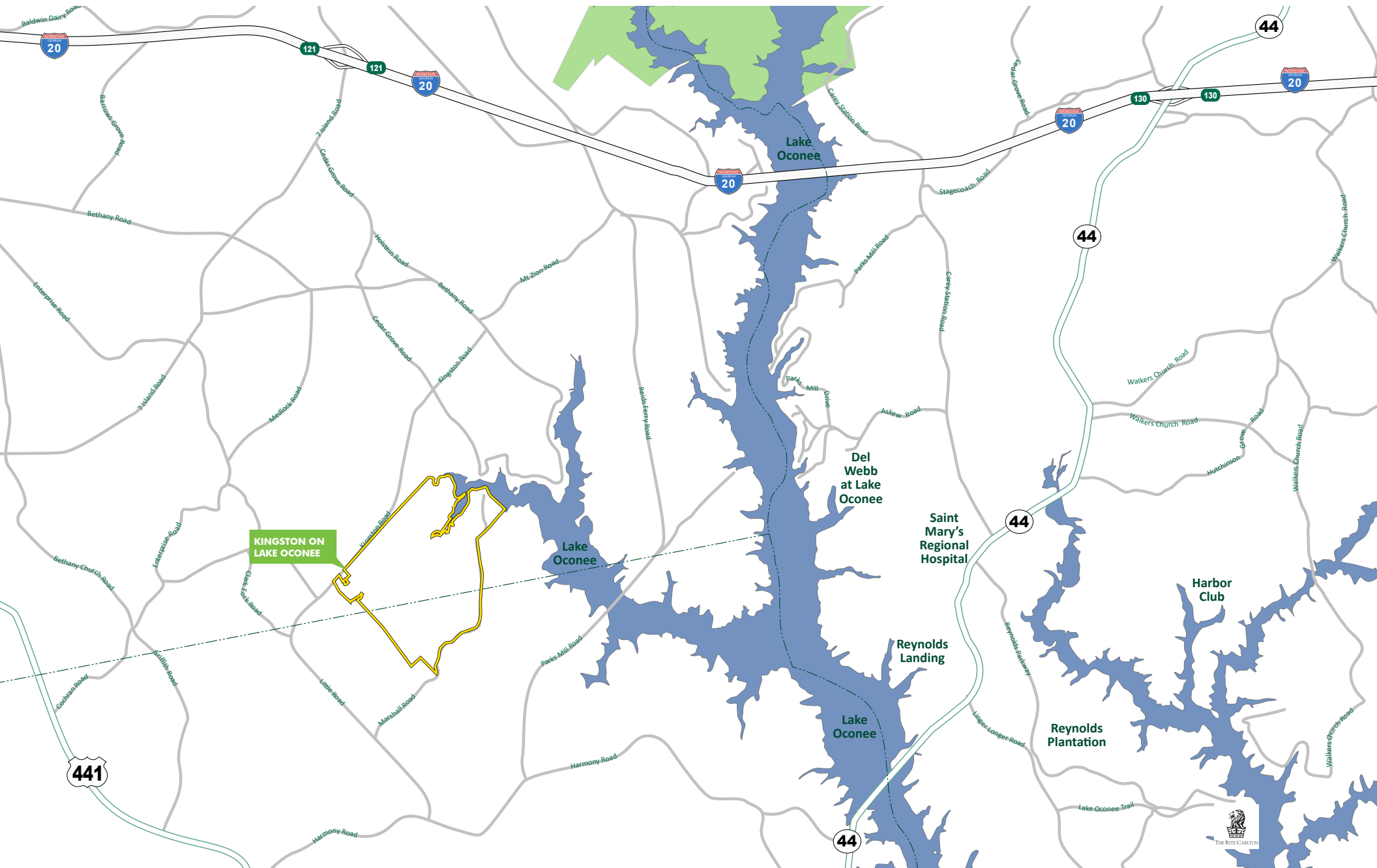
DRIVE TIMES

- ◆ Atlanta 1 hr 10 min
- ◆ Athens 55 min
- ◆ Madison 20 min
- ◆ Ritz Carlton 25 min
- ◆ Ritz Carlton (via boat) 5 min



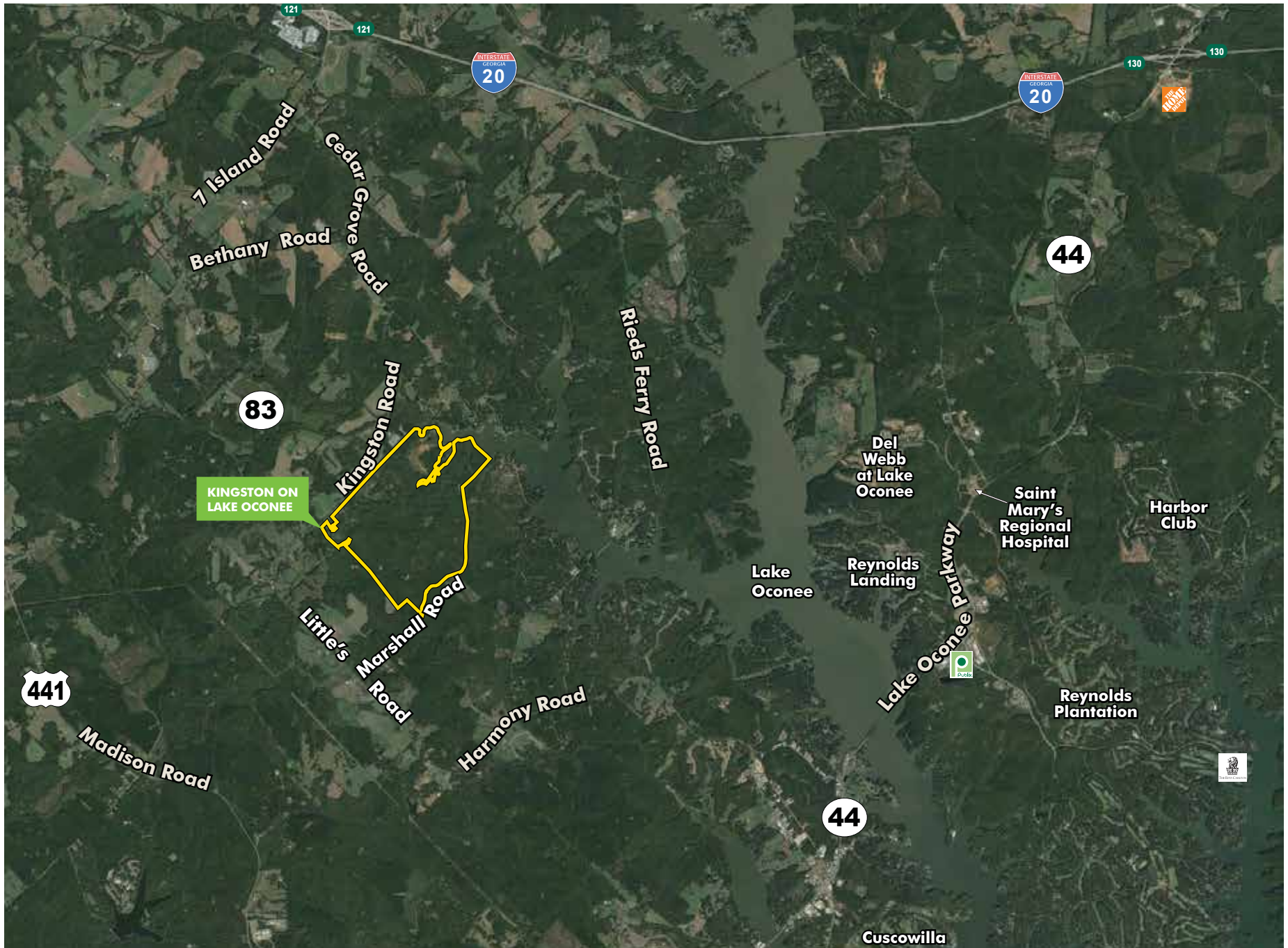


LOCATION MAPS

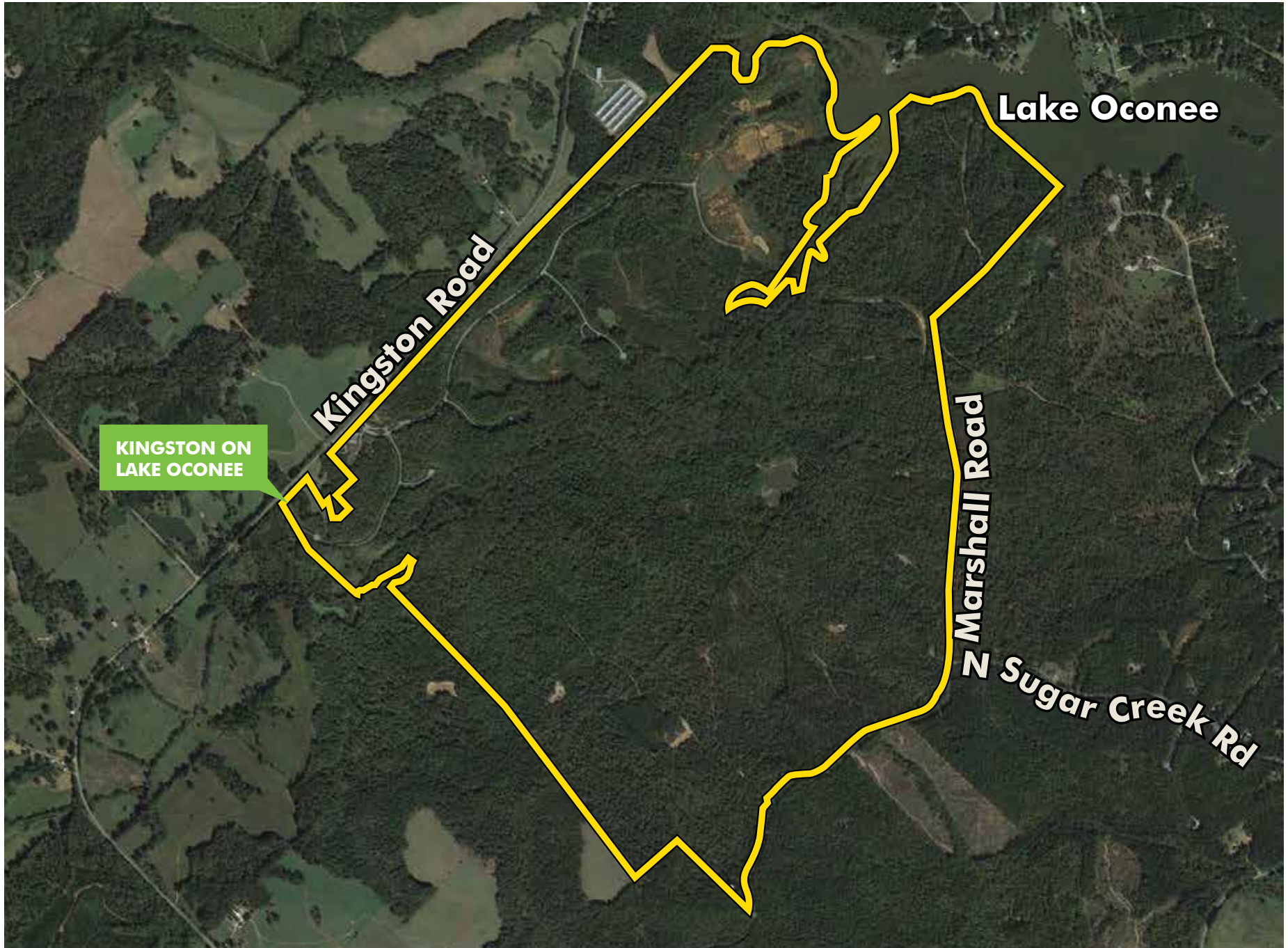


KINGSTON ON LAKE OCONEE











**KINGSTON ON
LAKE OCONEE**

±4,000 Feet of Lake Frontage

DEVELOPMENT SUMMARY

- ◆ Kingston on Lake Oconee was originally conceptualized and partially developed as a master planned multi-use lakefront community.
- ◆ Amenity base was to be anchored by a golf course, a marina, recreation and fitness facilities as well as a lakefront town center.
- ◆ With 1,370 planned housing units, home site options were to include both lakefront and interior lot locations with ample open space requirements.
- ◆ Per the original master plan, the property was partially developed and currently includes a stack stone entrance monument along Kingston Road and a quality paved road systems intended to yield access to future home sites.



KINGSTON ON LAKE OCONEE

MORGAN COUNTY DEVELOPMENT SUMMARY

TOTAL AREA:	881 ACRES
SINGLE FAMILY LOTS:	598 LOTS
SINGLE FAMILY ATTACHED:	152 UNITS
TOWNHOMES:	48 UNITS
LAKEFRONT VILLAS:	44 UNITS
LAKEFRONT CONDOS:	60 UNITS
TOTAL UNITS:	750 UNITS
■ OPEN SPACE:	518.6 ACRES (58.8%)

PUTNAM COUNTY DEVELOPMENT SUMMARY

TOTAL AREA:	272 ACRES
SINGLE FAMILY LOTS:	558 LOTS
TOWNHOMES:	62 UNITS
TOTAL UNITS:	620 UNITS
■ OPEN SPACE:	97.33 ACRES (35.6%)

PROJECT DEVELOPMENT SUMMARY

TOTAL AREA:	1,153 ACRES
TOTAL MORGAN COUNTY UNITS:	750 UNITS
TOTAL PUTNAM COUNTY UNITS:	620 UNITS
TOTAL UNITS:	1,370 UNITS



DEVELOPMENT PLAN





SECONDARY DEVELOPMENT PLAN











CONFIDENTIAL INVESTMENT MEMORANDUM

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