



**\$425,000**

**5002 Yukon Rd, Ellijay. GA**

**COMMERCIAL - QUADRAPLEX**

**RENOVATED UNITS  
FULLY OCCUPIED**



Tonia Luster

**Each Unit is approx. 500 SF**

ACREAGE 2.35

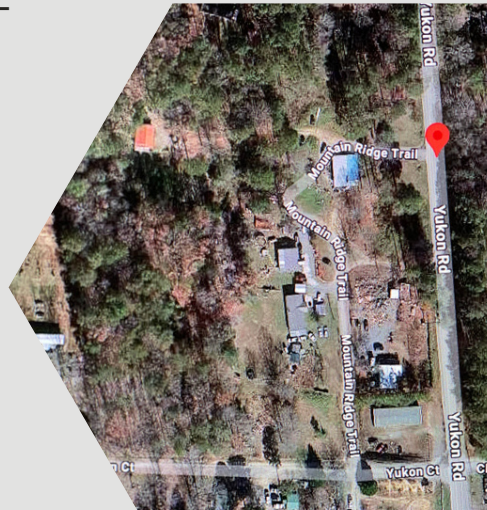
BUILT 2010

Topography - Level

Parcel ID/Tax ID

3085A-007

Zoning - R4



**WWW.TLUSTERREALTY.COM**



**T Luster Realty Group**

**6065 ROSWELL RD, #450**

**ATLANTA, GA 30328**

**414-T-LUSTER**

# EXCLUSIVE PRESENTATION

T. LUSTER REALTY is exclusively representing the seller in the disposition of this property.

## OFFERING STRUCTURE

5002 YUKON RD is being offered for sale at \$450,000. The Seller reserves the right to accept an offer at any time during the marketing period. To schedule a property inspection or receive answers to questions, please contact the listing agent.

Please do not contact on-site tenants or owner

## ALL OFFERS SHOULD INCLUDE:

Proposed Purchase Price  
Amount of Earnest Money, Amount Non-Refundable  
Summary of Closed Transactions With References  
Timing For Inspection Period and Closing  
Source of Funds For the Acquisition

## COMMUNICATION

All communications, inquiries, and requests should be addressed to the Tonia Luster at T Luster Realty Group at [tonialuster@tlusterrealty.com](mailto:tonialuster@tlusterrealty.com), as representatives of the seller. The Seller reserves the right to remove the property from the market.

Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.



**T Luster Realty Group**  
**414-T-LUSTER**

**TONIALUSTER@TLUSTERREALTY.COM**

YEAR BUILT 2010  
RENTABLE SF 4 units @ approx. 500sf  
ACREAGE 2.35

STORIES 1  
OCCUPANCY 100%  
PARKING up to 20  
Spaces



[WWW.TLUSTERREALTY.COM](http://WWW.TLUSTERREALTY.COM)

## Renovated units

**NEW FLOORS, CABINETS, CARPET,  
APPLIANCES AND CEILING FANS**



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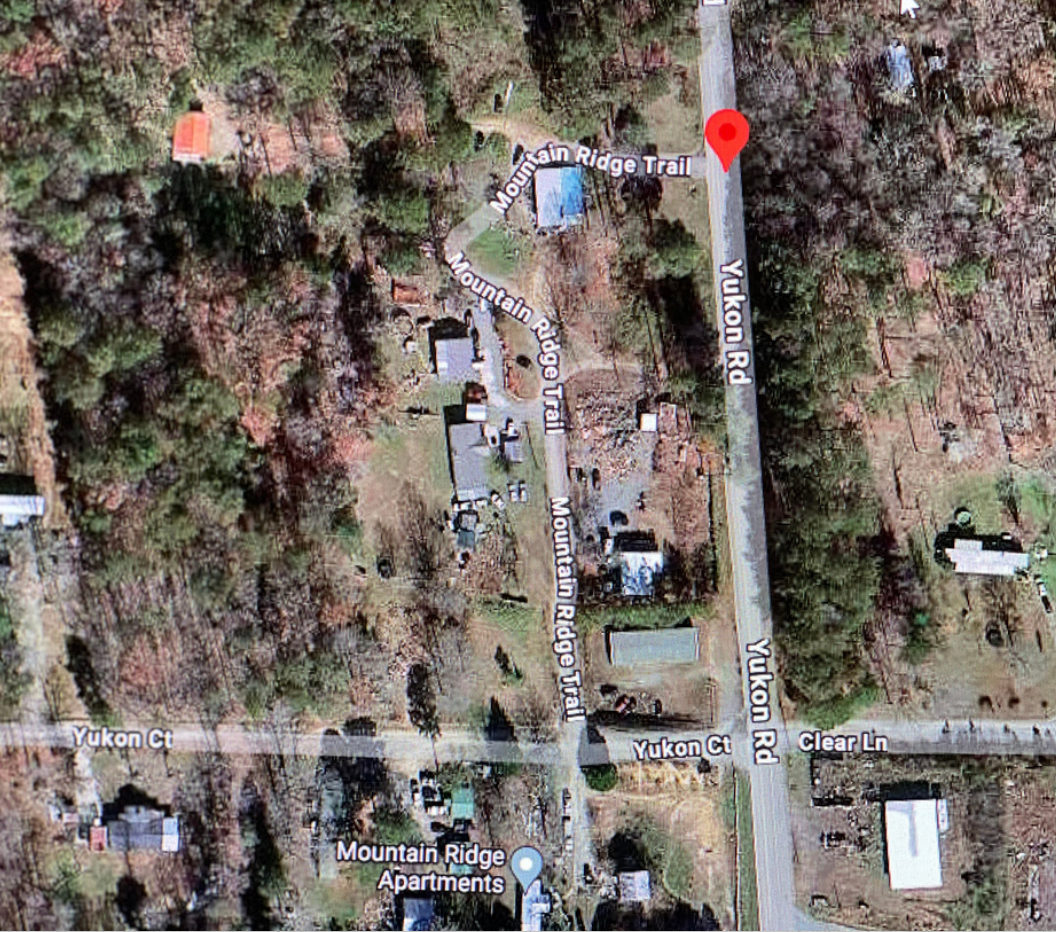
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## Renovated units

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## Georgia's Apple Capital

Welcome to Ellijay, the historic county seat of Gilmer County and the Apple Capital of Georgia. Nestled in the Appalachian Trail Community, this charming town boasts breathtaking mountain vistas, tranquil rivers, unique specialty and antique shops, top-notch restaurants, and endless outdoor recreational activities.

There's always something exciting happening in Ellijay, Georgia. Don't miss out! While the beloved Apple Festival takes place each October, the downtown Square is always abuzz with live music, car shows, carnivals, antique sales, and more.



**TENANT  
CURRENT RENT**

**NEW RENT YUKON RD QUAD**

**5002 - #1 \$650 LEASE RENEWED FOR 2024  
TO \$850**

**5002 - #2 \$850 LEASE RENEWED FOR 2024  
TO \$950**

**5002 - #3 \$850 LEASE RENEWED FOR 2024  
TO \$950**

**5002- #4 \$850 LEASE RENEWED FOR 2024  
TO \$950**

**PLEASE NOTE THE PROPOSED RENTS FOR  
THE FOURPLEX BEGINNING JAN 1, 2024,  
FOR A GROSS RENTAL INCOME OF \$44,400**

Population in 2021: 1.94K (81% urban, 19% rural).

Population change since 2000: +16.6%

Males: 928 (50.3%) Females: 919 (49.7%)

Median resident age: 44.3 years Georgia median age: 37.5 years

Estimated median household income in 2021: \$42,320 (it was \$22,120 in 2000) Ellijay: \$42,320 GA: \$66,559

Estimated per capita income in 2021: \$26,297 (it was \$13,740 in 2000)

Ellijay city income, earnings, and wages data Estimated median house or condo value in 2021: \$259,364 (it was \$83,200 in 2000)

Ellijay: \$259,364 GA: \$249,700 Mean prices in 2021:

all housing units: \$262,448; detached houses: \$272,478; mobile homes: \$41,674 Median gross rent in 2021: \$522.

Read more: <https://www.city-data.com/city/Ellijay-Georgia.html>



**Proforma Income Statement for Quad Plex  
2024  
5002 Yukon Road**

**Revenue \$ 44,400**[\$950 x 3; \$850 x1] **Expenses**

Electricity \$ 4,513

Water \$715

Property Tax \$1,545\*

Cable \$1,340

Insurance \$3,000\*

Total Expenses **\$11,113**

Net Income: **\$33,287**

\*proportionate share

eFiled & eRecorded  
 DATE: 4/21/2023  
 TIME: 2:00 PM  
 PLAT BOOK: 00071  
 PAGE: 00104  
 RECORDING FEE: \$10.00  
 PARTICIPANT ID: 5248364598  
 CLERK: Amy Johnson  
 Gilmer County, GA  
 NOTE: 14547

**Cherry Log Survey Co., Inc.**  
 Joel Jordan GA RES 27430  
 89 HOSPITAL CIRCLE SUITE 7  
 ELLIJAY, GEORGIA 30546  
 PHONE: 706-635-5577  
 FAX: 706-635-5587

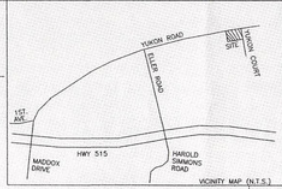
**OWNER**  
**INCREMENTAL INVESTMENTS**  
 24 BLOSSOM COUNTRY  
**JODY POWLER**  
 31 VIKON COURT  
 ELLIJAY, GA. 30536  
 770-265-1265

**SUBSURFACE SWAGE DISPOSAL**

I HAVE REVIEWED THE FINAL PLAT(S) AND HAVE FOUND THE PLAT(S) IN CONFORMANCE WITH THE GILMER COUNTY HEALTH DEPARTMENT REQUIREMENTS. THIS APPROVAL DOES NOT RELIEVE INDIVIDUAL LOT OWNERS FROM OBTAINING A SEWAGE DISPOSAL PERMIT. PLAT NO. 1441474

GILMER COUNTY HEALTH DEPARTMENT REPRESENTATIVE: *A. D. Griffin* DATE: 4/16/23

Level 10 soils required on lots of 50000 sq ft and greater. Lot size 107,000 sq ft only.



**FINAL SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THIS PLAT(S) IS TRUE AND CORRECT AND CONTAINS SUFFICIENT SURVEYING INFORMATION TO PERMIT THE PLAT TO BE SUBDIVIDED ON THE GROUND. ALL MONUMENTS AND LOT PINE SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE AND TYPE ARE CORRECTLY SHOWN. I FURTHER CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE HAVE BEEN COMPLIED WITH.

SIGNATURE: *[Signature]* DATE: 4/20/23  
 REGISTERED LAND SURVEYOR LICENSE NUMBER: 22310

SHOWN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF April, 2023

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: 01/01/2026  
*[Signature]*  
 NOTARY PUBLIC  
 STATE OF GEORGIA



MINOR S/D PLAT FOR  
**INCREMENTAL INVESTMENTS**  
 IN  
 L.L. 276, DIST. 11, SECT. 2  
 GILMER COUNTY, GEORGIA  
 SCALE: 1" = 200'  
 JANUARY 12, 2023  
 TOTAL AREA: 8.62 ACRES

NUMBER OF TRACTS = 8  
 MINIMUM TRACT SIZE = 0.27 ACRES TO 2.35 ACRES  
 SEWERAGE = INDIVIDUAL SEPTIC SYSTEMS  
 WATER = CITY/COUNTY SYSTEM  
 PARCEL #3085A-007 = ZONED R-5  
 DEED REFERENCE: DB 787, PG 326



SHEET 1 OF 2  
 JN 9/25/7A

**DEVELOPERS CERTIFICATE**

I CERTIFY THAT ALL REQUIREMENTS OF THE GILMER COUNTY LAND DEVELOPMENT ORDINANCE AND APPLICABLE STATE AND FEDERAL RULES, REGULATIONS AND LAWS HAVE BEEN COMPLIED WITH AND THAT NO TRACT(S) HAVE BEEN CONVEYED IN SAID SUBDIVISION.

DATE: 4/20/23  
 DEVELOPER: *[Signature]*  
 ADDRESS: 31-VIKON COURT  
 ELLIJAY, GA. 30536

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES:

**DEVELOPMENT OFFICE APPROVAL**

THIS FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN REVIEWED BY THE GILMER COUNTY PLANNING OFFICE AND IS HEREBY APPROVED UNDER THE PROVISIONS OF THE GILMER COUNTY LAND USE ORDINANCE AND THE GILMER COUNTY DEVELOPMENT ORDINANCE.

GILMER COUNTY ZONING OFFICER: *[Signature]* DATE: 4/20/23

**FIRE DEPARTMENT CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBDIVISION DEPICTED HEREON IS LOCATED IN THE AREA OF RESPONSIBILITY OF THE GILMER COUNTY FIRE DEPARTMENT. FIRE HYDRANTS ARE CURRENTLY (NOT) AVAILABLE. FIRE SUPPRESSION SERVICES WILL NORMALLY BE SUPPLIED BY MEANS OF TANKER VEHICLES. ALL ROADS ARE DESIGNED MEET THE INTERNATIONAL FIRECODE, OR WHERE APPLICABLE, CARRY THE REMAINDERS OF THE GILMER COUNTY FIRE CODE.

FIRE CHIEF (OR DEPUTY): *[Signature]* DATE: 4-18-2023

**TAX ASSESSOR**

I HAVE REVIEWED THE FINAL PLAT FOR INCORPORATION INTO THE COUNTY TAX DIGEST.

CHIEF APPRAISER OR DEPUTY: *[Signature]* DATE: 4/6/23

J. AHERY  
 DB 895, PG 35

C. MEEDS, EST.  
 DB 1620, PG 644



NOTE:  
 TRACT 1 = MINI WARE-HOUSES.  
 TRACT 7 = QUAD-PLEX  
 TRACTS 2-4 & 8 = SINGLE FAMILY RESIDENTIAL

NOTE:  
 THIS PROPERTY IS NOT IN A 100 YEAR FLOOD HAZARD AREA AS PER FEMA FLOOD HAZARD BOUNDARY MAP  
 PANEL NUMBER: 1312C0100 B  
 DATED: 8/23/1999

NOTE:  
 THIS PROPERTY IS SUBJECT TO ALL BUFFERS AS REQUIRED IN THIS CODE AND STATE & FEDERAL LAW.

BASED ON MAPS PROVIDED BY GILMER COUNTY I HEREBY CERTIFY THAT THIS PROJECT IS IN THE FOLLOWING PROTECTION DISTRICTS:

- ELLIJAY RIVER WATERSHED WATER SUPPLY
- CARTERSVILLE WATERSHED WATER SUPPLY
- CROOKSVILLE WATERSHED WATER SUPPLY
- COOFSVILLE RIVER CORRIDOR
- METLANS
- MADDOX

AGRICULTURE NOTICE - GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITIES MAY CAUSE INJURIES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

## Gilmer County, GA

WOODSTOCK, GA 30188-0000

### Owner

[INCREMENTAL INVESTMENTS](#)  
815 CLUBHOUSE POINTE  
WOODSTOCK, GA 30188-0000

### Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Incremental Investments	Acres	102,366	0	0	2.35	1

### Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Sng Bld-Metal/LC	2010	8x8 / 0	1	\$0
HS/Avg	2005	0x0 / 1	0	\$0

### Photos



No data available for the following modules: Online Appeal, Linked Personal Property, Summary, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Sales, Valuation, 2023 Prebill Mobile Home Valuation, Sketches, Assessment Notices 2023, Historical Tax Assessment Notices.

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Contact Us

Developed by  
 Schneider  
GEOSPATIAL

# T Luster Realty Group



# CONFIDENTIALITY & DISCLAIMER

The information contained in the following

Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from T. LUSTER REALTY GROUP and should not be made available to any other person or entity without the written consent of TLRG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, 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. TLRG has not made any investigation and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, TLRG has not verified, and will not verify, any of the information contained herein, nor has TLRG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**BROKER**

**TONIA LUSTER #363582**

**TONIALUSTER@TLUSTERREALTY.COM**

**404-482-5846**

