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TUCKER REALTY

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Yes, REALITY... not just realty

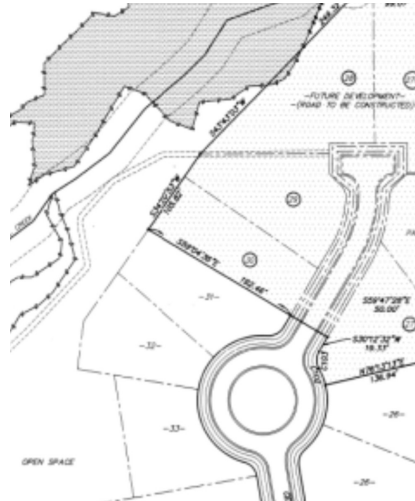
We hope this email finds you well and you are THRIVING in life. Real estate has been quite unique as of late with polar opposite factors happening simultaneously. Yes, we are still in a downturn of the most recent 10 year cycle, but some markets and price points are insulated. As an eternal pragmatist whether it is basketball, RE or life in general my attitude is there is always a silver lining and an opportunity if you are open to recognize it. As such, we have some tremendous opportunities and some recent good news to report since our last message:

OPPORTUNITIES / LISTINGS



\$350k - 3 bed 2 bath

Home in Cumming, GA for sale. Full disclosure this is one of my personal rental homes as I am looking to move funds to a different project in northern NH.



\$150K - 22 acres

22 acres in the Cherkoe HS district Canton, GA with a plat of 5 secluded lots ready to submit. Developer has moved on to much bigger projects in Forsyth and Dawson Co.

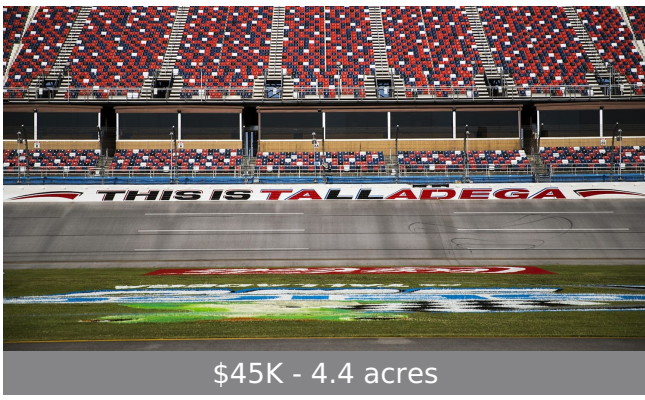


For Rent - \$1200/month

\$1,200 per month rental with utility allowance - one of our personal homes has a ground floor unit with 1 bedroom 1 bathroom, full kitchen and living space and deck that overlooks greenspace. Located in Forsyth Co. off Browns Bridge Rd and near Port Royale Marina and Dollar General

[For additional information on these listings click here](#)

OFF MARKET DEALS



\$45K - 4.4 acres

4.4 acres in Talladega, AL with infrastructure in place for a mobile home park along a state highway and just 15 minutes from the track



\$345K - 3 bed, 2.5 bath

Cabin in Blue Ridge, GA 3 beds 2.5 bath on 2.24 acres

[For additional information on these deals click here](#)

RESULTS

1. Closed on a home for an out of state client and an estate situation in Peachtree Court in southern FOCO where we set a record for the highest price per square foot in the subdivision by receiving 5 offers. Closed at \$435k for a 2 bed 2 bath 1524 sq ft home
2. Personally bought a 3 bed 1 bath home in Littleton, NH to flip for \$140k and will be going to market at \$350k based on recent comps. We are 7 weeks in with 2-3 weeks remaining where we have converted the garage into a master suite and laundry room to now have a 4 bed 2 bath home on an "in-town" lot within walking distance to Main St.
3. Finalized our facilities for our Sunday Winter Travel League with Collegiate Prep for 2023-24!

Please let us know if we can be of service in any way. **Our job is to either make you money, save you money or provide a service that is unmatched anywhere else as part of an "All Stuff, No Fluff" mindset.** Be well and we hope you are successful and fulfilled in all facets of YOUR life.

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