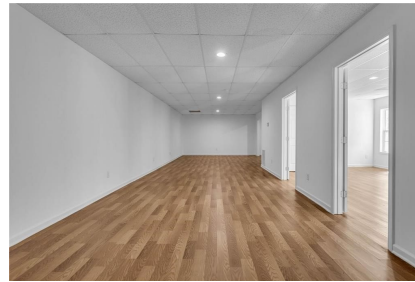


AMAZING DEAL!



I have found a phenomenal deal with a VERY MOTIVATED seller. 3 bed and 2 bath upstairs with another 1200 sq ft of finished space in a walk out basement with a brand new and separate HVAC unit. House was built in 2019 and only lived in by 1 person so it is virtually brand new. The owner had solar panels installed at \$25k and claims that they have had NO POWER BILLS. The seller is willing to pay off the panels as part of the sale and NOT transfer any cost to the buyer. Forsyth County Schools, 5 minutes from the Dawsonville outlets and just minutes to several parks on Lake Lanier. Greenspace with woods and can only see one other house from the backyard.

This home is perfect for:

1. Straight up investor who wants a clean slate house to use as a rental
2. A first time home buyer who does not have much of a downpayment as this home qualifies for a 0% down USDA loan based on its location

And here is where I get creative and think outside the box...

3. The person or couple who own in the southern part of the county. They can sell their current home at a premium and take that capital gains tax free and put down on this home. This allows this person to capitalize on the wave of demand for the southern part of the

county, cash out on the massive appreciation since Covid and the hedge fund buying frenzy then purchase at a significant discount and see above average appreciation over the next 3 to 5 to 7 years in the northern part of the county. This scenario would net someone well over \$100,000 and probably closer to \$200,000 by simply swapping houses.

Act fast though as I have spoken to the owner directly and they want to make a deal now and are leveraged. For reference, one of the deals from the email I sent yesterday is already under contract at \$1.8 MILLION.

Please let me know if I can be of service or discuss your thoughts, goals and passions. Thank you

“Tucker”

Bert Tucker

Agent and Facilitator of Wealth

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