



Hello All,

It has been some time since I last reached out, but I have some very exciting opportunities in real estate. Whether you are looking to invest, a lake house, down size or seeking a starter home in Forsyth County there is something for you.

I will be brief with the descriptions of the deals while having more information on our website at [www.tucker-realty.com](http://www.tucker-realty.com), but I am always available to discuss at 678.778.9027

After a 7+ month closing with a former Collegiate Prep family for a log cabin in Dahlonega, I have also decided to leave the MLM brokerage with all the bells and whistles to go back to being a lone wolf. After being an investor and a client in real estate as well as our basketball tag line of "All Stuff, No Fluff" I want to be in the business of helping others make money or save money as opposed to the cheerleader fluff.

Here are the deals: some are OFF MARKET OPPORTUNITIES and some are ones that I have a personal knowledge through the actual seller or someone close to the seller.

### EXCLUSIVE OFF MARKET INVESTMENT OPPORTUNITIES



#### 7 units - Dahlonega, GA

9.1% CAP RATE with a 10% management fee built into the situation. 7 unit multi family situation on 5 acres (room to expand or add glamping sites) in Dahlonega, GA. All 7 units fully renovated. Documented number from the past 2 years as a STR and now transformed into 4 of the units currently rented as LTR. 6 units are studios (3 rented at \$1,175 each) and one is a 1 bed unit currently rented at \$1,775. Last 3 units are awaiting granite counters and then the listing will go live so get in NOW!

[Click here for more details and pics!](#)

### EXCLUSIVE OFF MARKET RESIDENTIAL OPPORTUNITIES



3 bed 2 bath 2 car garage on a slab in **Cumming, GA** on the east side of GA 400 at exit 13. Zoned S. Forsyth HS and right down the street from Pinecrest Academy. \$430-\$440K. The last 4 houses had less than 10 DOM!!!



**LAKE LANIER/YOGA/MEDITATION** - 4 bed 4 bath very private lot. Deep water 30'+ with gentle slope to the dock. 1 acre lot. 3 car detached garage with ability to easily add finished space. Massive koi pond with several fountains, orchid garden, bamboo forest and several meditation stations. Sunset water views from your deck or dock along with Sawnee Mountain as the backdrop (very rare). Oh and did I mention southernmost part of the lake so you could make it your full time home and still work in Cumming, Alpharetta or Perimeter. \$1.8M, but I know I can get a deal on this house with some creative maneuvering and outside the box ideas.

[Click here for more details and pics!](#)

## RENTAL OPPORTUNITIES



3 bed 2 bath unit with 2 car garage in FOCO with a Gainesville address. 2 minutes from Port Royale Marina. \$1,800 which includes utility allowance. Separate downstairs unit 1 bed 1 bath with full kitchen and living space. Quiet cul-de-sac 20 home neighborhood. NO HOA or MANAGEMENT COMPANY. Open to offers for the entire house as well which provides a perfect in law apartment.

[Click here for more details and pics!](#)

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I hope this finds you well and your and your family are THRIVING within YOUR Process. Life always brings us up and downs, but I am a firm believer that our ATTITUDE, EFFORT, ACCOUNTABILITY and PERFORMANCE are the ingredients to be an achiever.

If you have any questions regarding these opportunities, please reach out to me to facilitate you in attaining your goals.

Be well...you got this!

*"Tucker"*

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