



# **Lakes of Summerville & Hereafter Farms Collaboration**



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# Background

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Marlena Neal-Barnett 41 is a Wife, Mother, Founder Members of Lakes of Summerville GA LLC. Currently working on a Doctorate Degree, Business Owner, Licensed Auto Broker, Author, Former Medical Professional of 16 years

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Farrakhan Ali is a Husband, Father, Founding Member of Hereafter Farms Developments. Currently owns over 1200 acres of land in Arkansas, Colorado, Florida, Georgia, Texas, Ghana & Liberia.

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Our goal and objective is to buy as much land as we can thru collaboration and make as many people as we can landowners so that we can build better communities.



# Overview

- ▶ Hereafter Farms & the Lakes of Summerville GA are collaborating to bring you several communities nestled in scenic North Georgia minutes away from Look Out mountain.
- ▶ Each property offers something for everyone. From the outdoors enthusiast to the leisurely vacationer.
- ▶ Each property is perfect for off-grid living, farming, your vacation home, agrotourism, etc. The property can consist of a garden, campsites, lodging, walking trails, stables, swimming, and more.
- ▶ As an owner or a member, individuals will be able to co-own a piece of the community at an affordable price. They will also be investing in an opportunity to create a memorable family legacy & experience.



\$9500 Per Lot

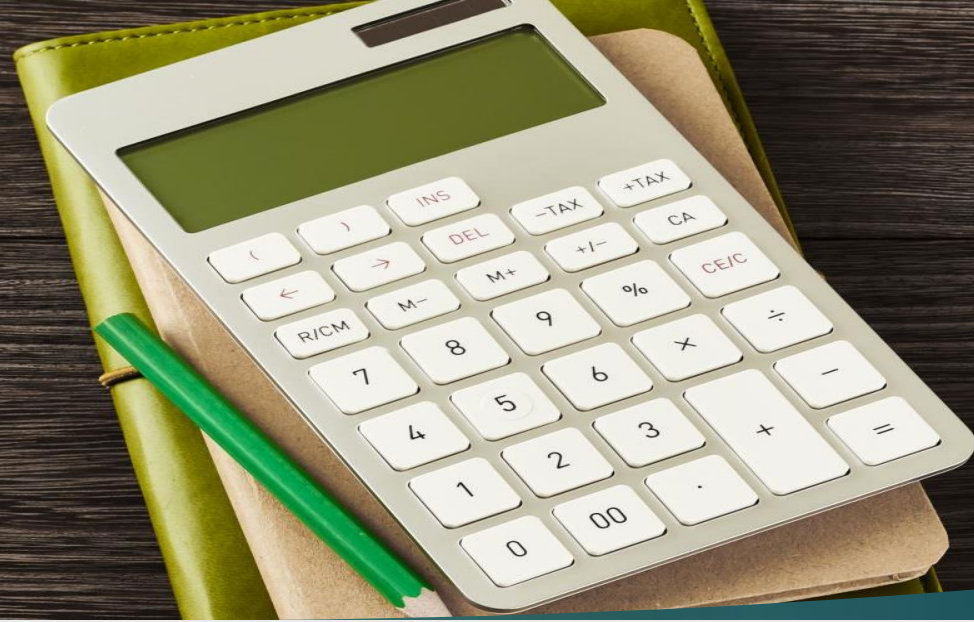
# Layout

Our goal is to make sure that each Community consists of the following:

- Residential homes
- Vacation rentals
- Community Garden Area
- Farming Area
- Small commercial/retail area
- Natural Outdoor Amenities & Trails



# Budget



Land Acquisition-Purchase price is \$9500 per lot

- Price includes closing cost and fees.

Land Development- Administrative cost for developing the land, roads survey, soil testing, etc.

- Varies per community

Building & Construction Cost- Home plans start at \$75K

- Varies & based on owner's budget/preference.

# Options & Pricing

Owner- This option gives individuals the opportunity to be fulltime owners and reside on the property.

- The price is **\$9500** per lot. Additional fees & cost is based on the type of home the buyer purchases .

Membership-This option gives individuals the opportunity to be members of the community and co-own the land by paying a nominal membership fee each year to participate in events & stay at the property on a RESERVED basis 3 days/2nights.

- Please visit [www.lakesofsummervillega.com/membership](http://www.lakesofsummervillega.com/membership) or [www.hereafterdevelopment.com](http://www.hereafterdevelopment.com) for more info.

Investor- This option gives individuals the opportunity to invest in the community and receive a generous return on their investment as profit is earned.

- Investment are managed on the Tribest platform. Please visit <https://lakesofsummervillega.com/invest>

Donor- This allows individuals to contribute from the heart and receive tax breaks if requested.

# Facts

## Process

- Step 1: Decide if you want to be a part of the community and purchase your land on [www.hereafterdevelopments.com](http://www.hereafterdevelopments.com) , [www.lakesofsummervillage.com](http://www.lakesofsummervillage.com) website or via invoice. You'll receive a receipt immediately, and a security deed once the closing is complete within the 30 days. Warranty deeds will be issued contingent on city/county subdivision approval status
- Step 2: Receive a PDF copy of covevenant via email, sign and return
- Step 3:Collaborate and work with other members of the community to build, farm, teach, train and serve one another.

## Covenants and Restrictions

- To keep the land safe and out of respect for all buyers and community members, we have established certain covenants & restrictions. A copy can be emailed to you if you decide that you would like to move forward in the process. Chattooga County currently does not have any major building restrictions in place. It is a very lenient county unlike most major counties.

## Refunds

- In the case that we are not able to complete the closing and we cannot provide you with your ownership or interest within the agreed upon time period, we will refund you 100% of your money back,



Thank You  
for Your  
Time!!!

## **Questions & Answers**

**To learn more please visit**

**[www.hereafterdevelopments.com](http://www.hereafterdevelopments.com)**

**[www.lakesofsummervillage.com](http://www.lakesofsummervillage.com)**

**Text questions to 1(877)505-0613**

**Call 1(800)517-7854 Ext 1**