# Offering Summary

<table>
<thead>
<tr>
<th><strong>Sale Price:</strong></th>
<th>$296,000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lot Size:</strong></td>
<td>80.0 Acres</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td>AG</td>
</tr>
<tr>
<td><strong>Market:</strong></td>
<td>NW Georgia</td>
</tr>
<tr>
<td><strong>Submarket:</strong></td>
<td>Rockmart</td>
</tr>
</tbody>
</table>

## Property Overview

80 acres with cabin and lake frontage. Numerous white oak trees throughout the acreage, numerous roads and ATV trails throughout this rolling mountainous paradise. I don’t see many properties that has all this acreage includes. A-frame cabin along the lake frontage, spring fed lake located on a dead end road, the acreage is surrounded by other large tracts teeming with wildlife.

### Property Highlights

- Numerous Road and ATV Trails
- A-Frame Cabin Overlooking the Lake
- Surrounded by Wooded Tracts Teeming with Wildlife
- 80+- Acres with Lake Frontage
LAND FOR SALE

LAKE ON 80 ACRES WITH CABIN
320 Forsyth Lake Road, Rockmart, GA 30153

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantees, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
LAND FOR SALE

LAKE ON 80 ACRES WITH CABIN
320 Forsyth Lake Road, Rockmart, GA 30153

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantees, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

LAKE ON 80 ACRES WITH CABIN
320 Forsyth Lake Road, Rockmart, GA 30153

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantees, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
LAND FOR SALE

LAKE ON 80 ACRES WITH CABIN

320 Forsyth Lake Road, Rockmart, GA 30153
LAND FOR SALE

LAKE ON 80 ACRES WITH CABIN

320 Forsyth Lake Road, Rockmart, GA 30153

MIKE GARRETT
Associate, ALC
0: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantees, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

www.kwcommercial.com
LAKE ON 80 ACRES WITH CABIN
320 Forsyth Lake Road, Rockmart, GA 30153

MIKE GARRETT
Associate, ALC
O: 678.540.4300
C: 770.846.7702
mike@garrettlandbrokers.com
GA #339795

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantees, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.
LAND FOR SALE

LAKE ON 80 ACRES WITH CABIN
320 Forsyth Lake Road, Rockmart, GA 30153

<table>
<thead>
<tr>
<th>POPULATION</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>537</td>
<td>11,557</td>
<td>41,407</td>
</tr>
<tr>
<td>Median age</td>
<td>35.9</td>
<td>35.4</td>
<td>35.3</td>
</tr>
<tr>
<td>Median age (male)</td>
<td>29.0</td>
<td>30.8</td>
<td>32.5</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>41.3</td>
<td>39.5</td>
<td>38.1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>HOUSEHOLDS &amp; INCOME</th>
<th>1 MILE</th>
<th>5 MILES</th>
<th>10 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>205</td>
<td>4,328</td>
<td>15,036</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.6</td>
<td>2.7</td>
<td>2.8</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$44,561</td>
<td>$50,332</td>
<td>$54,444</td>
</tr>
<tr>
<td>Average house value</td>
<td>$126,367</td>
<td>$145,035</td>
<td>$159,222</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census
Property Visits

We request that prospective purchasers take the opportunity to visit the property prior to submitting offers. Access to residents and personnel may be limited if applicable. Please contact me before visiting the property. 48 hours’ notice is appreciated. We thank you for accommodating these requests.

Offer Submission

If a prospective purchaser chooses to submit an offer, please consider the following: 1) purchase price, 2) due diligence time frame and closing date, 3) amount of earnest money funds, 4) an outline of the debt and equity structure and explanation of capital sources, 5) financing contingencies, and 6) specific explanation of who is to pay closing costs. Please deliver offers to the attention of Mike Garrett at the email address and/or fax number listed below.

Questions or Comments Should be Addressed to:

Mike Garrett
Garrett Land Brokers
162 W. Main Street, Suite 104
Cartersville, GA 30120
Direct: 770-846-7702
Email: mike@garrettlandbrokers.com
www.GarrettLandBrokers.com