



## Lake Oconee (Alexander Lakes)

### Summary

ALR Consultants, in conjunction with Atlanta Equity Consultants, offers investors worldwide the opportunity to invest in one of the hottest real estate markets in the state of Georgia - Lake Oconee. When completed, you will own a 3-4 Bedroom and 2-2.5 Bath home on a 1+ acre lot with a minimum of **15% in Equity!!** With several award-winning golf courses, a Ritz Carlton Resort ([http://www.ritzcarlton.com/resorts/reynolds\\_plantation](http://www.ritzcarlton.com/resorts/reynolds_plantation)), and the **#1 location** for second home sales in Georgia, Lake Oconee offers the potential for considerable appreciation.

This subdivision is in Phase II and we offer developed lots ready to build with **lake views** available. Because of volume and minimal risk to the builder, affordable bids have reduced the cost of construction to provide our client base a significant discount to build these homes offering instant equity to our buyer partners. We also offer assistance to obtain up-to

**100% financing** to purchase the lot and build your home. In addition to all of these amazing features, a 5-Star sales team with experience in the area is available to sell your property for a profit OR you may simply want to keep it for yourself as a brand new vacation home in this wonderful area. Please contact Jeremy at 404-942-2871 or [tony@alrconsultants.com](mailto:tony@alrconsultants.com) and leave your full name, email address, and mailing address so we can discuss this incredible opportunity with you.

### The Area (Lake Oconee)

**Eatonton, GA** (<http://www.eatonton.com>) offers fishing, water skiing, boating, swimming, picnicking, camping, hiking, and are just SOME of the myriad of activities you can enjoy. Lake Sinclair is sister lake of Lake Oconee and is fed from the Oconee River, the Appalachian River and several major creeks. Both lakes are surrounded by an area rich in Georgia history with many superb examples of architecture from the state's antebellum period.



**Lake Oconee** is a **19,000-acre Georgia Power Company** (<http://www.georgiapower.com/gpclake>) reservoir controlled by Wallace Dam and used to generate hydroelectric power. It is the second largest lake in Georgia and has been the core of development in this area of the state since it was flooded in 1980. It consists of **374 miles** of beautifully wooded shoreline (235 miles in Greene County) and is no secret any more. Being identified in sports magazines as one of **America's 20**

**HOTTEST BASS LAKES**, with **34 pounds of Largemouth bass per acre**, Lake Oconee has brought anglers from all corners of the Nation to try in our waters. "...with more than 1200 acres of standing timber, endless miles of rip-rap, a mind boggling amount of bass-holding deep-water structure, an abundance of productive and shallow water cover, several consistent creeks and aquatic vegetation, it has something to suit the favorite fishing style of every visitor." -*Bassmaster Magazine*.

Lake Oconee is **#1 in sales for 2<sup>nd</sup> Home** in the State of Georgia! It is nestled in with what Golf Digest says “one of the best golf destinations in the world!” Read more about [Lake Oconee](http://www.oconee.org) at [http://www.oconee.org!](http://www.oconee.org)

Three counties in Northeast Georgia were directly affected by the construction of the lake, and the impact on the area has been dramatic. Greene, Putnam, and Morgan Counties serve as boundaries of Lake Oconee. Each has **experienced an influx of residents and business** since the lake was built. Lake Oconee is environmentally safe, since neither of the rivers passes through an industrial-based city. Georgia Power owns an environmental strip surrounding the entire lake in which no building of any kind is allowed, No boats with heads or enclosed cabins are allowed on the lake.

