



# GEORGIA GAMEDAY CENTER



GEORGIA  
GAMEDAY  
CENTER

LUXURY  
SPORTS  
CONDOMINIUMS



WHERE ALL GAMES ARE HOME GAMES.

GATE: C  
ROW: 20  
SEAT: 4

## The Hottest Ticket Outside Sanford Stadium





## About GAMEDAY

Thank you for your interest in Georgia's GAMEDAY Center! Enclosed is the information you requested about an exciting opportunity specially designed for the enthusiastic University of Georgia Alumni.

Georgia's GAMEDAY Center offers the following:

- ONE, TWO & THREE bedroom residential condominiums for sale
- Conveniently located close to campus, downtown restaurants and entertainment; easy walking distance to all UGA athletic facilities
- On-site secure assigned parking for each condominium. One space per bedroom.
- Fully furnished with all furniture, appliances, electronics, linens, housewares and more.
- Uniquely designed by Georgia's GAMEDAY Center professional design team; decorated to reflect Bulldog fans' team spirit
- French doors lead to private exterior deck; includes patio furniture
- Optional rental program managed by our on-site property management company will take care of renting your condo when you're not occupying it
- Ready to move in immediately

Whether for your year-round living, rental property or personal use on GAMEDAY and other special events, you will enjoy the luxury and convenience of Georgia's GAMEDAY Center.



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## Frequently Asked Questions

### 1. What is a Condo Hotel?

A Condo Hotel is a condominium property that is fee simple ownership of an individual condominium that operates as a hotel with the staff and amenities of a hotel. At Georgia's GAMEDAY Center we offer luxury, turnkey (fully furnished & ready for use) condominiums with an on site professional management team for those Owners who wish to participate. Participation in the rental program is OPTIONAL. About half of the Owners choose to participate and half do not choose to participate. Ownership is fee simple so you may choose to live in your condo year round or treat it as a vacation property renting it yourself or hiring the on-site management company.

### 2. What is the connection to the University of Georgia?

Georgia's GAMEDAY Center is uniquely marketed to avid sports fans of the University of Georgia Bulldogs. The majority of Owners are UGA supporters who use the condo as a 3rd or 4th home away from home for alumni events, sporting events, home football games, gymnastics, swimming, tennis, basketball, baseball & more. The property was initially marketed with the partnership of the University of Georgia Athletic Association. A portion of the proceeds of the original release/ sales benefited the UGA Athletic Association by providing athletic scholarships. We continue to attract Alumni, Lettermen, Supporters, traveling coaches & teams, among others, as Owners & Guests.

### 3. Are the properties fully furnished?

Yes, all furniture, appliances, electronics, linens and housewares are included in the purchase price. The decor is uniquely Bulldog - red and black and lots of fun. Some Owner's personal items, such as artwork, may or may not be included. Once you purchase a condo, you may choose to change the decor as you like.

### 4. What are the advantages of having an on-site Management Company?

Hassle free, potential for revenue-producing property ownership is provided as a result of having on-site Management. In exchange for a share of the revenue, the management company uses its' professional expertise to manage and operate the hotel and market the residences as a hotel suite, take reservations and oversee property operations.

## 5. What are the amenities?

- **Location, Location, Location.** Walking distance to Downtown Athens, Sanford Stadium, restaurants, shopping, & entertainment venues.
- **On-Site Property Management Staff.** Front Desk staffed 24/7 with optional rental program to offset your cost & optional housekeeping service for hassle free ownership
- **On-Site Secure Parking**
- **Club Room.** Large screen televisions, full kitchen with large refrigerator, ice maker, dishwasher, 2 bathrooms, & UGA decor. Location of GAMEDAY TAILGATE Parties where all Owners & their guests are welcome.
- **Workout Facility.** Devoted exercise room with bicycle & elliptical trainer
- **Secured Access.** Key card access to entrances and parking decks. Security cameras throughout the building and parking deck. Security personal on site for home football Saturdays and other events.
- **Restaurant & Bar on site.** Shokitini Japanese Steakhouse & Sushi and Lord's Bar at GAMEDAY are located in the building on Clayton Street. Excellent food and drinks conveniently located within the property.

## 6. Can I live at GAMEDAY year round?

Yes, Ownership is fee simple.

## 7. Are my student children welcome to live at GAMEDAY?

Yes, your student children are welcome to live in a GAMEDAY Condo that you own. The Association Documents and Bylaws allow your children, grandchildren, nieces & nephews to live in the property with one unrelated roommate per bedroom. The Association Documents do prohibit an Owner from leasing their property to anyone under age 25 that is not a direct relative.

## 8. Are my pets welcome?

Owners are welcome to bring their pets. Hotel guests are not welcome to bring pets. There is a gracious gated dog walk from the Broad Street side of the building through to Clayton Street for your pet's enjoyment.

## 9. Is financing available?

Yes, we can recommend a preferred Lender and/or you may choose a Lender of your choice. The terms are determined on an individual basis.

## 10. What are some of the intangible amenities?

Membership - As an Owner, you will have full access to the GAMEDAY TAILGATE Parties. Owners and their guests are encouraged to meet and greet their fellow Owners, a who's who of Georgia Bulldog's most avid supporters.

Re-Sale - Georgia's GAMEDAY Center has enjoyed record numbers for original sales in 2002 thru 2004 - all 133 condos in the building sold before construction was complete & 95 of those sold prior to ground breaking. The re-sale days on market have been the lowest with the highest prices in the Downtown Athens market for over a decade & still going strong! GAMEDAY condos sell 4x better than all the other downtown properties, combined, and have done so since 2002.

## 11. May I see rental revenue return?

Yes, as a prospective Buyer, the on-site management company will provide you with the rental history for an individual condo and/or the average of all one two and three bedroom condos for your review.

## 12. How many parking spaces are allocated per condominium?

Parking spaces are one per bedroom. We have one 5 level parking deck on site. That deck has two entrances. One entrance is on Broad Street & one entrance is on Clayton Street, the "overflow" parking deck.

All one bedroom properties in the building have one space that is numbered, reserved 365 days per year in the parking deck - entrance on Broad Street.

All two bedroom properties on floors two through seven have one space that is numbered, reserved 365 days per year in the parking deck - entrance on Broad Street. All two bedroom properties on the Penthouse Level, eighth floor, have two spaces that are numbered, reserved 365 days per year.

All three bedroom properties have two spaces that are numbered, reserved 365 days per year in the parking deck - entrance on Broad Street. They have a third space for their use that is "first come first serve" in the on site "overflow" parking deck - entrance on Clayton Street. On very busy home football Saturdays, the Association further leases some spaces in the Church parking lot across the street to accommodate some of those Owners' 2nd parking spaces.



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## The Details

### Amenities

- On-Site Optional Management Program (Rent your condo nightly/weekly/monthly)
- Workout Facility
- Club Room
- GAMEDAY Cocktail Parties
- On-site Parking & Security

### Property Taxes\*

1BR/1BA	\$3,100.00
2BR/2BA	\$4,900.00
3BR/3BA	\$9,600.00

### Association Dues\*

1BR/1BA	\$300.00
2BR/2BA	\$450.00
3BR/3BA	\$854.00

### Association Dues Cover:

Water, Sewer, Trash Pickup, Common Area Maintenance, Building Exterior Insurance, High Speed Internet Access, Satellite Television, Local Phone, Security, and On-Site Parking

### Association Dues DO NOT Cover:

Electricity ( approx. \$20-\$50), Property Taxes (See above), Insurance on Contents (optional), HO6 Insurance (approx. \$750/year)

\*Property taxes and association dues vary and are based on square footage.



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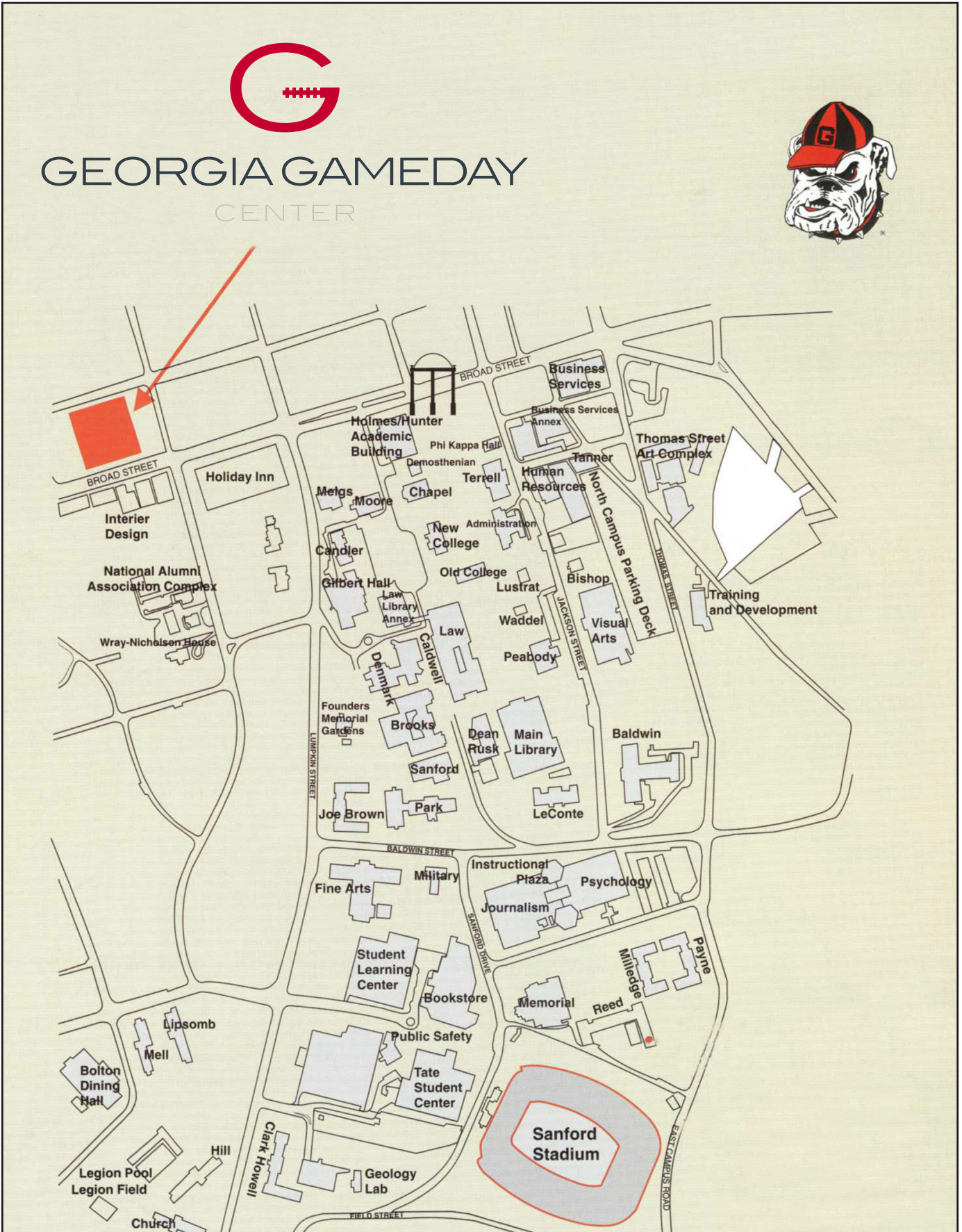
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# Georgia's GAMEDAY Center Location Map

250 West Broad Street, Athens, Georgia 30601

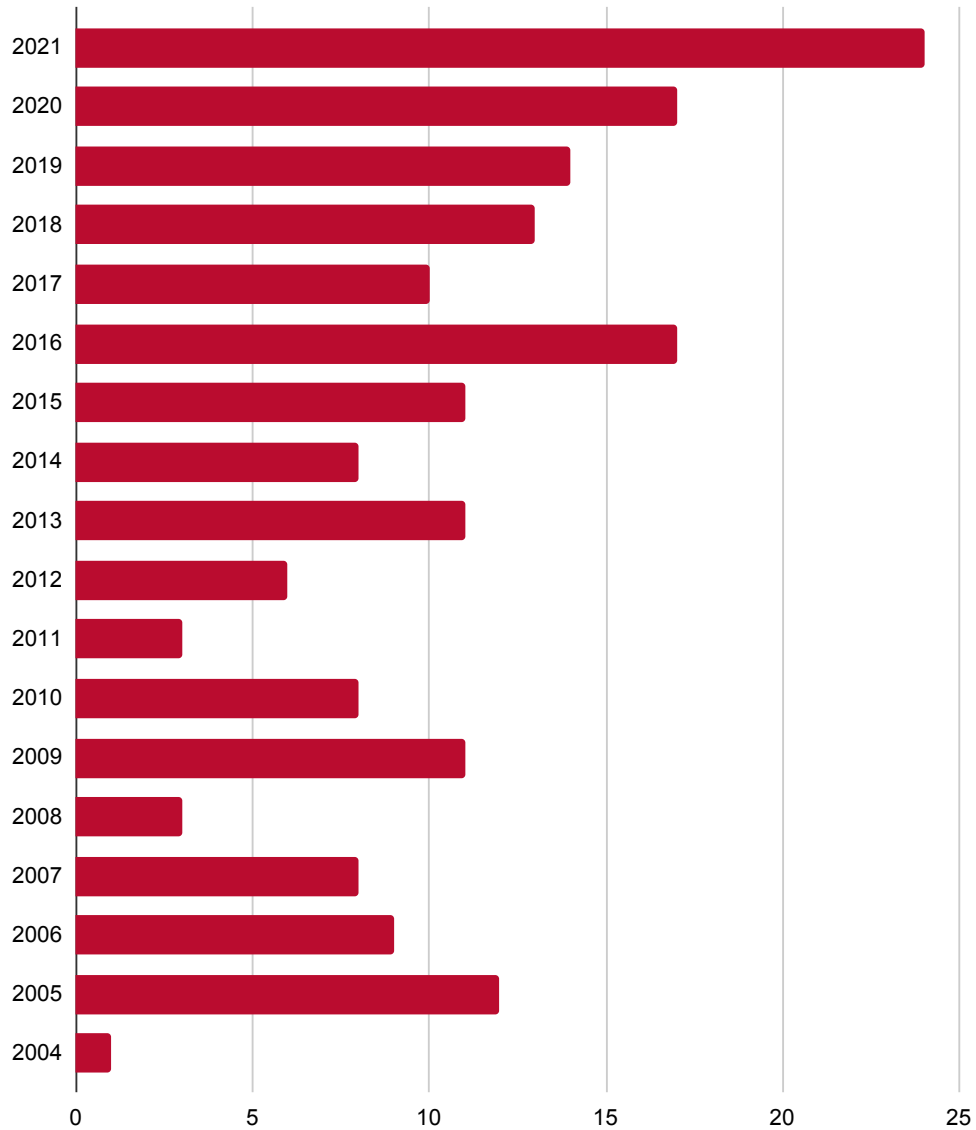


## GEORGIA GAMEDAY CENTER



Oral representations cannot be relied upon as correctly stating representations of the Seller. For correct representations, reference should be made to this brochure and to the documents required by code section 44-3-111 of the "Georgia Condominium Act" to be furnished by the Seller to a Buyer.

## GAMEDAY Resales by Year



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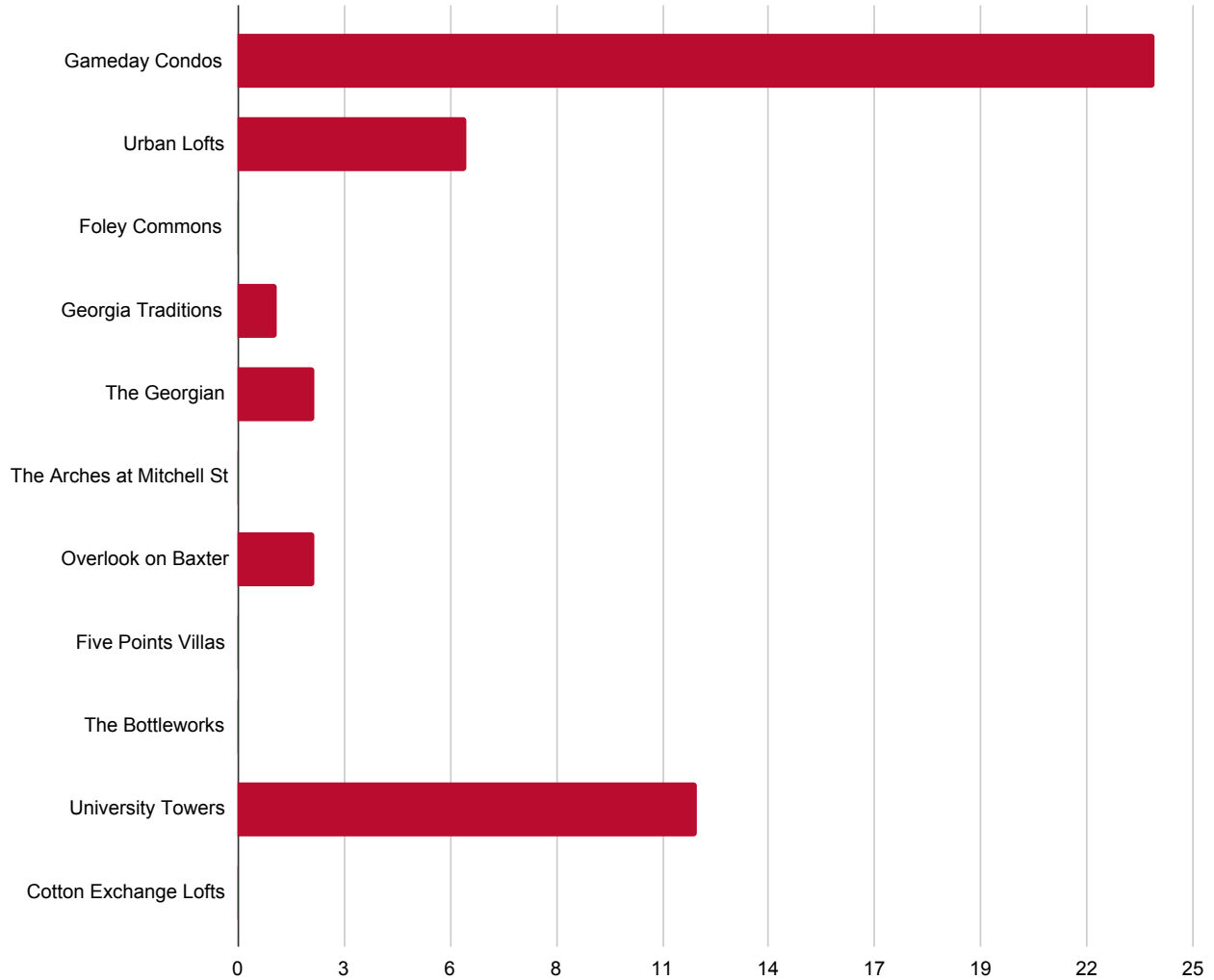
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## Sales by Development 2021



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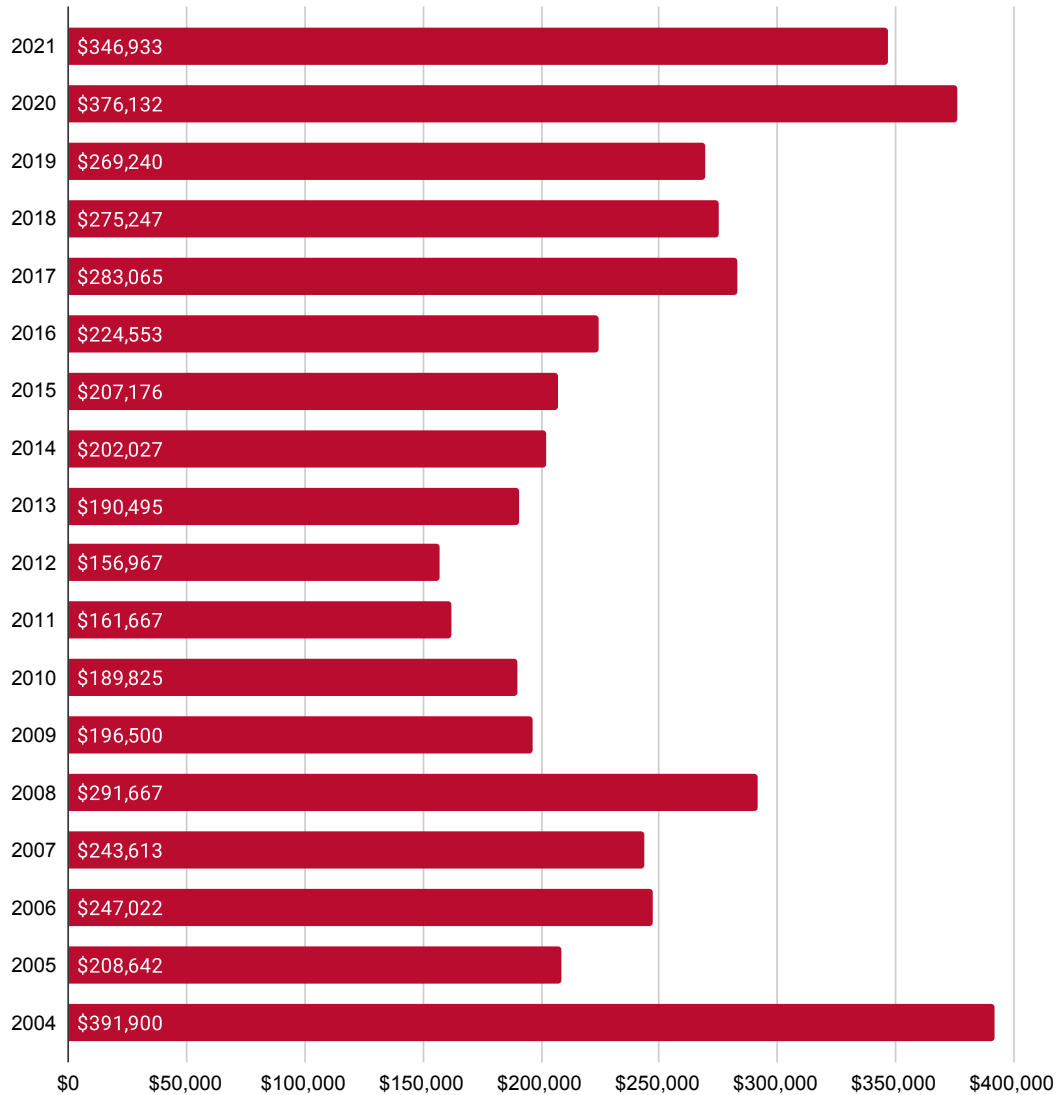
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# GAMEDAY Condos Average Resale Price by Year



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# Significant Sales Data

**2021**  
24 SALES

**2020**  
17 SALES

**2019**  
14 SALES

## 2021 STATS

1 BEDROOM			2 BEDROOM			3 BEDROOM	
	2021	% CHANGE SINCE 2020		2021	% CHANGE SINCE 2020		2020*
Average Sales Price	\$243,333	▲ 6%	Average Sales Price	\$381,467	▲ 6%	Average Sales Price	\$695,000
Highest Sales Price	\$280,000		Highest Sales Price	\$425,000		Highest Sales Price	\$695,000
Average PPSF	\$491.50	▲ 4%	Average PPSF	\$573.73	▲ 9%	Average PPSF	\$695.00

\*No 2021 availability/sales.



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