

UPSCALE PROFESSIONAL THRILLS
PLUSH DECORATED AMENITIES
ATHLETICS SPORTS FANS RELAX
EXCITEMENT FOOTBALL BIG GAMES
PRIVATE PARKING STADIUM VIEWS
WALKING DISTANCE CONVENIENCE



THE HOTTEST TICKET OUTSIDE SANFORD STADIUM



Thank you for your interest in Georgia Gameday Center! Enclosed is the information you requested about an exciting opportunity specially designed for the enthusiastic Bulldog fan.

Georgia Gameday offers the following:

- 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
- Fully furnished with linens and bedding, appliances, kitchen ware, televisions, washer and dryer and MUCH more!
- Uniquely designed by Gameday Center's professional design team; decorated to reflect Bulldog fans' team spirit
- Large Living area easily converted to accommodate guests; ample closet space
- 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 unit when you're not occupying it
- Ready to move in immediately!

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

Thank you!

Stephanie Leathers, REALTOR®

706.255.6239 c.



Amenities

On-Site Optional Management Program
(Rent Your Condo Nightly/Weekly/Monthly)
Small Workout Facility
Club Room

Property Taxes (Estimate)		Association Dues (Average)*	
1BR/1BA	\$2,300.00	1BR/1BA	\$245.00
2BR/2BA	\$3,300.00	2BR/2BA	\$340.00
3BR/3BA	\$5,700.00	3BR/3BA	\$500.00

Association Dues Cover the Following:

Water
Sewer
Trash Pick-up
Common Area Maintenance
Insurance on the Exterior of the Building
Hi-speed Internet Access
Satellite Television
Local Phone
Security
Access to Luxury Van
On-Site Parking
Catered Gameday Parties in the Club Room

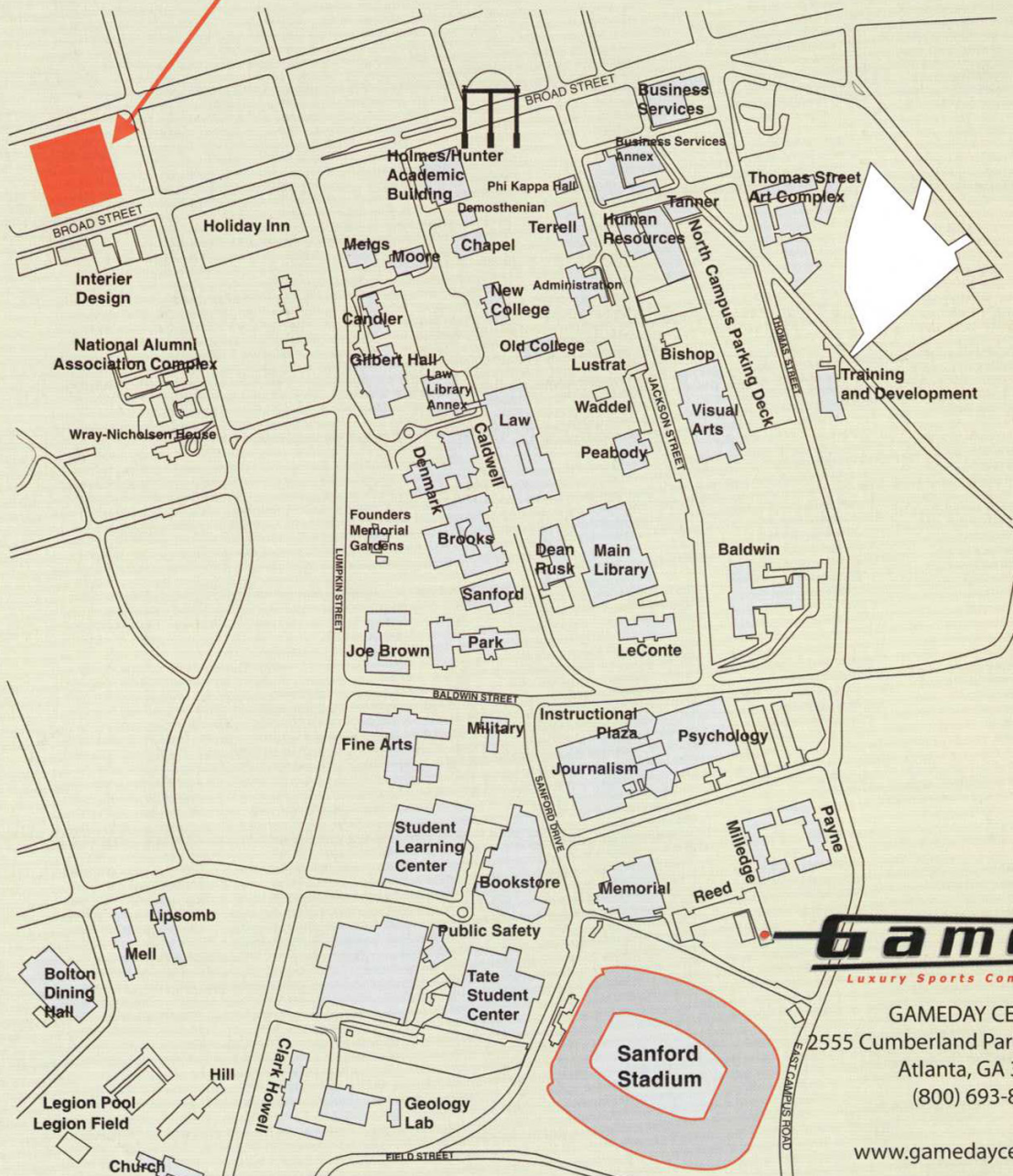
Not Covered:

Electricity (\$20-\$50)
Taxes (See Above)
Insurance on Your Contents

*Association dues are based on square footage and vary by unit.

Georgia Gameday Center Location Map

FOR ADDITIONAL INFORMATION, PLEASE CONTACT STEPHANIE LEATHERS AT (706)255-6239



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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.