



CONTACT: BOWHUNTER

B&B Property Management Solutions

“When you get serious, give us a call!”



- We have held a real estate license in Georgia for 4 decades, and have orchestrated the sale and purchase of \$millions in residential property.
- From warehouse property in the West End to a hotel on Candler Road (Decatur); from commercial property on Forsyth Street to Buckhead (Pharr Road) the principals at B&B-PMS have represented clients in more than \$50 million in real estate transactions.
- 25 years ago we engineered the purchase of a shorefront property on Jekyll Island (Villas by the Sea) for an investor who continues to own the income producing resort generating profits every year since closing.



- 5 years ago we structured the purchase of a commercial property for \$265,000.00. In 2014 the owners were offered \$900,000.00 for the site.
- In 2015, we listed a College Park residential property for a lease purchase. In two weeks, we closed the deal.
- Today we manage residential investment properties for clients across Metropolitan Atlanta. We manage income producing commercial property for absentee owners. B&B-PMS manages 600 acres of agricultural land (Rufus Miller Farms, Colquitt, Georgia) and historical sites (Frank Delaney Estate –“Dewey City” National Historical Registry, Thomasville, Georgia) held by a non-profit.



- When a property owner in Elberton had problems paying property taxes on heir property, B&B-PMS found a conservation program to cut the tax bill in half.

So, no matter what your vision for creating a real estate portfolio or the wealth management problems you face, B&B-PMS has the experience and expertise to provide solutions. If there is something we do not know, we have established 50 years of professional associations and affiliations that can bring all the resources necessary to the table.



GEORGIA FILM INDUSTRY ECONOMIC IMPACT 2015 \$6 BILLION

Did you participate in the gold rush? Let B&B-PMS connect the dots for you! Perhaps you have real estate that can be used as a production site. Or maybe you will spend the Holidays in Aspen and have a high-end residential property you would like to rent while you are away to a movie industry executive at a premium. Take the blinders off and sit down with us to put together a winning formula that allows you to benefit from Georgia's newest gold mine industry.

On the other hand, if you are responsible for finding and arranging housing for your studio or production company, let us make your job easier! We have a fully furnished condo property (in Decatur) available for short term or long term housing right now.

Are you part of an advance team and need a private secure furnished office with access to Internet; hot and cold beverage service; and a board room for meeting space? Give us a call in the morning and go to work in the afternoon.

WHAT'S THE LARGEST INDUSTRY IN GEORGIA?

Answer – AGRICULTURE

\$74 BILLION ANNUAL ECONOMIC IMPACT

Is agricultural land currently in your investment portfolio? Everywhere on the planet, “real wealth is always tied to the land!” Ted Turner lost billions of dollars in a single day on the stock market, but now owns more acreage than any private individual in America.

Bowhunter currently owns and manages 600 acres in mixed use agricultural. The management plan includes establishing long term conservation to maximize the return from crop production, forestry, and wildlife management. Why?

- Cropland in Georgia rents annually for \$65-\$125 per acre
- A single pecan tree can produce a marketable crop for 300 years
- There are more trees in Georgia now than a century ago and forestry generates more than \$25 billion annually to the Georgia economy



MANAGEMENT INVOLVES IMPLEMENTING AN ANNUAL BURN PLAN

B&B- PMS – STANDS FOR PROPERTY MANAGEMENT SOLUTIONS –

For more than 5 years, we have been arranging agricultural land leases for property owners and producers. Bowhunter is now launching a new service to bring the land owner and the right producer(s) together in a one-stop seamless process. Why? Because landowners need responsible stewards to protect their lands and producers can no longer afford to purchase all the land they need to maximize a return on their equipment assets. The solution lies with B&B-PMS. We bring both components together to maximize the returns to both agricultural components – land owner and producer.

We are currently seeking a savvy investor to purchase a 65 acre tract complete with a 4,100 sq.ft. 3 bedroom, 2 bath farm house (hardwood floors). Set-up for cattle and horses, the tract is completely fenced with steel barn and equipment sheds.





STILL DON'T GET THE PICTURE?

This property represents a turn-key opportunity as a country retreat with the potential for three revenue streams: 1. Operate as a bed and breakfast as an executive retreat. 2. Operate as a horse boarding facilities equipped with a barn with stalls and horse shower stall – complete property is fenced with cross fencing for separating pastures for grazing. 3. Cattle currently range on the site under a canopy of trees providing year round shelter from the South Georgia sun.



So you decide. Purchase as a country retreat or a commercial cattle and/ or horse boarding operation.

“LIKE WE SAID AT THE BEGINNING, WHEN YOU GET SERIOUS, GIVE BOWHUNTER A CALL!”

Direct to Bowhunter – 404-406-2789

Email: bowhuntr@bellsouth.net

770-765-5537

CELL – 404-406-2789

www.bandbpms.com



