

NOTE: . If your property is listed with another real estate broker, please disregard this letter. Information contained herein is based on public records and is deemed accurate but is not guaranteed. The list includes all sales indicated by public records for Lakes Rabun, Seed and Burton from January 1, 2004 through Dec. 31 2004. These include sales made by Poss Realty, other brokers and individual owners.

2004 Lake Market Review

Compiled by Scott Poss 706-212-2102

www.burtonrabun.com

2004 Lakefront Property Sales—Lakes Burton, Rabun and Seed

| Location | Lake | Status | Sold Price | Ownership | Structure | Lakefront | Acreage |
|------------------------------|--------|--------|------------|------------|-------------|-----------|---------|
| Above Rabun Beach | Rabun | SOLD | \$350,000 | Fee | Vacant Lot | 110 | 1.00 |
| Near Rabun Beach | Rabun | SOLD | \$436,000 | Lease | 1 BR/1 BA | 418 | 1.62 |
| Crow Creek Road | Seed | SOLD | \$540,000 | Fee/Lease | 4 BR/2 BA | 124 | 0.62 |
| Near Rabun Beach | Rabun | SOLD | \$555,000 | Lease | Tear Down | 333 | 1.66 |
| Bear Gap Road | Rabun | SOLD | \$635,000 | Lease | 2 BR/1 BA | 303 | 0.78 |
| Moccasin Cove | Burton | SOLD | \$650,000 | Lease | Tear Down | 325 | 1.24 |
| 76 Bridge Area | Burton | SOLD | \$682,000 | Fee Simple | 4 BR/2 BA | 98 | 0.63 |
| Tallulah River | Burton | SOLD | \$685,000 | Lease | 2 BR/1 BA | 295 | 1.08 |
| North of Bridge | Burton | SOLD | \$690,000 | Lease | Tear Down | 250 | 1.01 |
| Crow Creek Road | Seed | SOLD | \$690,000 | Fee/Lease | 3 BR/1 BA | 101 | 8.90 |
| Big Basin | Rabun | SOLD | \$735,000 | Lease | 4 BR/3 BA | 146 | 0.38 |
| North of Bridge | Burton | SOLD | \$787,500 | Lease | 3 BR/2 BA | 263 | 0.96 |
| Timpson Cove | Burton | SOLD | \$795,000 | Lease | 3 BR/2 BA | 159 | 0.74 |
| Perrin Cove | Burton | SOLD | \$760,000 | Lease | 3 BR/3.5 BA | 208 | 0.75 |
| Near Burton Island | Burton | SOLD | \$800,000 | Lease | 3 BR/2 BA | 275 | 1.09 |
| Cherokee Cove | Burton | SOLD | \$850,000 | Fee Simple | Vacant Lot | 219 | 1.28 |
| off Brandon Mill Road | Rabun | SOLD | \$850,000 | Lease | Tear Down | 278 | 1.70 |
| Timpson Cove Road | Burton | SOLD | \$854,500 | Lease | 3 BR/2 BA | 159 | 0.74 |
| Dick's Creek Cove | Burton | SOLD | \$865,000 | Fee | 3 BR/2.5 BA | 85 | 0.39 |
| Georgia Lane | Rabun | SOLD | \$875,000 | Lease | 3 BR/3 BA | 186 | 0.76 |
| Dick's Creek & Goldmine Area | Burton | SOLD | \$875,000 | Lease | Tear Down | 249 | 0.64 |
| Dick's Creek near Main Body | Burton | SOLD | \$875,000 | Lease | Tear Down | 260 | 0.79 |
| Murray Cove | Burton | SOLD | \$880,000 | Lease | Tear Down | 155 | 1.28 |
| off Laurel Lodge Rd. Area | Burton | SOLD | \$925,000 | Fee | Boathouse | 100 | 0.60 |
| Head of Lake | Burton | SOLD | \$967,500 | Lease | 3 BR/3 BA | 202 | 0.69 |
| Brandon Mill Road | Rabun | SOLD | \$993,000 | Fee | 3 BR/2 BA | 116 | 0.50 |
| Brandon Mill Rd. | Rabun | SOLD | \$995,000 | Fee | 3 BR/3 BA | 100 | 0.32 |
| Dick's Creek Cove | Burton | SOLD | \$995,000 | Fee | 3 BR/2.5 BA | 180 | 0.75 |
| Lake Rabun Road | Rabun | SOLD | \$995,000 | Fee | Tear Down | 172 | 0.27 |

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| | | | | | | | |
|--------------------------------|--------|------|-------------|------------|-------------|-----|------|
| Timpson & Main Channel | Burton | SOLD | \$1,034,500 | Lease | 3 BR/2 BA | 139 | 0.63 |
| Hall's Boathouse Basin | Rabun | SOLD | \$1,145,000 | Fee Simple | 2 BR/2.5 BA | 75 | 0.34 |
| Deer Hill | Burton | SOLD | \$1,150,000 | Lease | 4 BR/2.5 BA | 311 | 1.08 |
| Moccasin Point, Main Channel | Burton | SOLD | \$1,075,000 | Lease | Tear Down | 207 | 0.74 |
| Murray Cove Road, Main Channel | Burton | SOLD | \$1,150,000 | Lease | Tear Down | 238 | 1.25 |
| Cherokee Cove | Burton | SOLD | \$1,200,000 | Fee Simple | 5 BR/3.5 BA | 190 | 1.32 |
| Cherokee Cove | Burton | SOLD | \$1,200,000 | Lease | Tear Down | 549 | 1.51 |
| Moccasin Point | Burton | SOLD | \$1,250,000 | Lease | 3 BR/2 BA | 237 | 0.86 |
| Deer Hill | Burton | SOLD | \$1,280,000 | Lease | 4 BR/2.5 BA | 237 | 1.16 |
| Timpson Cove Road | Burton | SOLD | \$1,350,000 | Lease | Tear Down | 416 | 1.74 |
| Cherokee Point and Main Lake | Burton | SOLD | \$1,360,000 | Lease | Tear Down | 650 | 1.65 |
| Murray Cove Road, Main Channel | Burton | SOLD | \$1,400,000 | Lease | Tear Down | 383 | 1.06 |
| Murray Cove Road, Main Channel | Burton | SOLD | \$1,420,000 | Lease | Tear Down | 340 | 1.45 |
| Big Basin | Rabun | SOLD | \$1,525,000 | Lease | 4 BR/4 BA | 316 | 1.34 |
| Cherokee Point | Burton | SOLD | \$1,575,000 | Lease | 5 BR/4.5 BA | 222 | 3.61 |
| Moccasin Point | Burton | SOLD | \$1,526,000 | Lease | 4 BR/3.5 BA | 269 | 1.94 |
| Dick's Creek & Main Body | Burton | SOLD | \$1,600,000 | Lease | Tear Down | 820 | 2.54 |
| Pigeon Mountain Stretch | Rabun | SOLD | \$1,635,000 | Lease | 2 BR/2 BA | 279 | 3.44 |
| Brandon Mill Rd. | Rabun | SOLD | \$2,000,000 | Lease | 5 BR/4 BA | 226 | 1.10 |
| Deer Hill | Burton | SOLD | \$2,000,000 | Lease | 4 BR/3.5 BA | 258 | 1.42 |
| The Falls at Lakemont | Rabun | SOLD | \$3,150,000 | Fee Simple | 6 BR/6 BA | 155 | 0.92 |

LAKE FACTS—These facts help illustrate the size relationships of Lakes Burton, Rabun and Seed. The statistics shown are approximate.

| | Burton | Rabun | Seed |
|-------------------------|--------|--------|--------|
| Fee Simple Lots | 328 | 275 | 44 |
| Leased Lots | 844 | 210 | 97 |
| Total Lots | 1172 | 485 | 141 |
| Shoreline/ Miles | 62 | 25 | 13 |
| Elevation ASL | 1866.6 | 1689.6 | 1752.5 |
| Acreage | 2775 | 835 | 240 |
| Year Impounded | 1919 | 1918 | 1926 |

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