

PEACH HAUS GROUP PRESENTS

# Holly Springs, GA

## Market Guide

Your Complete Resource for Long-Term, Mid-Term  
& Short-Term Rental Investments

 Best Neighborhoods

 Market Trends

 Rental Regulations

**PeachHaus**

Georgia's Premier Property Management

[peachhausgroup.com](https://peachhausgroup.com)

# Long-Term Rental Opportunities

Holly Springs offers stable long-term rental investments with growing demand from Atlanta commuters and families seeking suburban comfort.

## Best Neighborhoods for Long-Term Rentals

### Union Hill

Family-friendly with excellent schools

★ Top choice for families

### New Town

Modern homes with amenities

🏠 Newer construction

### Oak Grove

Quiet streets with larger lots

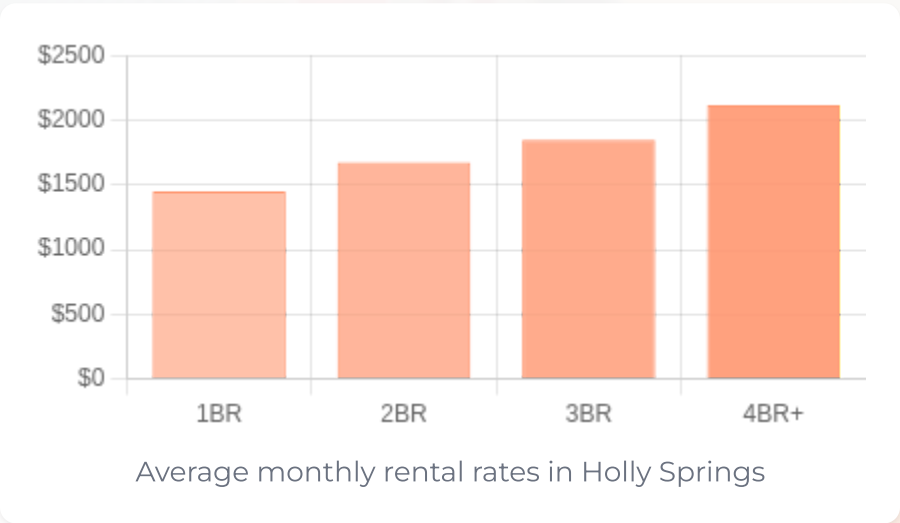
🌲 Natural setting

### Sutallee & Sandy Plains

Affordable options with potential

💰 Growth opportunity

## Rental Rates & ROI



**\$1,449+**

Starting Rate

**\$2,100+**

Premium Homes

**5-7%**

Typical ROI

## Advantages of Long-Term Rentals in Holly Springs



### Stable Income

Consistent monthly revenue with lower turnover and management costs



### Growing Population

Increasing demand as Metro Atlanta expands northward



### Minimal Regulations

Fewer restrictions compared to short-term rental properties

# Short-Term Rental Market

Holly Springs offers lucrative short-term rental opportunities with growing demand from travelers seeking authentic local experiences.

## Market Overview

**\$175+**

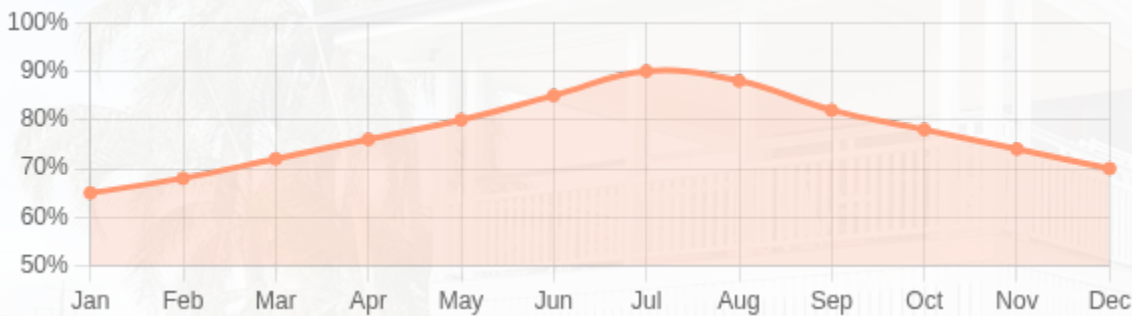
Average Nightly Rate

**78%**

Average Occupancy

**30-50%**

Higher ROI vs LTR



Seasonal demand in Holly Springs, GA

## Best Neighborhoods for STRs

Union Hill ★

New Town 🏡

Lake Allatoona 🌊

Downtown Adjacent 🍴

Properties with unique features, proximity to attractions, or modern amenities command premium rates and higher occupancy.

## STR Regulations & Requirements

### Cherokee County STR Ordinance

- ✓ Registration required with Development Service Center
- ✓ Property must comply with zoning ordinances
- ✓ Maximum of 5 bedrooms per short-term rental property
- ✓ Georgia hotel-motel tax (4%) and \$5/night fee apply



Peach Haus Group handles all registration requirements, tax collection, and compliance matters for property owners.



### Dynamic Pricing

Maximize revenue with automated rate adjustments



### Guest Screening

Thorough vetting process for quality guests

## Short-Term Rental Advantages with Peach Haus Group



### Higher Revenue

30-50% more than long-term rentals



### Flexibility

Block dates for personal use



### Passive Income

Full-service management included



### Property Value

Well-maintained with professional care







# Mid-Term Rental Opportunities





The perfect balance of higher income and stability with 1-6 month rentals for traveling professionals, relocations, and insurance stays.

## Target Market & Advantages

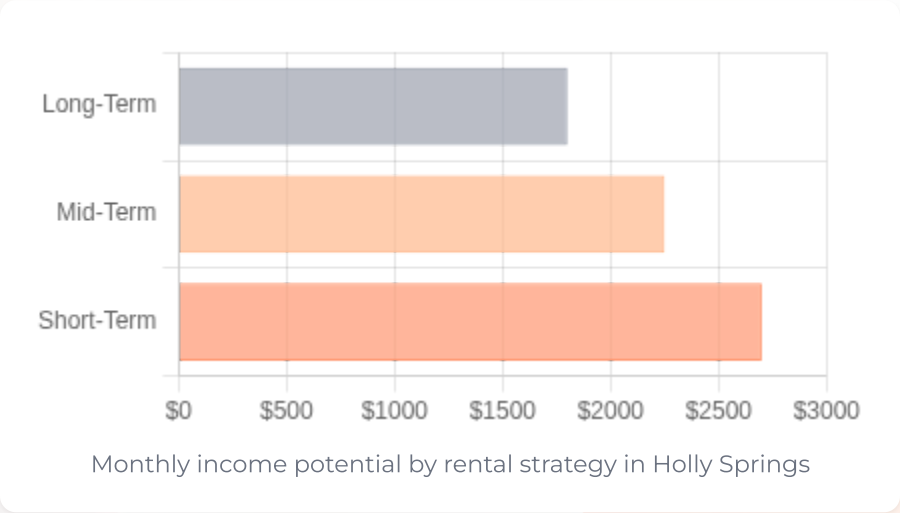
### Ideal For:

-  Traveling professionals & contractors
-  Families in between homes or relocating
-  Insurance stays & medical travel
-  Extended education & training programs

### Key Advantages:

-  Higher returns than long-term rentals
-  Less turnover than short-term rentals
-  Predictable occupancy & income
-  Reduced wear & tear on property

## Revenue Comparison



## Best Neighborhoods for Mid-Term Rentals





### New Town & Union Hill

Modern homes with amenities ideal for professionals and families seeking comfort during extended stays

### Medical Districts

Properties near Northside Hospital-Cherokee and Wellstar attract medical travelers and patients' families

## Peach Haus Mid-Term Rental Program

-  Premium furnished accommodations
-  Corporate & relocation network
-  Insurance partnership program
-  Verified tenant screening

**20-25%**  
Higher Revenue vs LTR

**1-6**  
Month Terms

**98%**  
Occupancy Rate

# Peach Haus Group Services

Maximize returns with minimum hassle through our comprehensive property management solutions for short-term, mid-term, and long-term rentals.



## Short-Term Rentals

Maximize income with nightly and weekly rentals on platforms like Airbnb and VRBO.

- ✓ 30-50% more revenue potential
- ✓ Dynamic pricing optimization
- ✓ Professional guest screening

Ideal for: Maximum income & flexibility



## Mid-Term Rentals

Balance of higher income and stability with 1-6 month rentals for professionals and relocations.

- ✓ Higher than long-term rental income
- ✓ Premium furnished accommodations
- ✓ Corporate & relocation network

Ideal for: Reliable income with less turnover



## Long-Term Rentals

Reliable, consistent income with minimal vacancy and lower operating costs.

- ✓ Consistent monthly income
- ✓ Lower management fees & expenses
- ✓ Thorough tenant screening process

Ideal for: Stability & predictable income

## Simple 3-Step Process

1

### Free Property Analysis

Evaluate potential & recommend strategy

2

### Onboarding & Setup

Professional listings & property preparation

3

### Start Earning

Sit back while we handle everything



We onboard only 5 new properties each month to ensure exceptional service quality for all our clients.

## Why Choose Peach Haus Group



### Property Protection

\$3M insurance policy & thorough guest screening



### 24/7 Maintenance

Prompt solutions & preventative care



### Revenue Optimization

Dynamic pricing & strategic marketing



### Owner Dashboard

Real-time performance & financial tracking



Superhost Status



VRBO Logo

Premier Partner



4.9/5 from 72+ reviews

Market Guide: Peach Haus Group



Made with Genspark

# Ready to Maximize Your Property's Potential?


Let Peach Haus Group help you choose the perfect rental strategy for your Holly Springs property.

## Short-Term Rental Regulations

### Cherokee County STR Requirements

- ✓ Registration and business license required for all STRs
- ✓ STRs defined as rentals less than 30 consecutive days
- ✓ Maximum of 5 bedrooms allowed for STR properties
- ✓ Hotel/motel tax (8%) and state sales tax (4%) apply

*Note: Regulations may change. Peach Haus Group ensures your property remains in full compliance with all local requirements.*

 Our team handles all regulatory compliance, permit applications, tax filings, and stays current with changing local ordinances.

## Get Your Free Rental Analysis

Discover which rental strategy will maximize your property's income potential with our no-obligation property analysis.



### Detailed Market Analysis

Compare potential returns across all rental strategies



### Customized Recommendation

Tailored to your specific property and investment goals

Get Started at [peachhausgroup.com](https://peachhausgroup.com)

Limited availability - We onboard only 5 new properties each month



Call Us  
(678) 123-4567




Email Us  
[info@peachhausgroup.com](mailto:info@peachhausgroup.com)

Trusted by 345+ property owners  
★★★★★ 4.9/5



VRBO Premier Partner

 Peach Haus Group Logo

Visit:

 Made with Genspark