

Online  
Auction

# SWAINSBORO SELF STORAGE FACILITY & RENTAL HOMES

Emanuel County, Georgia

1089 N HWY 1  
Swainsboro, GA 30401



BIDDING ENDS FEBRUARY 12TH

**RUSTY LANE**

478.455.1861

rusty@southauctiongroup.com



**SOUTH  
AUCTION**

**SouthAuction.com**



## SOUTH AUCTION

338 E Main Street,  
Swainsboro, GA  
478-455-1861

Hello,

South Auction is excited to present this income-producing property in Swainsboro, GA. We are selling two storage facilities and rental homes on public auction exclusively at SouthAuction.com. This packet will include information for both lots.

Please reach out to me with any questions regarding these facilities and the auction process.

Sincerely,



A handwritten signature in black ink that reads "Rusty Lane".

**Rusty Lane,**  
**Auction Manager**

(478) 455-1861

rusty@southauctiongroup.com



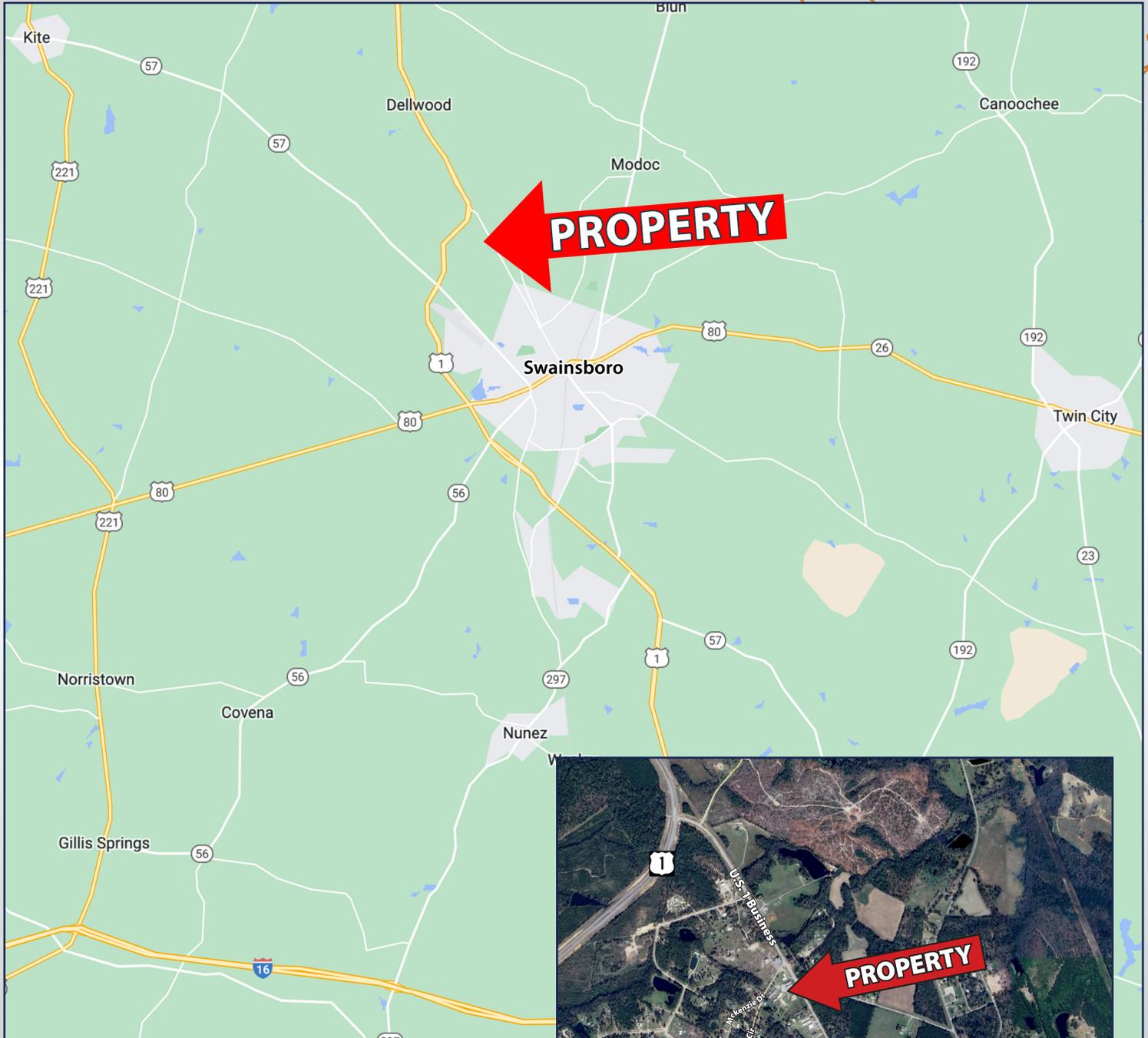
**SOUTH  
AUCTION**

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# PROPERTY LOCATION MAP



Visit [SouthAuction.com](https://SouthAuction.com) for Auction Details & to Place Your Bid.



## AERIAL MAP





# RENTAL HOMES PROPERTY FEATURES

## 4.875-ACRE LOT WITH TWO RENTAL HOMES

- This lot is sold separately from the storage units lot.
- The purchaser of the rental homes agrees to provide water to Indoor Temperature Control (business next door) for \$40 a month.
- Should the purchaser decide to stop providing water, they must give a 6 months notice to Indoor Temperature Control.



**HOME 1:**  
**2 Bed/1 Bath House**

- Currently rented for \$800 a month.
- The tenant is planning to move out by March or April.

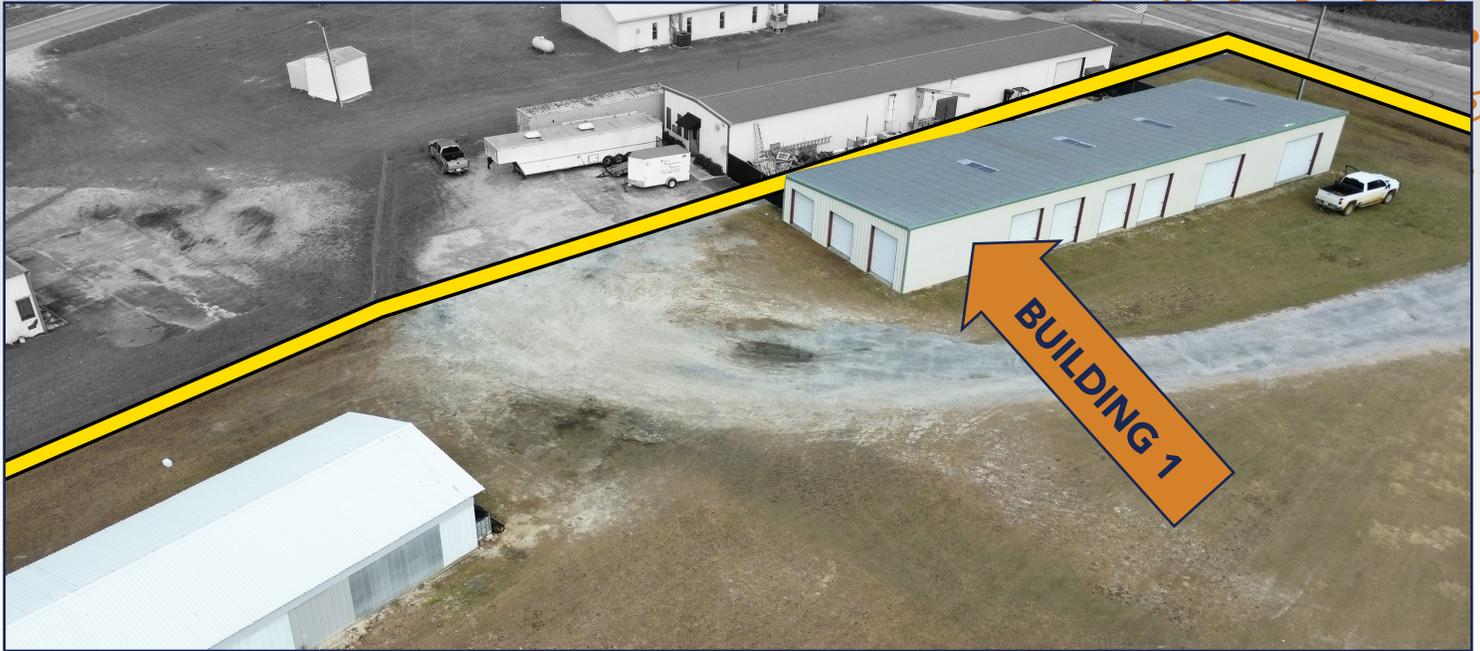


**HOME 2:**  
**2 Bed/1 Bath Container Home**

- Estimated rent amount of \$450 a month.



# STORAGE UNIT BUILDING 1



## CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQ FT	ESTIMATED MARKET RATES
M28	13x22	286	\$85	\$0.30	\$0.75	\$215
M27	13x22	286	VACANT		\$0.75	\$215
M26	13x22	286	\$85	\$0.30	\$0.75	\$215
M25	12X40	480	\$200	\$0.42	\$0.75	\$360
M24	12X40	480	\$100	\$0.21	\$0.75	\$360
M23	12X40	480	\$100	\$0.21	\$0.75	\$360
M22	12X40	480	\$100	\$0.21	\$0.75	\$360
M21	25X40	1,000	\$225	\$0.23	\$0.75	\$750
M20	25X40	1,000	\$225*	\$0.23	\$0.75	\$750
<b>TOTAL</b>		<b>4,778</b>	<b>\$1,120</b>	<b>\$2.11</b>	<b>\$6.75</b>	<b>\$3,585</b>

\*Unit 20 has a 6-month rental guarantee of \$225 per month. After 6 months, the purchaser can adjust the rate.

NOTE: The current owner will pass along all storage rental and tenant information to the buyer. South Auction Inc. nor the current owner of the storage units guarantee the accuracy of this information. There is no guarantee of which unit is vacant or occupied and which tenants have past due payments or are current.



# STORAGE UNIT BUILDING 2

## CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER FT	ESTIMATED MARKET VALUE PER SQ FT	ESTIMATED MARKET RATES
Large Storage Area	30x50	1,500	\$500	\$0.33	\$0.75	\$1,125
M67	12X30	360	\$85	\$0.24	\$0.75	\$270
M66	12X30	360	\$85	\$0.24	\$0.75	\$270
M65	12X30	360	\$85	\$0.24	\$0.75	\$270
M64	12X30	360	\$85	\$0.24	\$0.75	\$270
M63	12X30	360	\$85	\$0.24	\$0.75	\$270
M62	12X30	360	\$85	\$0.24	\$0.75	\$270
M61	12X30	360	VACANT		\$0.75	\$270
M60	12x15	180	VACANT		\$0.75	\$135
M59	12X15	180	VACANT		\$0.75	\$135
M58	12x15	180	VACANT		\$0.75	\$135
M57	12X15	180	VACANT		\$0.75	\$135
M56	12X15	180	\$55	\$0.31	\$0.75	\$135
M55	12X15	180	VACANT		\$0.75	\$135
M73	12X15	180	\$55	\$0.31	\$0.75	\$135
M72	12X15	180	\$55	\$0.31	\$0.75	\$135
M71	12X15	180	\$55	\$0.31	\$0.75	\$135
M70	12X15	180	VACANT		\$0.75	\$135
M69	12X15	180	\$55	\$0.31	\$0.75	\$135
M78	12X15	180	\$55	\$0.31	\$0.75	\$135
<b>TOTAL</b>		<b>4,680</b>	<b>\$840</b>	<b>\$3.30</b>	<b>\$14.25</b>	<b>\$3,510</b>



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# DRONE MAP



If this property sells divided, each buyer will pay \$500 for an updated survey.



**SOUTH  
AUCTION**

## ABOUT SOUTH AUCTION

We are a full service auction and real estate firm based out of Swainsboro, GA with offices in Statesboro and Adel.

At South Auction, every day is unique and different. One day we may work on a million dollar real estate auction and the next day find ourselves sorting through an estate or prepping for a business liquidation. Whatever the situation, our staff is trained and capable to help you and your family. We evaluate every client's needs and determine how to best accomplish their objectives.

If you are considering selling real estate or personal property, we ask that you please give us a call.