

# LANIER DRIVE APARTMENTS



STATESBORO, GA  
BULLOCH COUNTY



**16 UNIT APARTMENT BUILDING**  
**BIDDING ENDS: DECEMBER 10TH**  
[www.SouthAuction.com](http://www.SouthAuction.com)



**SOUTH  
AUCTION**

**Joe Lanier, Auctioneer**  
**912.531.7007**  
**Joe@SouthAuctionGroup.com**

# LANIER DRIVE APARTMENTS



## SOUTH AUCTION

338 E Main Street,  
Swainsboro, GA  
478-419-1002

Hello,

We are pleased to present an exceptional investment opportunity in Statesboro, GA! We are offering a 16-unit apartment complex located at 222 Lanier Drive, directly across from Georgia Southern University.

This prime location offers consistent rental demand, making it an ideal addition to any investment portfolio. The property will be sold via online auction through SouthAuction.com, with bidding closing on December 10th.

Showings are available by appointment and we encourage serious investors to review the enclosed information carefully and arrange a showing at your earliest convenience.



A handwritten signature in black ink that reads "Joe Lanier".

**Joe Lanier**  
Auction Manager  
912.531.7007  
joe@southauctiongroup.com



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# LANIER DRIVE APARTMENTS

## LOCATION MAP



### STATESBORO, GEORGIA

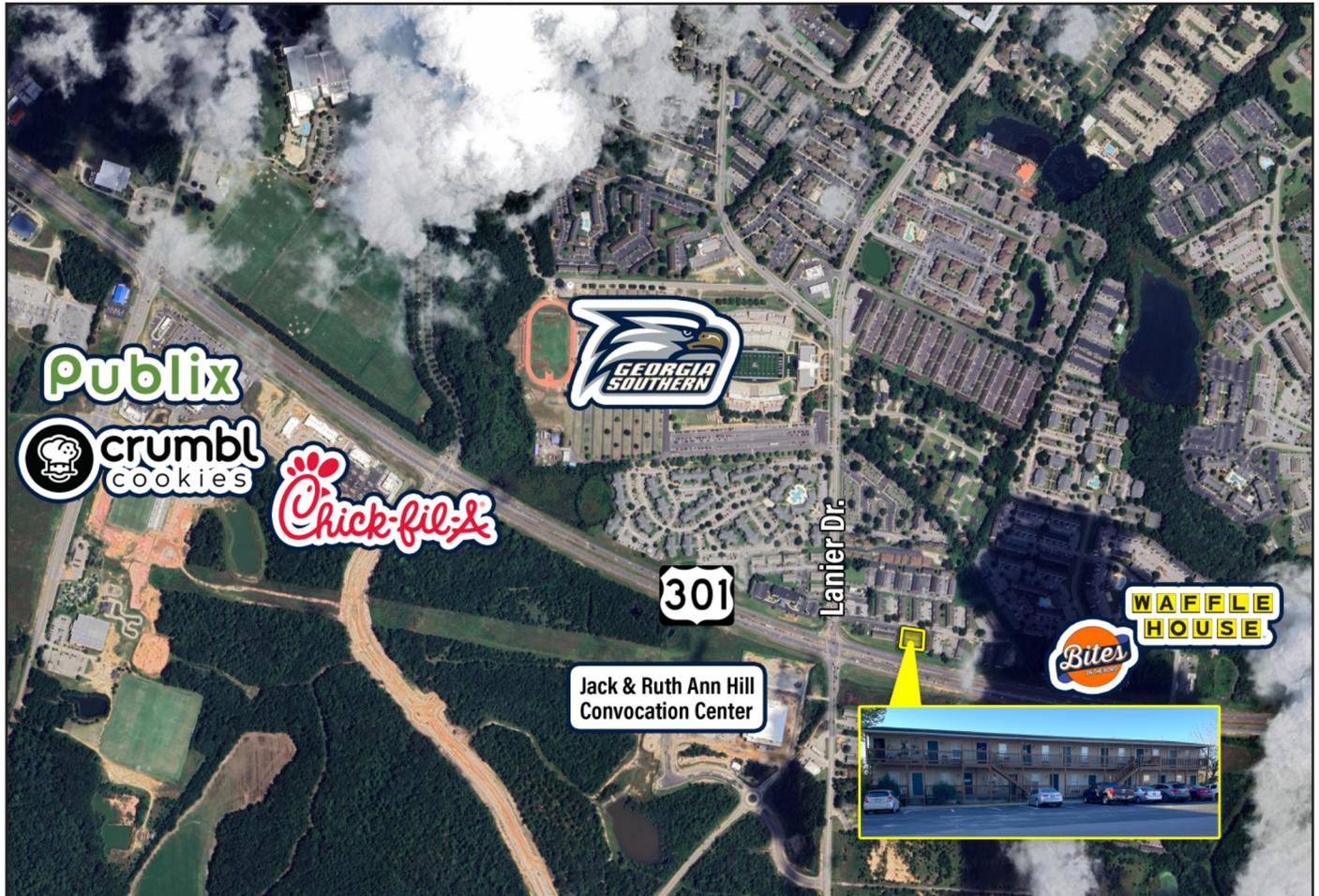
- Population: 31,419±
- The economy is driven by education (Georgia Southern is the biggest employer), manufacturing, and agribusiness

### GEORGIA SOUTHERN UNIVERSITY

- 18,258 students on the Statesboro campus
- NCAA Division I
- 150± undergraduate and graduate programs



## AREA MAPS



### 222 LANIER DRIVE, STATESBORO, GA

- **16 1 BED / BATH UNITS - NO VACANCY**
- All appliances convey with purchase
- Currently professional managed for 10% monthly fee
- centrally located across from the Georgia Southern University campus
- Value add opportunity
- Sample lease and management contract available
- Shown by appointment only

# LANIER DRIVE APARTMENTS

## PROPERTY AERIAL MAP





## FINANCIALS

#	OCCUPANCY STATUS	LEASE TERMS	MONTHLY RENT	PAST DUE RENT	SECURITY DEPOSIT	LEASE EXPIRATION DATE
47	OCCUPIED	12 MONTHS	\$460.00	\$510.00	\$360.00	04/30/2026
48	OCCUPIED	12 MONTHS	\$575.00		\$575.00	05/31/2026
49	OCCUPIED	12 MONTHS	\$460.00*	\$999.75	\$345.00	12/31/2026**
50	OCCUPIED	12 MONTHS	\$460.00		\$345.00	04/30/2026
51	OCCUPIED	12 MONTHS	\$420.00		\$420.00	12/31/2026
52	OCCUPIED	12 MONTHS	\$575.00		\$575.00	08/31/2026
53	OCCUPIED	12 MONTHS	\$460.00		\$420.00	03/31/2026**
54	OCCUPIED	12 MONTHS	\$460.00		\$460.00	02/28/2026**
55	OCCUPIED	12 MONTHS	\$460.00		\$360.00	06/30/2026
56	OCCUPIED	12 MONTHS	\$420.00	\$1,070.00	\$420.00	07/31/2026
57	OCCUPIED	12 MONTHS	\$460.00		\$345.00	06/30/2026
58	OCCUPIED	12 MONTHS	\$460.00		\$420.00	04/30/2026
59	OCCUPIED	12 MONTHS	\$575.00	\$650.00	\$420.00	08/31/2026
60	OCCUPIED	12 MONTHS	\$575.00	\$649.17	\$575.00	05/31/2026
61	OCCUPIED	12 MONTHS	\$460.00		\$345.00	01/31/2026**
62	OCCUPIED	12 MONTHS	\$575.00		\$380.00	10/31/2026

<b>Totals</b>	<b>\$7,855.00</b>	<b>\$3,878.92</b>	<b>\$6,765.00</b>
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EXPENSES	MONTHLY	YEARLY
Taxes		\$2,625.66
Pest Control	\$70.00	
Lawn Care	\$215.00	
<b>Total Yearly Expenses</b>		<b>\$6,045.66</b>

\*\$50 Discount Monthly to Keep Area Clean of Trash

\*\* Renewal Notice Sent

Expense amounts have been provided to us by the property owner. They have not been verified.

# LANIER DRIVE APARTMENTS

## PHOTOS





## **ABOUT SOUTH AUCTION**

We are a full service auction and real estate firm based in Swainsboro, Georgia. We serve clients all across the Southeast.

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.

A handwritten signature in black ink that reads "Joe Lanier".

**Joe Lanier**

Auction Manager

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