

OFFERING MEMORANDUM

207 N LIVINGSTON ST

Sylvester, GA 31791

PRESENTED BY:

TODD DAVIS

Advisor

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TABLE OF CONTENTS

3

PROPERTY INFORMATION

Property Summary 4

Additional Photos 5

6

LOCATION INFORMATION

Regional Map 7

Location Map 8

Aerial Map 9

Demographics Map & Report 10

Market Area Map 11

Site Aerial 12

13

COMPANY AND ADVISOR INFO

Advisor Bio 14

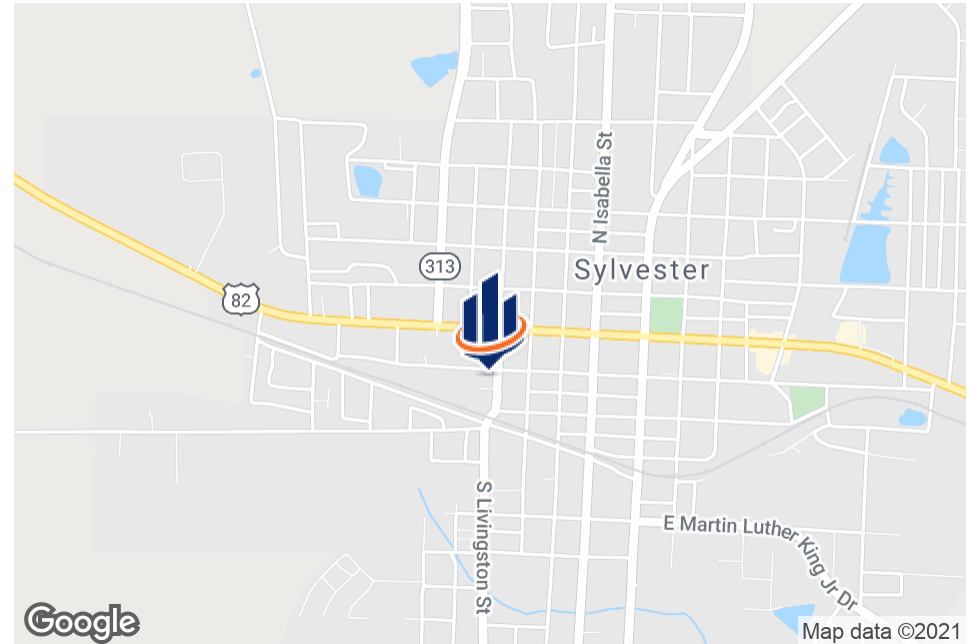
About SVN 15

Disclaimer 16

SECTION 1

PROPERTY
INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$164,000
BUILDING SIZE:	20,940 SF
LOT SIZE:	3.03 Acres
PRICE / SF:	\$7.83
YEAR BUILT:	1980
BUILDING CLASS:	B
CEILING HEIGHT:	14 ± FT
ZONING:	C-3
APN:	SV070-183-000

PROPERTY OVERVIEW

The main building is 13,440 SF and consists of 7,500 SF of warehouse with two dock doors and two drive-in doors, and 5,940 SF of office space. Other improvements consist of an 8,000 SF warehouse, 900 SF enclosed storage shed, and truck scales. 2.5 acre fenced yard with two entrances. Ten parking spaces. Zoned C3.

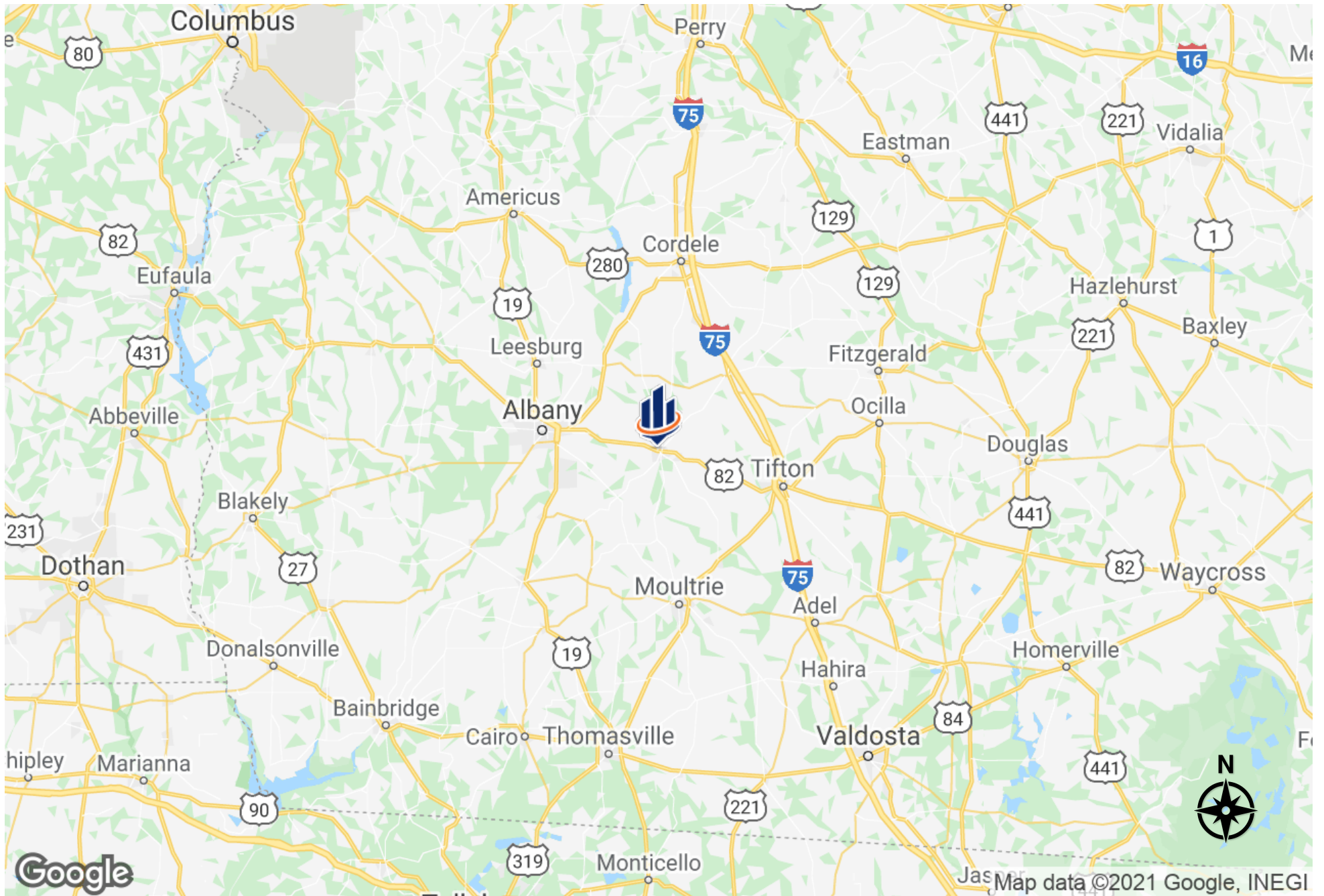
*** Please note this restriction:** *Seller will convey title to the Property to Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed or fertilizer.

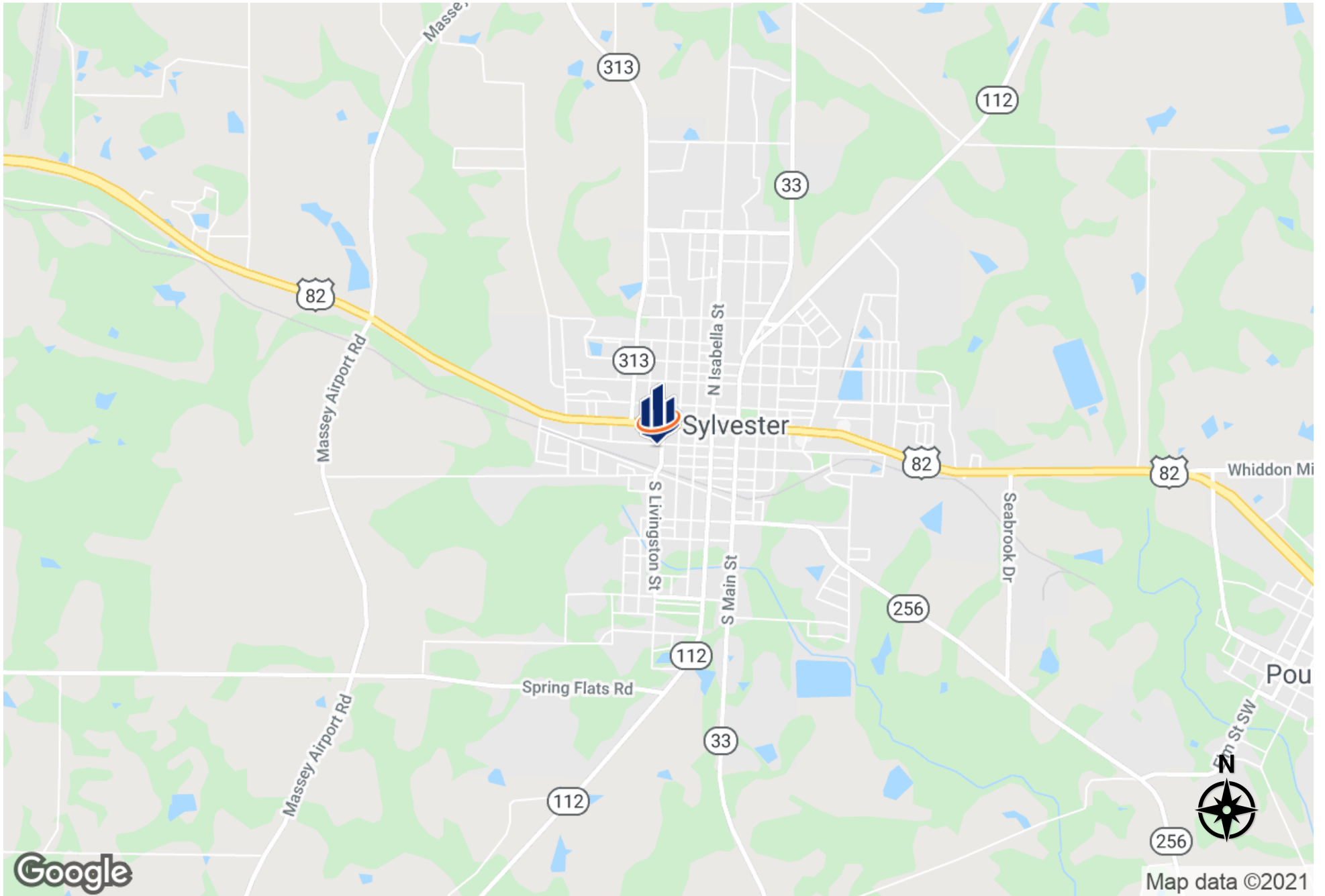


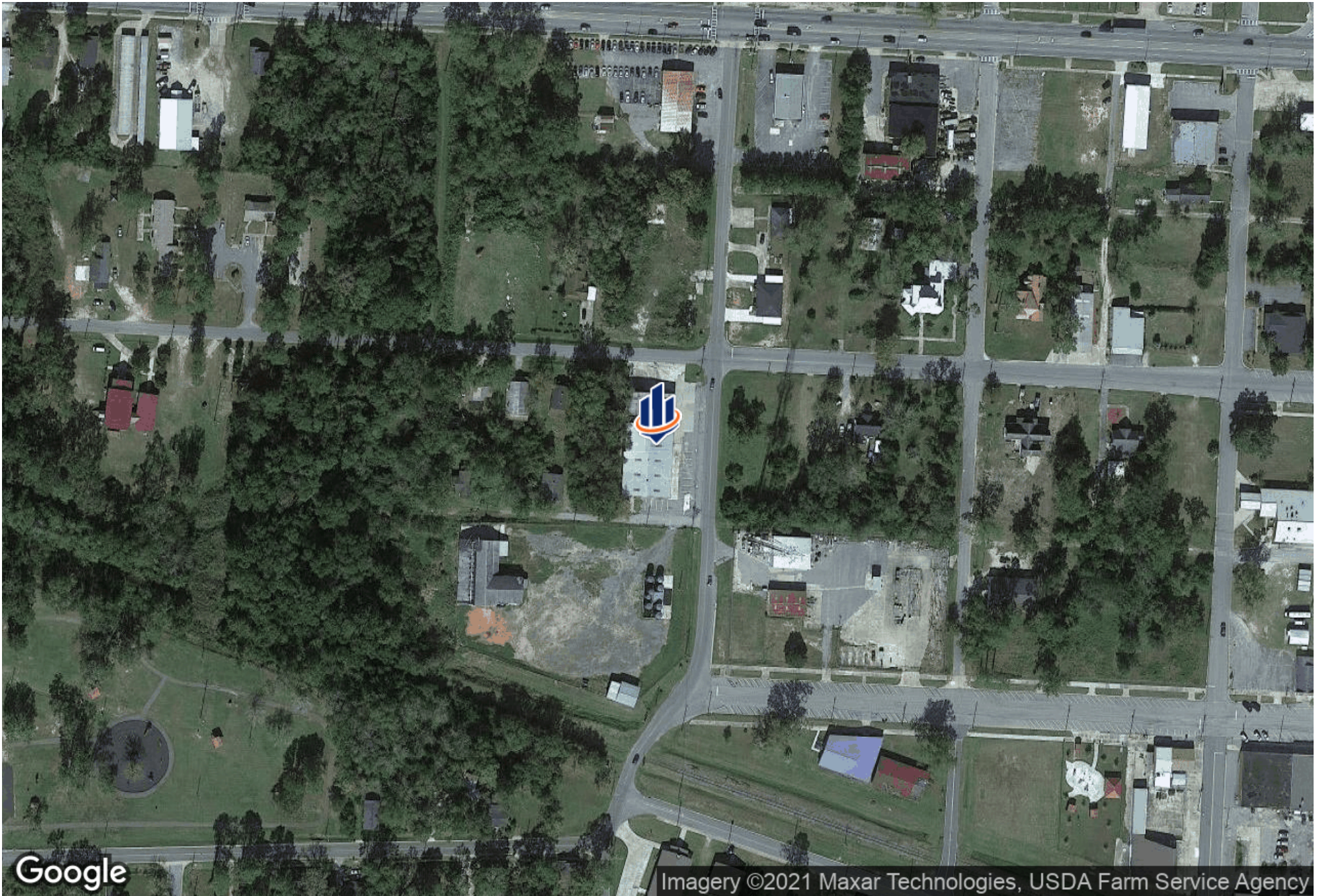
SECTION 2

LOCATION
INFORMATION









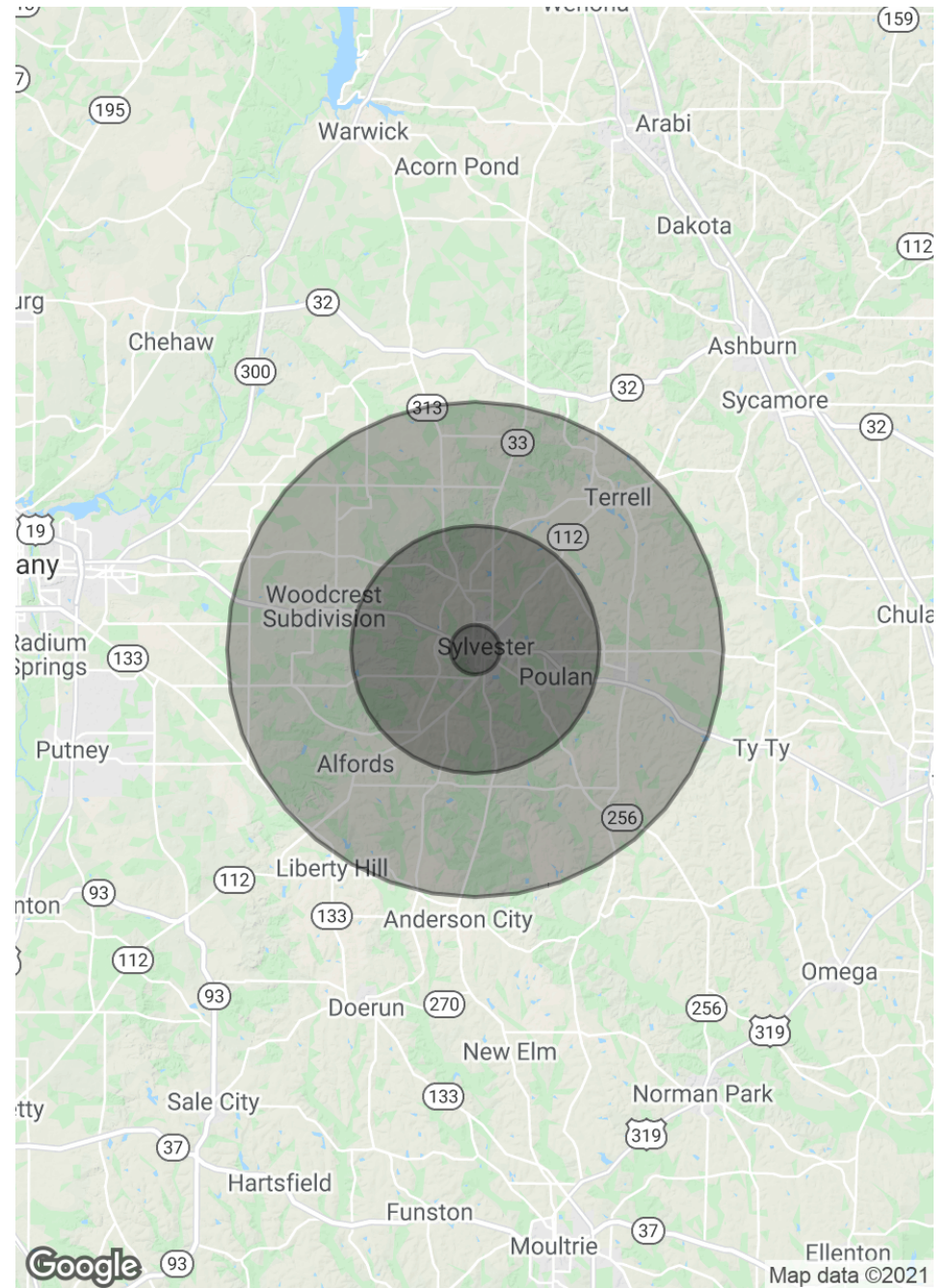
POPULATION

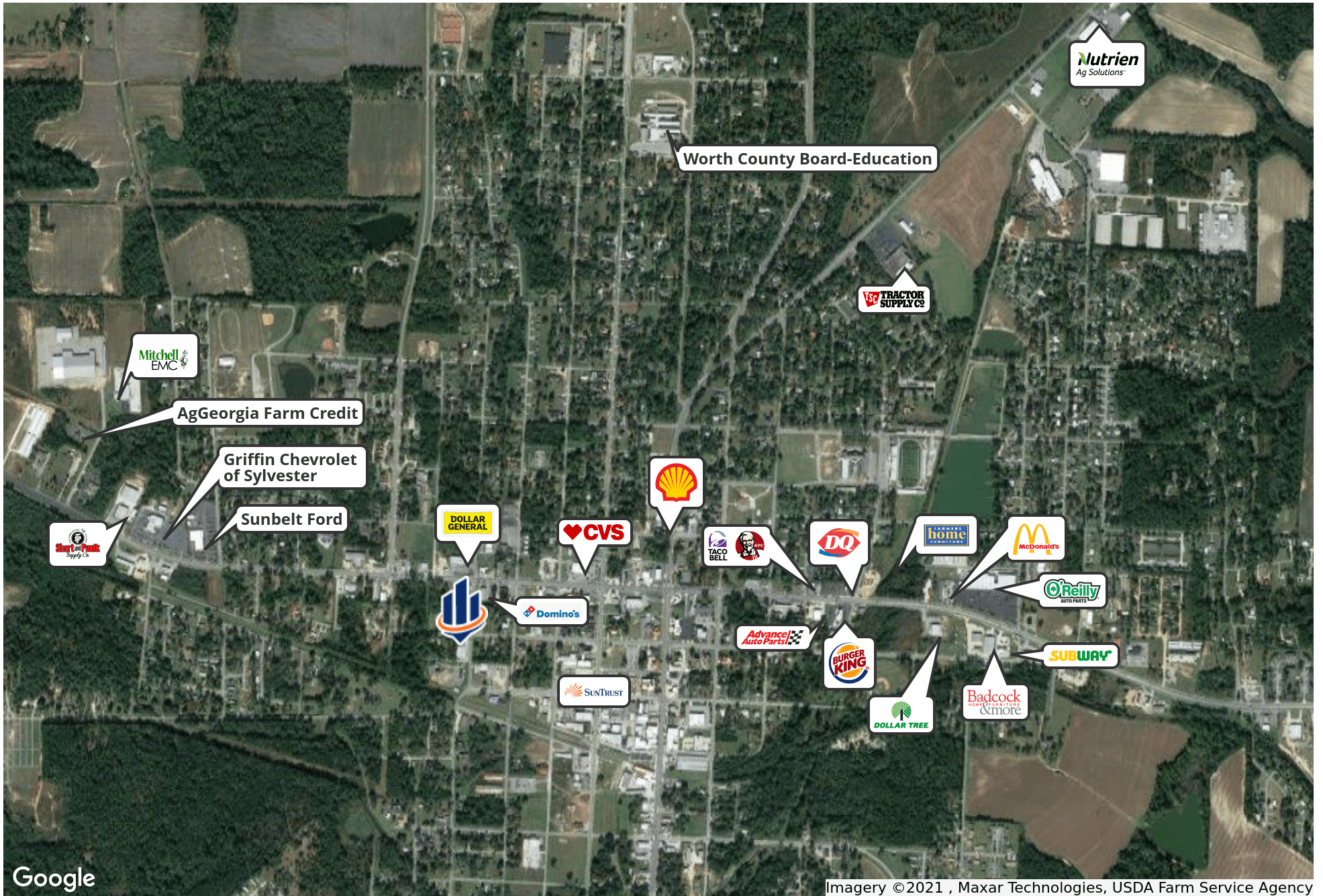
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	296	6,029	17,505
AVERAGE AGE	36.7	37.5	38.0
AVERAGE AGE (MALE)	33.7	34.6	35.4
AVERAGE AGE (FEMALE)	38.0	38.8	39.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	103	2,136	6,286
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$48,123	\$48,616	\$48,354
AVERAGE HOUSE VALUE	\$101,654	\$101,079	\$101,122

* Demographic data derived from 2010 US Census







SECTION 3

COMPANY AND
ADVISOR INFO





TODD DAVIS

Advisor

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PROFESSIONAL BACKGROUND

Todd Davis is an advisor at SVN | Saunders Ralston Dantzler Real Estate. He works from his office in Albany, Georgia, and specializes in the state's southwest region. Todd is an accomplished real estate professional with 25 years of industry experience. His experience ranges from real estate investing, investment property sourcing, land, and commercial development, and analysis and management in commercial banking specializing in investor financing and loan origination.

Todd has an accomplished record of successfully advising local, regional, national, and international clients with commercial acquisitions, lease obligations, asset repositions, and dispositions. He is a trusted leader in his industry, with highly-respected expertise regarding his clients' representation. Todd advises and facilitates transactions for investors in commercial, industrial, agricultural, recreational, timberland, plantations, pecan groves, and residential development. During the last four years, Todd has successfully closed over 90 transactions in multiple real estate disciplines.

EDUCATION

- Investment
- Residential Development
- Commercial
- Industrial
- Agricultural
- Recreational
- Timberland

SVN | Saunders Ralston Dantzler
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Lakeland, FL 33801



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

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This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.