

Online
Auction

2 SWAINSBORO SELF STORAGE FACILITIES & ICE VENDING MACHINES IN 3 LOTS

Emanuel County, Georgia



BIDDING ENDS DECEMBER 13TH

Rusty Lane, CAI

Owner

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 3 income producing properties in Swainsboro, GA. We are selling two storage facilities and two ice machines at public auction exclusively at SouthAuction.com. All of the facilities make for a great business model and are located at high traffic locations along US HWY 1. 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". The signature is fluid and cursive.

Rusty Lane,
Auction Manager
(478) 455-1861
rusty@southauctiongroup.com



**SOUTH
AUCTION**

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PROPERTY LOCATION





LOCATION MAP



N. FACILITY 102 AERIAL & DRONE MAP





N. FACILITY 102 PROPERTY FEATURES



- 8 Units Available
- 1.6± Acres
- 15 ft. Wide Storage Room
- Security Camera System
- Ice Machine
- Fenced In
- \$240 yearly fee to Kooler Ice
- City Water
- Ice maker on each unit is currently working, vending components need repairs. South Auction Inc. nor the current owner make any guarantees the vending machines are functioning properly.

KOOLER ICE VENDING MACHINE

TOTAL VENDS 2022: 5,023

TOTAL REVENUE: \$7,818

NOTE: The purchaser of property 102 and 104 will be required to sign a Kooler Ice license agreement and transfer of ownership form.

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.



N. FACILITY 102 STORAGE UNITS



N1	N2	N3	N4	N5	N6	N7	N8	Storage Area
12x40 \$100	12x40 \$100	12x40 \$100	12x40 \$100	12x40 \$100	12x40 \$100	12x40 \$100	12x40 \$100	
8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	

CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQFT	ESTIMATED MARKET AVERAGE
N1	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N2	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N3	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N4	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N5	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N6	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N7	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
N8	12X40	480	\$100.00	\$0.21	\$0.50	\$240.00
TOTAL		3,840	\$800.00	\$1.68	\$4.00	\$1,920.00



N. FACILITY 102 PROPERTY PHOTOS



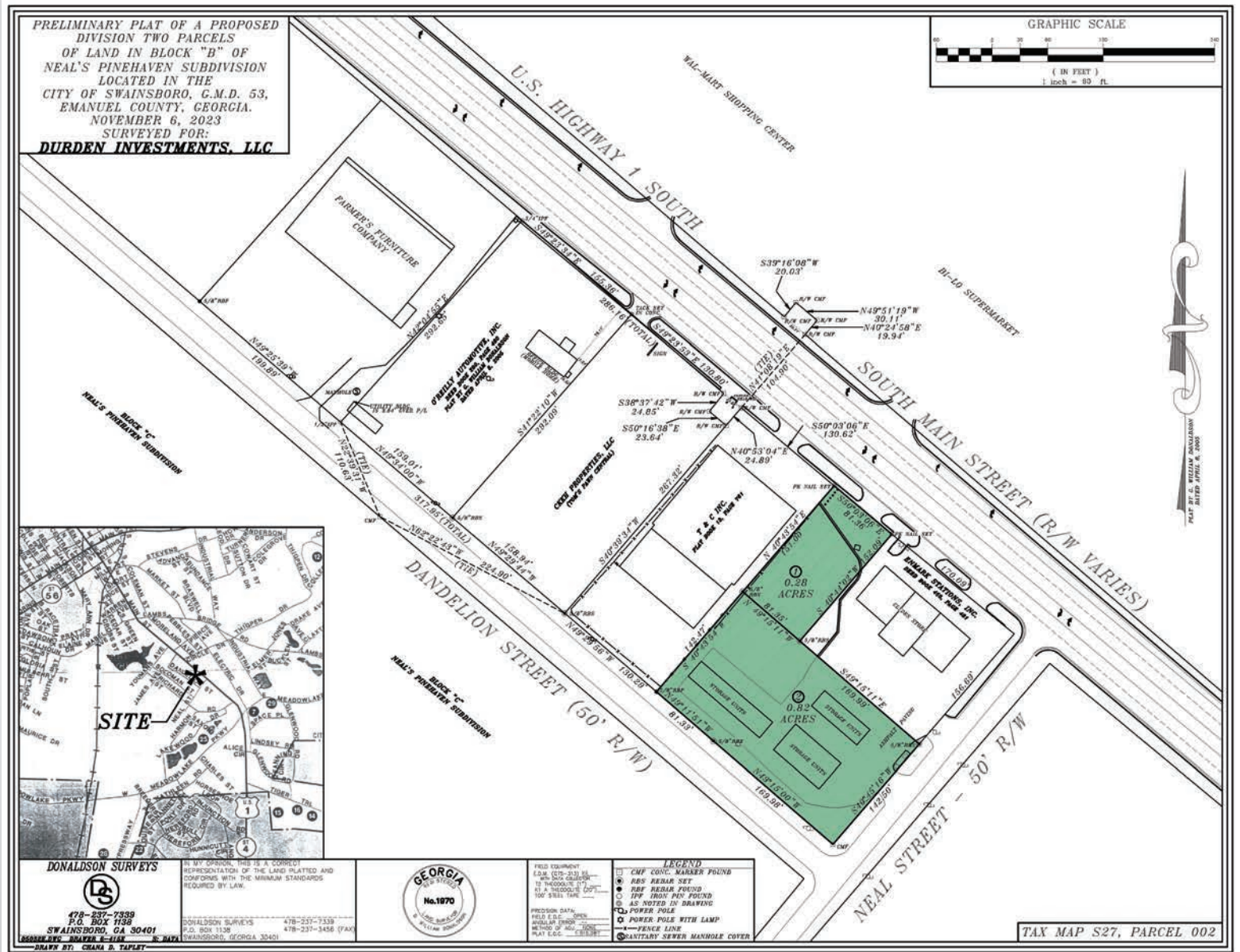


S. STORAGE 103 & S. ICE MACHINE LOT 104 AERIAL MAP





S. STORAGE 103 & S. ICE MACHINE LOT 104 PLAT MAP



S. STORAGE 103 & S. ICE MACHINE LOT 104 DRONE MAP





S. STORAGE 103 & S. ICE MACHINE LOT 104 PROPERTY FEATURES



- 52 Units Available
- Ice Machine
- \$240 yearly fee to Kooler Ice
- City Water
- Ice maker on each unit is currently working, vending components need repairs. South Auction Inc. nor the current owner make any guarantees the vending machines are functioning properly.

KOOLER ICE VENDING MACHINE

TOTAL VENDS 2022: 3,506

TOTAL REVENUE: \$5,061

NOTE: The purchaser of property 102 and 104 will be required to sign a Kooler Ice license agreement and transfer of ownership form.

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.



S. STORAGE 103 - STORAGE UNITS BUILDING 1

S57	S56	S55	S54	S53	S52	S51	S50
12x36 \$100	12x36 \$100	12x36 \$100	12x36 \$100	12x36 \$100	12x36 \$100	12x36 \$100	12x36 \$100
8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door	8x10 Door

CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQFT	ESTIMATED MARKET AVERAGE
S57	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S56	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S55	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S54	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S53	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S52	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S51	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
S50	12X36	432	\$100.00	\$0.23	\$0.50	\$216.00
TOTAL		3,456	\$800.00	\$1.84	\$4.00	\$1,728.00



S. STORAGE 103 - STORAGE UNITS BUILDING 2

3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door
S13	S14	S15	S24	S23	S22
10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45
S18	S17	S16	S19	S20	S21
10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45
3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door



CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQFT	ESTIMATED MARKET AVERAGE
S13	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S14	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S15	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S24	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S23	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S22	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S18	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S17	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S16	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S19	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S20	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S21	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
TOTAL		1,200	\$540.00	\$5.40	\$6.00	\$600.00



S. STORAGE 103 - STORAGE UNITS BUILDING 3

8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door
S35	S36	S37	S38	S39	S40	S41	S42	S43	S44
10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	Office	10x10 \$45	10x10 \$45	10x10 \$45
S34	S33	S32	S31	S30	S29	S28	S27	S26	S25
10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45
8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door	8x7 Door

CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQFT	ESTIMATED MARKET AVERAGE
S35	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S36	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S37	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S38	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S39	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S40	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S41	10x10	100	-	-	-	-
S42	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S43	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S44	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S34	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S33	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S32	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S31	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S30	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S29	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S28	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S27	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S26	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S25	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
TOTAL		2,000	\$855.00	\$8.55	\$9.50	\$950.00



S. STORAGE 103 - STORAGE UNITS BUILDING 4

	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	
	S6	S5	S4	S3	S2	S1	
	10x10 \$45			10x10 \$45	10x10 \$45	10x10 \$45	
	S102	10x25 \$80	10x25 \$80	S101			
8x7 Door	12x15 \$60			12x30 \$90			8x7 Door
	S7	S8	S9	S10	S11	S12	
	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	10x10 \$45	
	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	3x7 Door	

CURRENT MONTHLY INCOME

UNIT NUMBER	SIZE	SQ FT	CURRENT RENT	CURRENT PRICE PER SQ FT	ESTIMATED MARKET VALUE PER SQFT	ESTIMATED MARKET AVERAGE
S6	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S5	10x25	250	\$80.00	\$0.32	\$0.50	\$125.00
S4	10x25	250	\$80.00	\$0.32	\$0.50	\$125.00
S3	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S2	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S1	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S102	12x15	180	\$60.00	\$0.33	\$0.50	\$90.00
S101	12x30	360	\$90.00	\$0.25	\$0.50	\$180.00
S7	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S8	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S9	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S10	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S11	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
S12	10x10	100	\$45.00	\$0.45	\$0.50	\$50.00
TOTAL		2,040	\$760.00	\$5.72	\$7.00	\$1,020.00



S. STORAGE 103 & S. ICE MACHINE LOT 104 PROPERTY PHOTOS





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.



Left to Right: Joe Lanier, Derry Bennett, Emily Conner, Alex Grovenstein, Bryan Neal, Lisa Peebles, Brent Stephens, Seth Durden, Tanya Lane, Rusty Lane