



OFFERING MEMORANDUM

Self-Storage Investment Opportunity

46 Units | ±6,000 SF | ±1.29 AC with additional ±0.32 AC for future expansion

1098 Legion Drive, Warrenton, Georgia 30828



TABLE OF CONTENTS

05	EXECUTIVE SUMMARY
05	PROPERTY OVERVIEW
07	PHOTOS
09	UNIT MIX
10	AERIAL VIEWS
12	PARCEL MAP
13	PROFIT + LOSS STATEMENT
15	DEMOGRAPHIC OVERVIEW
16	ABOUT THE AREA
17	BROKER PROFILE
18	ABOUT BULL REALTY
19	CONFIDENTIALITY AGREEMENT

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Disclaimer & Limiting Conditions

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



The Property

Executive Summary

Completed in 2023, this newly constructed self-storage facility features 46 self-storage units and offers investors the opportunity to acquire a high-quality, low-maintenance asset in a stable market. Conveniently located along U.S. Highway 278 with excellent access to I-20, Highway 16, and Highway 80, Mel's Storage is strategically positioned just 46 miles west of Augusta and 110 miles east of Atlanta, providing access to Georgia's two largest metropolitan areas.

The facility is strategically positioned across from a 72-unit multifamily apartment community, benefiting from a strong nearby residential customer base. The offering also includes an additional ± 0.32 -acre parcel, providing the potential opportunity for future expansion and increased revenue potential.

Currently operating with minimal marketing efforts, the property offers significant value-add potential through enhanced advertising, digital marketing, and professional management initiatives designed to increase occupancy and revenue. With stable in-place income, expansion potential, and meaningful upside, this offering represents an exceptional opportunity to acquire a newly constructed self-storage investment.



SALE PRICE
\$325,000



SITE SIZE
 ± 1.29 AC
Additional ± 0.32 AC
for future expansion



Highlights

- Built in 2023
- 20 Climate-Controlled Units/26 Non-Climate Controlled Units
- Currently 67% Occupied with Strong Lease-up Potential
- Turnkey, Low-Maintenance Investment Opportunity
- Located Directly Across from a Multifamily Apartment Community - Built in 2023
- Excellent Access to U.S. Hwy 278, Hwy 16, Hwy 80 and I-20
- Approximately 46 Miles West of Augusta, Georgia
- Approximately 110 Miles East of Atlanta, Georgia
- Includes an Additional ± 0.32 -Acre Parcel for Potential Future Expansion
- Minimal Existing Marketing Creates Immediate Value-Add Opportunity
- Potential to Increase Income Through Marketing, Professional Management, and Boat and RV Parking
- Stable In-Place Income with Significant Long-Term Upside
- ± 7.45 of Storage/Person Within a 5-Mile Radius
- 10.99% Increase In Average Rate/SF Over the Past 12 Months

Property Overview

SELF-STORAGE

Address	1098 Legion Drive, Warrenton, Georgia 30828
County	Warren
Parcel IDs	W10 054, W10 044
Total Storage Size	±6,000 SF
Site Size	±1.29 AC with Additional ±0.32 AC
Zoning	C2
Number of Buildings	1
Number of Stories	1
Parking Units	30+
Year Built	2023
Utilities Available	Electricity, Water and Sewer
Foundation	Concrete Slab
Exterior Walls	Metal
Roof	Galvanized Steel
Drive Aisles	Asphalt Gravel
Entry	Fenced with Opening



SUMMARY



PURCHASE PRICE
\$325,000



CAP RATE
5%



PROFORMA CAP
7.6%



CURRENT NOI
\$16,800

Photos



Photos



Unit Mix



TOTAL UNITS
46



**TOTAL
RENTABLE SF**
±6,000



**GROSS MONTHLY
INCOME**
\$2,385

Size	Total Units	SF	Occupied	Vacant	% Occupied	Average Rates
5X10	8	±50	4	4	50%	\$45.00
10X10	20	±100	14	6	70%	\$60.00
10X15	10	±150	7	3	70%	\$105.00
10X20	8	±200	6	2	75%	\$105.00
TOTAL	46	±6,000	31	15	67%	

Aerial View



Legion Park
Apartments

4,140 VPD

Shoals Street

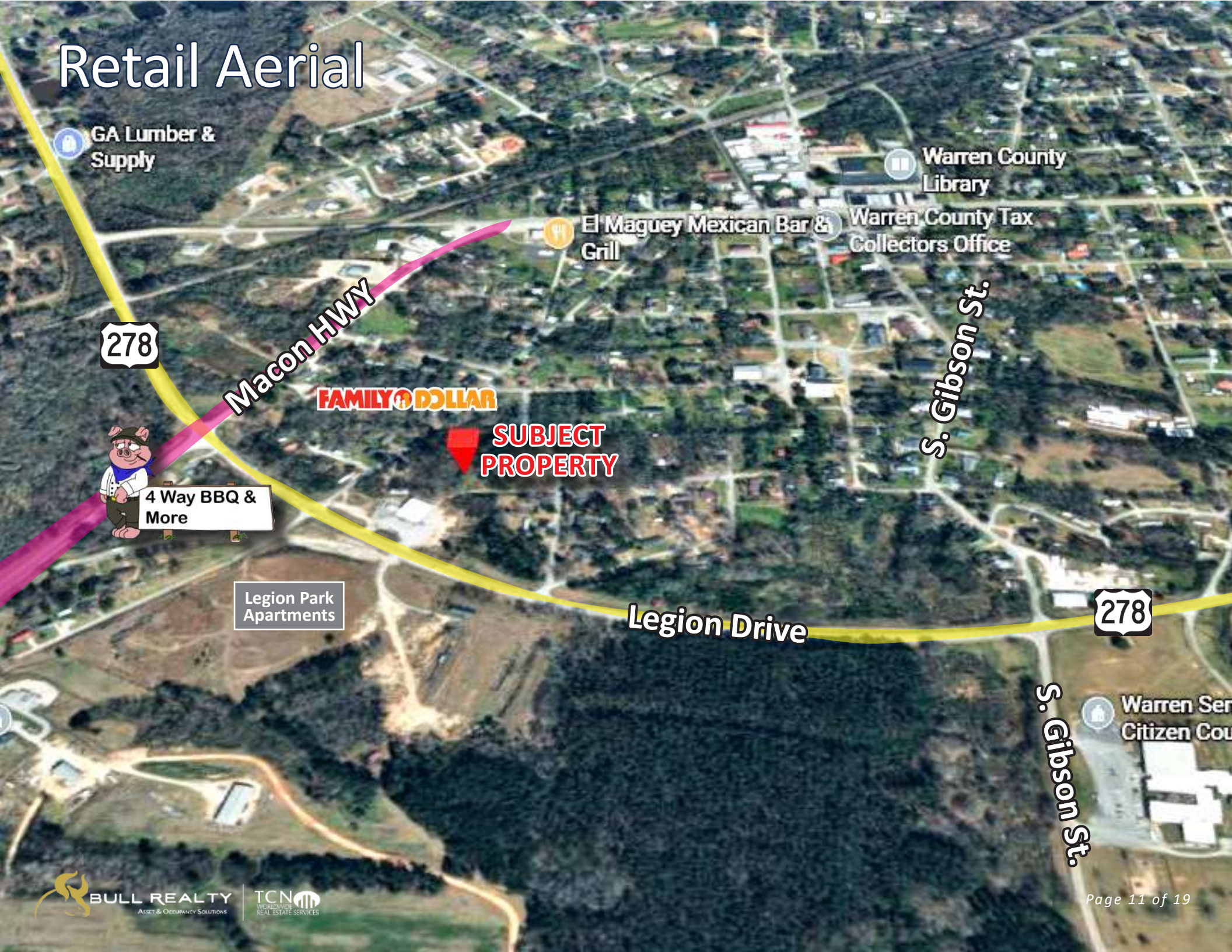
Legion Drive

4,290 VPD

±0.32 AC

±1.29 AC

Retail Aerial



GA Lumber & Supply

Warren County Library

El Maguey Mexican Bar & Grill

Warren County Tax Collectors Office

S. Gibson St.

278

Macon HWY

FAMILY DOLLAR

**SUBJECT
PROPERTY**



4 Way BBQ & More

Legion Park Apartments

Legion Drive

278

S. Gibson St.

Warren Senior Citizen Center

Parcel Map



Profit & Loss Statement

	CURRENT	90% OCCUPANCY
Storage Rental Income	\$28,620	\$37,260
Tenant Insurance	0	\$1,794 (*1)
Late Fee/Admin	0	\$373 (*2)
Effective Gross Income	\$28,620	\$39,427
Expenses		
Water	-	-
Electricity	\$3,600	\$4,320 (*3)
Repairs/Maintenance/Grounds	\$3,000	\$3,000
Marketing	0	-
Phone/Internet	0	-
Credit Card	0	-
Office/Admin/Software	\$720	\$720
Property Taxes	\$3,000	\$3,000
Insurance	\$1,500	\$1,500
Management Fee	-	-
TOTAL OPERATING EXPENSES	\$11,820	\$12,540
Expense Ratio	41%	34%
Net Operating Income	\$16,800	\$24,720
Cap Rate	5%	7.6%

ASSUMPTIONS

1

TENANT INSURANCE

Increase tenant insurance participation to 50%, creating an additional recurring revenue stream.

2

LATE & ADMINISTRATIVE FEES

Implement late and administrative fees equal to approximately 1% of self-storage rental income.

3

ELECTRICITY

Assumes a 20% increase in electricity expense as occupancy increases to 90%

VALUE-ADD POTENTIAL

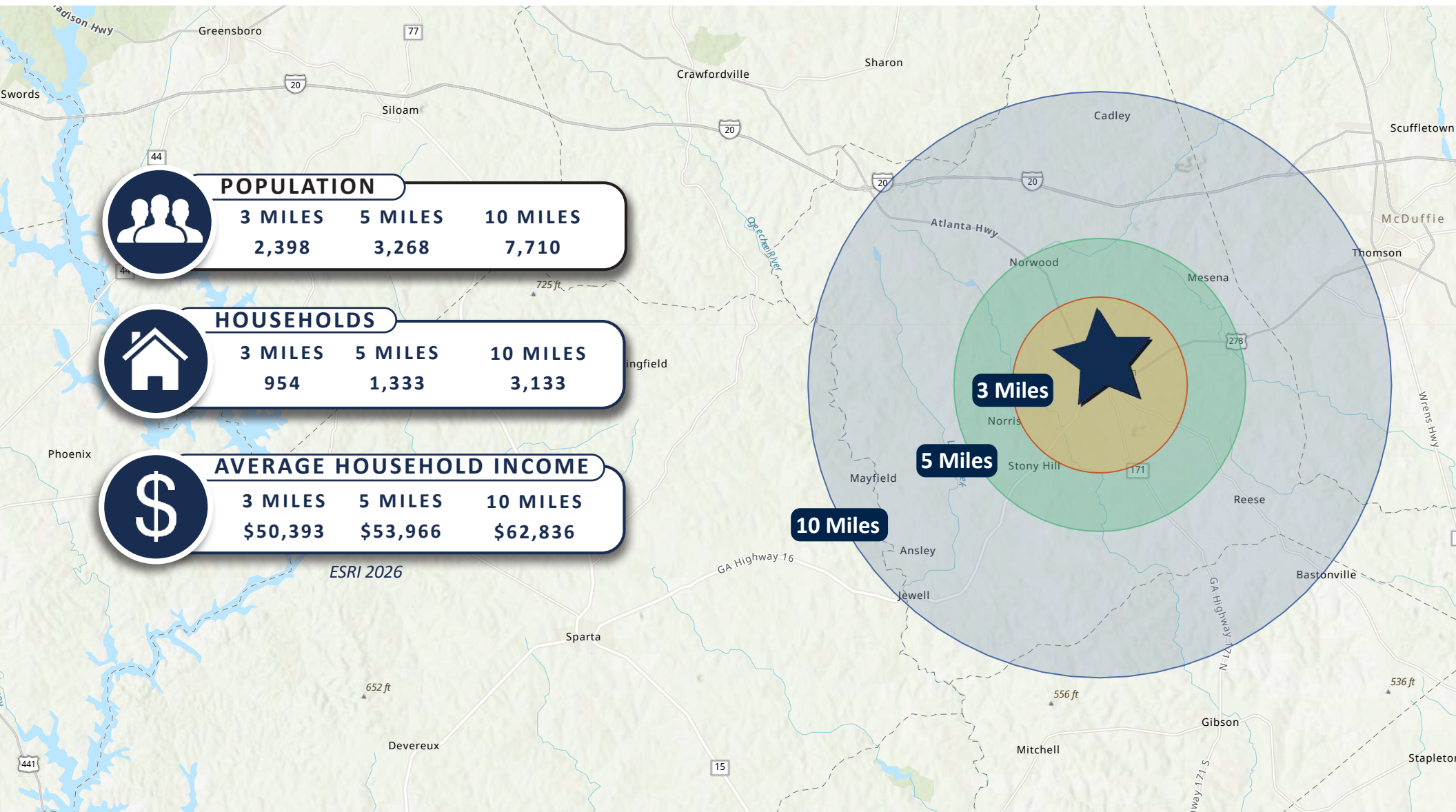
The current owner developed and self-manages the facility with no website, online leasing platform, or marketing program. Despite these limited marketing efforts, the property is approximately 67% occupied.

By implementing professional management, online leasing and payment capabilities, and a targeted digital marketing strategy, there is a significant opportunity to increase occupancy to 90%. Additional upside is available through leasing the property's available parking spaces, providing another source of ancillary income.



Market Information

Demographic Overview



About The Area

WARRENTON GEORGIA

*A Historic Small Town
with Timeless Appeal*



Warrenton is a charming, historic city and the county seat of Warren County, Georgia. Located in east-central Georgia, approximately 46 miles west of Augusta, the city has an estimated population of 1,900 residents.

History & Heritage

Established in 1797 and incorporated in 1810, Warrenton is one of Georgia's historic small towns with Revolutionary War roots. Named for General Joseph Warren, an American patriot and war hero, the city is also associated with inventor David Bushnell, creator of the world's first combat submarine, The Turtle, who lived and taught here until his death in 1824.

Culture & Community Life

Warrenton's well-preserved historic downtown and Main Street are listed on the National Register of Historic Districts. The community supports local arts through the MAC on Main Art Gallery and the Warrenton Cultural Center. Annual events such as the Sportsman's Festival and Bushnell's Turtle Festival celebrate the city's heritage, while its picturesque streets have been featured in more than 50 film productions, including The Hill.

Economy & Geography

Located at the intersection of U.S. Highway 278 and Georgia Highways 16 and 80, Warrenton offers convenient regional access while maintaining its rural character. The local economy is rooted in timber and agriculture, and the area's low cost of living and affordable property values make it an attractive place for residents, businesses, and investors.



Broker Profile



MARGARET BLANTON

V.P. Self Storage Group
Margaret@BullRealty.com
404-876-1640 x 166

Margaret Blanton began her commercial real estate career in 2008 and has established herself as a trusted advisor specializing in the acquisition and disposition of self-storage properties throughout the Southeastern United States. Over the course of her career, she has represented private investors, developers, institutions, and owner-operators in a wide range of investment transactions. Known for her professionalism, market knowledge, and client-focused approach, Margaret is committed to delivering exceptional results while providing strategic guidance tailored to each client's investment objectives.

As a member of Bull Realty's Self Storage Group, Margaret leverages the firm's industry-leading marketing platform, proprietary databases, extensive investor network, and advanced market research tools to maximize property exposure and create competitive bidding environments. Her comprehensive understanding of the self-storage sector, combined with detailed financial analysis and market intelligence, enables her to help clients make informed decisions and achieve optimal outcomes in both acquisitions and dispositions.

Margaret earned a Bachelor of Science in Marketing from Georgia State University and is a lifelong Atlanta native. Following graduation, she spent time living and studying in Buenos Aires, Argentina, where she immersed herself in the local culture and became conversational in Spanish. Her international experience has strengthened her communication skills and appreciation for building lasting relationships with clients from diverse backgrounds.

Committed to both professional excellence and community involvement, Margaret is a CCIM Candidate and an active member of the Atlanta Commercial Board of Realtors (ACBR). She is also passionate about giving back to the community and regularly volunteers with Open Hand Atlanta, a nonprofit organization dedicated to improving nutrition and health outcomes for individuals in Metro Atlanta area.

ABOUT ***BULL REALTY***

CONNECT WITH US: www.bullrealty.com



MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

Confidentiality Agreement

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 1098 Legion Drive, Warrenton, Georgia 30828 Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____ 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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