



Valdosta, GA 229-242-5412
G.A.L. #C1409 - F.A.L. #AB290

Julian Cloud, Auctioneer
For Additional Information Please Call:
229-242-5412
Visit Our Website at:
bid.professionalauctioneer.com
Email: info@professionalauctioneer.com

FIRST-CLASS MAIL
PSRST
U.S. Postage
PAID
U.S. Press
31601

In Cooperation With



PHONE (229) 241-0270

VALDOSTA MULTIPLE PROPERTY AUCTION

13 Properties in One Auction
Condominium, Duplexes, Houses,
Commercial & Development Property

This Auction Has Something For Everyone!
A Very Rare Opportunity

Online Only Auction

bid.professionalauctioneer.com

Online Bidding for All Properties Ends
June 26 at 2 PM

Online Only Multiple Property Real Estate Auction

Nine Residential Properties

Prop#1 - 2092 Sherwood Drive J-77, 3 BR 2 BA Condo
Prop#2 - 413 - 415 Georgetown Circle, 2BR 2 BA Duplex
Prop#3 - 417 Georgetown Circle, 3 BR 2BA Home
Prop#4 - 2300 Pineview Drive A&B, 2 BR 2 BA Duplex
Prop#5 - 2302 Pineview Drive A&B, 2 BR 2 BA Duplex
Prop#6 - 2896 Faunwood Circle, 3 BR 2 BA Home
Prop#7 - 2204 Williams Street, 3 BR 2 BA Home
Prop#8 - 2800 Walmar Drive, 3 BR 2 BA Home
Prop#9 - 115 Brookview Terrace, 3 BR 2 BA Home

All 9 Properties are Located in N. Valdosta Close to The Hospital & VSU!

4 Commercial & Development Properties

Prop#10 - 405 Woodrow Wilson Dr. - 3 BR 2 BA Home/Office
Prop#11 - 310 Eager Road-3 BR 1 BA Home on 1.8 Acre Lot
Suitable for Development
Prop#12 - Off Gornto Road, 2 Acres with 3 Vacant Lots
Prop#13 - 2203 Fleming Street, Vacant Lot Good for Duplex

Online Bidding for All Properties Ends
June 26 at 2 PM

Auctioneers Note: Are You Any of the Following?

- First Time Home Buyer
- VSU Faculty or Student
- Downsizing Buyer
- Rental House Investor
- Airbnb Investor
- Commercial Property Investor
- Residential or Commercial Developer
- 1030 Money to Re-Invest

If So, You Need To Participate in This Auction. This is The Finest Collection of Rental and Investment Properties That I Have Ever Had the Opportunity to Sell at One Auction. They All Have the Key Component to Current and Future Value:

LOCATION! LOCATION! LOCATION!



Valdosta, GA 229-242-5412
G.A.L. #C1409 - F.A.L. #AB290

10% Buyer's Premium

Detailed Information Online:
bid.professionalauctioneer.com

OR CALL
JULIAN CLOUD, AUCTIONEER AT
229-242-5412

In Cooperation With



PHONE (229) 241-0270

Online Only Multi-Property Real Estate Auction

9 Residential & 4 Commercial & Development Properties



Prop#1 - 2092 Sherwood Dr. J-77

- 3 BR, 2 BA Condominium
- 1364 sq ft With Fireplace
- Currently Rented for \$995/mo



413 Georgetown Circle

- 2 Bedroom, 2 Bath 1178 sq ft
- Currently Rented for \$900/mo
- 1/2 of A Duplex Unit

Prop#2 Georgetown Circle Duplex.
413 & 415 Georgetown Circle is Being Sold Together as A Duplex with Combined Monthly Rental of \$1,850. The Information Below is For Each Side of the Unit.

415 Georgetown Circle

- 2 Bedroom, 2 Bath 1178 sq ft
- Currently Rented for \$950/mo
- 1/2 of A Duplex Unit



Prop#3 - 417 Georgetown Cir.

- 3 Bedroom (1 is a Loft Bedroom), 2 Bath 2205 sq ft
- Currently Rented for \$1,000/mo



Prop#4 - 2300 Pineview Dr. A&B

- Duplex - Each Unit is a 2 Bedroom, 2 Bath 978 sq ft
- Both Units Rented for a combined total \$1,800/mo



Prop#5 - 2302 Pineview Dr. A&B

- Duplex - Each Unit is a 2 Bedroom, 2 Bath 978 sq ft
- Both Units Rented for a combined total \$1725/mo
- B-Unit is Sublet as Airbnb



Prop#6 - 2896 Fawnwood Circle

- 3 Bedroom, 2 Bath 1330 sq ft
- Currently Rented for \$950/mo
- Great Neighborhood and Location for First Time Home Buyers or Retirees



Prop#7 - 2204 Williams Street

- 3 Bedroom, 2 Bath 1528 sq ft
- Rents for \$1400/mo
- Currently Vacant
- Recently Renovated



Prop#8 - 2800 Walmar Drive

- 3 Bedroom, 2 Bath 1772 sq ft
- Currently Rented for \$1250/mo
- House is Sublet as Airbnb



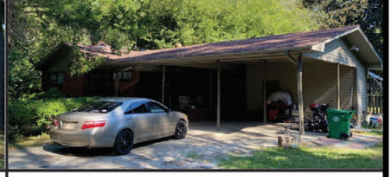
Prop#9 - 115 Brookview Ter.

- 3 Bedroom, 2 Bath 1971 sq ft
- Rents for \$1500/mo
- Currently Vacant



Prop#10 - 405 Woodrow Wilson

- 3 Bedroom, 2 Bath 1963 sq ft
- Currently Rented for \$1050/mo
- Suitable for Conversion to Office Space
- Across the Street from SGMC



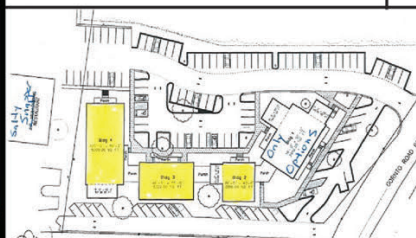
Prop#11 - 310 Eager Road

- 3 Bedroom, 1 Bath 1453 sq ft
- On 1.8 Acre Lot Suitable for Development
- Currently Rented for \$1250/mo

PROPERTY INSPECTION: Most of the Properties Are Tenant Occupied Which Makes It Difficult to Coordinate Convenient Inspection Times for All Parties. Tenant Occupied Properties are to be Shown by Appointment Only by Calling Julian Cloud at 229-560-5251 or Jeff Cooper at 229-560-0474. Some Appointments May Need to be After 5:00PM. Property #13 and #14 Can Be Seen Anytime on Your Own.

Broker Participation Invited: A Brokerage Fee Equal to 20% of The Commission Earned on The Sale of Each Property Will Be Paid to the Broker Whose Prospect Successfully Bids & Closes the Property. To be Eligible, You Must Register Your Prospect in Writing on Our Broker Participation Form which is posted on our website prior to the day of sale. Brokers as Principals are Excluded.

bid.professionalauctioneer.com
Call 229-242-5421 or 229-241-0270



Prop#12 - Off Gornto Road

- 2.039 Acres Zoned C-C
- Paved Parking Lot in Place
- All Utilities Available
- 3 PAD Sites, Multiple Uses

Two Open House Preview Times.
Check Our Website for Scheduled Dates and Times.

Prop#13 - 2203 Fleming St

- Vacant Lot Suitable for an Office, Duplex or Single Family Residence
- Only 300 Ft. South of Woodrow Wilson & SGMC
- Zoned (RP) Residential/Professional For Multi-Family or Office Use
- Lot Size: 75ft x 150ft

Detailed Information for Each Property, Photo Albums and Auction Terms and Conditions are Available on Our Website

A Great Place to Invest Some Money! Valdosta Real Estate Enjoys a Very High Rate of Appreciation. Why Not Invest Some of Your Money in some Prime Valdosta Real Estate. Any Realtor Will Tell You That The Key To A Successful Real Estate Investment is LOCATION LOCATION LOCATION!! It Doesn't Get Any Better Than These Properties!

Register to Bid Today and Start Bidding on The Property of Your Choice! You Can Bid on A Single Property, A Combination of Properties or The Entire Portfolio if You Like!

Online Bidding for All Properties Ends June 26 at 2 PM