



Lender-Owned Eatonton, GA Self-Storage Facility

70 Units- Lake Sinclair- Lake Oconee



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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.

Lender-Owned Self-Storage Facility

Eatonton- 70 Units- Lake Sinclair- Lake Oconee

109 COLEMAN DR, EATONTON, GA 31024

B & S Mini Storage is a well-located facility positioned approximately 75 miles southeast of Atlanta in Eatonton, GA. The facility is nestled between two of Georgia's most scenic recreational destinations, Lake Oconee and Lake Sinclair. The property presents a compelling value-add opportunity for investors. Following a recent foreclosure, operations have been minimal, with limited marketing efforts and no online presence. Strategic improvements—such as implementing digital marketing, introducing tenant insurance, adjusting rental rates to market levels, and making minor cosmetic upgrades—could significantly enhance performance.

The site offers unused land area possibly suitable for parking income, providing further upside potential for a hands-on operator or investor seeking to stabilize and reposition the asset.

Additionally, we have two Metro Atlanta lender-owned facilities available.

HIGHLIGHTS

- 70 Units
- ±8,700 SF
- 4 buildings
- ±1.14 acres
- Off of US 441
- Projected HH Growth of 8.2% within 3-mile radius
- Additional potential revenue through RV/boat parking
- Gated



Sale Price

\$395,000



Price Per Unit

\$5,642



Price Per SF

\$45.40

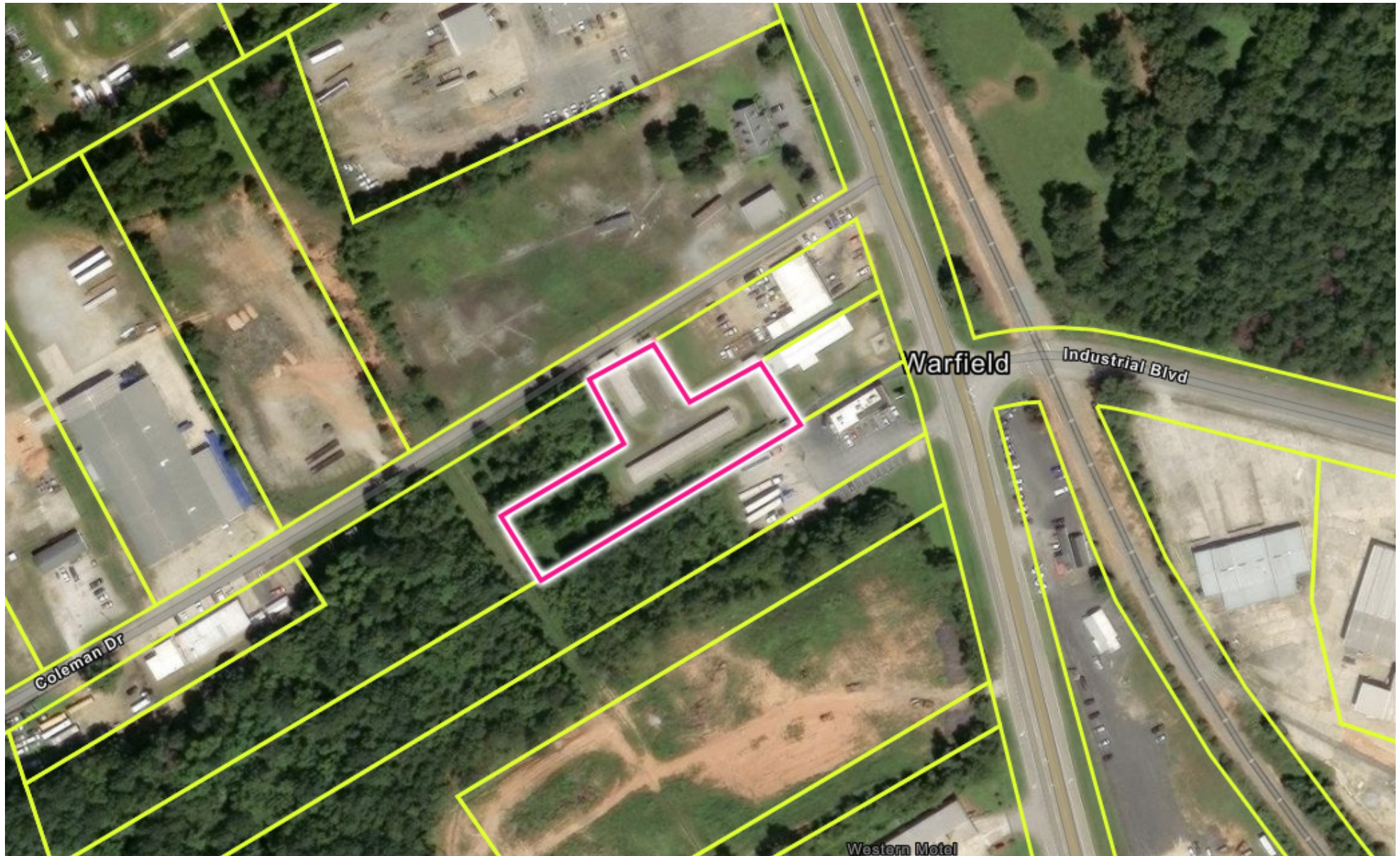


Site Size

±1.14 Acres



Parcel View



Photos



Demographics



POPULATION

	15 Minutes	30 Minutes	45 Minutes
Population	11,431	66,103	180,488
Median Age	44	44	44
Bachelor's Degree or Higher	13.3%	20.3%	16.8%



INCOME

	15 Minutes	30 Minutes	45 Minutes
Average Household Income	\$87,865	\$99,767	\$93,209
Median Household Income	\$69,305	\$66,781	\$65,844



HOUSEHOLDS

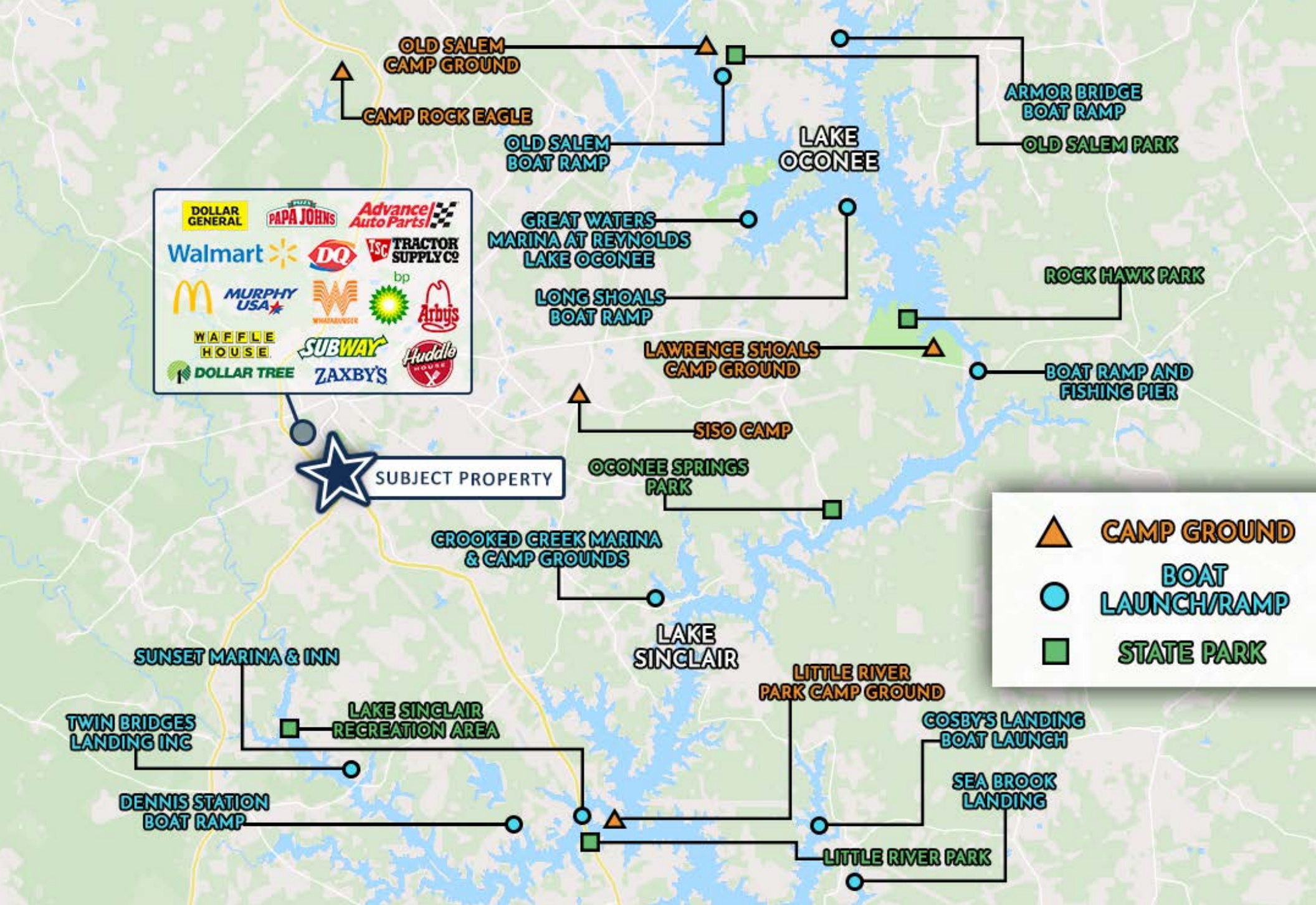
	15 Minutes	30 Minutes	45 Minutes
Households	4,608	26,796	70,248
Owner Occupied Households	3,180	18,582	51,034
Renter Occupied Households	1,428	8,214	19,214
Average Household Size	2.46	2.37	2.47



HOUSING

	15 Minutes	30 Minutes	45 Minutes
Median Home Value	\$231,659	\$307,844	\$272,641

Source: 2025 ESRI



Eatonton, Georgia

Eatonton, Georgia, is a charming small town located in the heart of Georgia's Lake Country, about 75 miles southeast of Atlanta. Founded in the early 1800s, it serves as the county seat of Putnam County and boasts a rich history tied to agriculture, southern culture, and early American life. The town's picturesque courthouse square, historic homes, and oak-lined streets give visitors a glimpse into its well-preserved past, while its welcoming community and slower pace make it a quintessential example of Southern hospitality.

Known as the "Dairy Capital of Georgia," Eatonton has deep agricultural roots that have shaped both its economy and identity. In addition to farming, the town sits between Lake Oconee and Lake Sinclair, two of Georgia's most popular recreational lakes, making it a hub for fishing, boating, and lakeside living. This blend of rural charm and outdoor adventure has helped Eatonton grow into a favorite destination for those seeking both relaxation and natural beauty.

Eatonton also holds a special place in Georgia's literary and cultural heritage. It's the birthplace of renowned authors Alice Walker, Pulitzer Prize-winning writer of *The Color Purple*, and Joel Chandler Harris, creator of the Uncle Remus stories. The town celebrates this heritage through museums, historical sites, and local festivals that highlight its creative legacy. Today, Eatonton continues to balance its historic roots with modern development, offering residents and visitors alike a peaceful yet vibrant slice of Southern life.



ATLANTA

AT A GLANCE

BUSINESS-FRIENDLY CITY

Atlanta, the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true “world city.”

WORLD-CLASS EDUCATION

Atlanta colleges and universities are numerous, spanning from historically black colleges, technical colleges, top research institutions and schools of art, medicine and theology. The region ranks in the top 10 among U.S. metros in students enrolled, research spending and degrees earned. Colleges and universities in the Atlanta region create 130,000 jobs across all industries in Georgia. Colleges and Universities in the Atlanta region include Georgia Institute of Technology, Emory University, Georgia State University, Agnes Scott College, Oglethorpe University, Clark Atlanta University (HBCU), Morehouse College (HBCU) and Spelman College (HBCU).

ATTRACTIONS AND TOURISM

Attractions in Atlanta include the largest aquarium in the western hemisphere, the CNN Center, the Fox Theater, the King Center and the new \$1.5 billion home of the Atlanta Falcons football franchise, Mercedes-Benz Stadium. Hartsfield-Jackson Atlanta International Airport is the world’s busiest airport, making the city a hub for business and tourism travelers alike.



**#1 TOP TRAVELED
AIRPORT IN THE WORLD**



**\$270 BILLION GDP
IN METRO-ATLANTA**



**13 FORTUNE 500
HQ IN ATLANTA**



**TOP U.S. METRO
WITH #1 LOWEST COST
OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN
STUDENTS ENROLLED, RESEARCH
SPENDING AND DEGREES EARNED.”**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN
THE U.S. 2020**

- U.S. CENSUS BUREAU
POPULATION DIVISION

HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

8TH
LARGEST U.S. METRO
2024 U.S. CENSUS

6.1%
PROJECTED 5-YEAR
POPULATION GROWTH (2025-2030)
ESRI 2025

#3
FASTEST GROWING
U.S. METRO
2025 U.S. CENSUS

36%
Gen Z
Population

43%
Millennial
Population

3.9%
Unemployment
Rate

(Data based on 1 mile radius)

MAJOR EMPLOYERS



#8 BEST CITY IN THE SOUTH

-Southern Living, "The South's Best Cities, 2020"

#1 TOP TRENDING DESTINATIONS FOR 2022

-Booking.com, "8 of the top trending destinations for travelers to explore in 2022"

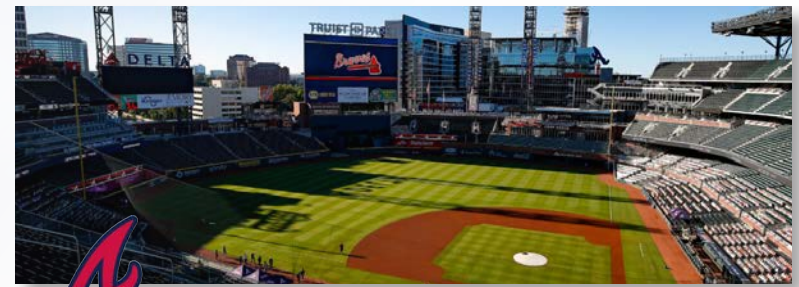
#2 MOVING DESTINATION IN THE NATION

-Penske, "Annual Top Moving Destinations List, 2020"

Atlanta is an exciting destination with world-class restaurants, a festive nightlife, several major league sports teams and an abundance of cultural attractions. Atlanta's arts and culture scene is complemented by in-town neighborhoods that give the city even more depth.

Home to the second busiest and most efficient airport in the world, Hartsfield-Jackson Atlanta International Airport, and the Maynard H. Jackson International Terminal, getting to and from Atlanta is easy.

The metro Atlanta area is home to 13 Fortune 500 and 24 Fortune 1000 headquarters. This includes the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS, Truist Bank, Mercedes Benz USA, Newell-Rubbermaid and is home to the world renowned Center for Disease Control.



ATLANTA BRAVES | TRUIST PARK



ATLANTA FALCONS | MERCEDES-BENZ STADIUM



ATLANTA HAWKS | STATE FARM ARENA



ATLANTA UNITED FC | MERCEDES-BENZ STADIUM

Broker Profiles



MARGARET BLANTON
V.P. Self Storage Group
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GA License #: 350187

Margaret Blanton began her career in real estate in 2008. Specializing in the acquisition and disposition of self storage properties across the Southeast, Margaret continually provides the highest level of value and service to her clients utilizing industry leading marketing and data resources at Bull Realty.

She graduated with a B.S. in Marketing from Georgia State University and is an Atlanta native. After college, she had the opportunity to live and study in Buenos Aires, Argentina, where she became conversational in Spanish. She also enjoys spending time volunteering through Open Hand Atlanta.

Margaret is a CCIM candidate and a member of the Atlanta Commercial Board of Realtors.



MICHAEL BULL, CCIM
Commercial Real Estate Advisor
404-876-1640 x101
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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 7 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provide acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office investment sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

ABOUT BULL REALTY

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

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 on the show website: www.CREshow.com.

JOIN OUR TEAM

Bull Realty is continuing to expand by merger, acquisition and welcoming agents with proven experience. As a regional commercial brokerage firm doing business across the country, the firm recently celebrated 27 years in business.

CONNECT WITH US:

<https://www.bullrealty.com/>



27
YEARS IN
BUSINESS



ATL
HEADQUARTERED IN
ATLANTA, GA

LICENSED IN
8
SOUTHEAST
STATES



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 109 Coleman Dr, Eatonton, GA 31024. 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 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 _____

MARGARET BLANTON

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