

# Property Summary



## PROPERTY DESCRIPTION

3411 Bull Street presents an opportunity to acquire a well-located all-brick quadplex in Savannah’s highly desirable Ardsley Park corridor. The property consists of four spacious units totaling approximately 3,980 SF and is situated on a prominent corner lot with off-street parking.

Three of the four units feature extensively updated kitchens with solid wood cabinetry, custom tile, designer backsplashes, and in-unit washer and dryer setups. Each unit offers functional layouts with Jack-and-Jill bathrooms, large bedrooms, and walk-in closets, creating a strong and attractive rental product.

The property is currently generating approximately \$7,700/month in rental income and offers additional upside through continued value-add opportunities. It is currently operated as long-term rentals but also lends itself well to executive or mid-term rental use given the location and quality of finishes.

Located along the Bull Street corridor with close proximity to Ardsley Park, Habersham Village, the Starland District, SCAD, and Downtown Savannah, this property benefits from strong and consistent rental demand in a highly desirable Midtown location. Seller is a licensed Realtor in the State of Georgia.

## OFFERING SUMMARY

Sale Price:	\$1,049,000
Number of Units:	4
Lot Size:	7,970 SF
Building Size:	3,980 SF
NOI:	\$66,464.00
Cap Rate:	6.34%

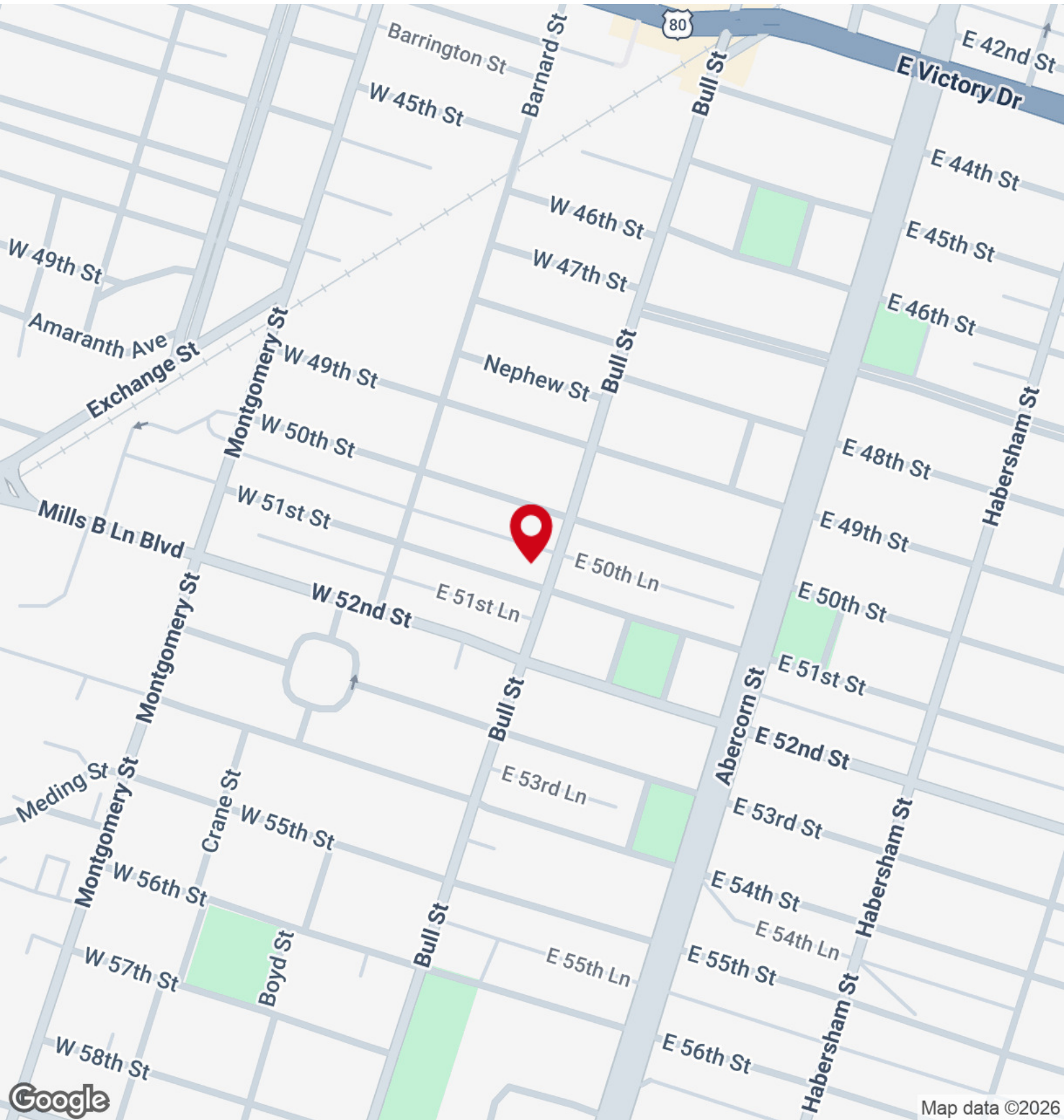
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	423	1,618	6,547
Total Population	1,342	4,679	16,219
Average HH Income	\$108,123	\$109,784	\$89,355

3411 BULL ST | SAVANNAH, GA

# Additional Photos



# Location Map



# Rent Roll

SUITE	BEDROOMS	BATHROOMS	RENT	LEASE END
1	2	1	\$2,300	6/30/26
2	2	1	\$1,700	7/31/26
3	2	1	\$1,675	7/31/26
4	2	1	\$2,025	6/30/26
<b>TOTALS</b>			<b>\$7,700</b>	
<b>AVERAGES</b>			<b>\$1,925</b>	

# Advisor Bio 1



SHANE LITTS

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## PROFESSIONAL BACKGROUND

Shane Litts is a commercial & Investment real estate advisor serving Savannah and Coastal Georgia, specializing in investment sales, leasing, and tenant/landlord representation across industrial, retail, office, multifamily, and land. With 12+ years of prior environmental consulting experience and strong knowledge of the Georgia Brownfield Program, Shane brings a unique ability to evaluate risk and unlock value for investors, owners, and small businesses. He is passionate about supporting local entrepreneurs and helping landlords strengthen their assets. Shane is also an active real estate investor and brings an owner's mindset to every engagement.

## EDUCATION

Shane Litts brings a multidisciplinary background to commercial real estate, combining environmental consulting, project management, operations leadership, and investment brokerage experience.

He began his career in environmental and geotechnical engineering, serving as an Environmental Specialist with WPC Environmental & Geotechnical Engineering from 2005 to 2009. He then spent nine years as a Project Manager with Terracon Consultants, Inc., where he oversaw complex environmental due diligence, site investigations, regulatory coordination, and development-related consulting assignments. This foundation provides clients with a unique advantage when navigating redevelopment sites, environmental considerations, and risk mitigation strategies.

In addition to his consulting background, Shane served as Director of Operations for Rhino Hospitality Group, gaining operational insight into hospitality assets and investment performance.

Since 2017, Shane has focused on commercial and investment real estate brokerage, advising clients on acquisitions, dispositions, landlord and tenant representation, and development opportunities. He previously served with Berkshire Hathaway HomeServices Bay Street Realty Group before joining Engel & Völkers Savannah as a Commercial & Investment Real Estate Advisor.

Shane holds degrees from the State University of New York College of Environmental Science and Forestry and SUNY Schenectady. His academic and professional training allows him to approach transactions with both analytical rigor and practical market insight.

## MEMBERSHIPS

Realtors Commercial Alliance

CCIM Candidate

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