

OFFERING DISCLAIMER

This offering summary has been prepared solely for informational purposes. It has been designed to assist a potential investor in determining whether they wish to proceed with an in-depth investigation of the subject. While the information contained herein is from sources deemed reliable, it has not been verified by the owner, the owner's agent or any of its affiliates. Therefore, neither the owner, the owner's agent nor any affiliates make any representations with respect to the information. No representations or warranties are expressed or implied. This document is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are not to be reproduced without the express written consent of the owner or any of its affiliates. The owner, at their sole discretion, expressly reserves the right, to reject any or all proposals or expressions of interest in the subject property and to terminate discussions with any party at any time with or without notice. In addition, it is expressly understood, that any other agent, prospective purchaser or purchaser has not relied on the information as contained herein and any decision to acquire is based solely on the acquiring parties and it's agents if applicable, independent personal inspections and due diligence.

PROPERTY SUMMARY

Property Address: 822 West Georgia State Highway 30
Port Wentworth, Chatham County, Georgia 31407

Property Type: Although currently improved as a single-family residence, the likely highest and best use for this asset would be for redevelopment within the multi-family, retail or mixed-use sectors.

Assessor's Identification Number: 70976 010102 and 70976 010104

Site Area: +- 19.976

Zoning: Mixed Residential (R-4)

Offering Price: \$6,000,000

For Additional Information Please Contact

Ben G. Whitley
Whitley & Associates, Inc.
Commercial Court, Suite Two
Savannah, Georgia 31406
Office: 912-355-9991
Mobile: 912-662-3482
mail: ben@whitleyandassociates.com

PHYSICAL ATTRIBUTES

PROPERTY DESCRIPTION

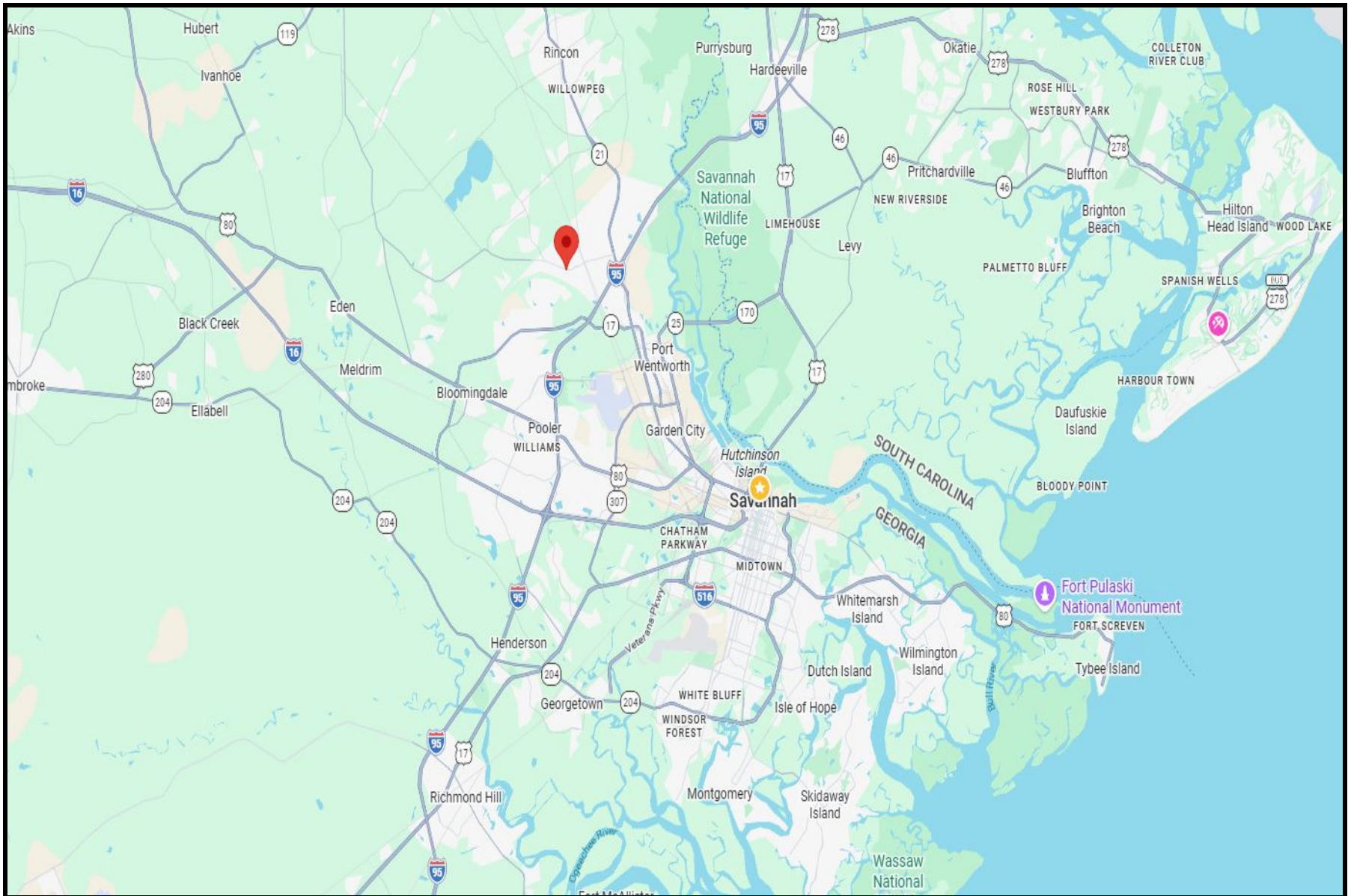
- Address/Location : 822 West Georgia State Highway 30
Port Wentworth, Chatham County, Georgia 31407
- Assessor's Identification Number : 70976 010102 and 70976 010104
- Property Type/Use : Redevelopment Opportunity
- Site Size : 19.976 Acres (Reference is made to Plat Record Book 34P; Folio 35 as maintained in the records of the Superior Court of Chatham County). A copy of said plat is included as an exhibit herewithin.
- Site Boundaries : With reference to the aforementioned plat of survey, it appears the southern boundary fronts approximately 644.43lineal feet along the northside of the westbound lane of Georgia State Highway 30 being a 100' wide major arterial, a western boundary of approximately 986.46 lineal feet along the eastern boundaries of lands vested in the ownership of Zettler and Hunt, a northern boundary of approximately 1,113.07 lineal feet along the southern boundary of lands vested in the ownership of the Come-A-Long, LLC and an eastern boundary of approximately 528.25 lineal feet along the eastern boundary of a 60' foot wide drainage canal vested in the ownership of Chatham County as other lands vested in the varying ownerships of HT Savannah Properties, LLC, Metts and Orr.
- Access : In the current, the sole means of vehicular access exists via a singular driveway approximating the midpoint of the southern boundary as it intersects the northside of the westbound lane of Georgia State Highway 30.
- Building Improvements : The property is currently improved with a single-family residence, a masonry block work shop, detached two-car carport and a swimming pool, none of which are considered to contribute to value.
- Entitlements : The subject site is available to the municipal services of potable water, sanitary sewer, trash removal and police and fire protection. Public utilities include but are not limited to Georgia Power and varying natural gas providers.
- Flood Zone : With reference to FEMA Flood Insurance Rate Map 130030, Community Panel Number 0025 "C". the subject is located in Zone X; which are those zones considered to be outside of the confines of Special Flood Hazard areas.

Zoning

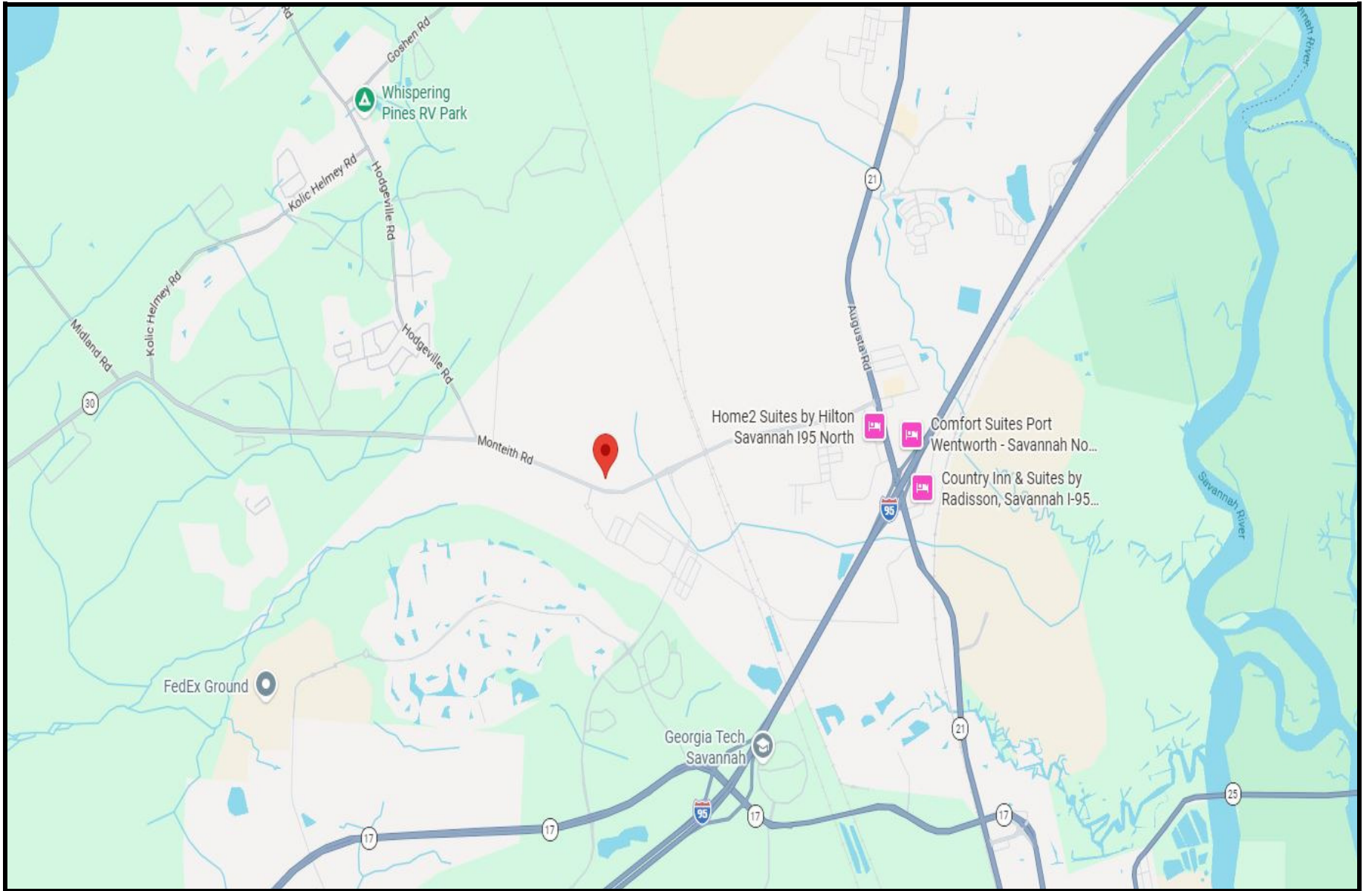
: The subject is zoned Mixed Residential (R-4) by the City of Port Wentworth. By definition, this district is intended for attached single-family townhomes. The district also allows for limited civic and recreational uses, as well as single-family and two-family residences on smaller urban-scale lots. Characteristics of lands zoned R-4 include major subdivisions with curvilinear and grid pattern street systems with significant connectivity between neighborhoods and commercial areas, as well as sidewalks and community amenities.

In the brokers opinion, the “Highest and Best Use” for the subject site is for multi-family development; however would require a zoning change to Multi-Family Residential (R-5) which is intended for multi-family residential buildings.

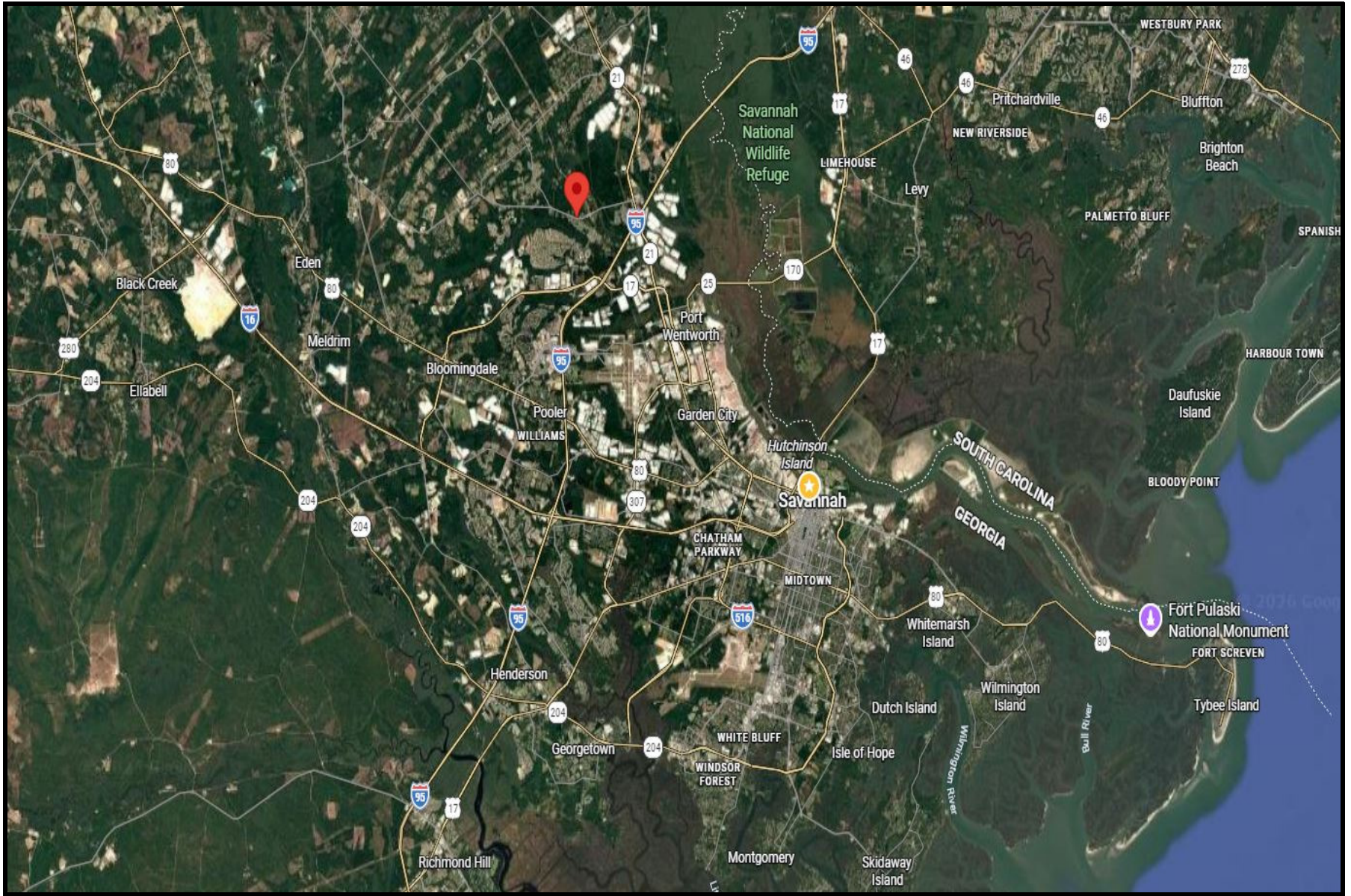
Area and Neighborhood Maps



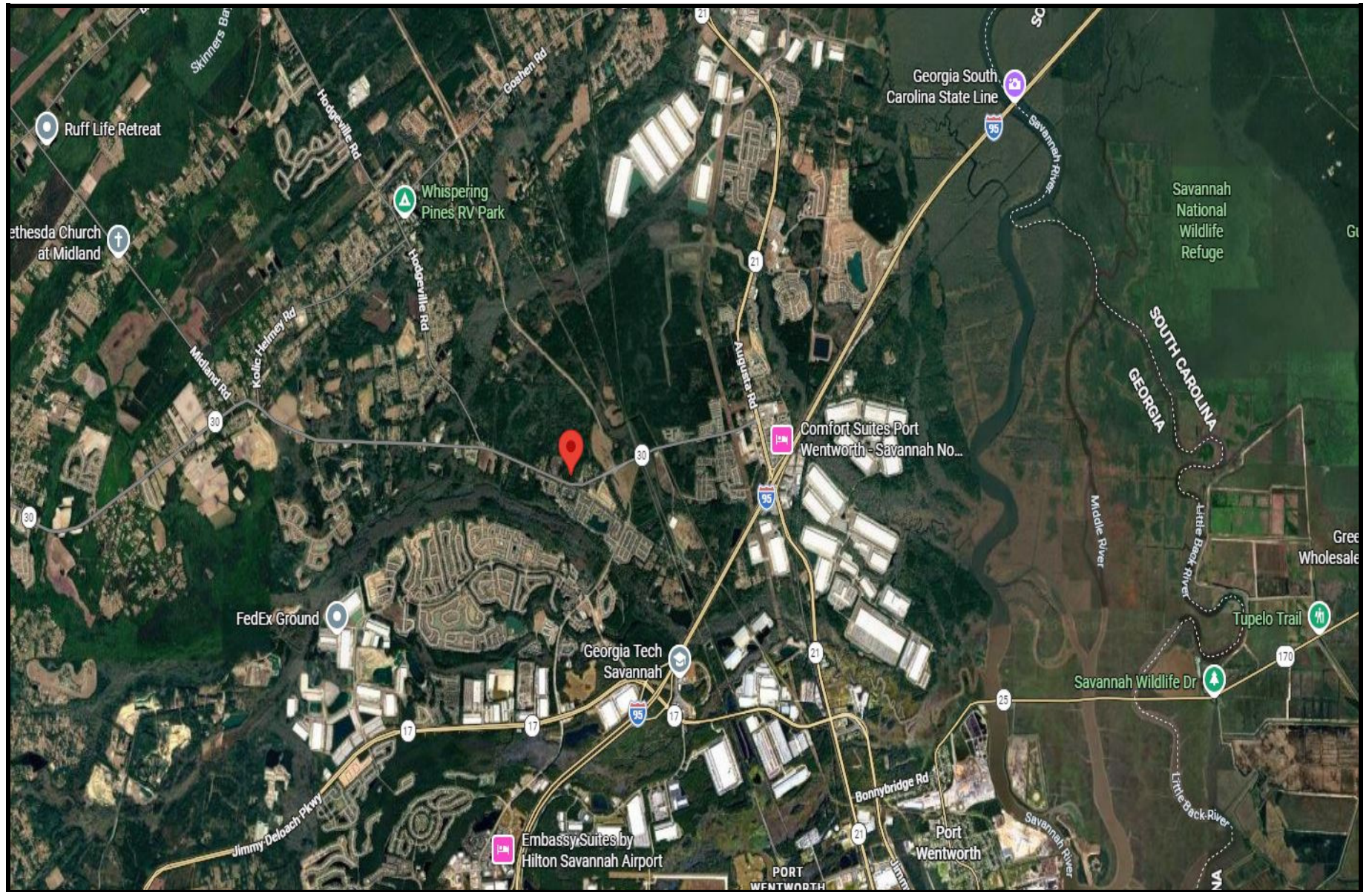
Digital Area Map



Digital Neighborhood Map



Aerial Area Map



Aerial Neighborhood Map

Plat Of Survey

- NOTES:**
- 1) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 2) THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 3) THIS PLAT WAS MADE AS AN AGREEMENT BETWEEN THE SURVEYOR AND THE CLIENT. NO THIRD PARTY USE EXCEPT AS AUTHORIZED.
 - 4) ALL WETLANDS ARE UNDER THE AUTHORITY OF THE U.S. ARMY CORPS OF ENGINEERING AND/OR GEORGIA DEPARTMENT OF NATURAL RESOURCES. NO DISTURBANCE TO THESE AREAS ALLOWED EXCEPT AS PERMITTED.
 - 5) NO ENVIRONMENTAL OR SUBSURFACE INVESTIGATION TO INDICATE AREAS OF WETLANDS OR OTHER CONCERNS PERFORMED.
 - 6) PROPERTY SHOWN HEREON IS SUBJECT TO ANY/ALL APPLICABLE MUNICIPAL SETBACKS OR NEIGHBORHOOD COVENANTS.
 - 7) PROPERTY CORNERS SHOWN ONLY USED FOR SURVEY.

SPECIAL NOTE:

1) THE PURPOSE OF THIS SURVEY IS TO RELOCATE THE PROPERTY LINE AS SHOWN ANY BUILDING PERMITS BASED ON THIS DRAWING IS AT THE DISCRETION OF THE CITY OF PORT WENTWORTH, GEORGIA.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1859.27'	176.77'	278.51'	S 41°53'00" W	0°25'51"
C2	1858.98'	395.36'	394.61'	N 79°17'59" W	12°10'48"
C3	338.61'	371.94'	333.52'	N 47°28'27" E	62°56'11"

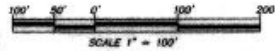
N/F COME-A-LONG GROUP

FLOOD NOTE:
THIS IS TO CERTIFY THAT ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, 130030 COMMUNITY PANEL NUMBER: 0225 C AND DATED: 5/10/87 THAT THIS PROPERTY IS LOCATED IN ZONE: 'X' WITH A BASE FLOOD ELEVATION OF: N/A M.S.L. "1929" DATUM

- LEGEND**
- 1/2" IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - ▭ RIGHT-OF-WAY MONUMENT FOUND
 - - - EXISTING CENTERLINE OF CANAL

- REFERENCES:**
- 1) PLAT REFERENCE BOOK#4 10" PAGE 107
 - 2) PLAT BY: PAUL D. WILDER DATED: 1/11/83

THIS IS TO CERTIFY THAT THIS PLAT DOES NOT CREATE ANY NEW STREETS OR ROADS, REQUIRES NO UTILITY IMPROVEMENTS, AND REQUIRES NO NEW SANITARY SEWER LINES OR SEPTIC TANKS AND ALSO TO CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND THAT IT IS A TRUE REPRESENTATION OF THE LAND AND THAT IT CONFORMS WITH THE MINIMUM STANDARDS REQUIRED BY LAW.



JAMES T. & VALERIE W. WILLIAMS
ADDRESS: 822 HWY. 30
PROPERTY IDENTIFICATION NUMBER: 7-0978-01-0107
AREA: 870,443.5 SQ. FT. 19.878 ACRES
(IMPROVEMENTS NOT SHOWN)

JUDY C. METTS
ADDRESS: 782 HWY. 30
P.L.N.: 7-0978-01-028
AREA: 163,942.3 SQ. FT. 3.764 ACRES
(IMPROVEMENTS NOT SHOWN)

THIS IS TO CERTIFY THAT I AM THE OWNER OF PLAT # 7-0978-01-0107 AND THAT I HEREBY AGREE TO THE RELOCATION OF THE LINE SHOWN AS NEW PROPERTY LINE.

James T. Williams
JAMES T. AND/OR VALERIE W. WILLIAMS

THIS IS TO CERTIFY THAT I AM THE OWNER OF PLAT # 7-0978-01-028 AND THAT I HEREBY AGREE TO THE RELOCATION OF THE LINE SHOWN AS NEW PROPERTY LINE.

Judy C. Metts
JUDY C. METTS

ADDRESS: AS SHOWN
PROPERTY IDENTIFICATION NUMBER: AS SHOWN
EQUIPMENT USED: SURINA TOTAL STATION
TOTAL AREA: AS SHOWN
PRECISION PLAT: 1/100,000
PRECISION FIELD: 1/33,000
ADJUSTMENT METHOD: LEAST SQUARES
FIELD WORK COMPLETED: 6/16/06

CARL R. JACKSON
LAND SURVEYOR, INC.

209 CANTYNE STREET
PORT WENTWORTH, GA 31407
(912) 964-1536

PREPARED FOR: JAMES T. & VALERIE W. WILLIAMS
DRAWN BY: C.R.J.
SCALE: 1" = 100'
FILE: 06061
CHECKED BY: C.R.J.
DATE: 7/28/06

A RECOMBINATION SURVEY PLAT OF 2 PARCELS OF LAND, LOCATED ALONG GEORGIA HWY. NO. 30, 8th G.M. DISTRICT, PORT WENTWORTH, CHATHAM COUNTY, GEORGIA.

34 P
Pg 35

SHEET
1 OF 1

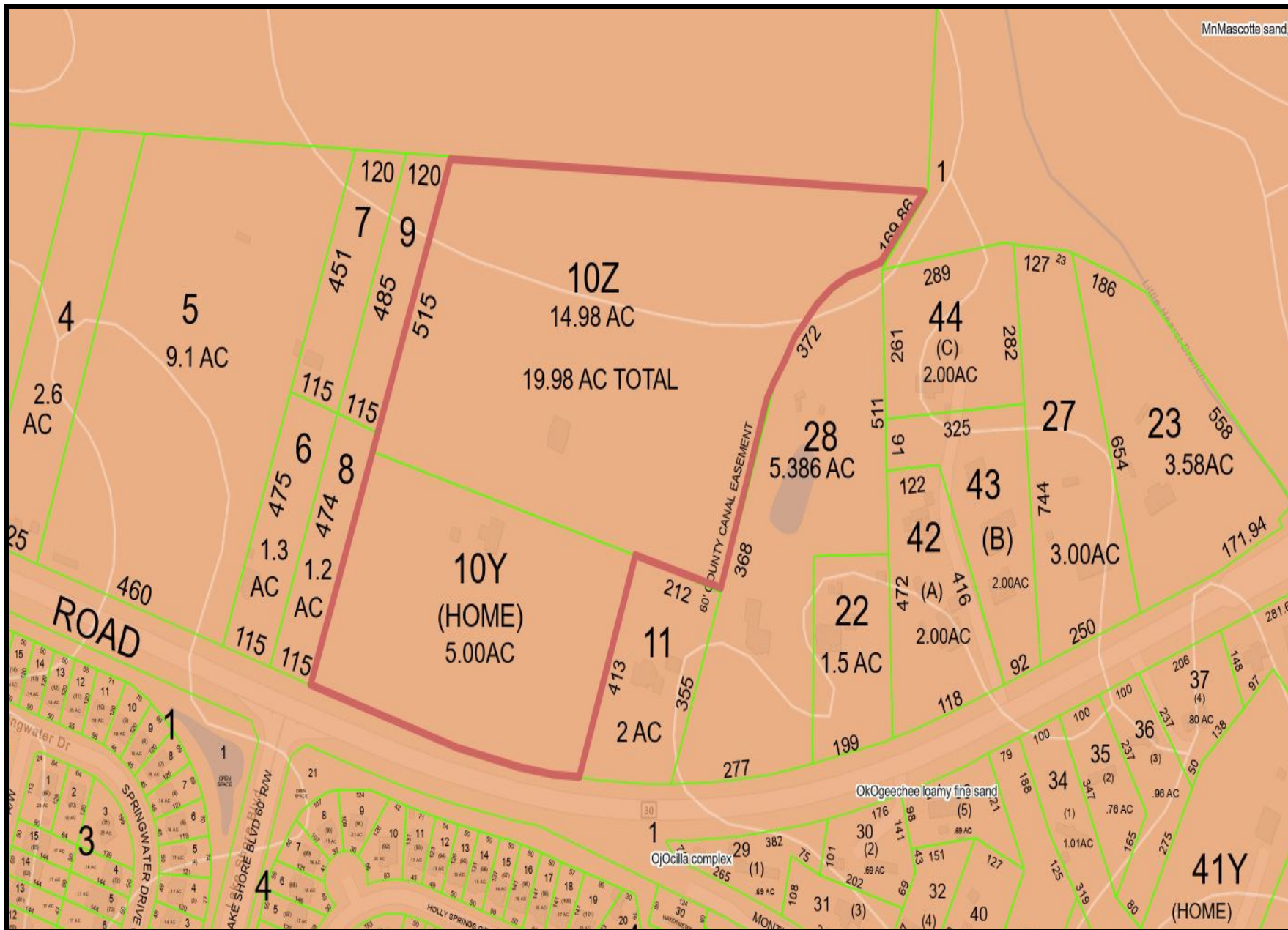
SAGIS Aerial Map



SAGIS Digital Map



Soil Map



Zoning Map

