



# GODLEY STATION PROFESSIONAL PARK - BUILDING 800

1000 TOWNE CENTER - BUILDING 800  
POOLER, GA 31322

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# 1 PROPERTY INFORMATION

1000 Towne Center - Building 800  
Pooler, GA 31322

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,300,000
Cap Rate:	7.85%
NOI:	\$180,630
Lot Size:	0.28 Acres
Building Size:	9,950 SF
Zoning:	PUD
Market:	Savannah
Submarket:	Pooler
Price / SF:	\$231.16

## PROPERTY OVERVIEW

SVN is pleased to offer Building 800, which is a +/- 9,950 square foot multi-tenant office investment providing 1st floor office space within Godley Station Professional Park. Godley Station Professional Park is Pooler's primary medical and office professional park. The asset is 100% leased to Jedson Engineering, Inc. and Georgia Eye Institute. Based on 2020 net operating income (NOI), the property is being offered at a 7.85% cap rate, which equates to \$180,630.61. Shown by Appointment Only.

## LOCATION OVERVIEW

Located off of Towne Center Boulevard within the Godley Station Professional Park. Godley Station is a 5,800 acre master-planned development in Pooler, just West of Savannah, and has been the center of growth for 10+ years. Home to the Savannah/Hilton Head International Airport, it is centralized for convenient travel to anywhere within Savannah, with access to I-95 and I-16 within minutes. Local amenities are supported with a population reaching 850,000 within a 30 mile radius, and high traffic counts from the interstates. Residential & commercial growth is attributed to a number of economic drivers including: the GA Ports Authority, which is the 2nd largest port on the East coast and 4th largest in the country; the tourism industry, with 13 million+ tourists annually; manufacturing, with employers such as Gulfstream, JCB, EFACEC, GA Pacific and Mitsubishi; and 2 military bases, which are Ft. Stewart and Hunter Army AF. The area has become a "live, work and play" community

# Complete Highlights

## SALE HIGHLIGHTS

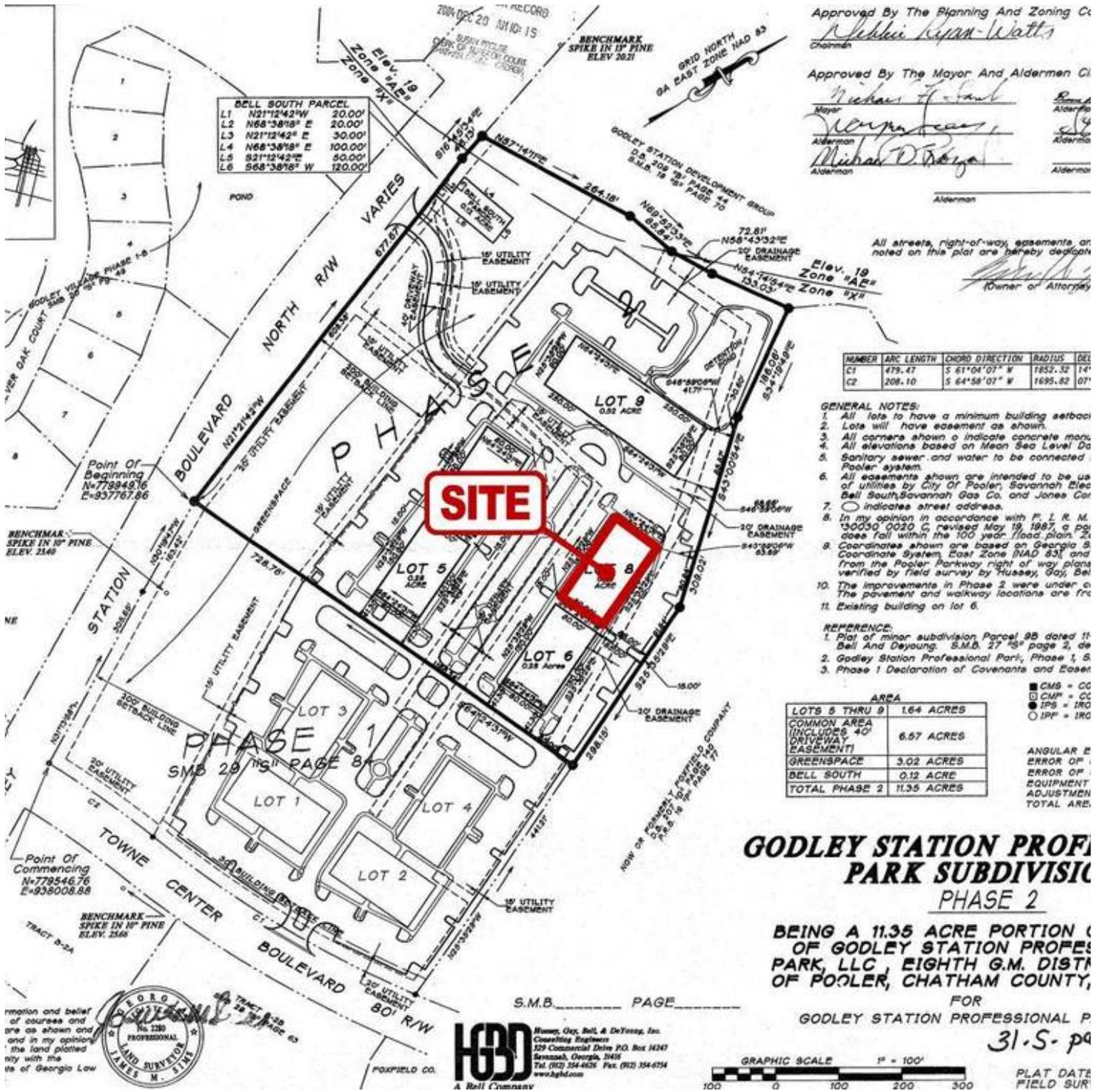
- 2020 NOI: \$180,630.61
- Capitalization Rate: 7.85%
- 100% Occupancy
- 39.7% Medical Tenant Occupancy
- 9,950 SF
- \$231.16 PSF



# Additional Photos



# Site Plan



Approved By The Planning And Zoning Commission  
*Shelbi Ryan-Watts*  
 Chairman

Approved By The Mayor And Aldermen  
*Richard F. Paul* Mayor  
*Michael D. Ryan* Alderman  
*James A. Adams* Alderman  
*John C. Adams* Alderman  
*Michael D. Ryan* Alderman

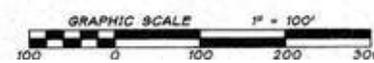
All streets, right-of-way, easements or noted on this plat are hereby dedicated  
 (Owner or Attorney)

Georgia Professional Land Surveyor  
 No. 2280  
 JAMES M. SIMS

Point of Beginning N-77848.16 E-937767.86  
 Point of Commencing N-778546.76 E-938008.88

TRACT 9-24  
 S.M.B. 29-88 PAGE 40

**HGBD** Huseby, Gay, Bell, & DeYoung, Inc.  
 Consulting Engineers  
 229 Commercial Drive P.O. Box 14247  
 Savannah, Georgia, 31416  
 Tel: (912) 354-4634 Fax: (912) 354-4754  
 www.hgbd.com



**GODLEY STATION PROFESSIONAL PARK SUBDIVISION PHASE 2**  
 BEING A 11.35 ACRE PORTION OF GODLEY STATION PROFESSIONAL PARK, LLC, EIGHTH G.M. DISTRICT OF POOLER, CHATHAM COUNTY, GEORGIA  
 FOR  
 GODLEY STATION PROFESSIONAL PARK  
 31-S-PA  
 PLAT DATE FIELD SURVEY

# Site Aerial



## 2 LOCATION INFORMATION

1000 Towne Center - Building 800  
Pooler, GA 31322

# Godley Station Aerial



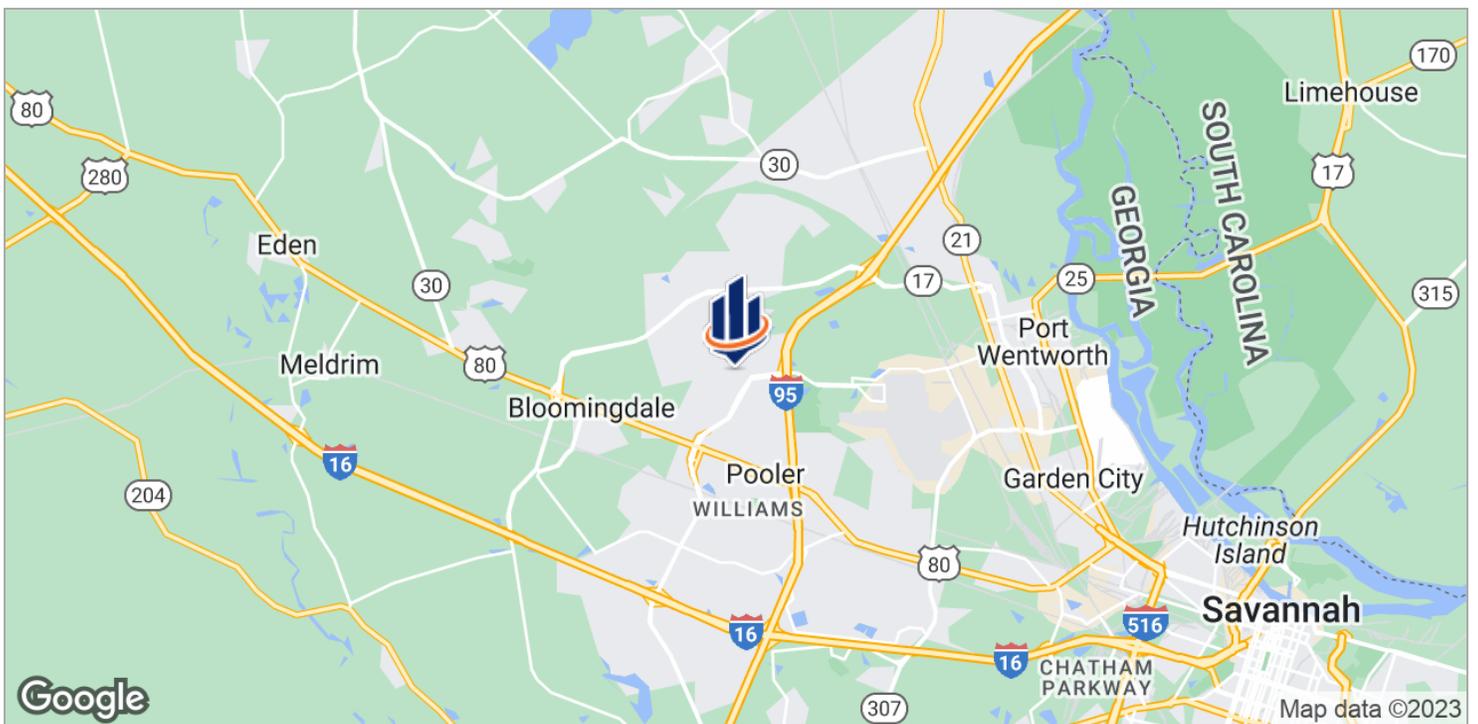
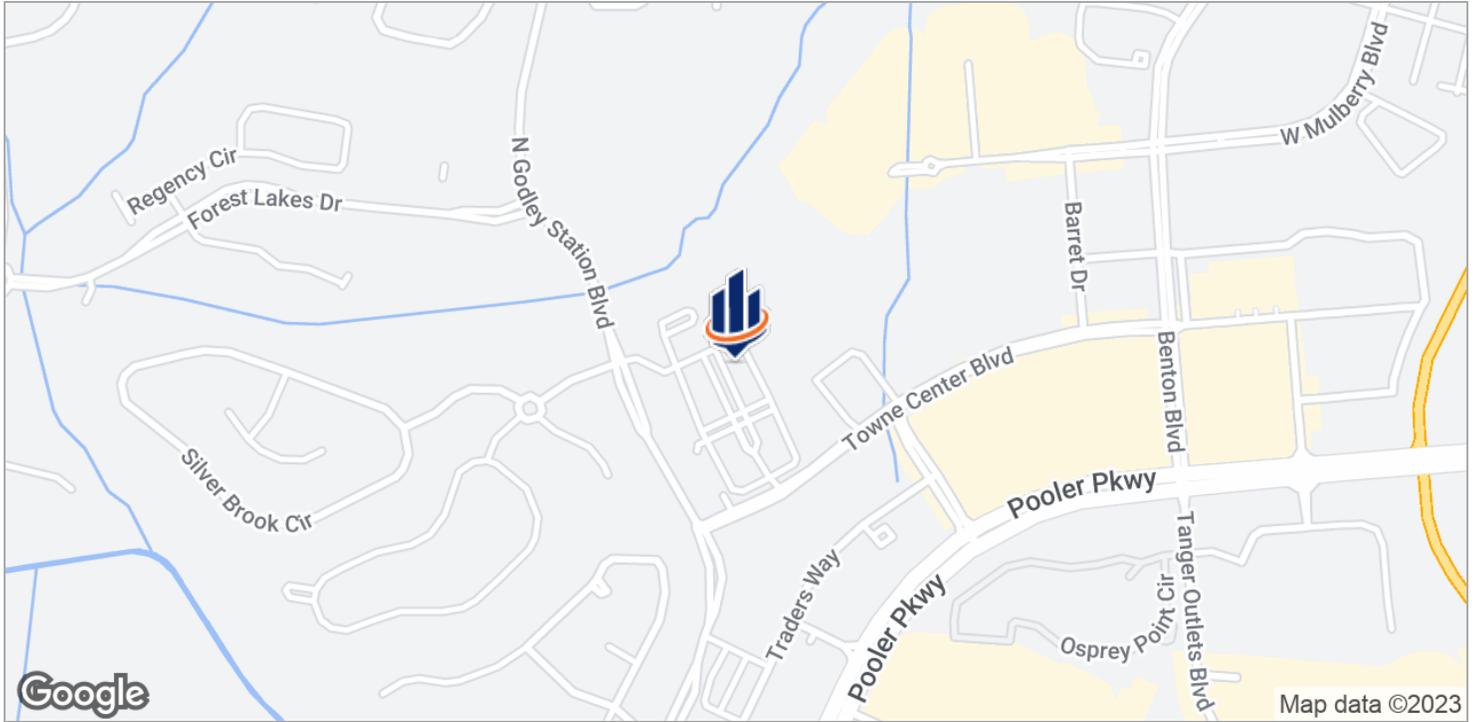
# I-95 Aerial



# Regional Aerial



# Location Maps



# 3 FINANCIAL ANALYSIS

1000 Towne Center - Building 800  
Pooler, GA 31322

# Financial Summary

## INVESTMENT OVERVIEW

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Price	\$2,300,000
Price per SF	\$231.16
CAP Rate	7.9%
Cash-on-Cash Return [yr 1]	7.85 %
Total Return [yr 1]	\$180,630

## OPERATING DATA

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Gross Scheduled Income	\$231,488
Total Scheduled Income	\$231,488
Gross Income	\$231,488
Operating Expenses	\$50,857
Net Operating Income	\$180,630
Pre-Tax Cash Flow	\$180,630

# Income & Expenses

## INCOME SUMMARY

Gross Income	\$231,488
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## EXPENSE SUMMARY

Management Fees	\$11,259
POA Dues (Quarterly)	\$9,129
Insurance	\$2,674
Repairs & Maintenance	\$1,823
Property Taxes	\$25,970
Gross Expenses	\$50,857

Net Operating Income	\$180,630
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# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	LEASE START	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Jedson Engineering, Inc.	804	6,000	5/31/22	Current	\$27	\$140,415	60.3	\$23.40
Georgia Eye Institute	806	3,950	5/31/21	Current	\$27	\$91,073	39.7	\$23.06
<b>Totals/Averages</b>		<b>9,950</b>				<b>\$231,488</b>		<b>\$23.27</b>

# 4

## DEMOGRAPHICS

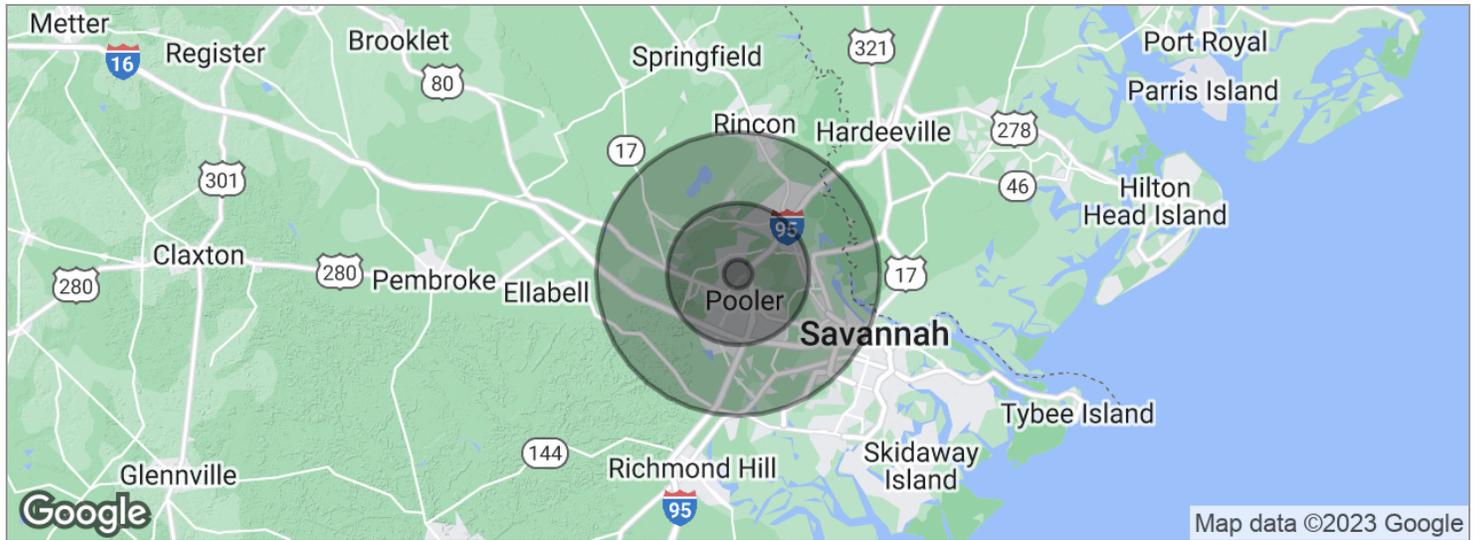
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# Demographics Report

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	809	22,872	93,723
Median age	32.1	33.0	33.1
Median age (male)	32.6	33.0	33.3
Median age (female)	30.8	33.0	33.1
	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	286	8,118	33,473
Total persons per HH	2.8	2.8	2.8
Average HH income	\$72,770	\$72,433	\$64,208
Average house value	\$202,564	\$189,662	\$174,065

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



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# 5 ADVISOR BIO

1000 Towne Center - Building 800  
Pooler, GA 31322

# Advisor Bio & Contact

## ADAM BRYANT, CCIM, SIOR

Partner



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GA #279255  
SC #88499

## PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, specializing in the sale and leasing of land, office, retail and investment properties in Savannah, Georgia and surrounding areas including Pooler.

Bryant earned a Master of Business Administration as well as a Bachelor of Business Administration from Georgia Southern University. In addition, he has completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute, one of the leading commercial real estate associations in the world. The CCIM designation is awarded to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed more than \$250 million in transaction volume and is a multi-year recipient of the SVN Partner's Circle Award in recognition of outstanding sales while being ranked in the Top 5 producers in the nation of completed transactions at SVN out of more than 1,500 Advisors.

Bryant also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

## EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

## MEMBERSHIPS & AFFILIATIONS

Certified Commercial Investment Member [CCIM]  
Society of Industrial and Office Realtors [SIOR]



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