

# FOR SALE

## 8 UNIT EFFINGHAM COUNTY RENTAL PORTFOLIO



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SHERMAN &  
HEMSTREET  
Real Estate Company



# Property Summary



## PROPERTY DESCRIPTION

Sherman & Hemstreet is proud to present this 8-unit residential portfolio located in Effingham County, GA which is home to one of the most sought after school districts in the state. At only 212k per unit, this investment provides many options to the investor. The buyer could raise the rents which are currently below market and hold the properties for cash flow, or buyer could sell off the homes individually for a premium to owner occupants. Rental rates have increased in the area rapidly which is driving home prices up. All current tenants are on month-to-month leases which provides the most flexibility to the purchaser. Email requests for financial info and address list.

## PROPERTY HIGHLIGHTS

- EFFINGHAM COUNTY SCHOOL DISTRICT
- 5 PROPERTIES (8 UNITS)
- LOW PROPERTY TAXES
- CLOSE ACCESS TO HIGHWAY 21, I-95, I-16



### ALEX HANSBARGER

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## OFFERING SUMMARY

Number of Units:	8
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DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,833	4,233	15,315
Total Population	4,973	10,848	40,857
Average HH Income	\$74,170	\$70,329	\$89,445



# City Information



## LOCATION DESCRIPTION

Effingham County is located just north of Chatham County, off of Hwy 21 and Hwy 17. All 8 units (5 properties) are located in the Guyton area, west of Springfield and Rincon. This submarket of Savannah has seen major industry growth since the announcement of Hyundai Motor Groups EV Metaplant in 2022, bringing in thousands of new jobs to the local community directly, and in-directly via Hyundai's suppliers such as Sewon America and Kyungshin American Corp. Effingham County has seen an average 2.75% population growth over the span of 5 years.

## LOCATION DETAILS

County	Effingham
Market Type	Small
Nearest Highway	Highway 17
Nearest Airport	Savannah/Hilton Head International Airport



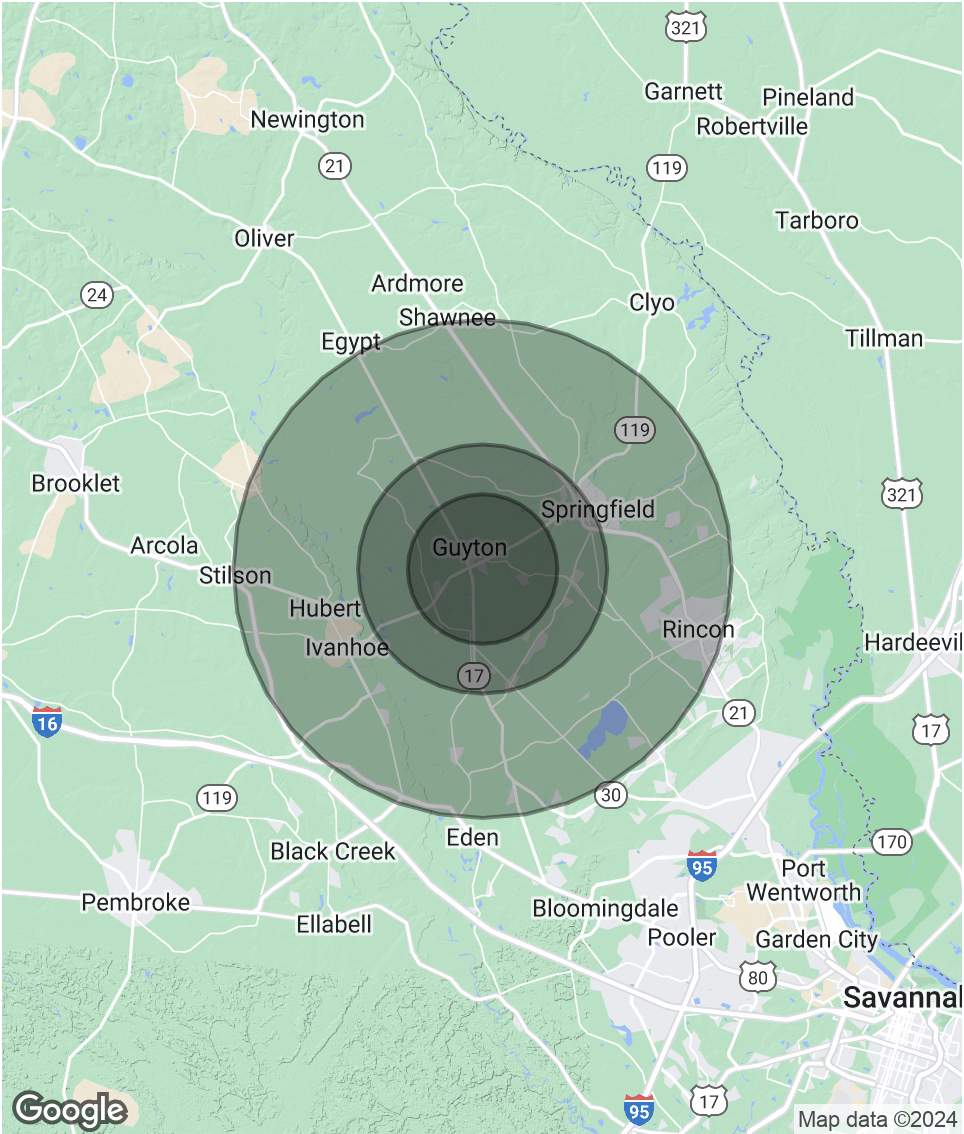
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# Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,973	10,848	40,857
Average Age	34.3	35.9	34.7
Average Age (Male)	33.1	35.9	34.8
Average Age (Female)	37.0	36.0	35.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,833	4,233	15,315
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$74,170	\$70,329	\$89,445
Average House Value	\$158,479	\$166,213	\$173,470

\* Demographic data derived from 2020 ACS - US Census



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# Advisor Bio



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## PROFESSIONAL BACKGROUND

Alex Hansbarger specializes in commercial real estate sales and leasing and has over 7 year of experience in the real estate industry. With a focus on southeastern Georgia, Alex has services both local and national clients' brokerage needs from the northern Savannah region to Statesboro and Dublin Georgia. He has extensive experience working with investment properties from his time working in a real estate firm in Athens. While at that firm Alex's team was the ranked number one from 2016 through 2019, closing 100+ transactions per year. Sales and networking have been his passion his entire life through private business, connecting professionals to opportunities, and providing top-notch services to his clients. Personal and professional growth has always been his aim.

Sherman & Hemstreet Real Estate Co. is the region's largest CRE firm, providing commercial real estate services for Eastern and Southern Georgia as well as the western half of South Carolina. In addition to Georgia and South Carolina S&H handles investment property transactions and is licensed in both North Carolina and Alabama. In addition to being one of the region's top commercial real estate brokerage firms S&H is one of the largest property management firms in the southeast. Currently S&H manages industrial, office, and retail assets for a wide range of clients

## EDUCATION

Hondros College of Business

## MEMBERSHIPS

Effingham Chamber of Commerce- Ambassador

### Sherman & Hemstreet Real Estate Company

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