

Real Estate
Auction



VALDOSTA

— MOBILE HOME PARK —

AUCTION

PRODUCING
\$8,720+
MONTHLY
WITH HUGE
POTENTIAL



VALDOSTA, GA
LOWNDES COUNTY

BIDDING ENDS: SEPT 23RD

Joe Lanier,
Auctioneer

912.531.7007

joe@southauctiongroup.com

SouthAuction.com



SOUTH
AUCTION



SOUTH AUCTION

338 E Main Street,
Swainsboro, GA
478-419-1002

Hello,

Thank you for your interest in the Valdosta Mobile Home Park, an income-producing investment opportunity located on 8.49± acres in Valdosta, Georgia (Lowndes County). This offering represents a rare chance to acquire a stabilized, cash-flowing mobile home park only a few miles from downtown Valdosta and I-75.

The property consists of 29 total park owned homes currently generating over \$8,720 per month in gross rental income. There is also one vacant lot is available and ready for an additional home.

Whether you're an experienced park owner looking to expand your portfolio or an investor seeking a turnkey opportunity with proven cash flow, Valdosta Mobile Home Park deserves your attention.

Bidding for this auction ends September 23rd at SouthAuction.com. We encourage you to review the enclosed materials, schedule a site visit, and reach out with any questions.

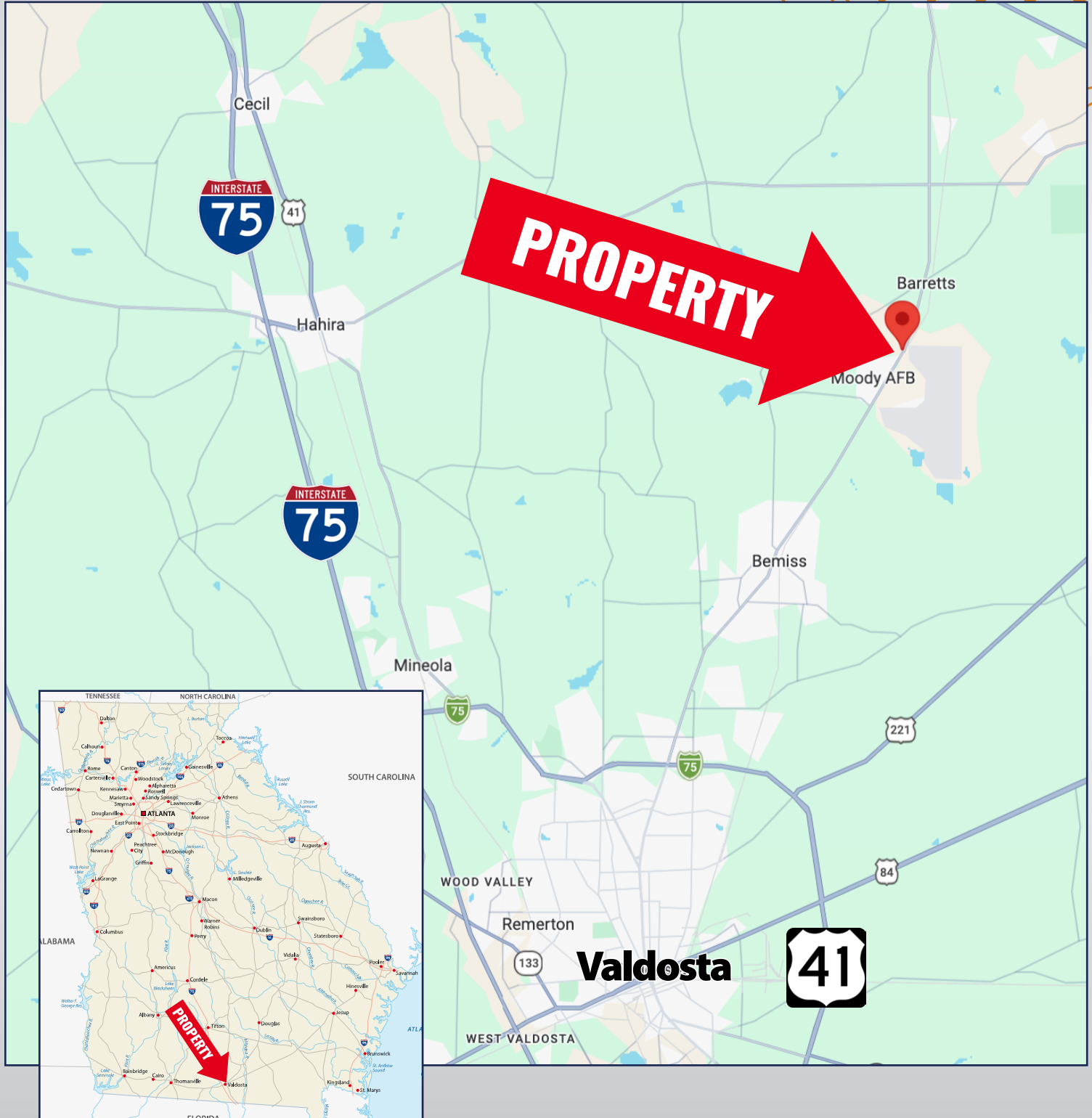
Sincerely,



Joe Lanier,
Sales Agent & Auction Manager
912.531.7007
joe@southauctiongroup.com



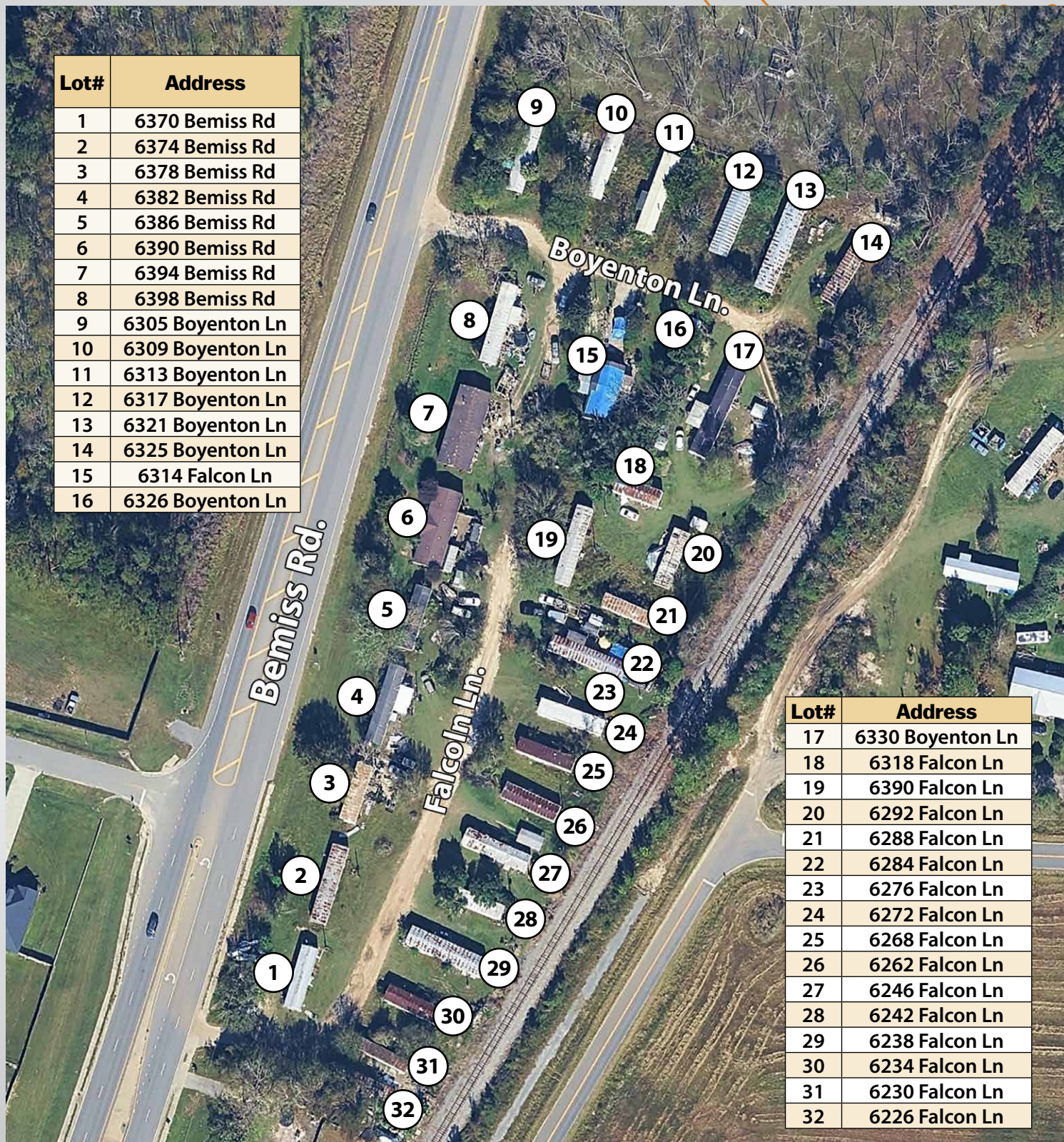
LOCATION MAP



AERIAL MAP

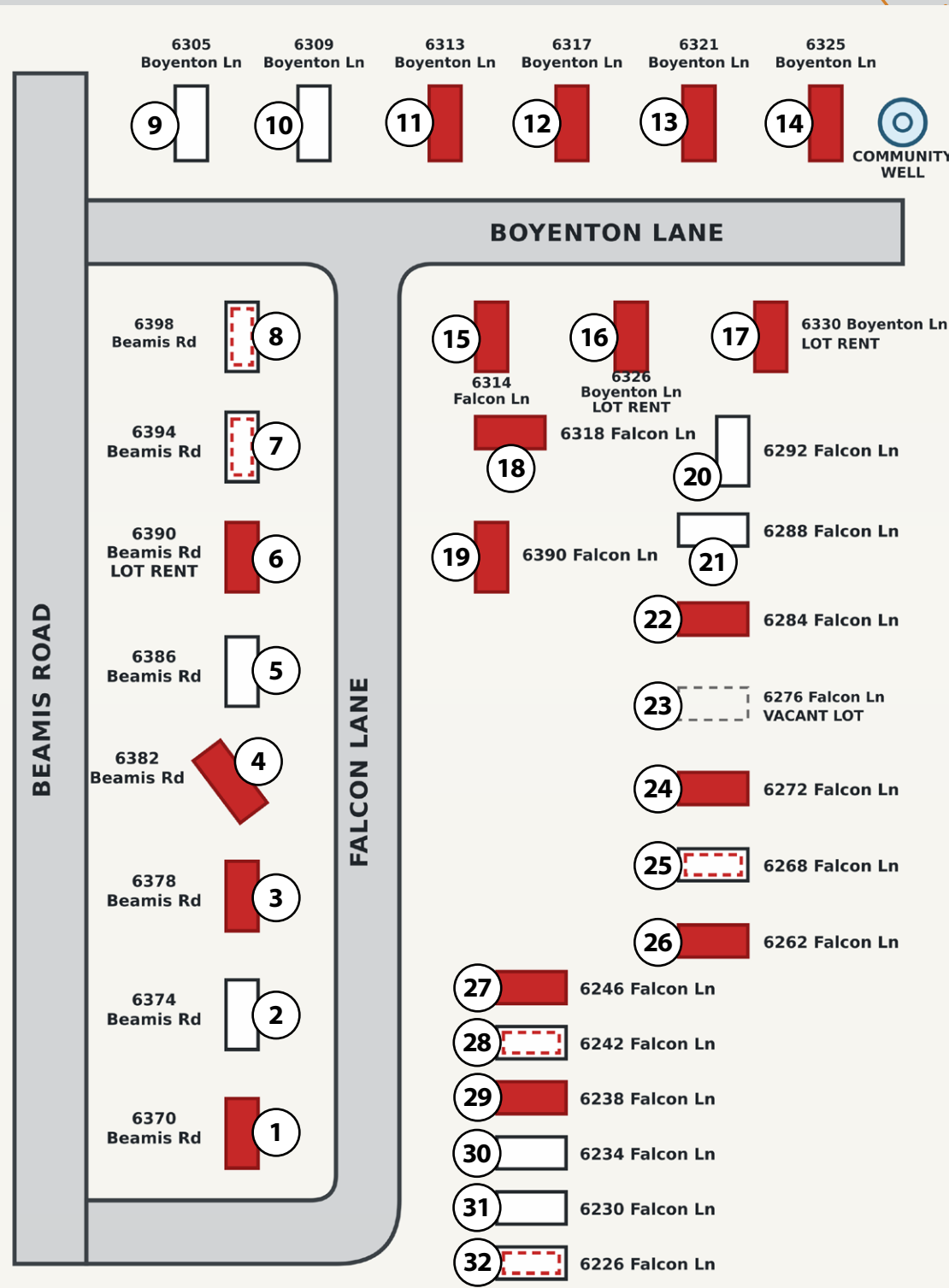
Lot#	Address
1	6370 Bemiss Rd
2	6374 Bemiss Rd
3	6378 Bemiss Rd
4	6382 Bemiss Rd
5	6386 Bemiss Rd
6	6390 Bemiss Rd
7	6394 Bemiss Rd
8	6398 Bemiss Rd
9	6305 Boyenton Ln
10	6309 Boyenton Ln
11	6313 Boyenton Ln
12	6317 Boyenton Ln
13	6321 Boyenton Ln
14	6325 Boyenton Ln
15	6314 Falcon Ln
16	6326 Boyenton Ln

Lot#	Address
17	6330 Boyenton Ln
18	6318 Falcon Ln
19	6390 Falcon Ln
20	6292 Falcon Ln
21	6288 Falcon Ln
22	6284 Falcon Ln
23	6276 Falcon Ln
24	6272 Falcon Ln
25	6268 Falcon Ln
26	6262 Falcon Ln
27	6246 Falcon Ln
28	6242 Falcon Ln
29	6238 Falcon Ln
30	6234 Falcon Ln
31	6230 Falcon Ln
32	6226 Falcon Ln





LOT MAP



Lot#	Rented	Monthly Rent
1	Yes	\$550.00
2	No	\$0
3	Yes	\$450.00
4	Yes	\$510.00
5	No	\$0
6	Lot Rent	\$450.00
7	Remodel Permit	NA
8	Remodel Permit	NA
9	No	\$0
10	No	\$0
11	No	\$0
12	Yes	\$600.00
13	Yes	\$650.00
14	Yes	\$600.00
15	Yes	\$500.00
16	Yes	\$450.00
17	Lot Rent	\$0
18	Yes	\$600.00
19	Yes	\$700.00
20	No	\$0
21	No	\$0
22	Yes	\$500.00
23	Vacant	NA
24	Yes	\$450.00
25	Remodel Permit	NA
26	Yes	\$650.00
27	Yes	\$600.00
28	Remodel Permit	NA
29	Yes	\$460.00
30	No	\$0
31	No	\$0
32	Remodel Permit	NA
MONTHLY RENT		\$8,720.00

- Rented - Not Rented - Remodel Permit



LOT #1



**6370 BEMISS RD,
VALDOSTA, GA 31605**

Monthly Rent: \$550.00



TITLE IN HAND

LOT #2



**6374 BEMISS RD,
VALDOSTA, GA 31605**

Monthly Rent: Vacant

LOT #3



**6378 BEMISS RD,
VALDOSTA, GA 31605**

Monthly Rent: \$450.00



TITLE IN HAND

LOT #4



**6382 BEMISS RD,
VALDOSTA, GA 31605**

Monthly Rent: \$510.00



TITLE IN HAND

LOT #6



**6390 BEMISS RD,
VALDOSTA, GA 31605**

Monthly Rent: \$450.00



TITLE IN HAND



LOT #7



**6394 BEMISS RD,
VALDOSTA, GA 31605**

Remodel Permit

LOT #8



**6398 BEMISS RD,
VALDOSTA, GA 31605**

Remodel Permit

LOT #9



**6305 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: Vacant

LOT #10



**6309 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: Vacant

LOT #12



**6317 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$600.00

TITLE IN HAND

LOT #13



**6321 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$650.00

LOT #14



**6325 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$600.00

TITLE IN HAND

LOT #15



**6314 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$500.00

TITLE IN HAND

LOT #16



**6326 BOYENTON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$450.00

LOT #21



**6288 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: Vacant



LOT #22



**6284 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$500.00

LOT #24



**6272 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$450.00

LOT #25



**6268 FALCON LN,
VALDOSTA, GA 31605**

Remodel Permit

LOT #26



**6262 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$650.00

LOT #27



**6246 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$600.00



LOT #28



**6242 FALCON LN,
VALDOSTA, GA 31605**

Remodel Permit



TITLE IN HAND

LOT #29



**6238 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: \$450.00



TITLE IN HAND

LOT #30



**6234 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: Vacant

LOT #31



**6230 FALCON LN,
VALDOSTA, GA 31605**

Monthly Rent: Vacant

LOT #32



**6226 FALCON LN,
VALDOSTA, GA 31605**

Remodel Permit

NOTE: All units that do not have the "Title in Hand" Icon will be sold with a Bill of Sale.