

**2415 Seth Place | 56 Units**  
Valdosta, Georgia



<b>Executive Summary</b>	3
<b>Location Map</b>	4
<b>Demographics and Traffic Count</b>	5
<b>Rent Roll and Expenses</b>	6
<b>Sold Comparables</b>	7
<b>About the Area</b>	9
<b>Broker Profile</b>	10
<b>Confidentiality Agreement</b>	11

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# Executive Summary

**2415 Seth Place**  
FOR SALE

## 2415 Seth Place 8 Buildings | 56 Units

Bull Realty is pleased to exclusively present 2415 Seth Place: The subject property is a 56 unit apartment complex designed with minimal maintenance requirements (no park, no pool, no common stairways). Each unit is build in a townhouse style with 1 bedroom and 2 bedroom options.

The location was built in 2007. This property is conveniently located in Valdosta close to Valdosta State University, South Georgia Medical center, Valdosta High School and many retail facilities and service industries.

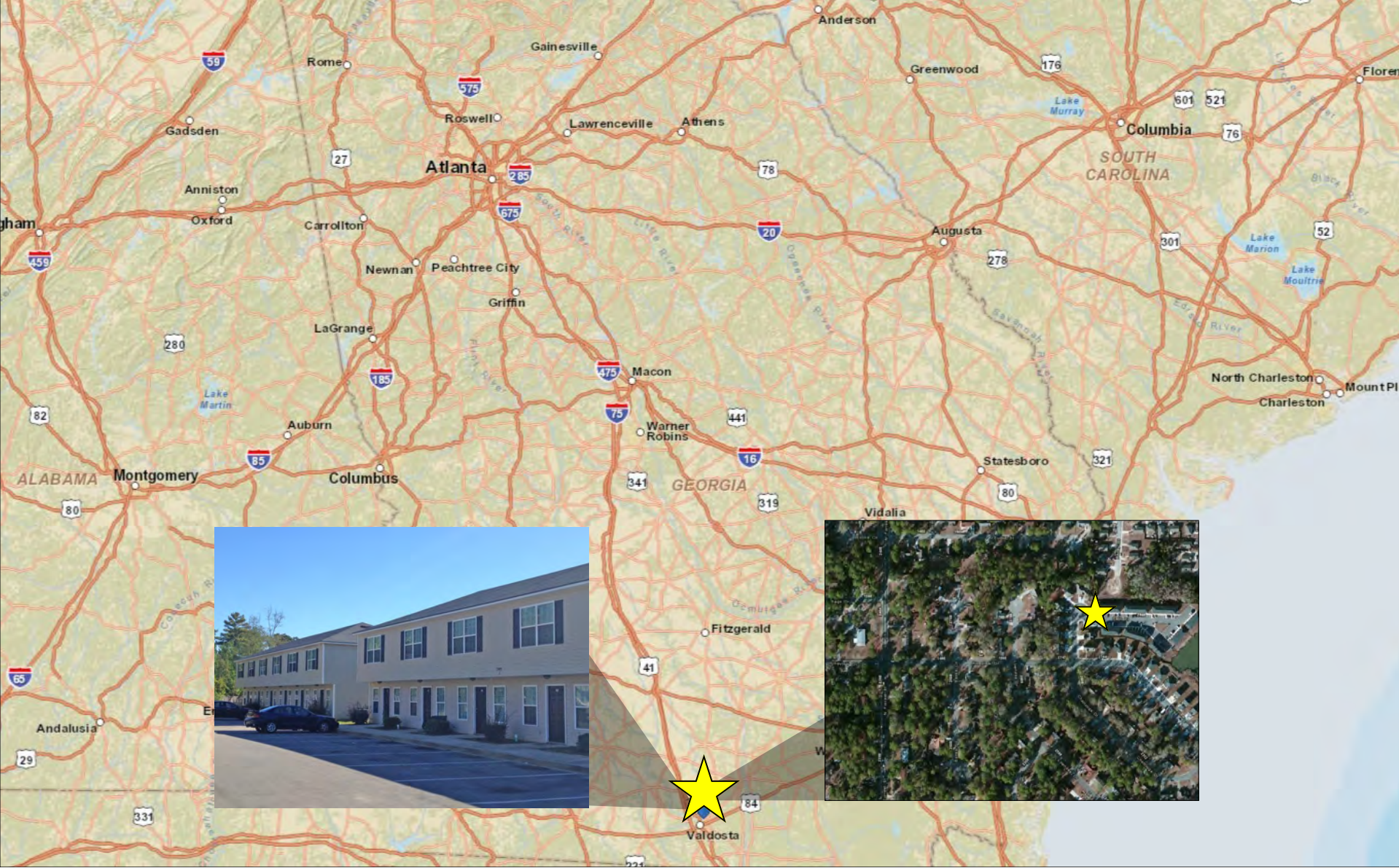
**Offered for SALE at \$3,350,000**



<b>Property Address</b>	2415 Seth Place Valdosta, GA 31602
<b>County</b>	Lowndes
<b>Building Size</b>	+/- 52,328 sq ft
<b>Acreage</b>	+/- 4.74 Acres
<b>Property Type</b>	Multifamily
<b>Number of Units</b>	56 2– Townhome Style Apartments
<b>Zoning</b>	R-M
<b>Occupancy</b>	100%
<b>Year Built</b>	2007/2009
<b>2014 Taxes</b>	\$31,0003

# Location Maps

2415 Seth Place  
FOR SALE

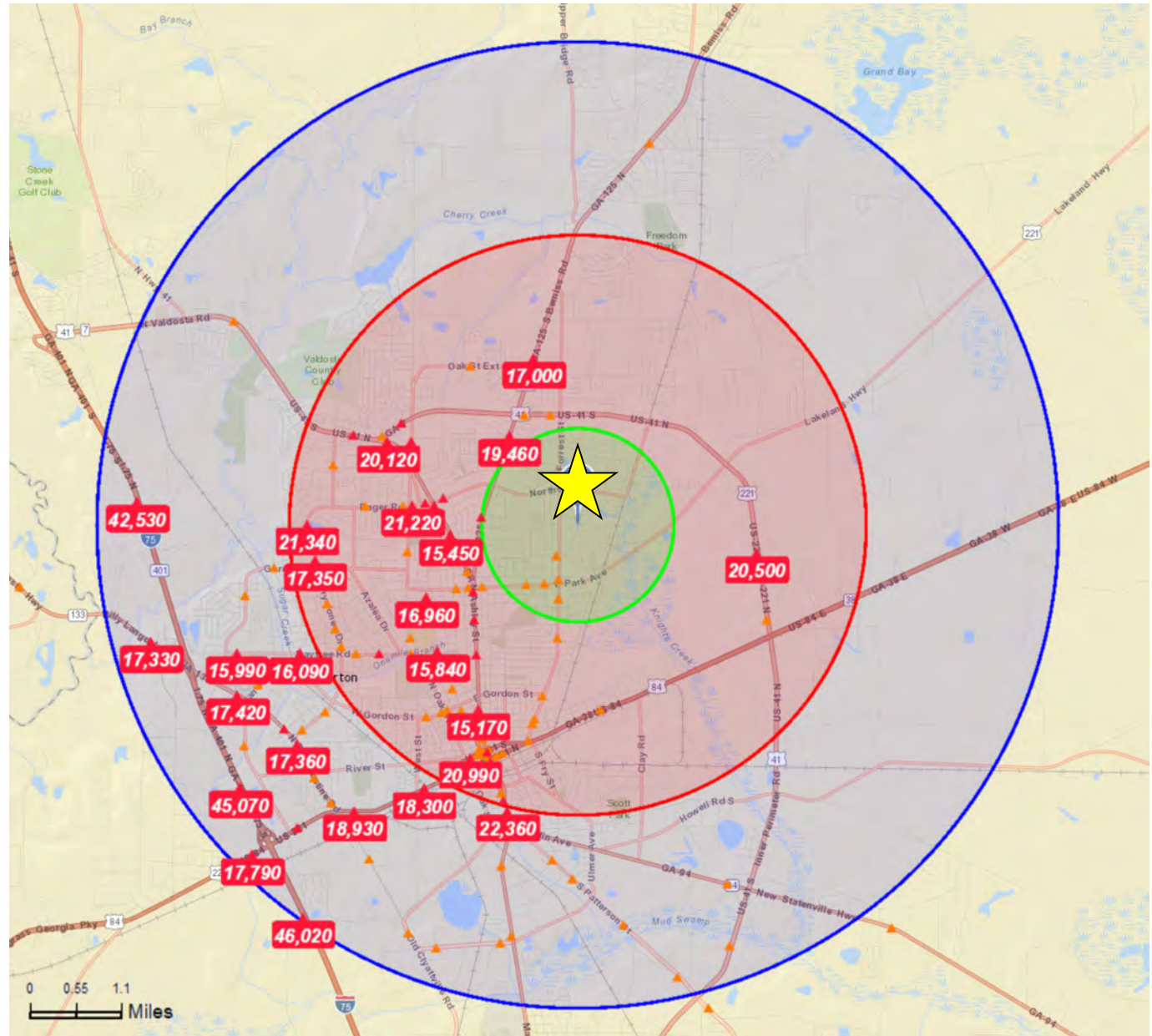


*Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.*

# Demographics & Traffic Count

**2415 Seth Place**  
FOR SALE

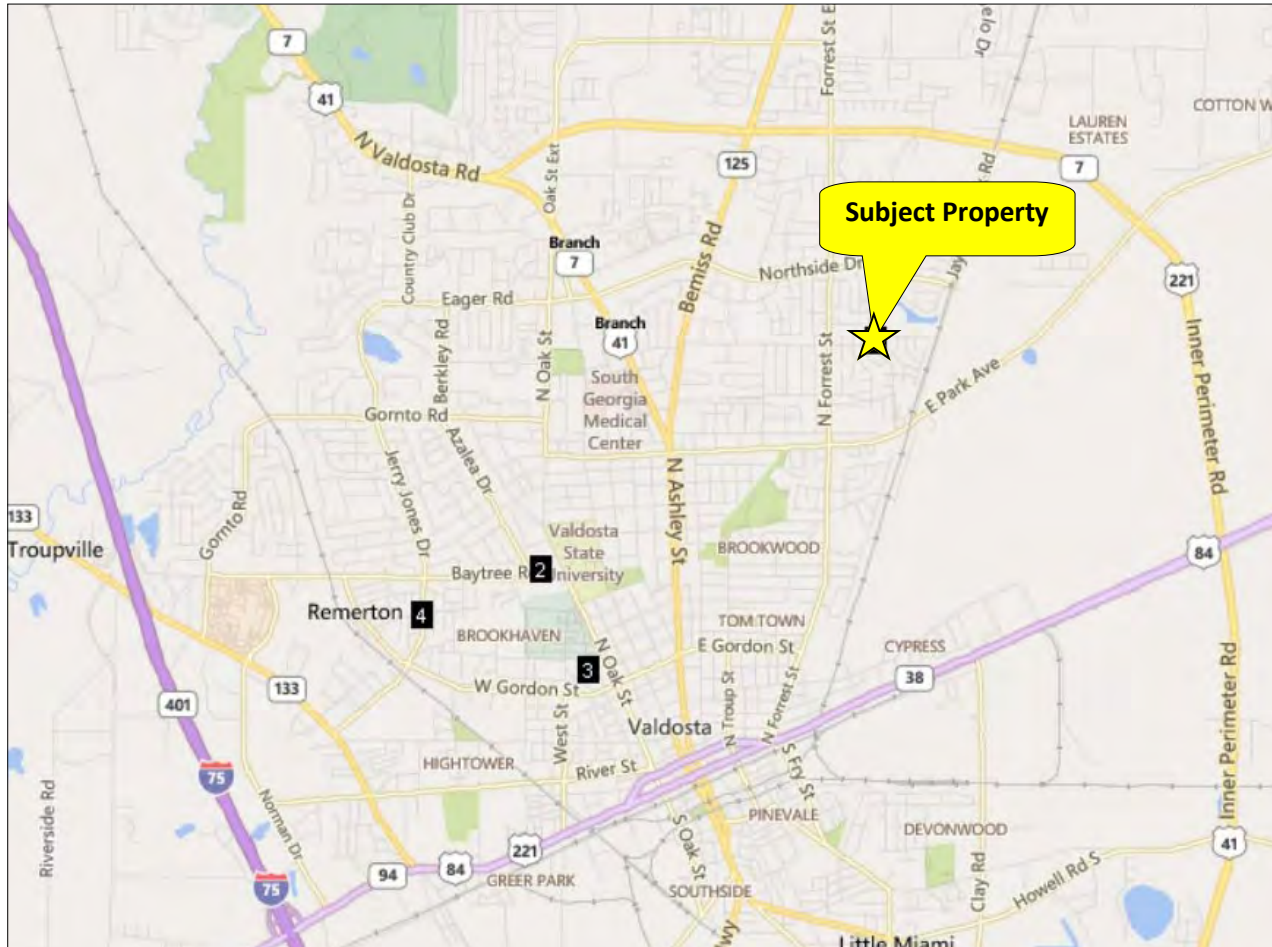
2015 Demographics (Esri)	
	<b>1 mile</b>
<b>Population</b>	10,095
<b>Households</b>	3,756
<b>Average Household Income</b>	\$40,332
	<b>3 mile</b>
<b>Population</b>	46,574
<b>Households</b>	17,676
<b>Average Household Income</b>	\$43,728
	<b>5 mile</b>
<b>Population</b>	70,291
<b>Households</b>	26,562
<b>Average Household Income</b>	\$47,900



***A detailed rent roll and list of expenses is available with the submission of a completed Confidentiality Agreement which can be found on the last page of this brochure.***

# Sold Comparables (1 of 2)

**2415 Seth Place**  
FOR SALE



	Street Address	Property Type	City	Size	Units	Sale Price
1	2415 Seth Place	Multi-Family	Valdosta	+/- 52,328 sq ft	56	3,350,000
2	310 Baytree Road	Multi-Family	Valdosta	+/- 32,000 sq ft	32	\$3,900,000
3	501 West Mary Street	Multi-Family	Valdosta	+/- 37,626 sq ft	49	\$4,363,750
4	1300 Melody Lane	Multi-Family	Valdosta	+/- 63,429 sq ft	80	\$2,700,000

# Sold Comparables (2 of 2)

**2415 Seth Place**  
FOR SALE



<b>Address</b>	2415 Seth Place Valdosta, GA 31602
<b>Property Type</b>	Multifamily
<b>Size</b>	+/- 52,328 sq ft
<b># of Units</b>	56
<b>Sold Date</b>	TBD



<b>Address</b>	501 West Mary Street Valdosta, GA 31601
<b>Property Type</b>	Multifamily
<b>Size</b>	+/- 37,626 sq ft
<b># of Units</b>	49
<b>Sold Date</b>	10/2013



<b>Address</b>	310 Baytree Road Valdosta, GA 31602
<b>Property Type</b>	Multifamily
<b>Size</b>	+/- 32,000 sq ft
<b># of Units</b>	32
<b>Sold Date</b>	10/2013



<b>Address</b>	1300 Melody Lane Valdosta, GA 31601
<b>Property Type</b>	Multifamily
<b>Size</b>	+/- 63,429 sq ft
<b># of Units</b>	80
<b>Sold Date</b>	12/2008





## Valdosta, Georgia

Through two world wars and The Great Depression, Valdosta remained a vibrant part of social, commercial, and political activity that lasted well into the 1950's.

The 1960's and 1970's brought hard times to the downtown area, but the 1980's brought renewed prosperity with Valdosta's selection as a Main Street City in 1984. Valdosta began its come back of establishing itself as the center for business, government and culture.

Since 1984, successes have been celebrated reaping tremendous economic impact. The greatest reward has been an obvious change in attitude about downtown. It's the place to be, open a business, purchase property, grab a quick bite or enjoy an elaborate dining experience, stroll tree-shaded sidewalks, window shop, experience unique architecture and history, or visit friends.

Valdosta is a lifestyle and it is where people want to live, work, play, dine, and shop. We have built partnerships, invested in the future, created opportunity and improved the quality of life for citizens and visitors.

Not only is Valdosta an award-winning Georgia Main Street City and National Certified Main Street City, it's also a City of Excellence, City of Ethics, Tree City, 8th Best Place to Locate a Restaurant in the Nation, 3rd Best Metropolitan Area for Industrial Recruitment/Expansion, 5th Best Location for Logistics in the Nation, one of eleven Great Southern Places to Retire, Georgia's Best Adventure Town, and ESPN's TitleTown USA!



**Michael Brown**  
**President**  
**Student Housing Group**  
(404) 876-1640 x 190  
[MBrown@BullRealty.com](mailto:MBrown@BullRealty.com)

## MICHAEL BROWN

Michael Brown serves as a President of the Student Housing Group at Bull Realty. The Student Housing Group assists clients in the acquisition and disposition of student housing properties throughout the country. Through a detailed approach and expert market knowledge, the Multi Family Group provides owners acquisition, disposition and advisory services to maximize asset values and assist clients in successfully implementing their goals.

Mr. Brown's real estate experience is long and varied. It includes years of commercial brokerage, management and development services. Prior to joining Bull Realty, Mr. Brown and partners developed multi tenant properties in the South Florida and Atlanta markets.

Michael has been married to his wife Teri for 25 years and they have two sons. Michael enjoys hiking, travel, and reading. Michael graduated from the University of Florida's Fisher School of Accounting.

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Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions: grow a company of brokers known for integrity, and provide the best disposition marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and automotive.
- Disposition services for appropriate properties can include exposure on up to 415 websites, 17 marketing systems and 4 to 6 e-marketing systems.
- Additional disposition and lease marketing services may include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk show about commercial real estate. The weekly show has been on the air for over 4 years. The show is nationally syndicated on 40+ radio stations and is available on [iTunes](#) and the show website [CREshow.com](http://CREshow.com).



# Confidentiality Agreement

2415 Seth Place  
FOR SALE

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **2415 Seth Place, Valdosta, GA 31602**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, n or any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

Accepted and agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

### Receiving Party

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Fax \_\_\_\_\_

### Broker

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

You may return the executed agreement by fax (404) 876-7073 or email [MBrown@BullRealty.com](mailto:MBrown@BullRealty.com)

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328