

**ALVIN W. VOGTLE
ELECTRIC GENERATING PLANT**
± 900 EMPLOYEES

TALL PINES RV PARK

GREG'S CONVENIENCE STORE

C & J CONVENIENCE STORE

THE KOUNTRY PEACH
CATERING

HANCOCK LANDING RD

VETERAN'S FINEST
FOOD MANUFACTURER



RIVER RD

6581 RIVER ROAD

WAYNESBORO, GA 30830

OFFERING MEMORANDUM

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

6581

RIVER ROAD

WAYNESBORO, GA 30830

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

FINANCIAL OVERVIEW

AREA OVERVIEW



PROPERTY OVERVIEW

6581 RIVER RD | WAYNESBORO, GA 30830



INVESTMENT HIGHLIGHTS

- Extended Stay Oriented RV Park
- Newly Constructed RV Park (2015)
- 33 Full-Service RV Sites
- Near the largest employer in the Area
- Upside in stabilizing rents
- Future job growth over the next ten years is predicted to be 38.3 percent, which is higher than the US average of 33.5 percent
- Just a short 30 minute drive to Downtown Augusta, GA

PARK AMENITIES

- Affordable Weekly & Monthly Rates
- 1.0 Mile to Plant Vogtle
- 33 Spaces
- RV's and Travel Trailers are available for Rent (Monthly Rates Only)
- Comfortable and Safe RV Park
- Quiet Rural Setting
- Large, 40 X 78 Lot size (just over 3,000 sq ft)
- Space For Any Size "Big Rig"
- Full Hook-Ups - 30 or 50-amp
- WiFi - Fiber Optic (not satellite) -unlimited use.
- Underground Utilities
- Laundry Building on Site
- Room for Multiple Slide-Outs
- Neat, Level RV Sites
- Plenty of Trash Receptacles
- Lots of Grassy Areas
- Short Walking Distance to Gas Station/Convenience Store (C & J's Convenience Store). Additionally, they offer a nice selection of warm prepared food, lottery and beer.



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**SUBJECT
PROPERTY**

VETERAN'S FINEST
FOOD MANUFACTURER

RIVER RD





FINANCIAL OVERVIEW

6581 RIVER RD | WAYNESBORO, GA 30830

FINANCIAL OVERVIEW

	2021	CURRENT	PROFORMA
Revenue			
Gross Potential Rent	\$207,358.00	\$185,284.77	\$237,600
Vacancy Loss	-	-	\$(11,880)
Other Income			
Laundry Income	\$4,200	\$4,200	\$4,620
Square Fees	\$5,998.85	\$6,632.55	\$6,632.55
Effective Gross Income	\$217,556.85	\$196,117.32	\$236,972.55
Expenses			
Pleanters EMC Electric	\$22,454	\$23,376	\$23,376
Well Water Operator	\$3,480	\$4,057.50	\$4,057.50
Property Insurance	\$1,991.32	\$2,322.32	\$2,322.32
Property Tax	\$324.39	\$324.39	\$7,040
Septic Clean Out	\$1,500	\$500	\$750
Telephone	\$899.19	\$780.12	\$858.13
Lawn Maintance	\$3,500	\$3,982.50	\$3,982.50
EPA License	\$95	\$95	\$95
Website	\$378.93	\$378	\$378
Well Pump & Pressure Tank		\$450	\$450
Septic Tank Treatment Products	\$270	\$270	\$270
Property Management		-	\$19,008
ATT Wi-Fi Dedicated Line	\$7,200	\$7,200	\$7,348.50
Total Expense	\$42,093	\$43,735.83	\$69,935.95
%Expense Ratio	19%	22%	30%
NOI	\$175,464.02	\$152,381.49	\$167,036.60
Cap Rate	-	8%	8.77%
List Price	-	\$1,904,768.63	\$1,904,768.63

FINANCING INQUIRIES

For financing options reach out to:

Patrick Flanagan
 (214) 550-0277
 patrick.flanagan@matthews.com



AREA OVERVIEW

6581 RIVER RD | WAYNESBORO, GA 30830



WAYNESBORO, GA

Waynesboro is a small, picturesque community located about 25 miles down Highway 25 from Augusta. The community exhibits a timeless aesthetic, from the vintage brick storefronts downtown to the beautifully preserved homes filling many of the city’s neighborhoods. The dining scene is full of cozy local favorites like the Pineland Bakery and Taylor’s Barbecue, serving up down-home delicacies every day. Surrounded by sparsely-developed countryside, living in Waynesboro provides access to some terrific hunting and fishing opportunities—the fowl hunting in particular has earned Waynesboro the nickname “Bird Dog Capital of the World.”

Waynesboro is a blue-collar town, with 49.19% of people working in blue-collar occupations, while the average in America is just 27.7%. Overall, Waynesboro is a city of transportation and shipping workers, sales and office workers, and production and manufacturing workers. There are especially a lot of people living in Waynesboro who work in sales jobs (12.17%), teaching (7.77%), and office and administrative support (7.55%).

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2022 Estimate	664	1,340	4,274
2010 Population	371	802	3,601
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2021 Estimate	280	565	1,787
2010 Population	142	306	1,365
INCOME	3-MILE	5-MILE	10-MILE
2022 Est Avg HH Income	\$58,857	\$58,350	\$58,325

LOCATION MAP



AUGUSTA, GA

±30 MILES

SUBJECT PROPERTY





Augusta Economy

Augusta is a regional center of medicine, biotechnology, and cyber security. Georgia Health Sciences University employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.

Within the next few years, the city is expected to have rapid population growth of 10,000+ residents due to the announcement of the United States Army Cyber Command that will be located in Fort Gordon.

Companies with Headquarters/ Distribution Centers in Augusta:





The Masters

The Masters Tournament is one of the four major championships in professional golf. Scheduled for the first full week of April, the Masters is the first major of the year, and unlike the others, it is held at the same location, Augusta National Golf Club, each year. Hosted for the first time in 1934, the tournament has several traditions. Since 1949, a green jacket has been awarded to the champion, who must return it to the clubhouse one year after his victory.

The Masters creates an economic impact of \$127.5M on the local economy. Each year, approximately 250,000 visitors travel to the Augusta area to watch or participate in the Masters, prompting a 98% occupancy rate for the 7,200 hotel rooms in the area. Local golf courses, hotels, restaurants, gas stations, and businesses see an annual spike in revenue around the time of the tournament as well.



\$127.5M
ECONOMIC IMPACT



250,000
VISITORS



98%
HOTEL ROOM OCCUPANCY RATE



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **6581 River Rd, Waynesboro, GA 30830** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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