

Property Information Package

**101,000 +/- Sq. Ft. Manufacturing Facility
on 8.14 Acres,
406 Dixon Street
Vidalia, Georgia 30474**

**Online Only Auction
Bidding Ends August 22, 2018**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

After many years manufacturing energy efficient light fixtures, U.S. Energy Sciences has closed its doors. This 101,000+/- sq ft manufacturing facility situated on 8.14 acres in Vidalia is available for bids at online-only auction. This property features over 101,000 sq. ft manufacturing space with (6) loading docks. A portion of the facility was formerly occupied by U.S. Energy Sciences and the remaining area is currently occupied and producing income of \$3510 per month. Don't miss out on this great commercial real estate investment opportunity.

Auction Date and Time: August 22, 2018 10:00 A.M.

Open House Dates and Times: August 8, 2018 1:00 P.M. – 4:00 P.M.
August 15, 2018 1:00 P.M. – 4:00 P.M.



Property Location: 406 Dixon Street, Vidalia, Georgia 30474

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Important Selling Features:

- 101,000 Sq Ft Manufacturing Facility
- 8.14 Acres
- Income Producing
- Ample Office Space
- (6) Dock Height Loading Doors
- Access from Dixon Street or Lowery Place

Lease Information: A portion of the building is currently leased for \$3510 through February 2021. A copy of the lease is available for review in this package.

GPS Coordinate: 32° 13.578'N 82° 25.137'W

Assessor's Parcel Numbers: C13B 049

Taxes (2017): City of Vidalia \$6,054.65
Toombs County \$2,767.25

For More Information Contact: Mark L. Manley
Weeks Auction Group, Inc.
(229) 891-1377
Mark@Bidweeks.com

Tax Card



Summary

Parcel Number C13B 049
Location Address 406 DIXON ST
Legal Description 8.14 AC-2 COMM BLDGS-406 DIXON ST
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District VIDALIA (District 02)
Millage Rate 29.791
Acres 8.14
Neighborhood INDUSTRIAL PROPERITY (000IND)
Homestead Exemption No (S0)
Landlot/District N/A
Water No Water
Sewer No Sewer
Electric Electricity
Gas Tank Gas
Topography Level
Drainage Good
Road Class County
Parcel Road Access No Road



[View Map](#)

Owner

CHAL HOLDINGS LLC
 406 DIXON ST
 VIDALIA, GA 30474

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
COM	25K	Acres	354,578	0	0	8.14	0

Commercial Improvement Information

Description IND/LIGHT/MANUF/CLASS S
Value \$25,514
Actual Year Built 2013
Effective Year Built
Square Feet 1500
Wall Height 16
Wall Frames Wood
Exterior Wall Galvanized Metal
Roof Cover Galvanized Metal
Interior Walls Unfinished
Floor Construction Reinforced Concrete
Floor Finish Concrete A
Ceiling Finish No Ceiling
Lighting Standard F.F.
Heating No Heat
Number of Buildings 1

Description STORAGE WAREHOUSE CLASS S
Value \$148,451
Actual Year Built 1965
Effective Year Built 1965
Square Feet 50250
Wall Height 13
Wall Frames Steel
Exterior Wall Galvanized Metal
Roof Cover Galvanized Metal
Interior Walls Unfinished
Floor Construction Reinforced Concrete
Floor Finish Concrete A
Ceiling Finish No Ceiling
Lighting Standard F.F.
Heating No Heat
Number of Buildings 1

Description IND/LIGHT/MANUF/CLASS C
Value \$287,950
Actual Year Built 1965

Tax Card (Cont.)

Effective Year Built 34686
 Square Feet 13
 Wall Height Bearing Wall
 Wall Frames Brick Veneer
 Exterior Wall Tar & Gravel
 Roof Cover Unfinished
 Interior Walls Concrete On Ground
 Floor Construction Concrete A
 Floor Finish No Ceiling
 Ceiling Finish Standard F.F.
 Lighting Cent. Htg. & A.C.
 Heating
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving: Asphalt	1965	10x5055 / 0	0	\$39,429
Paving: Concrete	1965	10x390 / 0	0	\$4,563

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/2005	708 197		\$0	Name Change	U S ENERGY SERVICES INC	CHAL HOLDINGS
2/13/2004	660 24		\$470,000	Fair Market Value	PETERSON THOMAS III	U S ENERGY SERVICES INC
3/25/1994	376 16		\$375,000	Fair Market Value		PETERSON THOMAS III

Valuation

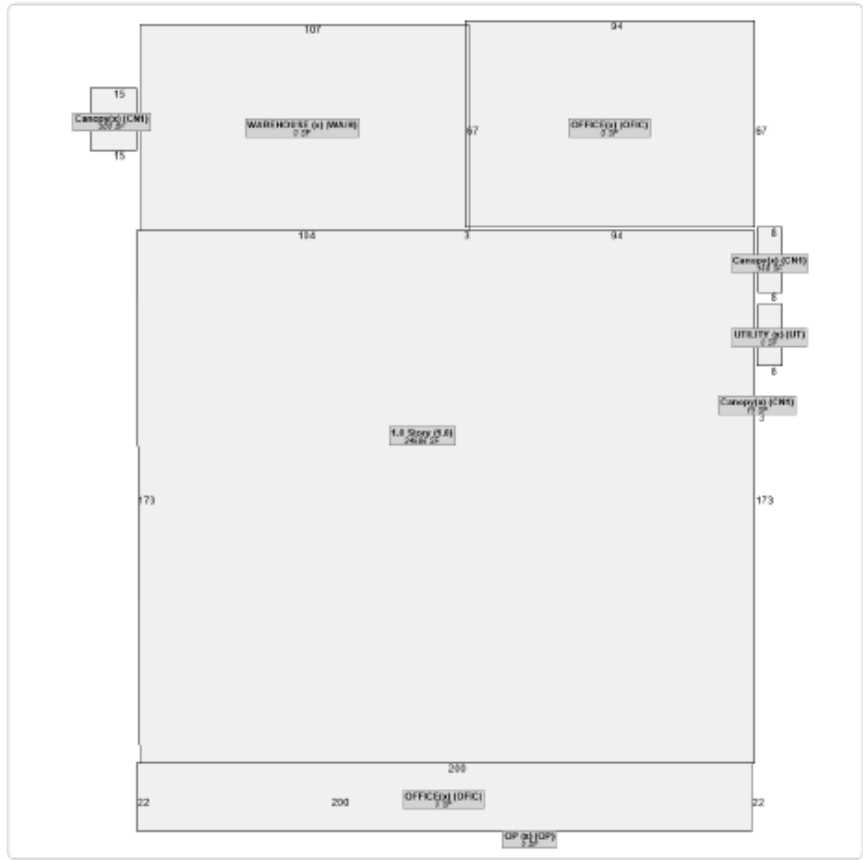
	2017	2016	2015
Previous Value	\$709,407	\$709,407	\$743,605
Land Value	\$203,500	\$203,500	\$203,500
+ Improvement Value	\$461,915	\$461,915	\$461,915
+ Accessory Value	\$43,992	\$43,992	\$43,992
= Current Value	\$709,407	\$709,407	\$709,407

Photos

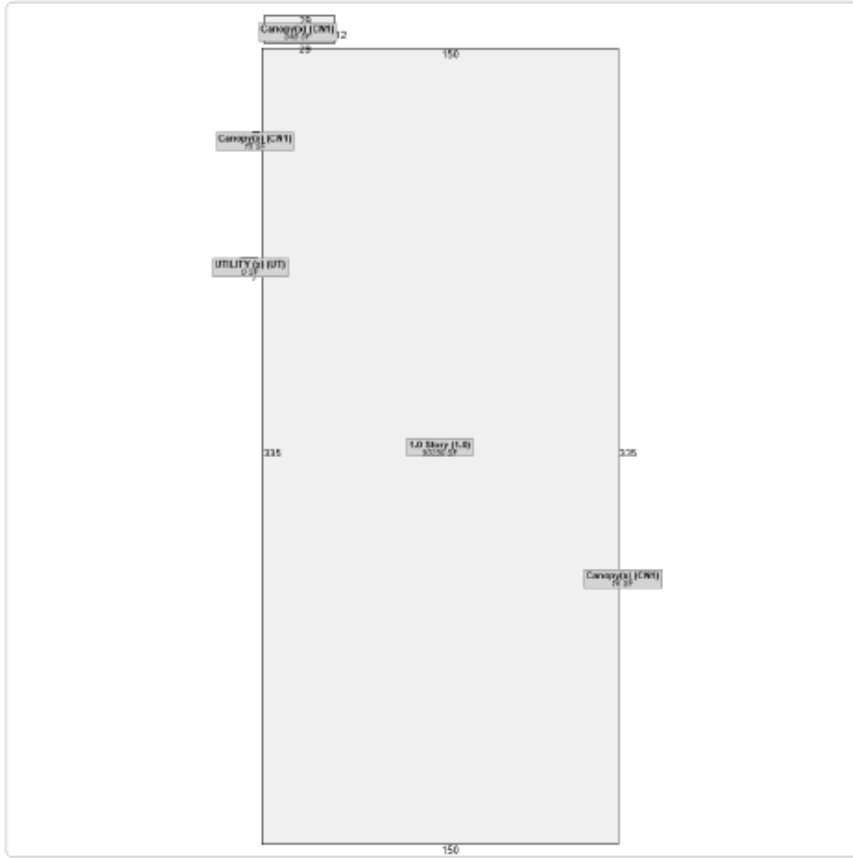


Sketches

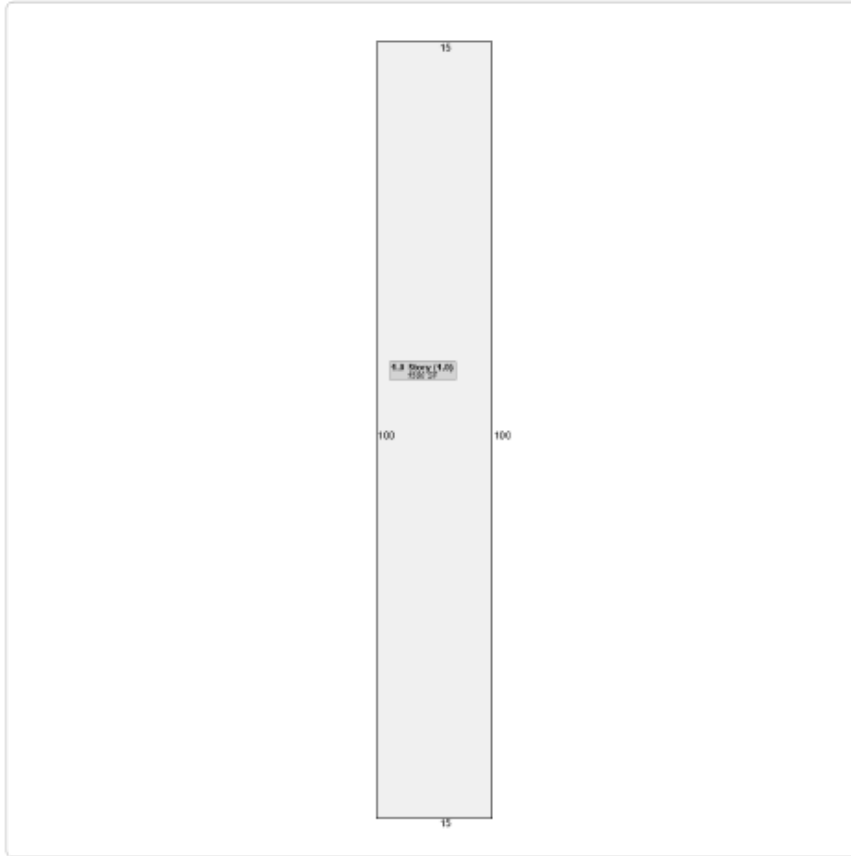
Tax Card (Cont.)



Tax Card (Cont.)



Tax Card (Cont.)



No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits.

The Toombs County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 6/29/2018, 4:58:48 AM

Developed by
 Schneider
GEO SPATIAL

Tax Map



Parcel ID	C13B049	Owner	CHAL HOLDINGS LLC	Last 2 Sales			
Class Code	Commercial		406 DIXON ST	Date	Price	Reason	Qual
Taxing District	VIDALIA		VIDALIA GA 30474	1/1/2005	0	NC	U
	VIDALIA	Physical Address	406 DIXON ST	2/13/2004	\$470000	FM	Q
Acres	8.14	Assessed Value	Value \$709407				

(Note: Not to be used on legal documents)

Date created: 7/1/2018
 Last Data Uploaded: 6/29/2018 4:58:48 AM

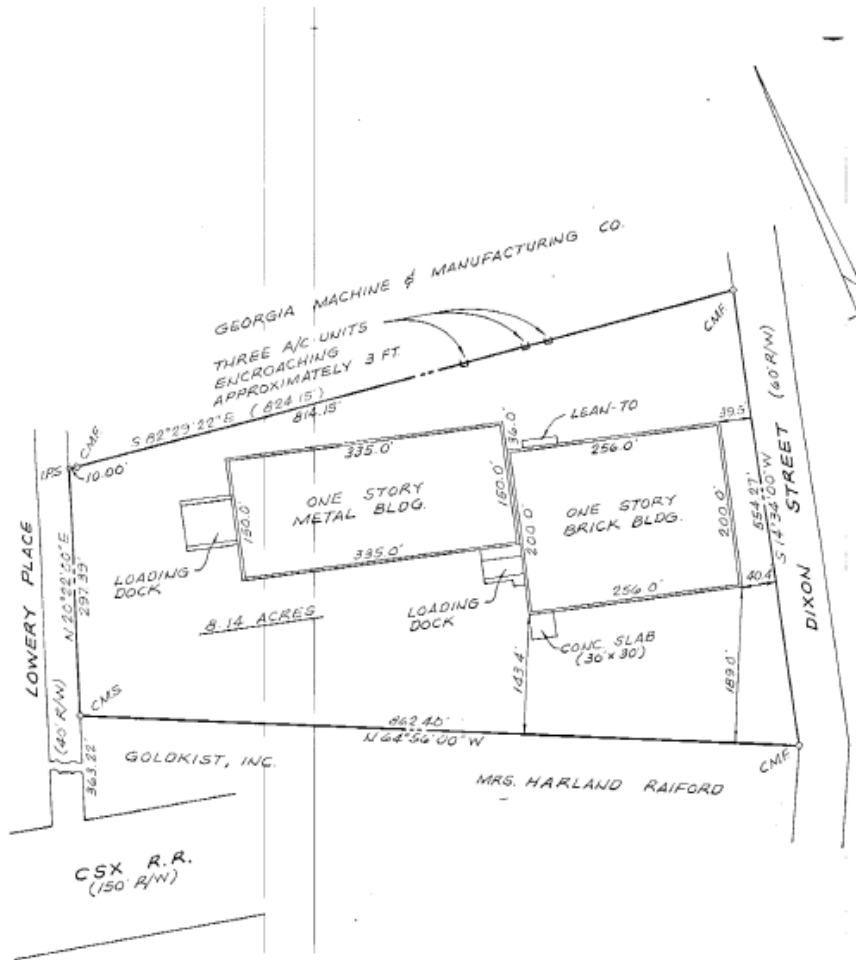
Developed by Schneider
 GEOSPATIAL

Legal Description

All that tract or parcel of land lying and being in the 51st G.M. District, Toombs County, Georgia, containing 8.14 acres, and being bounded, now or formerly, as follows: on the North by lands of Georgia Machine and Manufacturing Company; on the East by the western right of way of Dixon Street; on the South by Mrs. Harland Raiford and lands of Goldkist, Inc.; and on the West by the eastern right of way of Lowery Place. Said tract being more particularly described on a plat of survey prepared by Denean W. Dixon, Surveyor, stated March 9, 1994, and recorded in Plat Book 26, Page 67. Clerk's Office Toombs Superior Court. Said plat incorporated herein and made a part hereof by reference.

This being the same 8.14 acres as previously transferred by Warranty Deed dated 2/13/2004 from Thomas A. Peterson, III to U.S. Energy Sciences, Inc as is recorded in Toombs County Deed Book 660 Page 024 as is recorded in the Office of the Clerk of Superior Court of said County.

Plat



51 C. M. DISTRICT CITY OF VIDALIA TOOMBS COUNTY, GEORGIA

THE ABOVE PLAT IS A TRUE SURVEY OF PROPERTY OWNED BY THOMAS A. PETERSON, III.

RECORDED
 MAR. 28 1994
 CHESS COUNTESS
 CLERK

ALTAIR SURVEYING AND MAPPING COMPANY

SURVEYOR'S NOTES:
 ERROR OF CLOSURE 1/125, 814
 ANGULAR ERROR PER POINT 0°00'01"
 PLAT CLOSURE 1/

SURVEYED BY *[Signature]*
 DATE: MARCH 9, 1994

EQUIP. USED:
 TOPCON GTS3
 200' STEEL TAPE

SCALE: 1" = 100'

I CERTIFY THAT THE PROPERTY DOES NOT
 LIE WITHIN A FLOOD ZONE ACCORDING TO
 DEPT. OF HOUSING AND URBAN DEVELOPMENT
 F.I.A. FLOOD HAZARD MAP NO. 803



67

Aerial Overlay of Property



Real Estate Lease

STATE OF GEORGIA

COUNTY OF TOOMBS

LEASE AGREEMENT

THIS LEASE AGREEMENT (hereinafter referred to as "Lease"), made and entered into this 1st day of March, 2018, by and between **CHAL Holdings, LLC**, (hereinafter referred to as "Landlord") and **Meredith Industries, Inc.** (hereinafter referred to as "Tenant").

PREMISES

1. Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the property located at 406 Dixon Street, Vidalia, Toombs County, Georgia, (hereinafter referred to as "Property"), on and subject to the terms and conditions set forth herein. In addition to premises, Landlord also agrees to provide access to a shipping/receiving door to Tenant for periodically receiving materials and/or shipping product.

TERM

2. The initial term of this Lease shall commence on the 1st day of March, 2018, and end at 11:59 p.m. on the 28th day of February, 2021.

RENT

3. The rent (hereinafter sometimes referred to as "Rent") tenant agrees to pay landlord for rent for said leased premises the amount of three thousand five hundred and ten dollars (\$3,510.00) per month beginning on the 1st day of March 2018, and ending on the 28th day of February 2021. Said rent shall be due and payable on the 1st day of each month in advance during the term of the lease.

a) Tenant covenants and agrees that Tenant shall pay to Landlord promptly, when and as the same becomes due and payable, all Rent, additional rent, and all other charges as provided in this Lease. Any amount not paid promptly when due may be treated as additional rent by Landlord. Time is of the essence of this agreement and all portions hereof. Landlord shall not be obligated to accept and late payment of Rent or additional rent hereunder, but in the event Landlord does so accept any such late payment, Tenant shall pay to Landlord, as additional rent, due and payable upon Landlord's acceptance of such late payment, a late charge of ten (10%) percent of such late payment.

Real Estate Lease (Cont.)

UTILITIES

4. Tenant shall pay all charges for utilities of any nature, including, without limitation, telephone, electricity, gas, water, sewer and sanitation services supplied to the Property when and as they become due and make all necessary deposits with the appropriate public utility companies supplying said services. If Tenant fails to pay these charges when due, Landlord shall be entitled to, but not obligated, to make all or part of such payments, and if Landlord makes such payments, said amount so paid by Landlord shall become immediately due and payable to Landlord by Tenant as additional rent hereunder.

HOLDING OVER

5. Tenant shall promptly vacate the property and remove all of Tenant's goods and property therefrom and shall not remain in possession of the property after the expiration of this Lease, or by unilateral termination of this Lease by Landlord, or otherwise, and any holding or occupancy of the Property by Tenant after the expiration of this Lease, as same may be extended pursuant to Paragraph 2 herein, without the express written consent of Landlord, shall render the status of Tenant as that of a tenant at sufferance, and not a tenant at will. There shall be no extension or renewal of this Lease by operation of law, or by any other means.

ALTERATIONS

6. Without Landlord's prior written consent, Tenant shall not make any alterations or physical changes of any nature in or to the property, either to the exterior or interior. Any alterations or changes which Landlord does permit shall become the property of Landlord. Tenant has no authority to incur any debt or make any charge against the Property or Landlord, or to create any lien upon the Property for any work done or materials furnished, or to act as agent for Landlord at any time for any purpose.

ASSUMPTION OF RISK, UPKEEP, AND REPAIR, DAMAGE

7. (a) Landlord has made no representation or warranty, express or implied, regarding the property or its condition, or regarding any use to which it may be put, and tenant accepts the property in an "as is" condition and as suitable for the use intended by Tenant. The property shall be under the exclusive control of Tenant, and Tenant covenants and agrees to keep the property in a clean, sightly and sanitary condition, and free of all vermin and rodents, and all costs for termite or pest control service and treatment shall be borne by Tenant. Tenant shall keep the exterior premises in a clean, sightly, healthy and sanitary condition. If any damage to the Property is caused by misuse of any nature caused or permitted by Tenant or the family, agents, occupants, servants, employees,

Real Estate Lease (Cont.)

guests, licenses or pets of Tenant, Landlord, may, at Landlord's option, repair or pay for the repair of such damage, and Tenant shall immediately reimburse Landlord for the total cost of such repairs and for the replacement cost of all property so destroyed or damaged; such costs are to be considered as additional rent hereunder and shall be immediately due and payable when incurred by Landlord. Tenant covenants and agrees to immediately notify Landlord in writing of any defective condition and shall relieve Landlord of all liability for damages or obligations of any nature arising out of or relating to such defective condition prior to Landlord's receipt from Tenant of such written notice. However, Landlord shall be responsible for repairs to the building as a result of termite damage.

(b) All personal property placed in the Property shall be at Tenant's sole risk, and Landlord shall not be liable to Tenant or Tenant's family, employees, invitees, or licenses for any damage, loss, theft or destruction thereof.

(c) In the event the Property is damaged by fire or other casualty which is not due to negligence of Tenant, Landlord shall cause the damage to be repaired, and the Rent shall be abated only for such time as the Property shall remain untenantable; provided, however, if the Property is destroyed or damaged to the point that Landlord shall, in its sole discretion, decide that it is inadvisable to repair same, this Lease shall cease and terminate, and in such case, rent shall be adjusted to the date of such fire or other casualty. Tenant releases, holds harmless, and indemnifies Landlord from and against any and all claims for loss or damages to person or property arising from or related to such fire or other casualty.

DEFAULT

8. Should Tenant fail to pay the Rent or any other rental or other amounts due hereunder, including, without limitation, any additional rent, promptly as and when same shall become due, or should Tenant default under any other obligation hereunder, or abandon the Property, or if the Property or Tenant's effects or interest therein shall be levied upon or attached under process against Tenant, then, and upon the occurrence of any said events, Landlord, at its option, may at once, without prior notice or demand of any type, terminate this Lease by giving written notice to Tenant, whereupon this Lease and all rights of Tenant to possess and use the property shall immediately terminate, whereupon Tenant shall be deemed a tenant at sufferance. Landlord, as Tenant's agent, may enter upon and take possession of the Property, and remove all persons and property therefrom, and rent the property at the best price obtainable by reasonable effort, without advertisement and by private negotiation and for any term and for any rent and upon such terms as Landlord deems proper; whereupon Tenant shall be liable to Landlord for

Real Estate Lease (Cont.)

the deficiency, if any, between Tenant's rent hereunder and the price so obtained by Landlord by reletting, after deduction of real estate brokerage fees relating to such reletting, and Landlord's other expenses incurred in reletting, repairing, refurbishing, cleaning, painting or otherwise making the Property re-leaseable or tenantable. Any action hereunder by Landlord shall not prejudice any rights of action against Tenant as provided in this Lease or by law, and Landlord shall not be guilty of trespass or forcible entry, or another tort, or for any damage to Tenant's property occurring as a result of such re-entry and repossession of the Property by Landlord. Any court costs or filing fees incurred by Landlord related to this Lease or any dispossessory proceeding related thereto shall constitute additional rental and shall be immediately due and payable by Tenant to Landlord.

ASSIGNMENT AND SUBLETTING

9. Tenant shall not be entitled to assign or sublet the Property or any portion thereof without the prior written consent of the Lessor.

NO WAIVER

10. Any failure of Landlord to seek redress for the violation of, or to insist upon the strict and prompt performance of, any covenants or conditions of this Lease shall not operate as a waiver of any such violation or Landlord's right to insist on prompt compliance in the future with such covenant or condition, and shall not prevent a subsequent action by Landlord for any such violation. Acceptance by Landlord of any late payment of Rent or additional rent shall not constitute a waiver of any rights of Landlord, including, without limitation, the right to terminate this Lease as herein provided. The receipt of any Rent or additional rent by Landlord with knowledge of such breach shall not operate as a waiver of such breach. The delivery of keys to Landlord, or to an employee, agent, or servant of Landlord shall not constitute a termination of the Lease or surrender of the Property. No provision, covenant or condition of this Lease may be waived by Landlord unless such waiver is in writing and signed by Landlord.

REMEDIES CUMULATIVE; EXEMPTION

11. All remedies hereinbefore described and all rights and remedies available to Landlord by law or equity shall be cumulative and concurrent. Tenant hereby expressly renounces and waives all rights of Tenant to claim any benefit or exemption under the Homestead laws of Georgia or of any other exemption law now in force or which may hereafter be passed.

ENTIRE AGREEMENT

Real Estate Lease (Cont.)

12. This lease constitutes the entire agreement between the parties hereto and no representation, inducement, warranty, promise or agreement, oral or otherwise, between the parties not expressly set forth herein shall be of any force or effect or binding upon the parties hereto.

INTEREST OF PARTIES

13. This lease shall create a usufruct, and not an estate for years, and Tenant covenants, agrees, and represents to Landlord that Tenant's sole interest in the property is such usufruct and Tenant does hereby attorn to and acknowledge that Landlord is the true and lawful owner of the Property.

INDEMNIFICATION AND LIABILITY INSURANCE

14. Landlord shall not be liable to tenant or tenant's employees, agents patrons, or invitees, or to any person whomsoever, for any injury to person or damage to property on or about the demised premises, and tenant agrees to indemnify, save harmless, and forever defend the landlord from and against an and all liabilities, damage, expense claims, or injury of every kind and character, resulting by and from tenant's operation, conduct and use of the demised premises.

USE AND POSSESSION

15. The property shall be used for commercial purposes only. Tenant shall move into the Property on the commencement date of this Lease, and shall not abandon or vacate the Property during the term of this Lease. Tenant shall return the property to Landlord at the expiration or prior termination of this Lease in as good condition and repair as when first received, natural wear and tear alone expected.

PARTIAL INVALIDITY

16. If any provision of this Lease or application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable shall not be effected thereby, and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

TIME IS OF THE ESSENCE

17. Time is of the essence of this agreement.

RENEWAL

18. Tenant shall have the right of renewal of this lease agreement under the same terms and conditions of this agreement for an additional 3years or 36 months; provided, however, that the rental amount is to be negotiated between the parties.

