

Habersham County Board of Commissioners Request for Proposal #2024-08

Sale of Surplus Commercial Building –
1387 Washington Street



September 27, 2023





HABERSHAM COUNTY COMMISSIONERS
PURCHASING DIVISION
CLARKESVILLE, GEORGIA

Request for Proposal

Date Issued: September 27, 2023

RFP#: 2024-08

The Habersham County Purchasing Department is soliciting competitive bids for the Sale of a 1,314 Sq Ft One-Story Office Building located at 1387 Washington Street in Clarkesville, GA.

Sealed Proposals from interested parties will be received by the Habersham County Purchasing Department, 130 Jacobs Way, Clarkesville, GA 30523 until 3:00 PM, legally prevailing time, on Thursday, October 25, 2023 for:

Sale of the Surplus 1,314 sq ft Commercial Building – 1387 Washington Street

After the time and in a room at place noted above, the proposals for the items listed above will be publicly opened and read. No extension of the bidding period will be made without official notification from this office.

There is no charge to receive a copy of all documents, changes, and updates for this bid. Copies of bidding documents may be requested by going to our website www.habershamga.com and on the home page click on "Bid Opportunities & Documents" then on the next screen click on RFP #2024-08. Once you click on the RFP, you can choose to download the document to your computer or print it out for your review. You can also obtain copies of the bid documents at the Habersham County Administration Building in the Purchasing Office, 130 Jacob's Way, Clarkesville, GA 30523 or by calling 706-839-0200. Applications for documents should be filed promptly with the Purchasing Department.

The Building is offered on an "as-is" basis with no warranty implied or expressed. Each bidder is responsible for forming their own opinion as to the quality and condition of the Building offered. Bidders should make themselves completely familiar with the conditions of the Building offered for sale.

A walk through of the Building is scheduled for October 17, 2023 between 1:30pm and 2:30pm. Those wishing to view the building with County Staff should make an effort to attend.

Contract, if awarded, will be on a per lot basis. No bid may be withdrawn for a period of sixty (60) days after time has been called on the date of the opening.

The Board of Commissioners reserves the right to reject any or all bids and to waive technicalities or informalities.

Habersham County Board of Commissioners

Tim Sims
Chief Financial Officer

Description of 1387 Washington Street Building

The Building that was the former home to Soque River Watershed Association and acquired by the County in 1985 for expanded office space has been approved for sale to the highest bidder. The building has 1,314 GSF (approx.) and has a painted brick/block façade. The roof type is a smooth layered roof. The building sits on approx. 0.04-acre site in the heart of Downtown Clarkesville's Downtown Business District. The physical address is 1387 Washington Street Clarkesville, GA 30523.

The subject is a masonry building originally constructed in 1937. It has been renovated over the years and is in average to good physical condition. Exterior features include brick and a built-up sloped roof. There are two shared walls with adjoining buildings. The floor plan is well suited for office use with a front entrance lobby, two office suites, a restroom, breakroom and small conference room. There is adequate storage area available for office supplies. The total area is 1,314 square feet (18 feet by 73 feet). Interior buildout includes carpet, acoustical tile ceiling, florescent lighting, and painted drywall. At the rear of the building are two parking spots available for the building and public parking is along Washington Street. Overall, the subject is an average to good quality downtown building.

Within downtown Clarkesville numerous storefront retail establishments exist and include gift shops, antique stores, restaurants, and some office/professional and government uses. The majority of new commercial and office development in the neighborhood is along Highway 441 Business, south of the Historic Clarkesville Square and proximate to the GA Highway 197 and Highway 441 Business intersection. This intersection experienced an increase of commercial development that began around 2004 and 2005. Development in this area includes an Ingles grocery store, two convenience stores, multiple restaurants, a community shopping center, and various other freestanding commercial buildings. Also located throughout the neighborhood are numerous supportive developments such as medical facilities, schools, parks, and churches. North Georgia Technical College at Clarkesville is located along GA Highway 197 and Piedmont College is located in Demorest.



Special Terms and Specifications

1. Building is offered on an "as-is" basis with no warranty implied or expressed. Each bidder is responsible for forming their own opinion as to the quality and condition of the Building offered. Bidders should make themselves completely familiar with the conditions of the building offered for sale.
2. Any statement made by a Habersham County employee concerning condition of the building offered for sale, is to be considered informational only and not officially representative, in any manner, of the actual condition of the building. Neither prospective bidders nor any subsequent purchaser of the surplus building shall have any recourse to Habersham County for any reason. The county makes absolutely no warranties of any kind, whatsoever, regarding the surplus building to be sold by the county, and specifically disclaims any and all warranties.
3. Award will be made to the **highest** responsive and responsible bidder. The county reserves the right to reject any or all bids if a fair market price is not received. Acceptance shall be in the form of a written notice of award.
4. **Successful bidder must submit a certified check or cashier's check. Checks will be made payable to the order of Habersham County Board of Commissioners.**
5. Closing shall occur no later than 30 days following a date mutually agreed upon by the Seller and Buyer.
6. The successful bidder is responsible for the Closing Costs associated with the purchase of the building.
7. Vendors are invited to attend a walk-through of the building on Tuesday, October 17, 2023 between 1:30pm and 2:30pm. Potential Bidders will assemble in the lobby area of the building located at **1387 Washington Street, Clarkesville, GA 30523**. This is the former Soque River Watershed Association Offices. Purchasing Staff will provide a tour of the building along with Habersham County Building Maintenance Staff.
8. THE BIDDERS RESPONSE PAGE AND BID SCHEDULE ON THE FOLLOWING PAGES NEED TO BE FILLED OUT IN THEIR ENTIRETY AND RETURNED TO HABERSHAM COUNTY PURCHASING IN A SEALED ENVELOPE BY 3:00 PM OCTOBER 25, 2023. THE HABERSHAM COUNTY PURCHASING DEPT IS LOCATED AT 130 JACOB'S WAY, 3RD FLOOR, CLARKSVILLE, GA 30523.

BID SCHEDULE (This page is to be sent in a separate sealed envelope)

Bid Schedule – Bid# 2024-08

It is the intent of the Habersham County Board of Commissioners to sell the surplus Office Building as outlined in these specifications.

- A. **Scope:** This specification covers: Sale of Surplus Office Building

- B. **Vendor Information:** The Items offered shall be comparable with the detailed requirements listed below (unless otherwise noted). The “Bidders Response” column is used to verify compliance to item specifications and/or requirements. Any deviations from specifications or requirements must be noted by bidder otherwise bid is as specified. All bids are to include shipping where applicable.

- C. **Basic Requirements:** All merchandise is **sold as is.**

ITEMS FOR SALE

Item #1 Surplus Office Building

\$ _____

Questions: For all questions, clarifications, further information should be directed to Purchasing at purchasing@habershamga.com, or 706-839-0200.

TERMS AND CONDITIONS

1. Changes: No change will be made to this invitation except by written modification by Habersham County Purchasing office. Requests for interpretation or changes must be in writing and received at least (10) days calendar days prior to the time set for opening of the bids. No change will be released after this (10) ten day period begins.
2. FOB Point: Bid price includes vendor pick-up, removal, and moving purchased material at their expense at address in bid schedule if applicable.
3. Risk of Loss: Vendor agrees to bear all risk of loss, injury and destruction of goods and materials ordered which occur prior to delivery to include concealed damage and such loss, injury or destruction shall not release vendor from any obligation.
4. Bid Acceptance Time: Bids requiring acceptance by the County in less than sixty (60) calendar days could be rejected, unless so stated on "Bidder's Response Page" and accepted by the County.
5. Bid Identification: All bids submitted as a result of this invitation must be returned as instructed on page 1. If mailed, response must be returned in a sealed envelope with IFB invitation number and opening date in lower left hand corner of envelope.
6. Withdrawal of Bids: Bids may be withdrawn by written request only if the request is received prior to the time and date set for the opening of bids. Negligence on the part of the bidder in preparing the bid does not result in right of withdrawal or modification after bid has been opened. No bid may be withdrawn for a period of sixty (60) days after time has been called on the date of opening.
7. Substitutions: References made in these documents to trade or brand names of manufacturers are made solely to designate and identify the quality of materials or equipment. It is not intended to restrict competitive bidding. However, if a substitution is made, the bidder must provide proof of equality at bid submission.
8. Award: Award will be made to that responsible bidder whose bid, conforming to the Invitation for Bid, is most advantageous to the County; price and other factors considered. The County reserves the right to reject any or all bids and to accept any single item or combination of items in the bid and to waive informalities and minor irregularities in all bids received. A Purchase Order and/or a written Notice of Award will be furnished to the successful bidder within the time specified in the bid which shall be deemed to result in a contract.
9. Nondiscrimination Clause: The vendor, in accepting this contract, attests to compliance with the nondiscrimination clause contained in Section 202 of Executive Order 11246, as amended, relative to equal employment opportunity of all persons without regard to race, color, religion, sex or nationality and implementing rules and regulations prescribed by the Secretary of Labor, which is incorporated herein by reference.
10. Exceptions to Specifications: Any award resulting from this invitation shall bind the bidder to all terms, conditions and specifications set forth in the invitation. All exceptions should be noted. The County reserves the right to make an award to a non-conforming bid if in the best interest of the County.
11. Bid Results: No bid results will be issued by telephone. Interested parties may request, in writing, a bid tabulation. This tabulation will not be available until bid is awarded. Requests can be sent to: Habersham County Purchasing Department, 130 Jacob's Way, Clarkesville, Georgia 30523, Phone 706-839-0200.
12. Payment: Upon inspection and acceptance of all items, amount due shall be paid Upon Pick-up of the items awarded, payable to: Habersham County Board Of Commissioners, 130 Jacob's Way, Clarkesville, Georgia 30523.
13. Anti-Discrimination Clause: Habersham County does not discriminate against any person because of race, color, religion, national origin, or disabilities in employment or services provided.

14. Regulatory Agencies: Successful bidder will be responsible for all required permits or license required by any regulatory agency or the City, County, State or Federal Governments. Further, successful bidder will be responsible for meeting all requirements of any regulations or guidelines of any of the said Governments or any independent agency recognized by said Governments as publisher of any such regulations or guidelines.
15. Independent Contractors: The Bidder represents Habersham County as fully experienced and properly qualified to perform the functions provided for herein and properly equipped, organized and financed to perform such functions. The Bidder shall finance own operations hereunder, shall operate as an independent contractor and not as the agent of Habersham County and nothing contained in this Invitation For Bid (IFB) or a contract resulting from same shall be construed to constitute the Bidder, employees, servants, agents or subcontractors as a partner employee, servant, or agent of the County nor shall either party have any authority to bind the other in any respect, it being intended that each shall remain an independent contractor.
16. Assignment of Contractual Rights: It is agreed that the successful bidder shall not assign, transfer, convey or otherwise dispose of a contract that results from this invitation or the right, to the or interest in or to the same , or any part thereof, without written consent of the County.
17. Questions: All questions concerning this invitation should be directed to the Purchasing Agent whose name appears on the cover page unless otherwise directed.



HABERSHAM COUNTY COMMISSIONERS

PURCHASING DIVISION

CLARKESVILLE, GEORGIA

S.A.V.E Program Affidavit

*Systematic Alien Verification for Entitlements (SAVE) Program
Office of U.S. Citizenship and Immigration Service (USCIS).*

Background

Pursuant to the “Georgia Security and Immigration Compliance Act,” Habersham County cannot contract for the physical performance of services unless the contractor registers and participates in the federal work authorization program to verify information of all new employees. Neither may any contractor or sub-contractor enter a contract with the County in connection with the physical performance of services unless the contractor or sub-contractor registers and participates in the federal work authorization program to verify information of all new employees. O.C.G.A. § 13-10-91. **Each contractor is urged to fill out the affidavit below stating they comply with this Georgia Compliance Act before Habersham County can legally accept the bids from each contractor/vendor.**

To register for the E-Verify Program visit www.uscis.gov. Your bid will not be accepted without this E-Verify Number.

Procedure

Affirmative language will be set forth in contracts for the performance of services regarding the above requirement. The County will require an affidavit from a contractor showing its compliance with the requirements of O.C.G.A. § 13-10-91 at the time a contract for the performance of physical services is executed. The contract shall include language referencing this obligation and providing that failure to supply an affidavit evidencing such compliance (or to continue to meet the statutory obligation during the life of the contract) shall constitute a material breach of the contract. Upon notice of such breach, the contractor shall be entitled to cure the breach within ten (10) days and provide evidence of such cure. Should the breach not be cured, the County should be entitled to all available remedies, including termination of the contract and damages.

See affidavit on following page



HABERSHAM COUNTY COMMISSIONERS
PURCHASING DIVISION
CLARKESVILLE, GEORGIA

S.A.V.E Program Contractor Affidavit under O.C.G.A. § 13-10-91(b)(1)

Systematic Alien Verification for Entitlements (SAVE) Program
Office of U.S. Citizenship and Immigration Service (USCIS).

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is contracting with Habersham County, Georgia, has registered and is participating in a federal work authorization program* (an electronic verification of work authorization program operated by the U.S. Department of Homeland Security or any equivalent federal work authorization program operated by the U.S. Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform And Control Act of 1986 (IRCA), in accordance with the deadlines established in the referenced statute.

Furthermore, the undersigned contractor will continue to use the federal work authorization program throughout the contract period and the undersigned contractor will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the contractor with the information required by O.C.G.A. § 13-10-91(b). Contractor hereby attests that its federal work authorization user identification (E-Verify) number and date of authorization are as follows:

*The applicable federal work authorization program as of the effective date of the statute is the E-Verify Program of the Systematic Alien Verification for Entitlements (SAVE) Program Office of U.S. Citizenship and Immigration Service (USCIS). To register for the E-Verify Program visit www.uscis.gov .your bid will not be accepted without this E-Verify Number.

Name of Contractor

Contractor's/Vendor's E-Verify #

Signature of Authorized Officer or Agent

Date of Authorization

Printed Name/Title of Authorized Officer

Name of Project

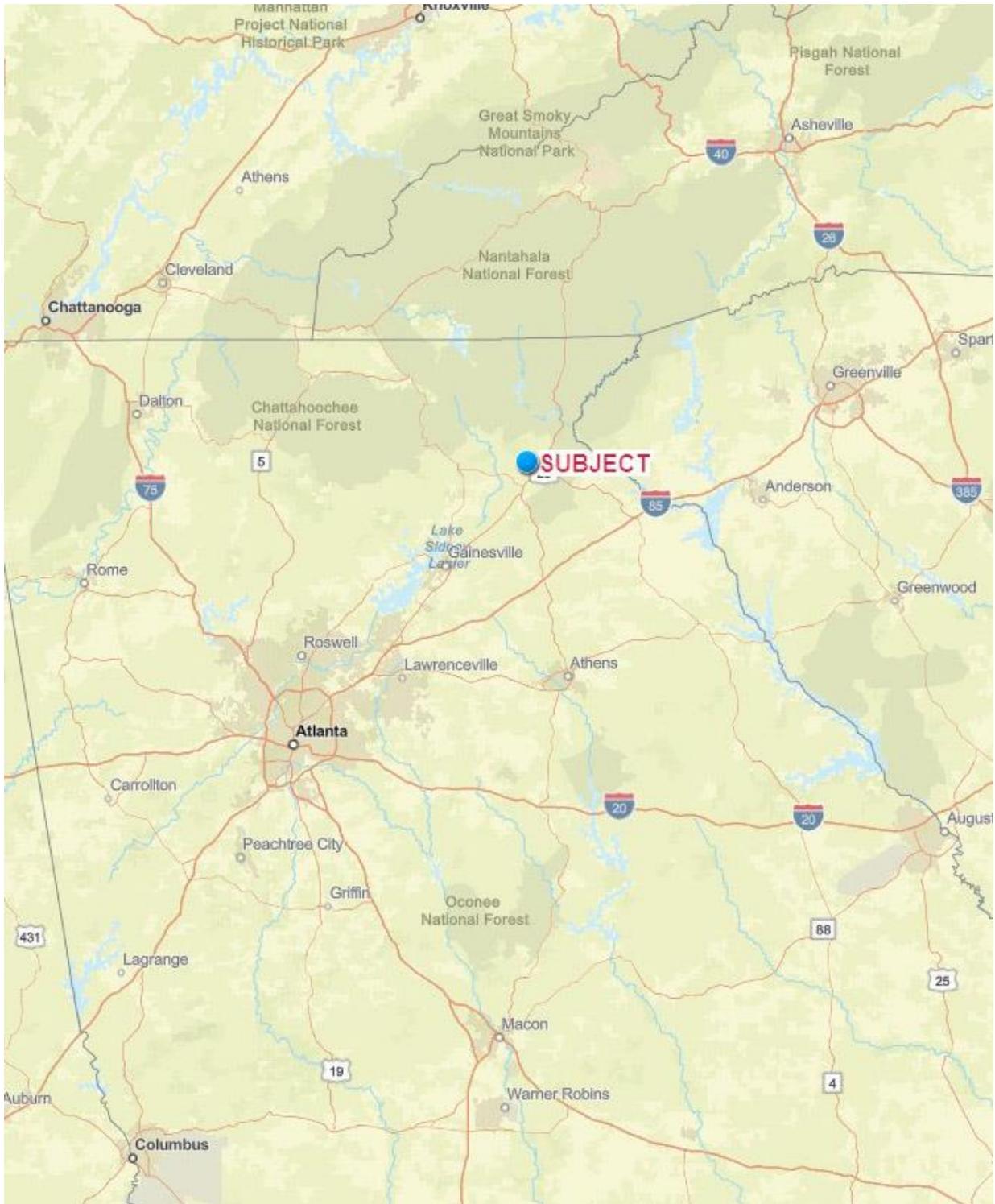
Subscribed and sworn before me on this the
day of , 20

Notary Public
My Commission Expires:



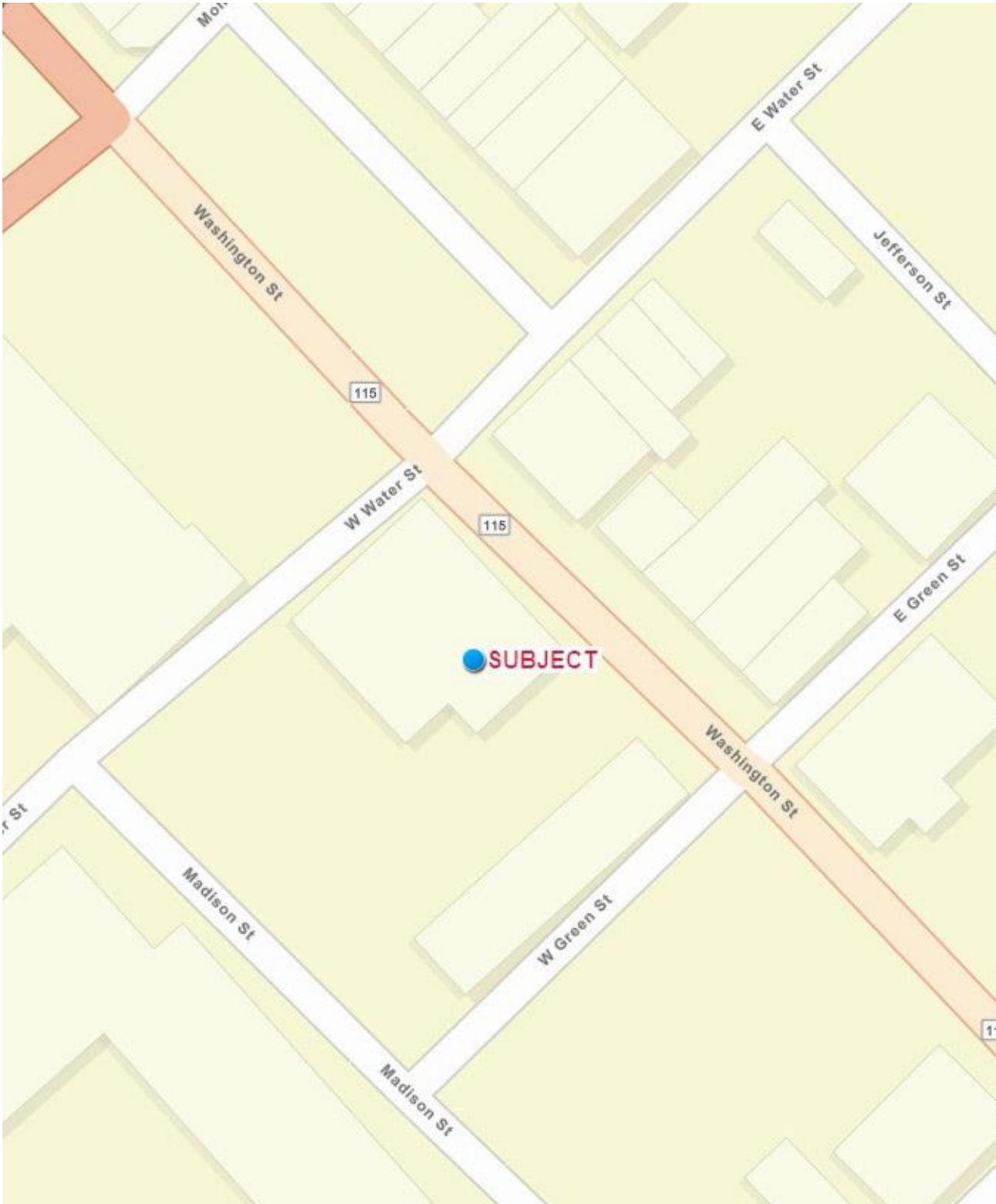
Subject Maps and Photographs

General Area Map



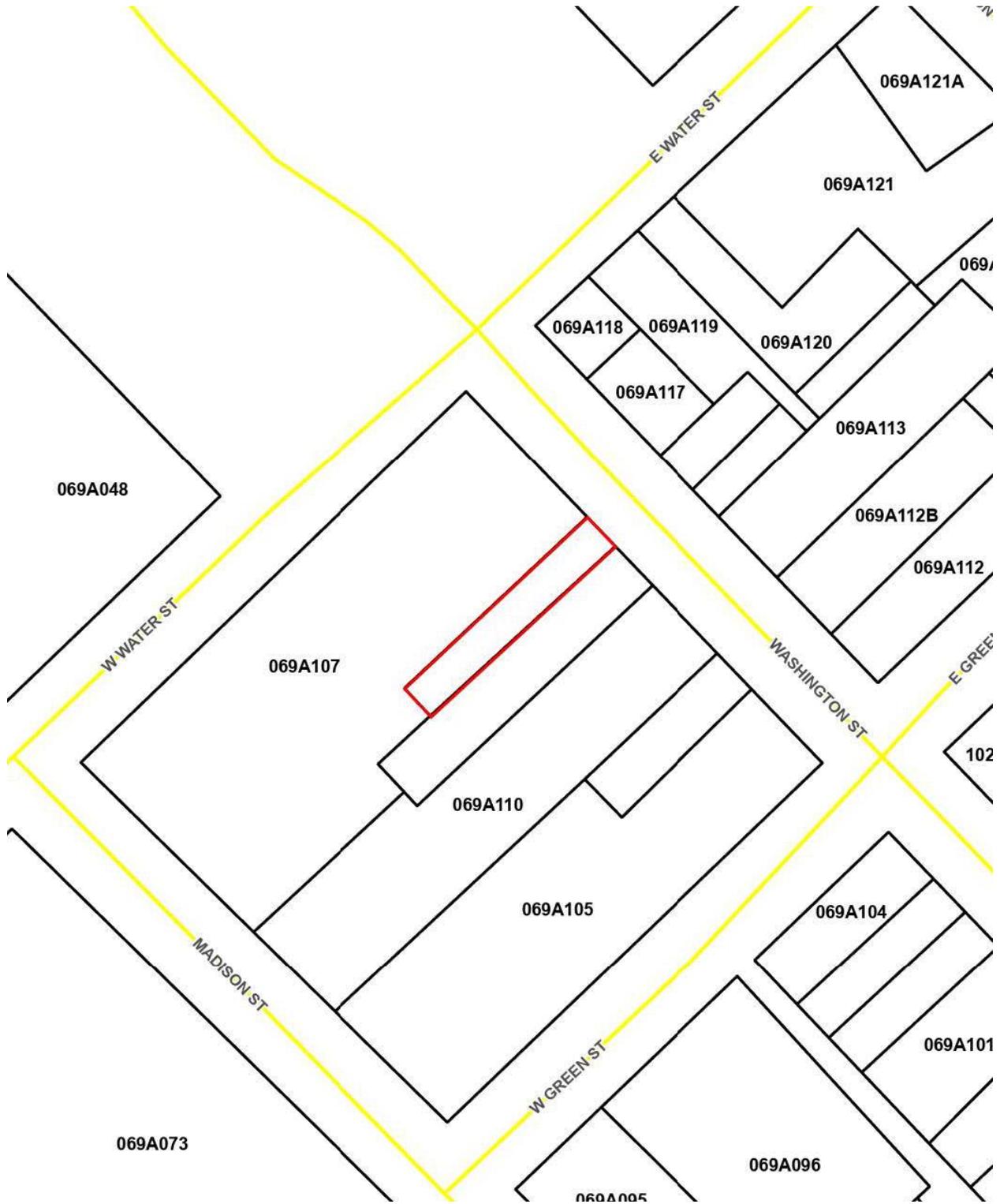


Immediate Vicinity



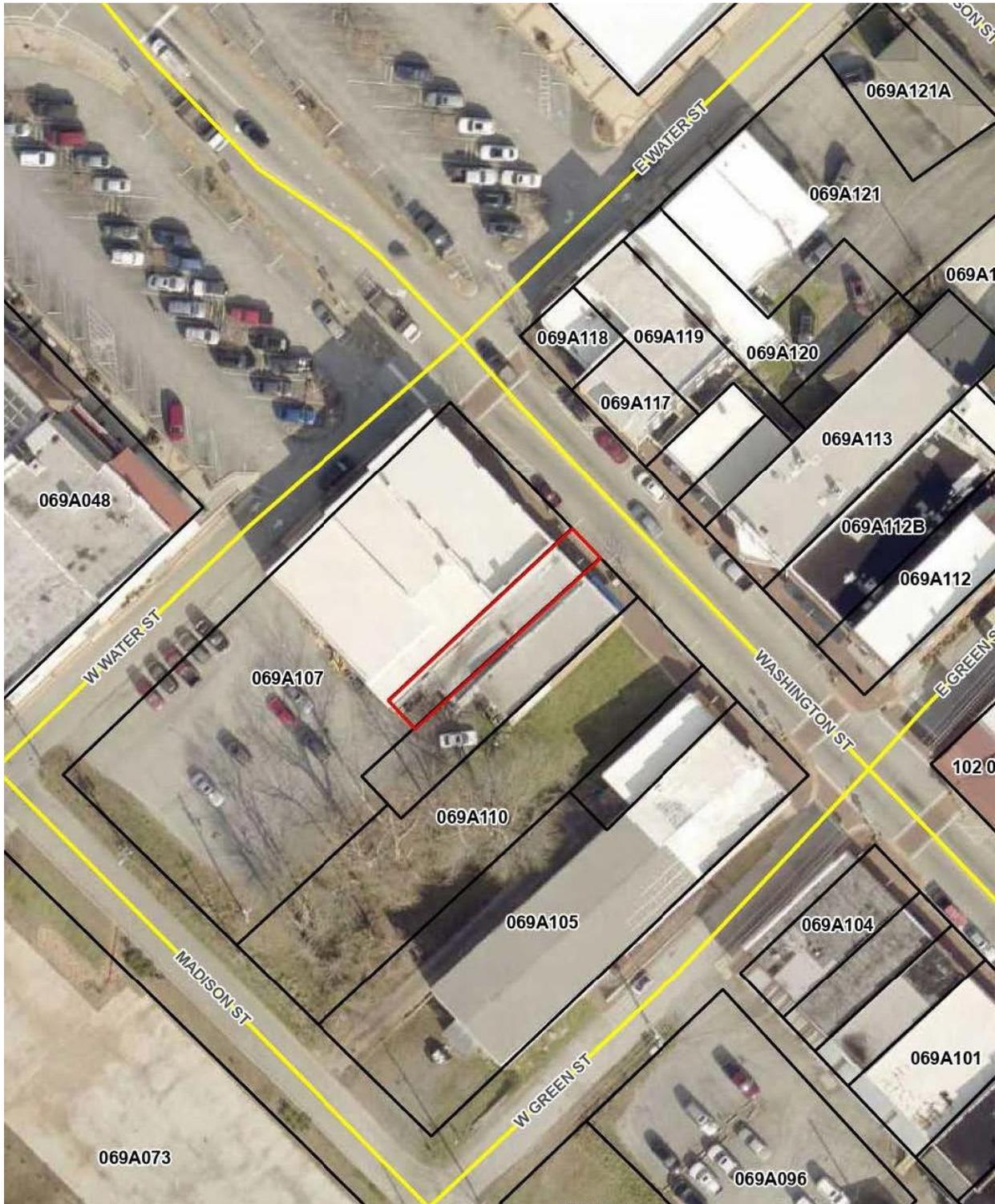


Tax Plat



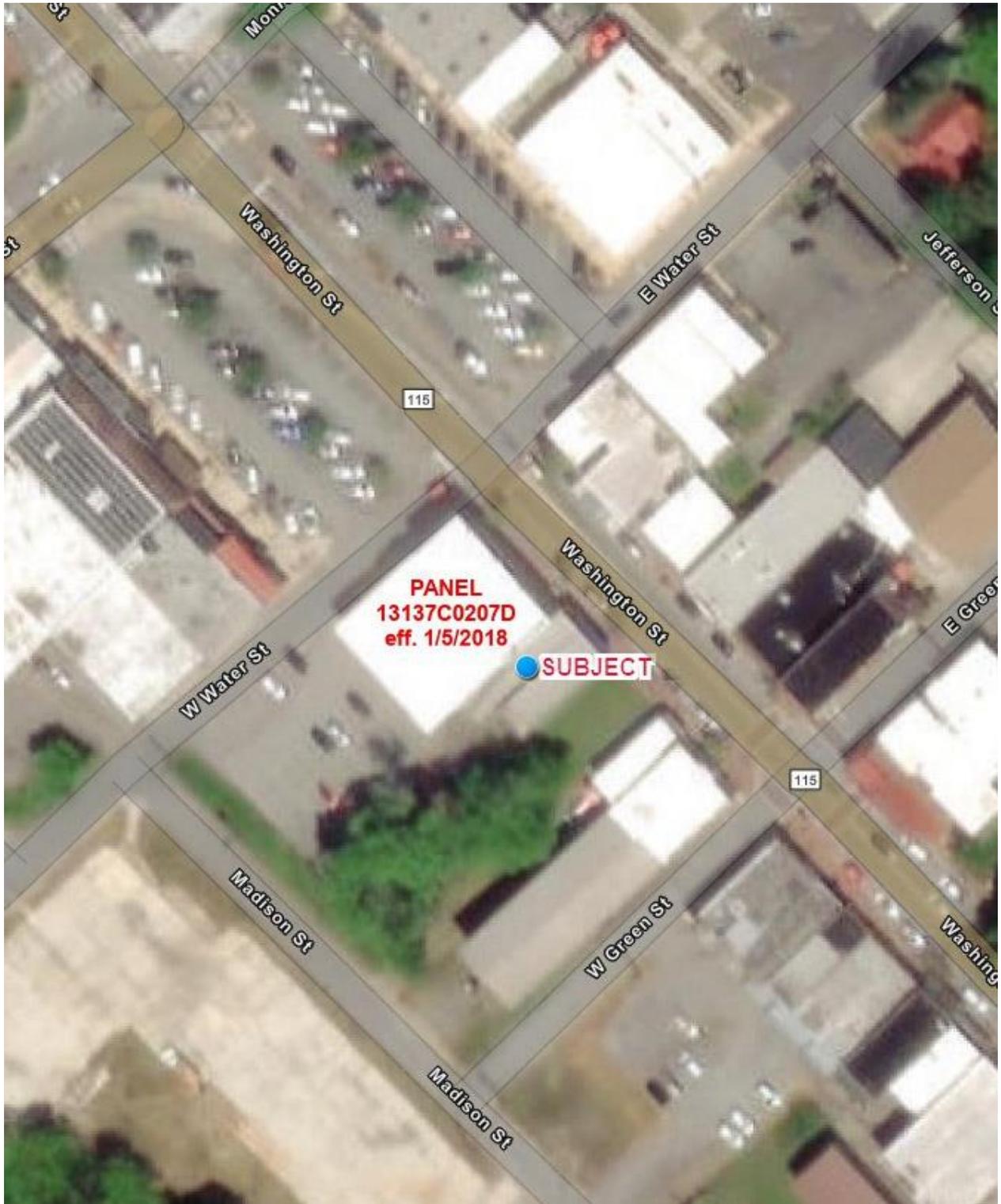


Aerial Tax Map





Floodplain Map





Typical View of Subject Property



Typical View of Subject Property





Typical View of Subject Property



Typical View of Subject Property





Typical View of Subject Property



Typical View of Subject Property





Typical View of Subject Property



Typical View of Subject Property





Typical View of Subject Property



Typical View of Subject Property

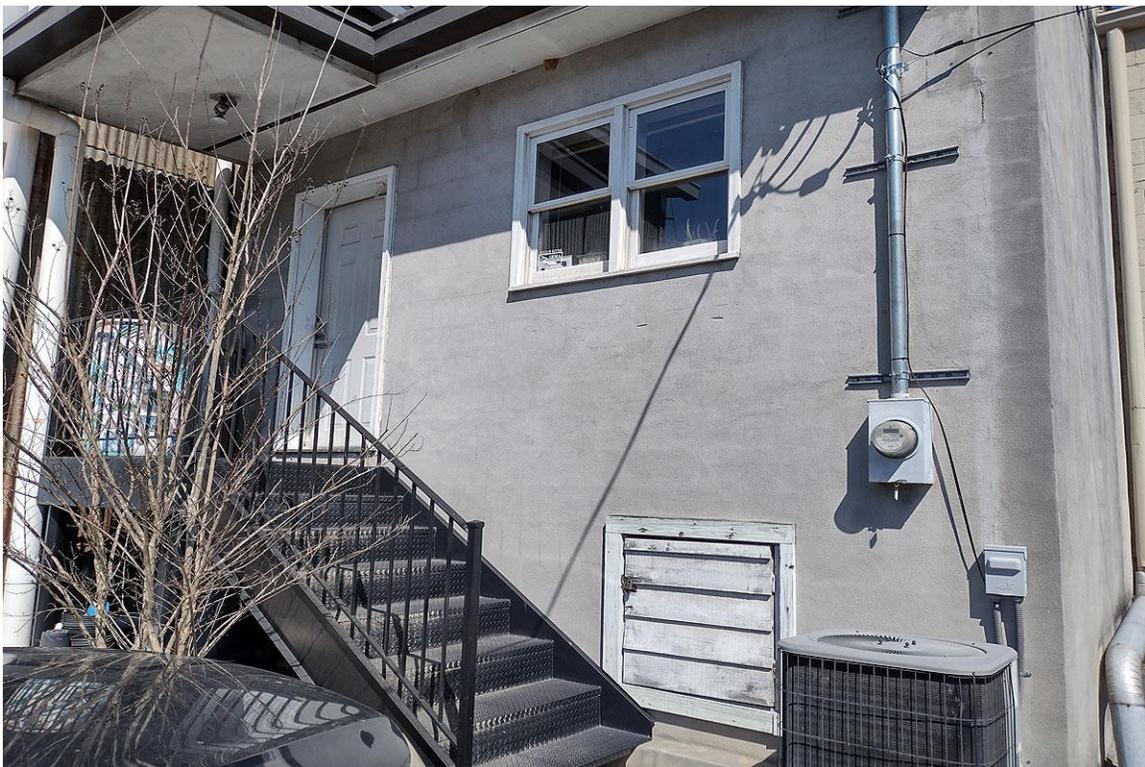




Typical View of Subject Property



Typical View of Subject Property





Typical View of Available Parking – Resurfaced Asphalt Shown not Included



View toward Clarkesville Square





Chapter 1: Introduction

Property Identification	The subject of this appraisal is a commercial building that contains 1,314 square feet, situated on a 0.04-acre site, and located at 1387 Washington Street, city of Clarkesville, Habersham County, Georgia.
Purpose, Property Interest Appraised, and Intended Use of the Report	The purpose of this appraisal is to develop an opinion of market value for the fee simple interest in the subject property. The intended use of this appraisal is for general business purposes and potential marketing.
Effective Appraisal Date	The effective appraisal date is March 6, 2023, which was the most recent property inspection.
Client and Intended User	The client is Mr. Ralph L. Taylor, III, Hunt & Taylor Law Group, LLC, 1001 Riverside Drive, Suite A, Gainesville, Georgia 30501. Intended users of this appraisal include the Habersham County Government.
Format and Contents	This appraisal report conforms to the standards of the Uniform Standards of Professional Appraisal Practice ("USPAP"), adopted by the Appraisal Foundation.
Definition of Market Value	<p>Market value, for purposes of this report, is “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby”</p> <ul style="list-style-type: none">• Buyer and seller are typically motivated;• Both parties are well informed or well advised and each acting in what they consider their own best interest;• A reasonable time is allowed for exposure in the open market;• Payment is made in terms of cash in US dollars or in terms of financial arrangements comparable thereto; and• The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Source: Office of the Comptroller of the Currency, 12CFR, part 34



Scope of Work

The valuation of property interest in real estate is a process of data collection, analysis, and conclusions by a nonbiased third-party. Scope of work is the type and extent of research used in an assignment (USPAP, 2020-2021 ed.). The scope of this appraisal included a physical visit to the property and photographs taken on March 6, 2023.

Market Research: The first step in the appraisal is the market research phase, which includes data collection from all known and available sources. Researched areas include the region, county, and immediate neighborhood. This research provides an understanding about the current economic and social climate within which the subject property competes. Data sources include the local municipal government, public records, private real estate professionals, the subject property history, and real estate publications. When gathering data, work includes confirming and crosschecking the data for accuracy. Throughout the appraisal, we personally spoke to brokers and investors active in the market. Commercial data services used include CoStar, MLS, Site-to-Do-Business, etc.

Subject property information collected includes zoning, public utilities, floodplain information, property size, frontage, access, and neighborhood features. This data provides the basis for analysis of the subject property.

Property Inspection: Cliff M. Ward, a signing appraiser, visited the subject property. Mr. Ward noted the physical characteristics, measured the building, and photographed the property. In addition, work included gathering data on the comparables and visiting them for confirmation. Mr. David B. Griffin, also visited the subject property, noting the physical characteristics of the property and the surrounding market.

Current Market Value: In developing a market value opinion for the subject property we have used the income approach and the sales comparison approach. The subject is an older building located just off the downtown square. Given the age of the improvements and the absence of similar land sales, a cost approach was not meaningful. There was adequate data available to analyze the market value using the other two approaches.

Competency

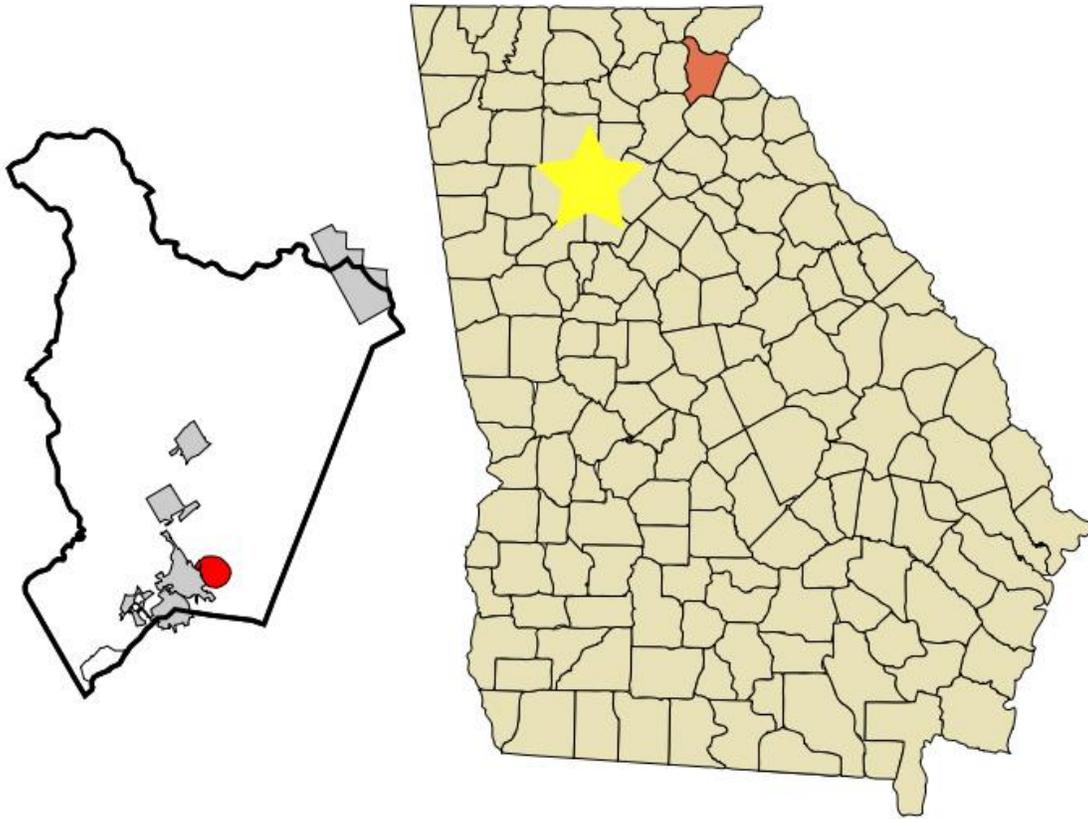
Both appraisers have the competency to develop and report the market value opinions contained within this report. Mr. Cliff M. Ward, MAI, is a State Certified General appraiser with 19 years of commercial appraisal experience in the metropolitan Atlanta, north Georgia, and surrounding market areas. Mr. David B. Griffin, MAI, SRA, AI-GRS is a State Certified General appraiser with 17 years of commercial appraisal experience in the metropolitan Atlanta, north Georgia, and surrounding market areas. The knowledge of the specific subject market area and the property type was sufficient for both appraisers to complete the previously described scope of work.

Extraordinary Assumptions This appraisal does not use extraordinary assumptions.

Hypothetical Conditions This appraisal does not use hypothetical conditions.



Chapter 2: Habersham County Overview



General Overview

Habersham County is in the northeastern part of Georgia. It contains about 181,120 acres or 283 square miles. The county borders Rabun County to the north, Stephens County to the east, and Banks and Hall Counties to the south. Clarkesville, the county seat, is in the central part of the county. Other incorporated areas are Demorest, Cornelia, Alto, Baldwin, and Mt. Airy, all located in the southern portion of the county and Tallulah Falls located in the northeast corner. The northernmost areas of the county lie within the Blue Ridge Mountains District, which consists of a mass of rugged mountains and ridges ranging in elevation from 3,500 to 4,700 feet in northeast Georgia. According to the United States Forest Service, 62.8 square miles of land in the County are situated within the Chattahoochee National Forest. This encompasses 22.2% of the county land area. The National Forest extends across the northern areas of the county. Mountain resort tourism and development of retirement homes and second homes has represented a major economic stimulus in the county. Convenient access from metro Atlanta via I-985 and GA 365 incentivizes tourism within the county throughout the year.

On the following pages are demographic and economic data profiles obtained from the Site-To-Do-Business-Online.



Demographic and Economic Data

Summary	Census 2010	Census 2020	2022	2027		
Population	43,041	46,031	46,571	47,486		
Households	15,472	16,408	16,627	16,996		
Families	11,307	-	11,845	12,074		
Average Household Size	2.63	2.63	2.63	2.62		
Owner Occupied Housing Units	11,596	-	13,096	13,503		
Renter Occupied Housing Units	3,876	-	3,531	3,493		
Median Age	38.5	-	40.2	41.6		
Trends: 2022-2027 Annual Rate	Area	State	National			
Population	0.39%	0.51%	0.25%			
Households	0.44%	0.56%	0.31%			
Families	0.38%	0.51%	0.28%			
Owner HHs	0.61%	0.77%	0.53%			
Median Household Income	2.77%	3.59%	3.12%			
Households by Income	2022		2027			
	Number	Percent	Number	Percent		
<\$15,000	1,719	10.3%	1,359	8.0%		
\$15,000 - \$24,999	1,870	11.2%	1,634	9.6%		
\$25,000 - \$34,999	1,200	7.2%	1,137	6.7%		
\$35,000 - \$49,999	2,009	12.1%	1,712	10.1%		
\$50,000 - \$74,999	3,317	19.9%	3,415	20.1%		
\$75,000 - \$99,999	2,736	16.5%	3,090	18.2%		
\$100,000 - \$149,999	2,613	15.7%	3,293	19.4%		
\$150,000 - \$199,999	515	3.1%	609	3.6%		
\$200,000+	648	3.9%	747	4.4%		
Median Household Income	\$58,965		\$67,607			
Average Household Income	\$78,094		\$88,508			
Per Capita Income	\$28,038		\$31,832			
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,885	6.7%	2,704	5.8%	2,666	5.6%
5 - 9	2,953	6.9%	2,895	6.2%	2,860	6.0%
10 - 14	2,837	6.6%	2,931	6.3%	3,094	6.5%
15 - 19	2,788	6.5%	3,067	6.6%	3,301	7.0%
20 - 24	2,678	6.2%	2,674	5.7%	2,670	5.6%
25 - 34	5,402	12.6%	5,945	12.8%	5,083	10.7%
35 - 44	5,666	13.2%	5,784	12.4%	6,130	12.9%
45 - 54	5,929	13.8%	5,633	12.1%	5,814	12.2%
55 - 64	5,304	12.3%	5,980	12.8%	5,744	12.1%
65 - 74	3,745	8.7%	5,272	11.3%	5,577	11.7%
75 - 84	2,137	5.0%	2,759	5.9%	3,499	7.4%
85+	717	1.7%	927	2.0%	1,048	2.2%



Demographic and Economic Data

Population Summary	
2010 Total Population	43,041
2020 Total Population	46,031
2020 Group Quarters	2,884
2022 Total Population	46,571
2022 Group Quarters	2,884
2027 Total Population	47,486
2022-2027 Annual Rate	0.39%
2022 Total Daytime Population	45,047
Workers	17,444
Residents	27,603
Household Summary	
2010 Households	15,472
2010 Average Household Size	2.63
2020 Total Households	16,408
2020 Average Household Size	2.63
2022 Households	16,627
2022 Average Household Size	2.63
2027 Households	16,996
2027 Average Household Size	2.62
2022-2027 Annual Rate	0.44%
2010 Families	11,307
2010 Average Family Size	3.08
2022 Families	11,845
2022 Average Family Size	3.14
2027 Families	12,074
2027 Average Family Size	3.14
2022-2027 Annual Rate	0.38%
Housing Unit Summary	
2000 Housing Units	14,634
Owner Occupied Housing Units	69.1%
Renter Occupied Housing Units	21.5%
Vacant Housing Units	9.4%
2010 Housing Units	18,146
Owner Occupied Housing Units	63.9%
Renter Occupied Housing Units	21.4%
Vacant Housing Units	14.7%
2020 Housing Units	18,340
Vacant Housing Units	10.5%
2022 Housing Units	18,694
Owner Occupied Housing Units	70.1%
Renter Occupied Housing Units	18.9%
Vacant Housing Units	11.1%
2027 Housing Units	19,153
Owner Occupied Housing Units	70.5%
Renter Occupied Housing Units	18.2%
Vacant Housing Units	11.3%
Median Household Income	
2022	\$58,965
2027	\$67,607
Median Home Value	
2022	\$180,614
2027	\$196,881
Per Capita Income	
2022	\$28,038
2027	\$31,832
Median Age	
2010	38.5
2022	40.2
2027	41.6



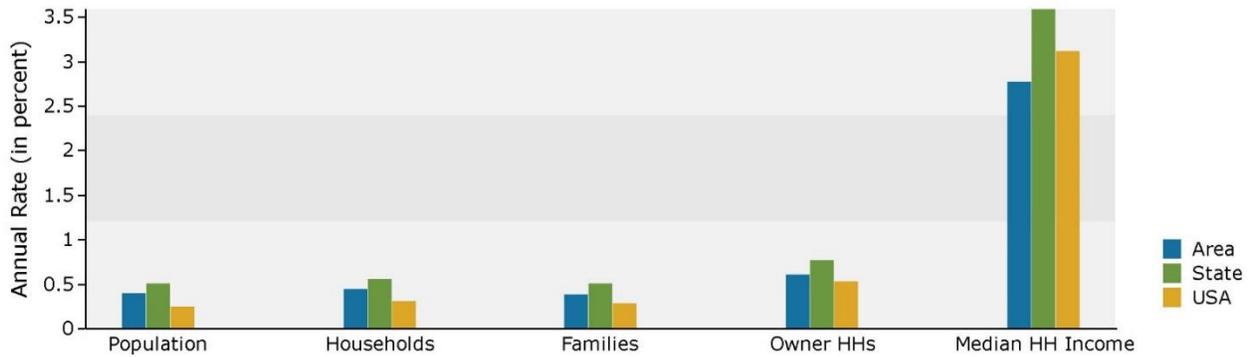
Demographic and Economic Data

2022 Households by Income	
Household Income Base	16,627
<\$15,000	10.3%
\$15,000 - \$24,999	11.2%
\$25,000 - \$34,999	7.2%
\$35,000 - \$49,999	12.1%
\$50,000 - \$74,999	19.9%
\$75,000 - \$99,999	16.5%
\$100,000 - \$149,999	15.7%
\$150,000 - \$199,999	3.1%
\$200,000+	3.9%
Average Household Income	\$78,094
2027 Households by Income	
Household Income Base	16,996
<\$15,000	8.0%
\$15,000 - \$24,999	9.6%
\$25,000 - \$34,999	6.7%
\$35,000 - \$49,999	10.1%
\$50,000 - \$74,999	20.1%
\$75,000 - \$99,999	18.2%
\$100,000 - \$149,999	19.4%
\$150,000 - \$199,999	3.6%
\$200,000+	4.4%
Average Household Income	\$88,508
2022 Owner Occupied Housing Units by Value	
Total	13,096
<\$50,000	5.6%
\$50,000 - \$99,999	12.7%
\$100,000 - \$149,999	15.2%
\$150,000 - \$199,999	27.0%
\$200,000 - \$249,999	15.2%
\$250,000 - \$299,999	6.4%
\$300,000 - \$399,999	8.6%
\$400,000 - \$499,999	4.2%
\$500,000 - \$749,999	2.3%
\$750,000 - \$999,999	2.5%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.3%
Average Home Value	\$220,980
2027 Owner Occupied Housing Units by Value	
Total	13,503
<\$50,000	3.5%
\$50,000 - \$99,999	8.3%
\$100,000 - \$149,999	12.2%
\$150,000 - \$199,999	27.7%
\$200,000 - \$249,999	17.0%
\$250,000 - \$299,999	6.9%
\$300,000 - \$399,999	9.9%
\$400,000 - \$499,999	6.1%
\$500,000 - \$749,999	4.2%
\$750,000 - \$999,999	4.0%
\$1,000,000 - \$1,499,999	0.0%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.2%
Average Home Value	\$255,897

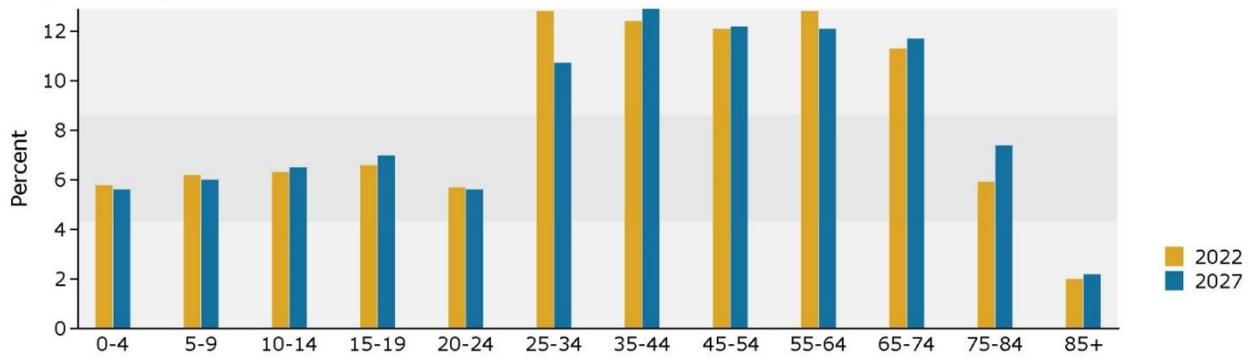


Demographic and Economic Data

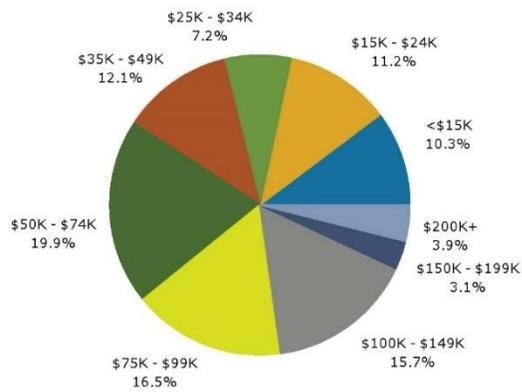
Trends 2022-2027



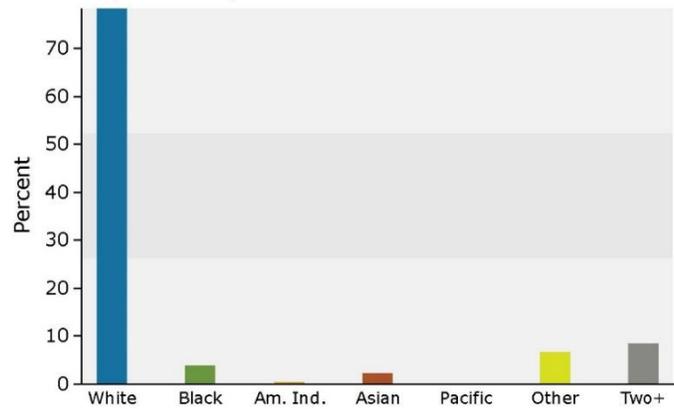
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 15.1%



Chapter 3: Property Description

Location

The subject property is in the northeastern portion of Georgia. This location is in Habersham County about 75 miles northeast of Atlanta, Georgia. The subject property fronts Washington Street along the downtown Clarkesville square. The physical address for the subject property is 1387 Washington Street, Clarkesville, Habersham County, Georgia. The specific subject location affords excellent visibility and public parking is in close proximity.

Access and Streets

The subject market has average access. Habersham County has primary access provided by Georgia Highway 365, which is a four-lane divided highway that extends southwest toward Gainesville and northeast toward the cities of Toccoa and Clayton. The subject property is within about five to six driving miles from GA Highway 365.

The subject property has a location 365 feet east of Monroe Street (GA Highway 115). GA Highway 115 extends west from downtown Clarkesville and continues west to Cleveland, White County and Dahlonega, Lumpkin County. Immediate access to the subject site is from Washington Street. Highway 441 Business (Washington Street) is a state highway providing access to downtown Clarkesville, Demorest, and Cornelia. This highway runs through downtown Clarkesville and provides access to GA Highway 365 about five to six miles northeast of the subject property. Another major traffic artery around downtown Clarkesville includes Georgia Highway 197. This two-lane highway extends north from GA Highway 365 through Clarkesville and onto Rabun County where it intersects with GA Highway 76.

The subject property has public parking along Washington Street and it appears there are roughly two parking spaces at the rear of the building. This parking is somewhat constrained to smaller vehicles.

Neighborhood

The subject neighborhood generally includes those areas in and around the city of Clarkesville. Land uses outside the city limits are typically residential and agricultural, with commercial and industrial development in and around the town center. Much of the residential development in the area is rural single-family generally oriented to agriculture and retirees. However, some small multi-family developments and sporadic newer homes also exist in the area, with emphasis inside the city limits. Other development in the subject area is a mixture of industrial, commercial, and office uses.

A majority of the commercial and office development is along U.S. 441 Business, primarily south of downtown Clarkesville, while slightly less intensive development exists north of town. Along the major roadways extending from downtown are uses such as small retail establishments, automobile service facilities, a car wash, offices, and various other similar highway business uses.



Within downtown Clarkesville numerous storefront retail establishments exist and include gift shops, antique stores, restaurants, and some office/professional and government uses. The majority of new commercial and office development in the neighborhood is along Highway 441 Business, south of the Historic Clarkesville Square and proximate to the GA Highway 197 and Highway 441 Business intersection. This intersection experienced an increase of commercial development that began around 2004 and 2005. Development in this area includes an Ingles grocery store, two convenience stores, multiple restaurants, a community shopping center, and various other freestanding commercial buildings. In 2005, local investors purchased the 3.31-acre pin corner of this highway intersection for development of a branch bank. In 2010, Wendy's fast food purchased one of the commercial outparcels that remained after completion of the branch bank.

Also located throughout the neighborhood are numerous supportive developments such as medical facilities, schools, parks, and churches. North Georgia Technical College at Clarkesville is located along GA Highway 197 and Piedmont College is located in Demorest.

In summary, the subject property is well located within the city of Clarkesville. This is a small, attractive north Georgia city characterized by its historic town center.

Site Size and Shape

Based on the warranty deed and an old survey, the subject site has roughly 0.04 acre and measures 18' x 100'. It has a rectangular shape with frontage on Washington Street.

**Topography and
Forestation**

The mostly level to gently sloping site is at grade with Washington Street and gently slopes downward to the rear site area. There is no forestation or landscaping present.

Soils and Subsurface

The client did not provide a report prepared by a soil and subsurface engineer. Anyone with an ownership interest should obtain the services of a professional soil and subsurface engineer. This appraisal report could require modification if an adverse subsoil report becomes available. There were no obvious problems during the site visit.

Floodplain

According to the FEMA Flood Insurance Rate Map, the subject property is in a Zone X flood zone. This indicates areas outside of the federally designated 100-year floodplain.

Hazardous Waste

This appraisal does not include a Transactional Environmental Screening (TES) or an Environmental Site Assessment (ESA). The environmental investigation included readily observable conditions on the property at the site visit. Conditions such as toxic waste, asbestos, and lead-based paint are environmental hazards, whereas such conditions as wetlands and endangered species are not hazards but are environmental risks. The client should seek the services of a professional engineer for concerns about dangerous material.

**Easements and
Encroachments**

A physical inspection of the subject property and review of the warranty deeds did not show adverse easements or encroachments present.



Zoning

According to the City of Clarkesville Government, the subject property has the DB, Downtown Business District zoning classification. This district permits a wide variety of commercial and institutional uses, including retail, office and restaurant uses, and is consistent with the surrounding properties.

Utilities

All public utilities are available.

Property History

Habersham County is the current owner of record. This owner acquired the property in August 2005 from Habersham Partners, LLC. There have been no other transfers in the past 18 years.

The subject building has been leased since March 2013 to the Soque River Watershed Association. The initial term ended in June 2014. The rental rate was \$550 per month, which equates to an annual rent of \$5.14 per square foot. This rental appears to have been on month-to-month terms since 2014. No increases to the rent, based on the provided lease agreement, were included. It is our understanding the purposes of this appraisal is potential marketing and we have appraised the fee simple interest.

Real Property Taxes

The subject property is in the incorporated City of Clarkesville. While there are currently no taxes due to the Habersham County Government ownership, the City of Clarkesville and Habersham County would tax the subject property if owned by a private entity. For the year 2022 the millage rate was 26.075 mills per \$1,000 of assessed value. Using the 40% assessment ratio and the tax valuation of \$51,430 the tax expense would have been **\$536.41**.

Description of Improvements

The subject is a masonry building originally constructed in 1937. It has been renovated over the years and is in average to good physical condition. Exterior features include brick and a built-up sloped roof. There are two shared walls with adjoining buildings. The floor plan is well suited for office use with a front entrance lobby, two office suites, a restroom, breakroom and small conference room. There is adequate storage area available for office supplies. The total area is 1,314 square feet (18 feet by 73 feet). Interior buildout includes carpet (signs of wear), acoustical tile ceiling, florescent lighting, and painted drywall. At the rear of the building are two parking spots available for the building and public parking is along Washington Street. Overall, the subject is an average to good quality downtown building.