

**ON BEHALF OF THE BOARD OF DIRECTORS OF GREENBRIAR CHILDREN'S CENTER INCORPORATED  
AN OFFERING OF THE ASSET LOCATED 429 TATNALL STREET  
SAVANNAH, CHATHAM COUNTY, GEORGIA 31401**



**AS OF OCTOBER 2025**

**REPRESENTED BY  
WHITLEY & ASSOCIATES, INC.  
800 COMMERCIAL COURT SUITE TWO  
SAVANNAH, GEORGIA 31406**

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800 COMMERCIAL COURT • SUITE TWO • SAVANNAH, CHATHAM COUNTY, GEORGIA 31406  
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**SUBJECT PROPERTY SUMMARY**

Property/Address-Location : 429 Tattnall Street  
Savannah, Chatham County, Georgia 31401

Tax Identification No. : 20032 20003

Ownership : Greenbriar Children's Center, Incorporated

Current Property Type/Use : Day Care Center

Prospective Use : Residential Single Or Multi-Family

Land Area : 3,764 Square Feet or 0.086 Acre

Improvement Size : 4,080 Square Feet

Year 2025 Tax Appraisal/  
Assessment (40%) : This asset is exempt from ad valorem tax liability. With reference to the Chatham County Board of Assessors, it appears an "arbitrary" value of \$220,200 has been assigned which is considered to be significantly below market value.

Zoning Classification : Downtown-Residential (D-R).

Offering Price : One Million Two Hundred Fifty Thousand (\$1,250,000) Dollars

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**PROPERTY IDENTIFICATION**

Location/Address : 429 Tattnall Street

Property Type “As Is” : Day Care Facility

Property Identification  
Number (PIN) : 20032 20003

Land Area : 3,764 Square Feet or 0.086 Acre

Building and Site  
Improvements : 429 Tattnall Street is a two story, likely former residential asset, adapted for owner occupancy as day care facility for Greenbriar Children’s Center. With reference to information maintained by the Board of Assessors of Chatham County, the building is estimated to comprise a finished floor area of 4,080 square feet.

Site improvements include curb and gutter, sidewalks, building and site illumination, a brick and metal fenced courtyard (playground) and landscaping.

**SAVANNAH AREA**

The city of Savannah serves as the seat of government for Chatham County and is the most populous city in Southeast Georgia. Chatham County is one of six counties comprising the Greater Savannah Trade Area and the Savannah region includes three other Georgia counties, Liberty, Bryan and Effingham, and two South Carolina counties, Beaufort and Jasper.

**NEIGHBORHOOD CHARACTERISTICS**

The property is improved with an approximate 4,080 square foot, day care facility located at 429 Tattnall Street, Savannah, Chatham County, Georgia 31401.

This general locale approximates lower southern sector of the southwest quadrant of Savannah's nationally registered Historic Landmark District being approximately 8/10 of a mile and slightly southwest of Savannah's Financial District within Johnson Square.

Neighborhood boundaries may be generally defined as north of Park Avenue -Forsyth Park, west of East Broad Street, south of the Bay Street-River Street-Savannah River area, and east of Martin Luther King Jr. Boulevard (formerly West Broad Street). These boundaries also approximate Savannah's entire Historic Landmark District.

The city plan for Historic Savannah is generally attributed to General James Oglethorpe who founded the Colony of Georgia and settled the City of Savannah during 1733. Reportedly, Oglethorpe's military experience played an influential role in his layout for the City. The plan is based on a military grid system and the design of small residential lots with accompanying squares made the city more compact and easier to defend. Other sources of inspiration for the plan reportedly include the rigid military pattern of the old Roman Castra, "A Plan of the New City of Peken," printed during 1688, and traditional English town planning implemented in Northern Ireland at the turn of the 17th Century.

The inner city of Savannah revolves around its squares, town lots and wards. Oglethorpe laid out the first six wards in two rows along the top of Yamacraw Bluff between 1734-1736. Each ward consisted of four Tything's and each Tything was subdivided as ten 60 by 90-foot residential lots. At the center of the ward was the square, flanked on the east and west by two pairs of freestanding lots. These lots, "reserved for the use of Trustees" are known as Trust Lots and were set aside for public buildings.

Subsequent to planning, Oglethorpe distributed town, garden and farm lots to each freeholder. Each freeholder was allocated approximately 50 acres. The grant of lands consisted of a 60 by 90-foot town lot, an approximate five-acre garden lot and approximately 45 acres of farm land. By 1855, Oglethorpe's plan was extended to 24 squares until no more common land was owned by the city. The creation of Forsyth Park at the end of Bull Street in 1856 ended the expansion of Oglethorpe's unusual system of wards and squares.

The City of Savannah has made a conscious effort to maintain the integrity of Oglethorpe's original plan while adapting to meet the current demands of vehicular traffic. Streets traverse the district in a rectangular grid pattern and accessibility within the entire neighborhood is good.

Accessibility to other areas of the city and county are also favorable as several arterial streets traverse within proximity. Liberty Street (east-west) and Oglethorpe Avenue (east-west), Broughton Street (east-west) and Bay Street (east-west) traverse the approximate middle and northern boundaries of the Historic District and are all located with twenty-eight blocks north. Montgomery Street (north-south) and Martin Luther King, Jr. (north-south) are located within two to three blocks west with Martin Luther King, Jr. Boulevard generally considered to approximate the western boundary of Historic District. Barnard Street (north-south) Whitaker Street (South only), Bull Street (north-south) Drayton Street (north only), Abercorn Street, (north-south), Habersham Street (north-south), Price Street (south only) and East Broad Street are all located within approximately nine blocks east and Gaston Street (east-west), Gwinnett Street (east-west) and Park Avenue (east-west) are located within twelve blocks south.

In addition to the above noted neighborhood streets and arterial's, direct access to Interstate 16 via West Gaston Street is approximately five blocks southwest and the Henry Street access point for the Harry S. Truman Parkway is located approximately two and one-half miles southeast. The Truman Parkway is north-south limited access beltway which traverses the Savannah metropolitan area commencing as a surface intersection with Georgia State Route 204 (Abercorn Street) and terminates as a surface intersection with President Street.

The general neighborhood, comprising an approximate one-mile radius of the subject assets is heterogeneously developed with single and multi-family residential dwellings, various commercial, service related, retail, office and institutional properties. A few significant and notable nearby uses include Pepe Hall (Savannah College Of Art & Design), Battlefield Park, St. Johns Episcopal Church, Green Meldrim House, Sorrel Weed House, Jepson Center, Telfair Museum, Georgia State Railroad Museum, Ships of the Sea Maritime Museum, Otis S. Johnson PH.D Cultural Arts Center, First African Baptist Church, Chatham Square, Forsyth Park, the Ralph Mark Gilbert Civil Rights Museum, Dr. Priscilla D. Thomas Annex and the Mercer-Williams House.

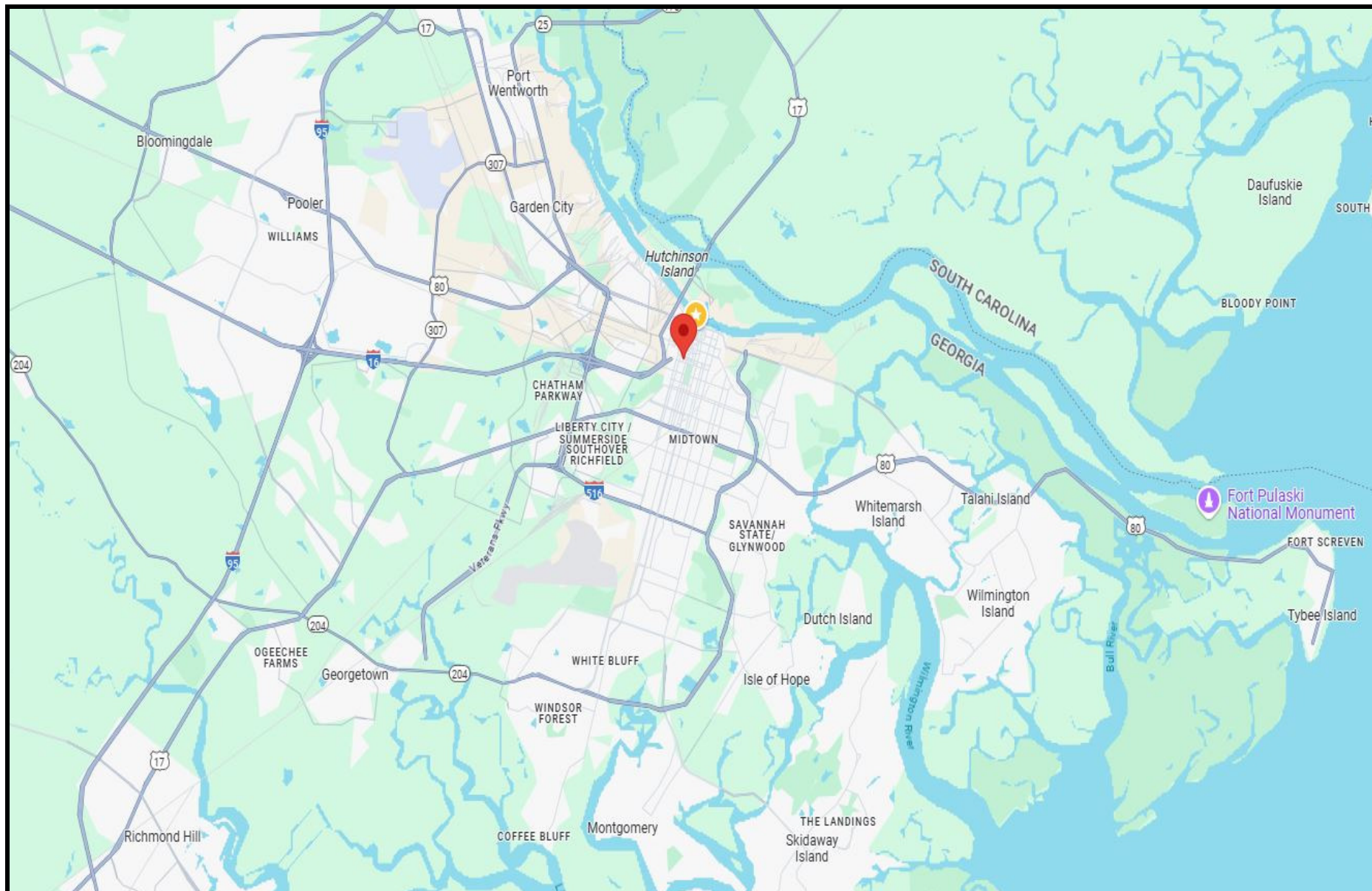
Again, Residential, major office properties, retail, hospitality, institutional, public and municipal uses, service related and various commercial uses are interspersed throughout the "District." Many commercial related properties within the "District" like the subject building are examples of adaptive reuse, whereby the integrity or the exteriors of the historic properties have been restored approximating the original exterior facades. The interiors of said properties are adapted to uses not necessarily consistent with those uses for which the buildings were originally constructed and intended.

As stated, the neighborhood is heterogeneously developed with a mixture of single and multifamily dwellings, institutional, retail, service related, commercial, hospitality and professional office properties. The immediate area of the subject reflects all the above uses; however, is predominately residential and commercial with institutional interspersed within. Development trends are not easily discernable as renovations and adaptations vary, are sporadic and widely dispersed.

Excepting, for the Eastern Wharf project, no specific or particular area was identified as having a concentration of activity at the current time. Demand for a multitude of uses should endure and activity is expected to be interspersed throughout the District.

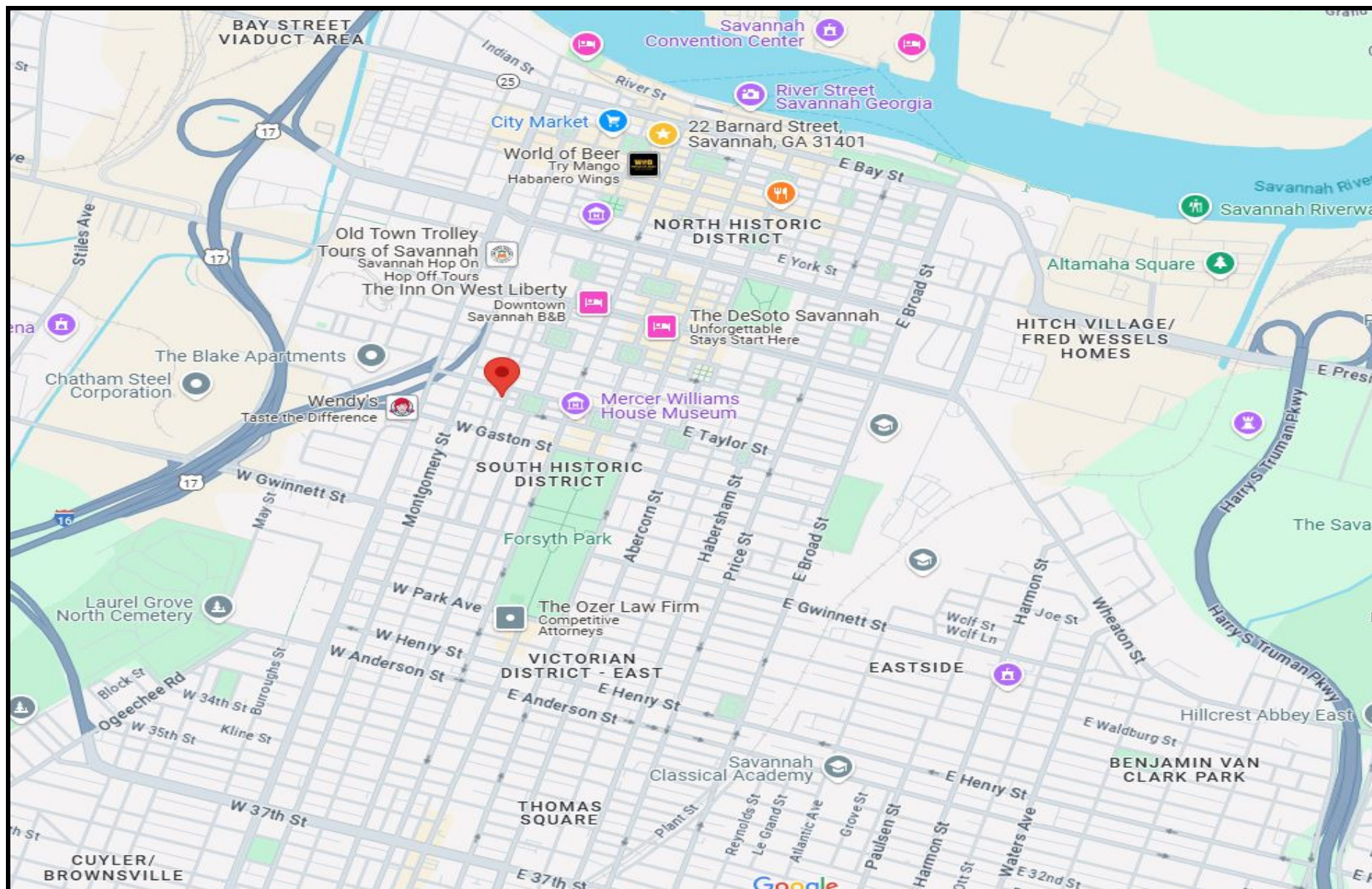


### Area Map





## Neighborhood Map





## **PROPERTY DATA**

This section of the offering contains a summary of those physical characteristics and legal aspects of the property that would be considered pertinent to a prospective investor.

### **Ownership**

With reference to the records of the Chatham County Board of Assessors, the asset is currently vested in the ownership of the Greenbriar Children's Center, Incorporated. Reference is made to the Superior Court of Chatham County, specifically Deed Record Book 140-R; Folio 7 being the Warranty Deed dated December 23, 1998 by and between the United Community Way of the Coastal Empire as grantor and Greenbriar Children's Center, Incorporated as grantee.

### **Lease Information**

Reportedly, the land and building improvements associated with 429 Tattnall Street are not encumbered by a lease to an unrelated third-party.

### **Site Description**

- Area** : The land is identified within the records of the Chatham County Board of Assessors as Property Identification Number 20032 20003 (inclusive of the building and site improvements) and comprises a surface area of 3,764 square feet. Reference is made to the records of the Superior Court of Chatham County, specifically Map Book 51; Folio 711.
- Vehicular Access** : "As Is," the site is not aided by curb cuts permitting on-site vehicular access.
- Shape and Boundaries** : The "L" shaped site fronts along its eastern boundary approximately 69.53 lineal feet along the westside of the southbound lane of Tattnall Street, a northern boundary of approximately 70.58 lineal feet along the southern boundary of Lot A United Community Subdivision of Lot 32 Berrien Ward, a noncontiguous southern boundary of an aggregate 69.82 lineal feet of which approximately 24.24 lineal feet fronts along the eastside of the northbound lane of Jefferson Street and the balance fronting along the eastern boundary of Lot C-1, or A Recombination of United Community Subdivision of Lot 32 Berrien Ward and a noncontiguous southern boundary of an aggregate 70.72 lineal feet of which approximately 45.50 lineal feet fronts along the northside of westbound lane of Wayne Street and the balance fronting along the northern boundary of Lot C-1, or A Recombination of United Community Subdivision of Lot 32 Berrien Ward.

Soils : The broker has not been provided with engineering studies delineating soil conditions. ***As such, it is necessary to assume that soil deposits are typical for the area and do not possess commercial value.***

Topography and Drainage : The broker was not provided with engineering reports relative to topographic elevations. With reference to the Savannah Area Geographic Information System, it appears that site elevations approximate a range of between 38 to 39 lineal feet above Mean Sea Level and being slightly above the grade of the abutting arterioles with positive drainage.

Flood Map Panel and Zone : With reference to Federal Emergency Management Agency Flood Map, Panel 13051C0153G established as of August 16, 2018, it appears the property is located within Zone X, which is an area determined to be outside the limits of the 100-year flood plain and 500-year flood plain.

Municipal Services and Public Utilities : Municipal services include potable water, refuse collection and fire and police protection. Public utilities include electricity, natural gas and telephone. Electricity is provided by Georgia Power being a subsidiary of the Southern Companies, natural gas by either SCANA Energy, Atlanta Gas Light, Georgia Natural Gas or others of choice and telephone by multiple providers of choice.

Easements and Encumbrances : It appears the land is subject to standard and typical utility and drainage easements. Said easements do not appear to detrimentally impact the functional utility or value of the property.

With reference to Map Book 51; Folio 711 as maintained in the records of the Superior Court of Chatham County, an approximate four to five-foot wide "Private Pedestrian Easement" exists within site boundaries commencing at the approximate southwest corner of the site traversing northerly.

In addition, it should be noted with reference to the aforementioned Map Book 51; Folio 711, it appears that the primary front entry point for the subject building along Tattnall Street encroaches within lands likely vested in the ownership of the City of Savannah. An encroachment of this type is very common within the confines of the Historic District due to the fact at the point of construction, land owners were permitted to construct on a zero lot line basis absent of setbacks.

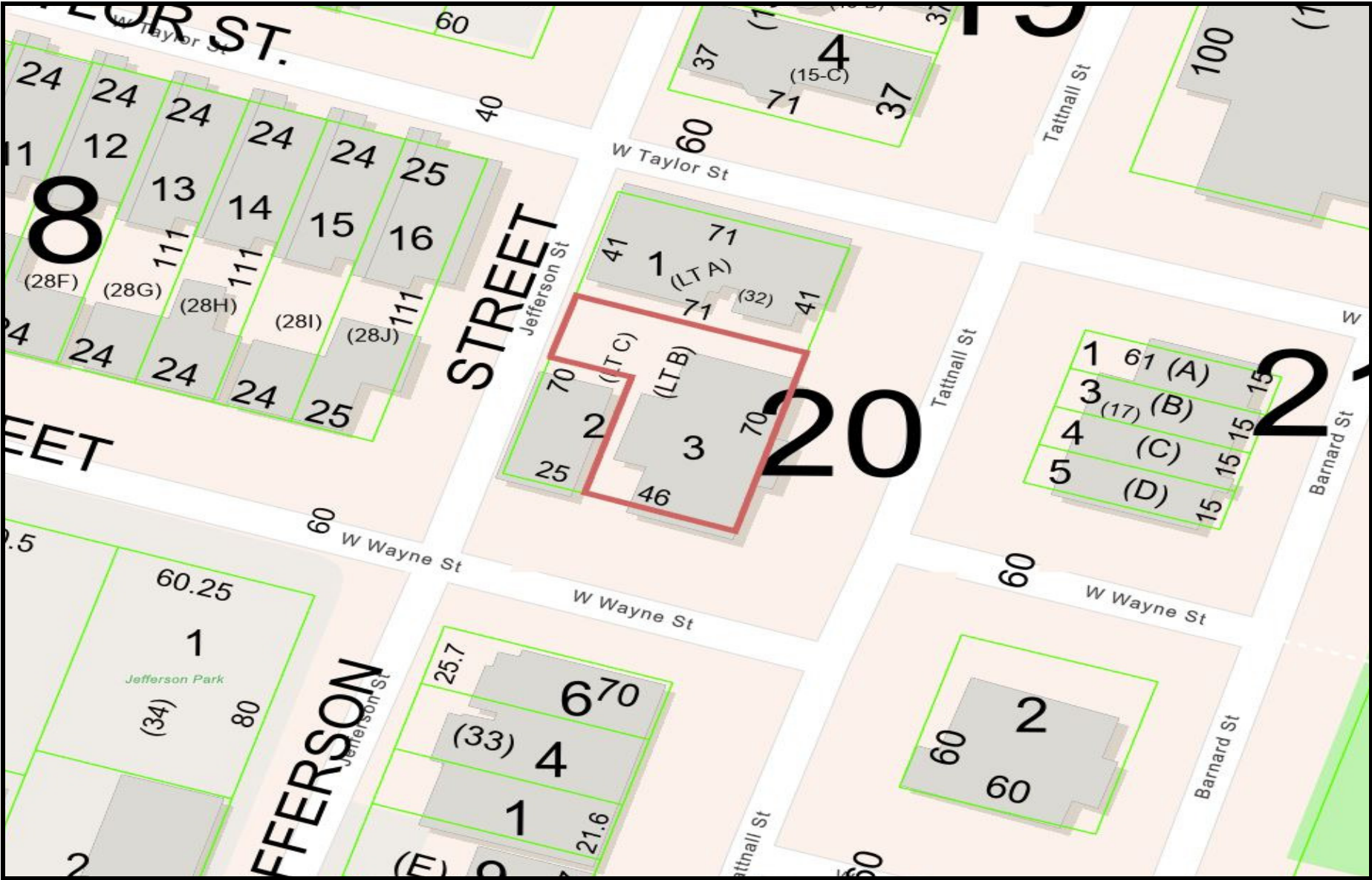


Sagis Aerial Map





Sagis Digital Map



## **Building and Site Improvements**

### **Building Improvements**

The description of improvements is based on reference to Public Records of Chatham County including the Chatham County Board Of Assessors, the Superior Court of Chatham County, the Savannah Area Geographical Information System, by personal inspection, and based on interviews with members of the Board of Directors of the client. It is assumed for that the construction specifications described herein are accurate and any variance from these descriptions may require a revision. It is further assumed that no latent structural problems exist.

**General Comments** : The building is two story, likely former residential asset, adapted for owner occupancy as day care facility for Greenbriar Children's Center.

With reference to records maintained by Chatham County Board of Assessors, the improvements were initially constructed circa 1850 which is in contrast to document entitled "Historic Building Map - Savannah Historic District," Amended and Adopted November 17, 2011, being complied by the Historic Preservation Department of the Chatham County-Savannah Metropolitan Planning Commission and adopted by the Mayor and Alderman of the City of Savannah as part of Section 8-3030, Historic District of the City of Savannah Zoning Ordinance which dates the initial construction as being 1902 and added to the "Registry" as of 1973.

The two story building is estimated to approximate a finished floor area of 4,080 square feet equally demised between two floors.

Site improvements include curb and gutter, concrete paved sidewalks, masonry and metal wall enclosed rear courtyard (playground) and various landscaping elements.

**Construction Date(s)** : 1850 or 1902 dependent on source.

**No. of Stories** : Two

**Finished Area** : 4,080

- Substructure : Unknown, but based on a visual onsite inspection, it appears the substructure could be comprised of a perimeter masonry foundation likely assisted by a series of masonry piers which in our opinion is somewhat supported by the fact that the entry door and the surface area of the finished floor area are accessible via a series of steps at least a few feet above grade as well as the presence of perimeter nearly at grade venting
- Superstructure : It is assumed the superstructure comprises a wood frame system.
- Roof Structure and Finish : It is assumed, the roof structure is a wood-frame truss system reflecting a hipped design which is assumed to be finished with plywood decking, asphaltic roll and composition asphaltic shingles which is assisted by the presence of gutters and downspouts to divert rainwater.
- Exterior Finish : All exterior elevations comprise painted wood clapboard.
- Insulation : Unknown.
- Interior Partitioning : **First Floor:** This area comprises approximately 2,040 square feet and is demised as entry foyer-vestibule, private office, two classrooms, children's restroom, kitchen, storage, washer-dryer closet, corridor and storage.
- Second Floor:** This area also comprises approximately 2,040 and is demised as two classrooms, children's and adult restrooms, kitchen, storage, corridor and storage.
- Interior Finishes : **First Floor:** Interior finishes generally include vinyl tile flooring, painted gypsum wallboard and wood paneled walls and suspended acoustical and painted gypsum wallboard ceilings. Restroom finishes typically include ceramic tile flooring and painted gypsum wallboard ceilings.
- Exterior fenestration typically includes wood with glass panels and steel solid core exterior doors with a mixture of stainless and brass plated hardware. Interior doors are typically wood solid core. Windows appear to typically be six over six-pane in wood frame.
- Illumination typically includes surface mounted and fluorescent type lighting fixtures.
- The restrooms are equipped with water cabinets, hand basins, mirrors and paper holders. The kitchen is equipped with base and wall mounted cabinetry, hood vent, counter top and a hand sink

**Second Floor:** Interior finishes generally include vinyl tile flooring and painted gypsum wallboard walls and suspended acoustical and painted gypsum wallboard ceilings. Restroom finishes typically include ceramic tile flooring and painted gypsum wallboard ceilings.

Illumination typically includes surface mounted and fluorescent type lighting fixtures.

The restrooms are equipped with water cabinets, hand basins, mirrors and paper holders. The kitchen is equipped with base and wall mounted cabinetry, hood vent, counter top and a hand sink.

Heat and Air  
Systems/Ventilation

: Heating and cooling for the building area is provided by what appears to be two, independent, split heat pump package systems.

Site Improvements

Hardscape

: Concrete sidewalks align the eastern and southern building elevations as they front along Tattnall Street and West Wayne Street as well as within the “Private Pedestrian Easement.” In addition, a brick and metal fence encapsulate the courtyard playground area.

Landscaping

: Landscaping includes beds of various shrubs, grassed and mulched areas and a few trees.

Miscellaneous

: Site and building illumination and security cameras.



**Subject Photographs**



Westerly View Of The Eastern Building Elevation.



Southerly View Of The Northern Building Elevation.



Easterly View Of The Western Building Elevation.



Northerly View Of The Southern Building Elevation.





Northerly View Along Tattnall Street.  
Subject Is Located At Left Background.



Southerly View Along Tattnall Street.  
Subject Is Located At Right Background.



Westerly View Along Wayne Street.  
Subject Is Located At Right Foreground.



Easterly View Along Wayne Street.  
Subject Is Located At Left Background.





View Of The Eastern Building Elevation.



Views Of The Southern And Eastern Building Elevations.



View Of The Northern And Western Building Elevations.



View Of The Western And Southern Building Elevations.





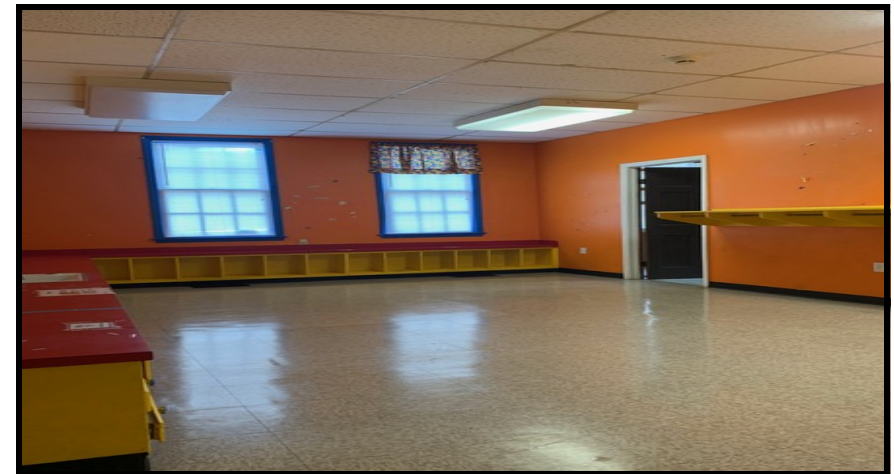
View Of Entry Foyer - Vestibule



View Of The Entry Foyer And Stairwell



View Of A Typical First Floor Classroom

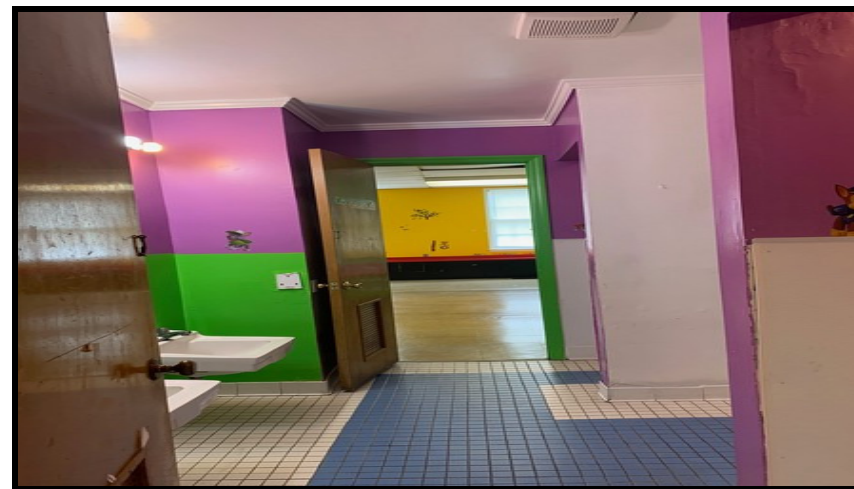


View Of A Typical First Floor Classroom

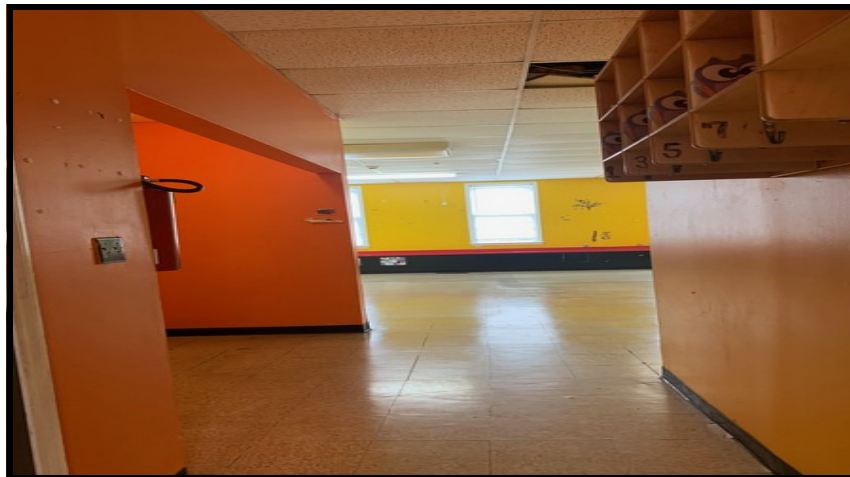




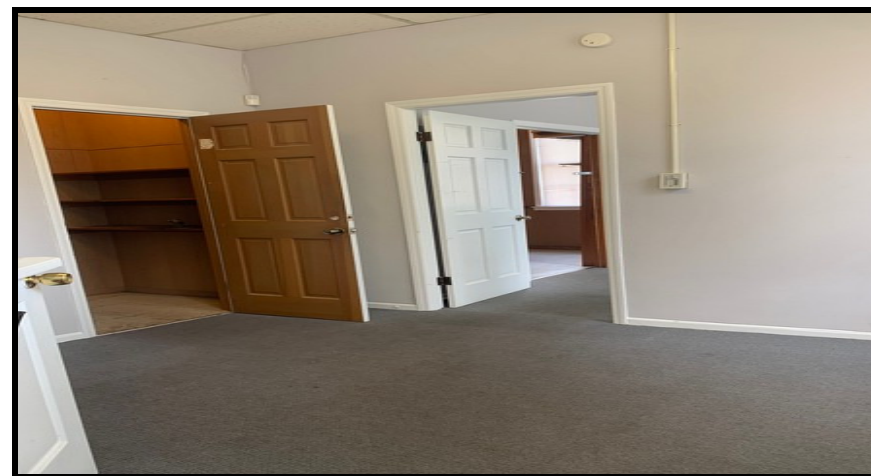
View Of The First Floor Kitchen



View Of The First Floor Children's Restroom



View Of A Typical First Floor Play - Cubicle Area



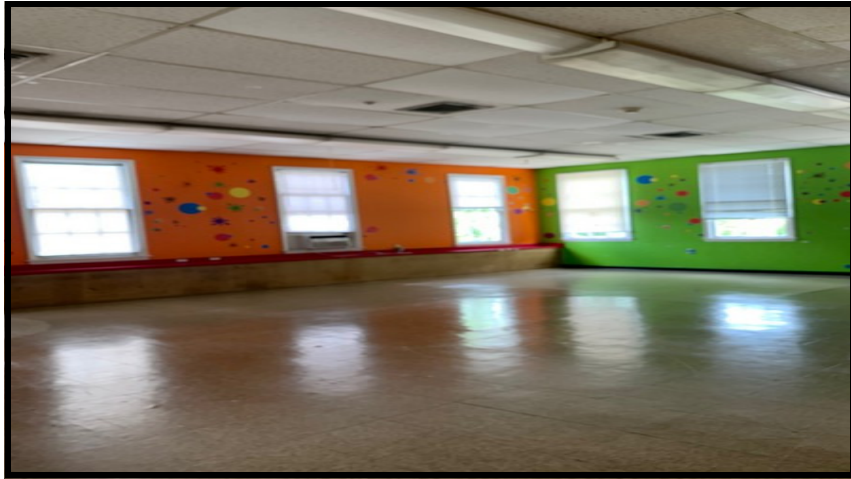
View The First Floor Private Office Area



View Of A The Second Floor Stairwell Corridor - Landing Area



View Of A Typical Second Floor Classroom



View Of A Typical The Second Floor Classroom



View Of The Second Floor Kitchen





View Of The Second Floor Children's Restroom



View Of The Second Floor Adult Restroom



View Of The Courtyard Playground Area



View Along The Private Pedestrian Easement

## **Zoning**

Zoning Authority : City of Savannah.

Zoning Classification : Downtown Residential (D-R).

Definition : As defined within the *City of Savannah Zoning Ordinance*: “The D-R district was established to accommodate residential and limited non-residential uses in a downtown setting. This district recognizes the predominance of residential uses within certain areas of downtown and also acknowledges the historic inclusion of nonresidential uses. By continuing this land use pattern in the present day, the D-R district ensures that residential and non-residential uses can continue to co-exist harmoniously within the Downtown.”

## **Real Estate Taxes**

Most properties within Chatham County are subject to taxation by the City of Savannah and Chatham County which assess all properties within its jurisdiction at 40% of the appraised value as established by the Chatham County tax assessor's office. It should be noted that all property within the State of Georgia is assessed at the 40% ratio excepting limited agricultural uses and exemptions.

In the case of the subject, being vested in the ownership of a non-profit entity (501-C), it is exempt from ad valorem tax liability; however, for the purpose of this offering, the broker will estimate the liability assuming a for profit ownership status.

For non-exempt assets, according to a representative from the tax assessor's office, tax appraised values are established relative to the “*As Is*” condition of the property on January 1, of the taxable year.

The Year 2025 Tax Appraised Value as determined by the Chatham County Board of Assessors has not been established as of the date of the preparation of this offering, requiring the utilization of the Year 2024 value as a means of estimating the Year 2025 ad valorem tax liability.

As of January 1, 2024, it appears an “arbitrary” taxable value of \$220,200 has been assigned the asset suggesting an assessed value of \$88,080. This “estimated” tax value is considered to be significantly below market value so for the purpose of this exercise, the estimated tax appraised value of will be based on the offering price of \$1,250,000

Again, with reference to the Chatham County Board of Assessors, the year 2025 millage rates for the City of Savannah and Incorporated Chatham County have not been formally established as of the date of this offering requiring the utilization of the year 2024 rates in an effort to estimate the ad valorem tax liability. The year 2024 aggregate millage rates for the City of Savannah and Incorporated Chatham County is 45.757 mills per thousand.



TAXING AUTHORITIES	PROJECTED ESTIMATED ASSESSED VALUE	YEAR 2024 AGGREGATE MILLAGE RATE	PROJECTED ESTIMATED YEAR 2025 AD VALOREM TAXES
CITY OF SAVANNAH AND CHATHAM COUNTY	\$500,000	45.757	\$22,878.50

Applying the 2024 Incorporated Chatham County and City of Savannah millage rates to the revised tax appraised value reflects an estimated tax requirement/assessment of approximately \$22,878.50.