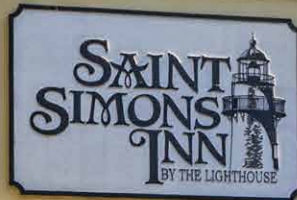


AUCTION OF 14 CONDOTEL UNITS



609 BEACHVIEW DR, ST SIMONS ISLAND | GLYNN CO., GEORGIA



**SOUTH
AUCTION**

southauction.com

BIDDING ENDS: NOV. 3RD



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

Hello,

South Auction is proud to offer 14 Condotel Units at St. Simons Inn by the Lighthouse for sale in an online auction.

This property is a condominium-hotel – a “condotel.” Each of the building’s 34 units is individually deeded and individually owned, and each comes completely furnished. Every unit is a single guest room with one bathroom; some are furnished with two beds, but none are two-bedroom units. What sets it apart from a standard condominium is that the building operates collectively as a hotel, with nightly guests, a front desk clerk, and breakfast service. Rather than turning the profits over to a third-party management company, the HOA manages the facility.



**SOUTH
AUCTION**

338 E Main Street,
Swainsboro, GA
478-419-1002

southauction.com

Joe Lanier, Auctioneer
(912) 531.7007

Joe@SouthAuctionGroup.com



Bidding Ends: Tuesday, November 3rd, 2026



HOW THEY MAY BE PURCHASED

The units will be offered individually, in groups, or as a complete package. A buyer may acquire a single unit, assemble a group of two or three, or take all fourteen – which represents 41% of the entire complex and a significant voice in how the inn is operated.

THE PROPERTY

The Inn sits on Beachview Drive in the heart of St. Simons Island's village district, a short walk from the lighthouse, the pier, the beach, and the shops and restaurants that keep the village busy year-round.

The building is clean and well maintained, and shows the care of an owner-run operation. There is a swimming pool on site, elevator service to the first two floors, and a comfortable dining area where the Inn serves a complimentary continental breakfast to guests every morning. Each unit is thoughtfully designed and fully furnished. Common areas and grounds are maintained on an ongoing basis through the association.

Owners may use their own unit 30 nights per year with no lodging charge – an approximate value of \$5,000. The remainder of the year the unit must remain in the rental pool.

THE RENTAL PROGRAM

Every unit in the building is rented exclusively through the Homeowners Association. An owner may not self-manage their unit, list it independently, or engage an outside rental manager. The Inn manager sets nightly rates for the entire building based on availability, competition, and seasonality – individual owners do not set the rate on their own unit.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

INCOME

Each unit's rental income is split fifty-fifty: half to the unit owner, half retained by the HOA to cover the onsite manager, cleaning staff, general maintenance, food, and other operating costs. Rental income is distributed to owners on the tenth day of the month following collection.

Across the fourteen units offered, gross rental revenue averaged \$465,258 per year over 2024 and 2025 – an average of \$33,233 per unit annually, returning an average of \$10,136 per unit after dues, taxes, and insurance. Occupancy over those two years averaged 57.5%.

Utilities, Wi-Fi, cable, and telephone are covered by the association. Any reservations on the books at closing convey to the new owner, along with the revenue they generate. Each unit's individual income history is provided in the offering packet.

HOA fees of \$400 per month per unit are withheld separately. These cover the association's fixed costs: master insurance on the structure and common areas, common-area utilities, elevator maintenance, pool and grounds, exterior maintenance, reserves, and trash and pest service. Each owner is also responsible for the real estate taxes and unit owner insurance, including liability coverage on their own unit, running approximately \$1,680 annually.

RESERVES AND THE ELEVATOR REPLACEMENT

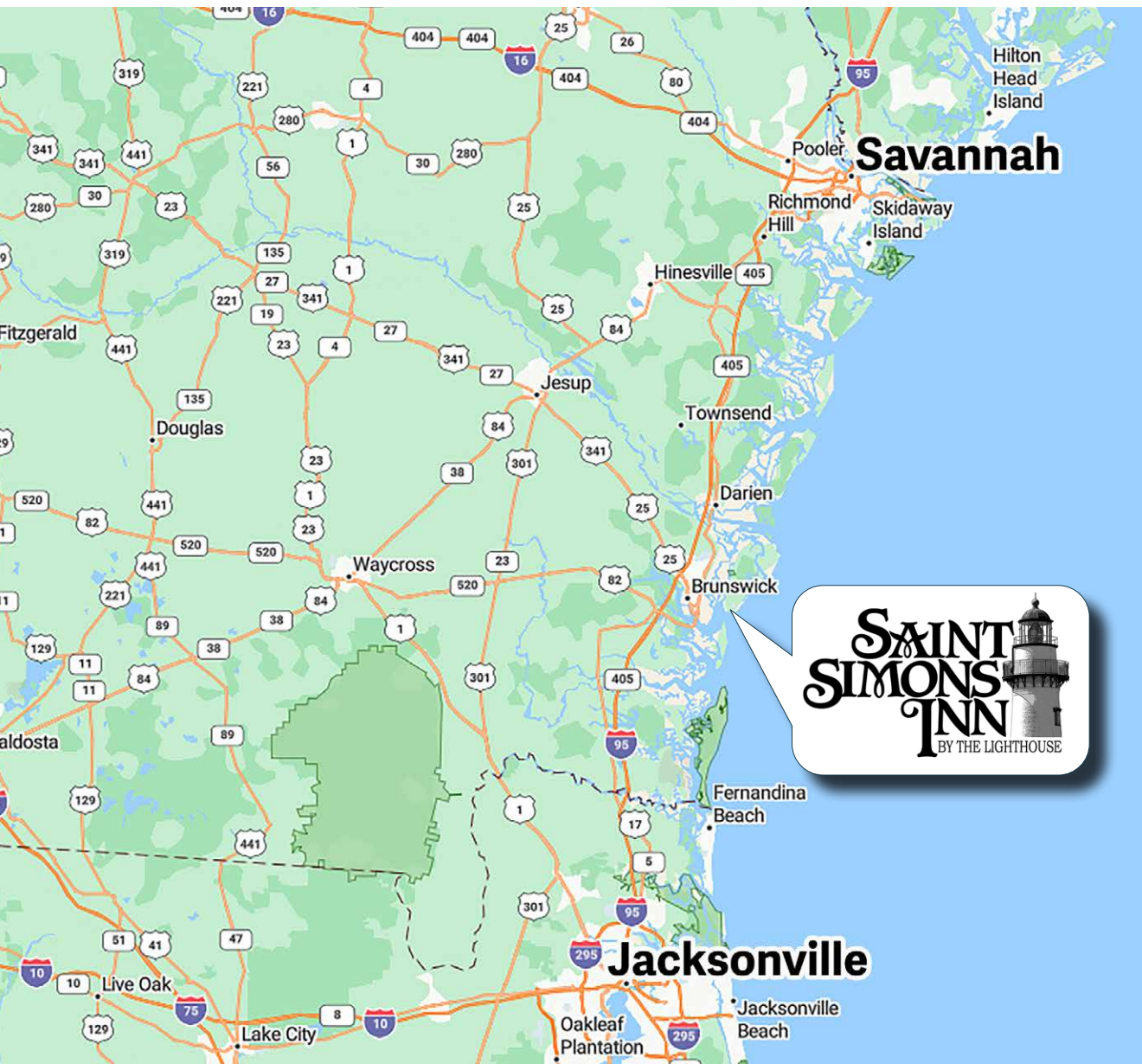
The Association currently holds reserves of approximately \$133,000. These funds remain with the Association and are not distributed to owners.

The Association has contracted for a full elevator replacement at a cost of \$125,000, of which \$37,600 was paid in October 2025, leaving approximately \$87,400 to be funded from existing reserves. Work is scheduled to begin November 2026, timed to avoid the Inn's busy season. The Association projects approximately \$35,000 to \$40,000 remaining in reserve upon completion.

Bidding Ends: Tuesday, November 3rd, 2026



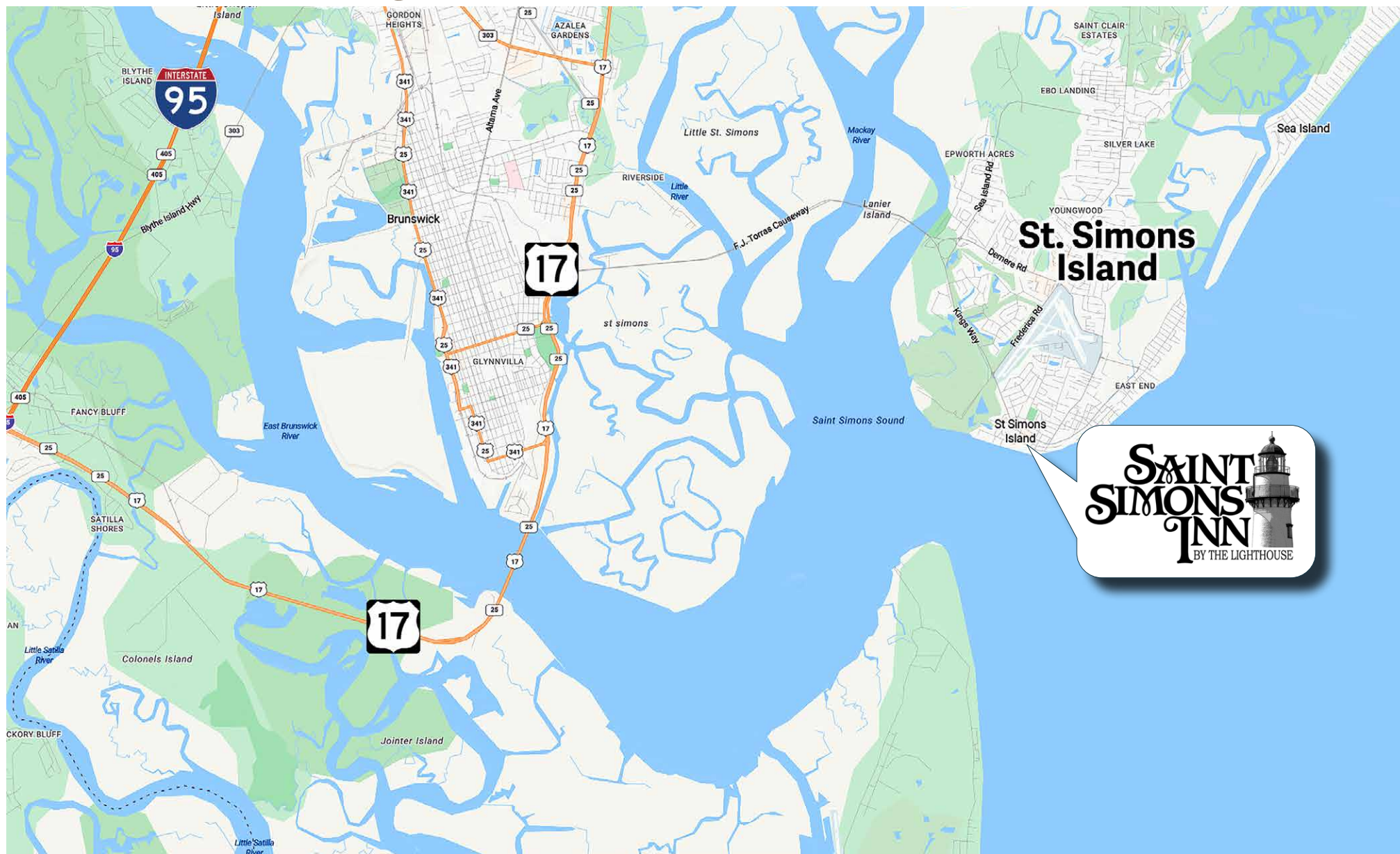
**SOUTH
AUCTION**





AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE
St. Simons Island | Glynn County Georgia



Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**





AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE
St. Simons Island | Glynn County Georgia



NEPTUNE PARK

[MORE INFO.](#)



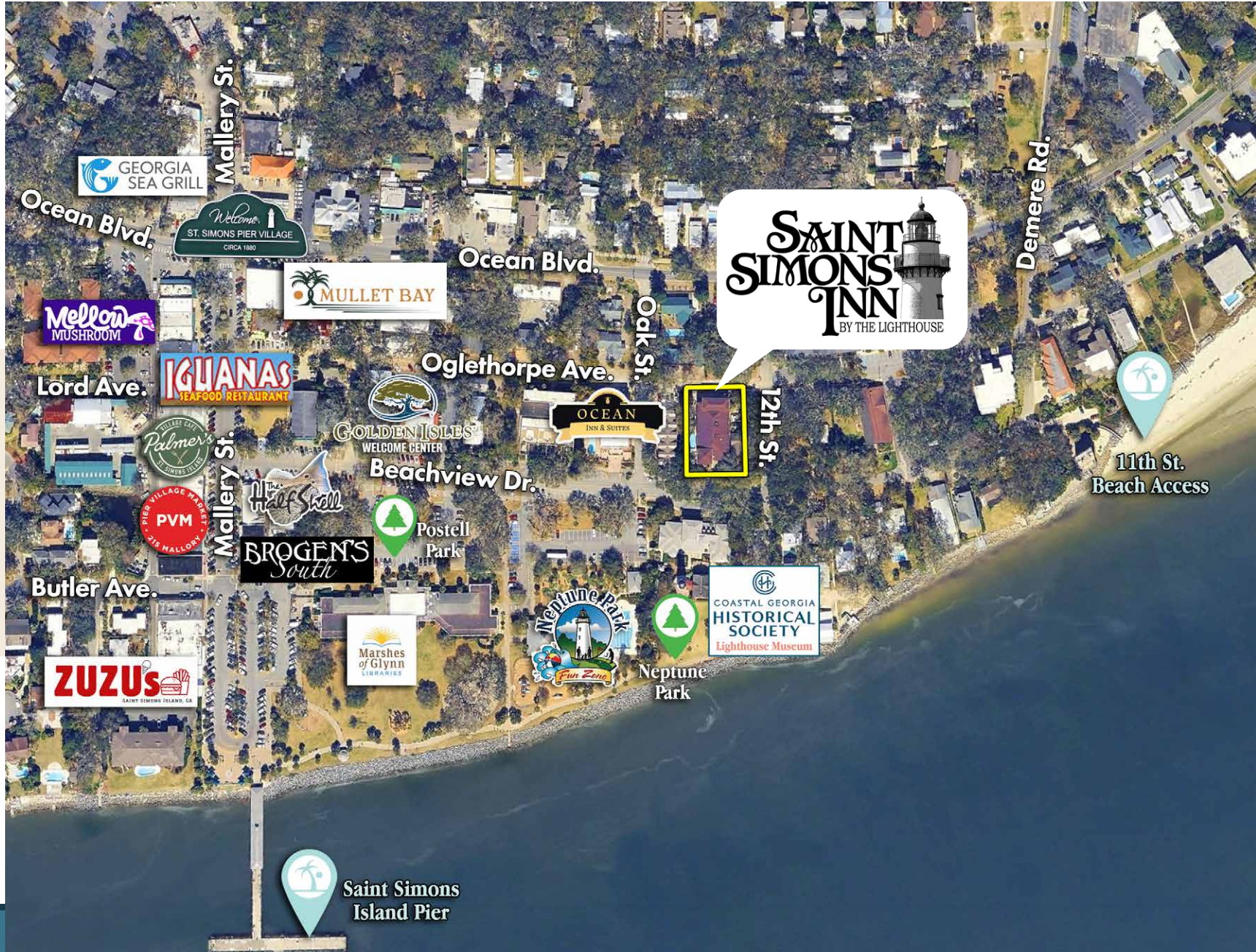
PIER VILLAGE

[MORE INFO.](#)



CHAMBER OF
COMMERCE

[MORE INFO.](#)



Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**

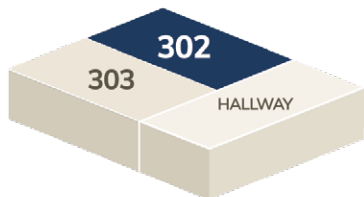




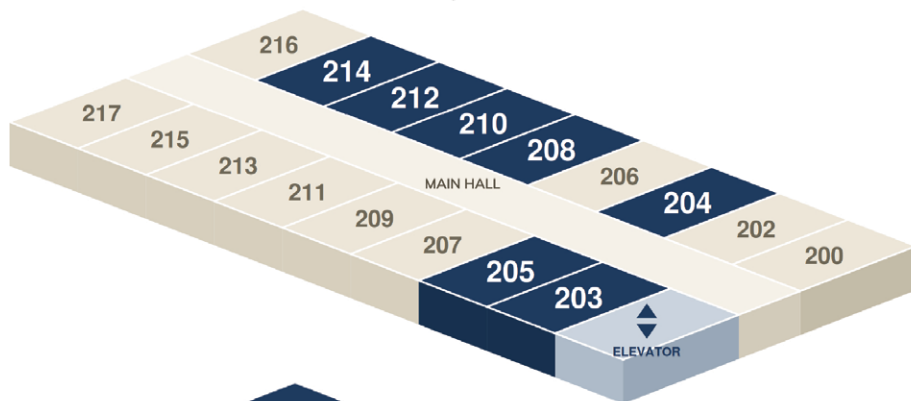
AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

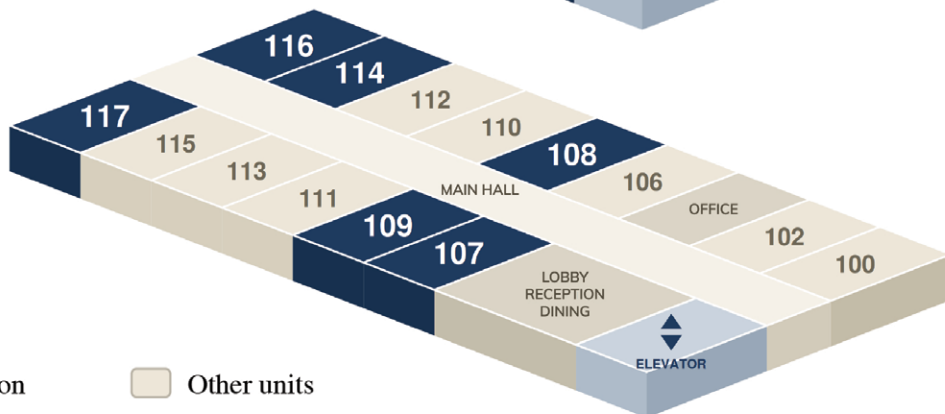
Third Floor*



Second Floor



First Floor



■ Offered in this auction

□ Other units

* The third floor is accessed by stairwell only.
The elevator does not service the third floor.

Note: This sketch is for location purposes only, rooms may vary slightly in size



Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**



FEATURES OF ST. SIMONS INN

PROPERTY AMENITIES

- Private on-site parking (ground level)
- Outdoor pool
- Elevator access to first and second floors
- Complimentary continental breakfast 7:00 a.m. – 10:00 a.m.
- Walking distance to Neptune Park, playground, and pool
- Directly across from the St. Simons Lighthouse and Museum
- Easy stroll to the pier, shopping, and restaurants

IN-ROOM AMENITIES

- Comfortable king or queen beds
- Seating area or reading chairs
- Private bathrooms (some with walk-in showers)
- Desk or workspace (in select rooms)
- Mini-refrigerator
- Microwave
- Keurig coffee maker
- Cable TV
- Free Wi-Fi
- Air conditioning and heating
- Balcony or window views in select rooms

SELECT ROOM AMENITIES

- Private balcony
- Desk
- Lighthouse view
- Pool view
- Freezer

GUEST SERVICES

- Daily housekeeping
- Front desk and concierge assistance
- Flexible check-in/check-out when available

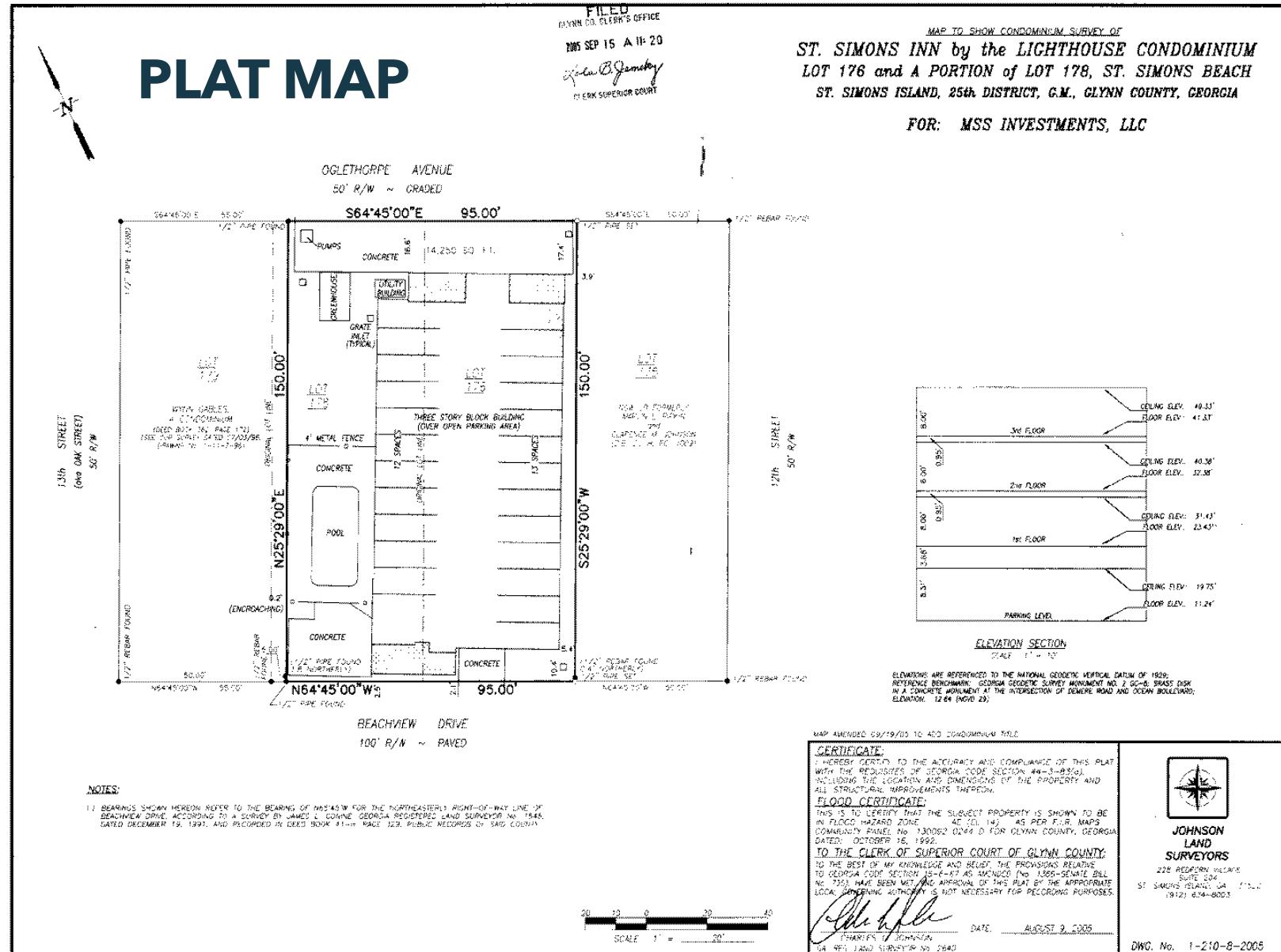
MORE INFORMATION @
www.SaintSimonsInn.com



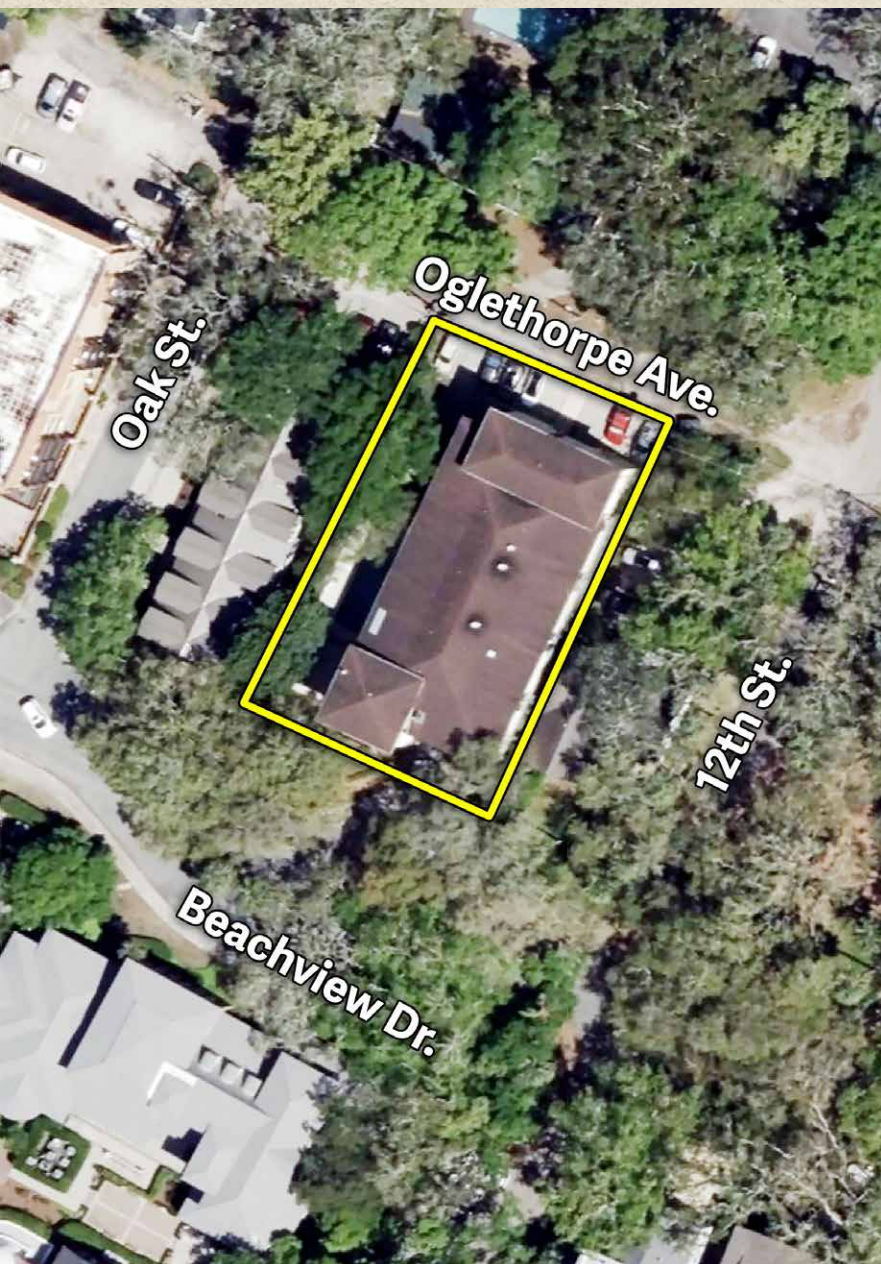


AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia



Bidding Ends: Tuesday, November 3rd, 2026



LEGAL DESCRIPTION EXHIBIT "A"

ALL of those certain lots, tracts or parcels of land situate lying and being on St. Simons Island, Glynn County, Georgia as shown and depicted upon the recorded map and plan of St. Simons Beach Subdivision, said property having been more recently surveyed by Charles L. Johnson, Georgia Registered Land Surveyor No. 2640 dated August 9, 2005 and being all of St. Simons Beach Lot No. 176 and the easterly 45 feet of St. Simons Beach Lot No. 178. Said lots lie together forming one parcel of land. To locate the point of beginning commence at the intersection of the westerly line of 12th Street with the northerly line of Beachview Drive and run thence north 64 degrees 45 minutes 00 seconds west along the northerly line of Beachview Drive a distance of 50.00 feet to a point which is the point or place of beginning. From said point or place of beginning, continue north 64 degrees 45 minutes west along the northerly right of way of Beachview Drive a distance of 95.00 feet to a point; thence turn and run north 25 degrees 29 minutes 00 seconds east a distance of 150.00 feet to a point on the southerly right of way of Oglethorpe Avenue; thence south 64 degrees 45 minutes 00 seconds east a distance of 95.00 feet to a point; thence south 25 degrees 29 minutes 00 seconds west a distance of 150.00 feet to at the point or place of beginning.

Reference is hereby made to the aforesaid map and plat and survey and the record thereof for all further purposes of description and identification and all other purposes.

C:\RES\BTL\COL.D



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

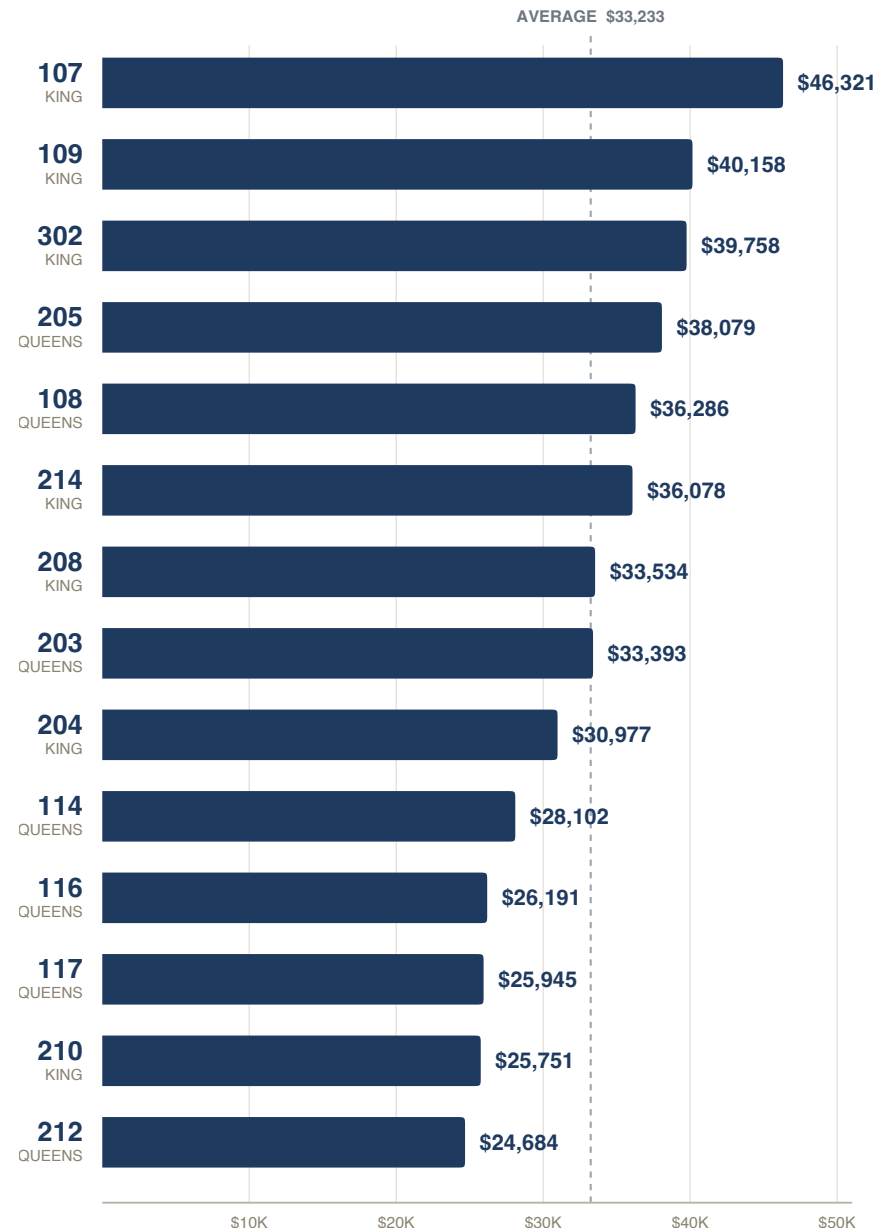
RENTAL REVENUE

AVERAGE ANNUAL GROSS RENTAL REVENUE BY UNIT

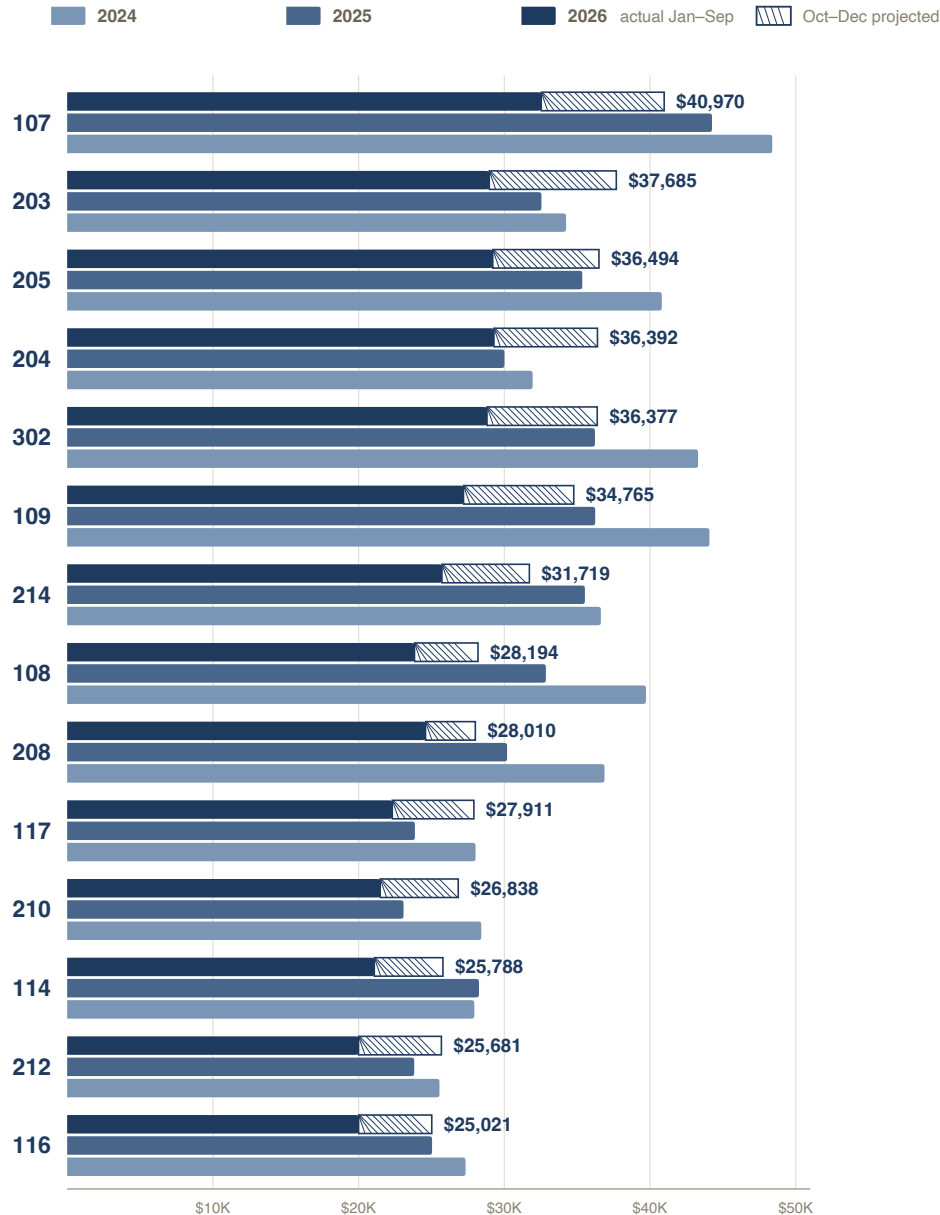
Two-year average, 2024 & 2025 All
fourteen units offered

Gross rental revenue before the 50-50 split with
the Association, HOA fees, taxes and insurance.

**Additional Financial Information
Available Upon Request**



Bidding Ends: Tuesday, November 3rd, 2026



RENTAL REVENUE

GROSS RENTAL REVENUE BY UNIT

2024 & 2025 actual
2026 actual through September with
October-December projected.

Dollar figure is each unit's projected full-year 2026 gross rental revenue. Gross revenue is before the 50-50 split, HOA fees, taxes and insurance. October-December 2026 is projected from that unit's 2025 fourth quarter.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 107

\$46,321

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024–2025

Floor 1

ONE KING BED

50 / 50

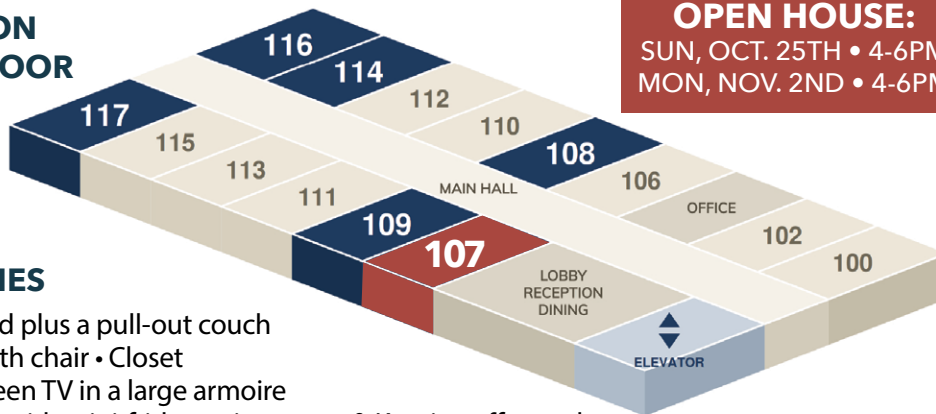
OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$48,389	\$44,253	\$28,935
Occupancy	82%	83%	71%
Nights rented	299	304	172
Average nightly rate	\$162	\$146	\$168



LOCATION FIRST FLOOR



OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- King bed plus a pull-out couch
- Desk with chair • Closet
- Flat-screen TV in a large armoire
- Wet bar with mini-fridge, microwave, & Keurig coffee maker
- Bathroom with walk-in glass shower, and carved wood vanity
- Large window overlooking the pool
- Connects directly to Room 109, so the two can be rented together for larger groups
- Next to the lobby and near the elevator

LEGAL DESCRIPTION

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans, dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A through 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 107, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM. In addition, each Condominium unit also consists of the specified percentage of the common interest as set forth in said Declaration. Reference is hereby made to the aforesaid map, plat, plan and Declaration and record thereof for all further purposes of description and identification and for all other purposes.

Bidding Ends: Tuesday, November 3rd, 2026



UNIT 108

\$36,286

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 1

TWO QUEEN BEDS

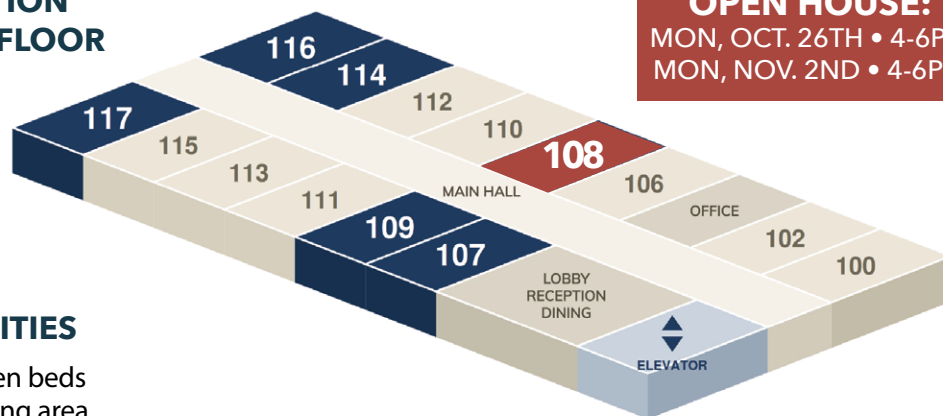
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$39,721	\$32,852	\$21,424
Occupancy	66%	60%	51%
Nights rented	241	221	123
Average nightly rate	\$165	\$149	\$174

LOCATION FIRST FLOOR



OPEN HOUSE:
MON, OCT. 26TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- Queen beds
- Seating area
- Bathroom with tub
- Wardrobe
- Refrigerator, Microwave & Keurig coffee maker



LEGAL DESCRIPTION

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, 25th G. M. District, in Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat No. 141B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans, dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets 22-A through 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 108, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

AND ALSO: included with Condominium Unit # 108 conveyed herein is a specified percentage of the common elements as set forth in said Declaration of Condominium.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 109

\$40,158

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 1

ONE KING BED

50 / 50

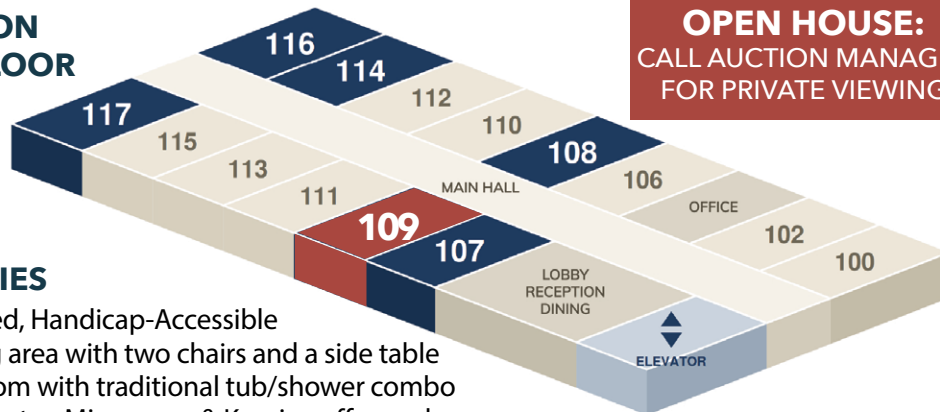
OWNER SHARE OF RENTAL REVENUE



RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$44,076	\$36,239	\$24,235
Occupancy	76%	70%	61%
Nights rented	278	255	148
Average nightly rate	\$158	\$142	\$164

LOCATION FIRST FLOOR



OPEN HOUSE:
CALL AUCTION MANAGER
FOR PRIVATE VIEWING

AMENITIES

- King bed, Handicap-Accessible
- Seating area with two chairs and a side table
- Bathroom with traditional tub/shower combo
- Refrigerator, Microwave & Keurig coffee maker
- Flat-screen TV • Closet
- Coastal décor in soft neutrals with nautical accents • Pool view
- Connects directly to Room 107, so the two can be rented together for larger groups
- Near the lobby and elevator

LEGAL DESCRIPTION

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans, dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A through 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 109, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM. In addition, each Condominium unit also consists of the specified percentage of the common interest as set forth in said Declaration. Reference is hereby made to the aforesaid map, plat, plan and Declaration and record thereof for all further purposes of description and identification and for all other purposes.

Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**

UNIT 114

\$28,102

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 1

TWO QUEEN BEDS

50 / 50

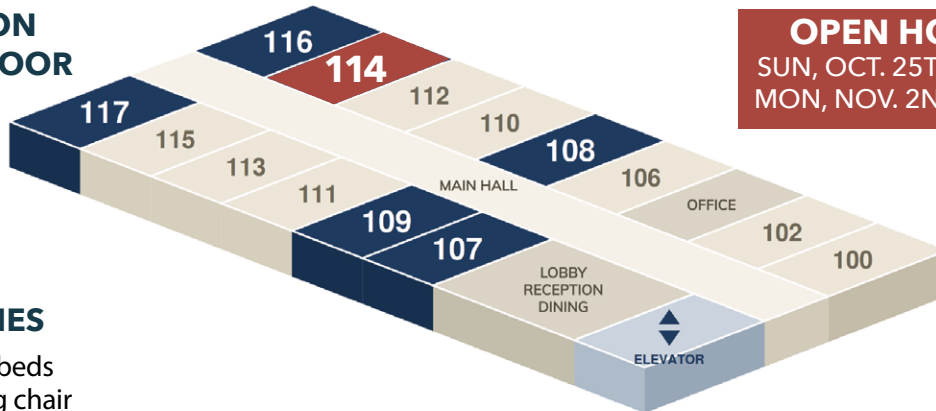
OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$27,943	\$28,262	\$18,929
Occupancy	46%	50%	44%
Nights rented	169	181	108
Average nightly rate	\$165	\$156	\$175



LOCATION FIRST FLOOR



OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- Queen beds
- Reading chair
- Private bathroom with walk-in shower
- Closet
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi

LEGAL DESCRIPTION

All of that certain lot, tract, or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141 B, and further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A thru 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 114 OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 116

\$26,191

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 1

TWO QUEEN BEDS

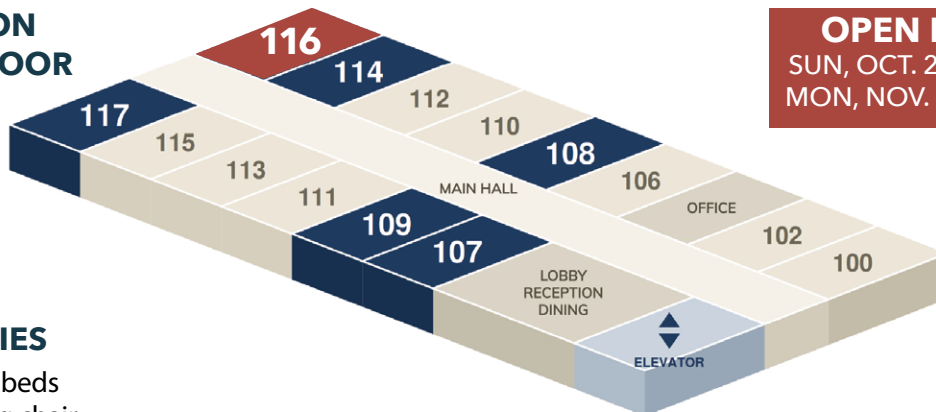
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$27,340	\$25,042	\$17,644
Occupancy	44%	45%	43%
Nights rented	162	163	105
Average nightly rate	\$169	\$153	\$168

LOCATION FIRST FLOOR



OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- Queen beds
- Reading chair
- Private bathroom with shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



LEGAL DESCRIPTION

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141 B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A thru 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 116 OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**

UNIT 117

\$25,945

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024–2025

Floor 1

TWO QUEEN BEDS

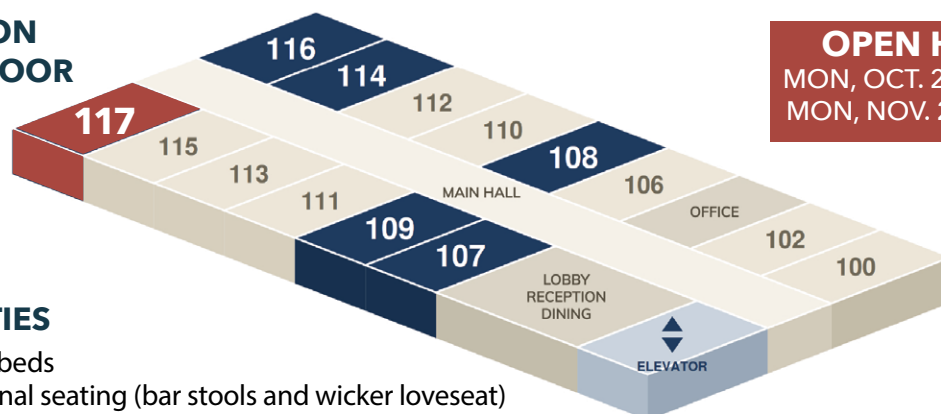
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$28,025	\$23,865	\$19,597
Occupancy	46%	44%	46%
Nights rented	168	160	112
Average nightly rate	\$167	\$149	\$175

LOCATION FIRST FLOOR



OPEN HOUSE:

MON, OCT. 26TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- Queen beds
- Additional seating (bar stools and wicker loveseat)
- Table with chairs
- Full bathroom with tub/shower combination
- Wardrobe for storage
- Refrigerator, Microwave, & Kuerig coffee maker



LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, Glynn County, Georgia, and being in that certain condominium project known as St. Simons Inn by the Lighthouse Condominium, a Condominium Hotel, all as more fully shown and described according to the Declaration of Condominium dated September 5, 2005, recorded in Deed Book 1766, page 461, the plat of survey of said Condominium prepared by Johnson Land Surveyors, certified by Charles L. Johnson, Georgia Registered Land Surveyor No. 2640, dated August 9, 2002, and recorded in Plat Cabinet 1, as Plat No. 141-B, and the plans for said Condominium prepared by F. Larry Evans, Georgia Registered Architect No. 3068, dated September 1, 2005, and recorded in Condominium Plan Drawer VI, Sheets 22-A through 22-E, all in the Office of the Clerk of Superior Court, Glynn County, Georgia, as all of Unit Number 117, St. Simons Inn by the Lighthouse Condominium, Glynn County, Georgia, together with an undivided interest in the Common Elements of St. Simons Inn by the Lighthouse Condominium (as such Common Elements are defined in said Declaration) together with all of the right, title and interest of Grantor in said unit and the appurtenances thereto under the Declaration of Condominium and any recorded amendment thereto are incorporated hereby reference and made a part hereof.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 203

\$33,393

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

TWO QUEEN BEDS

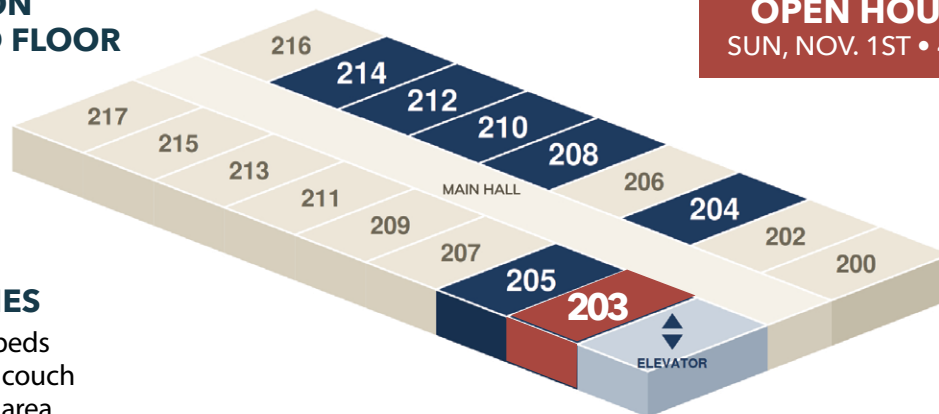
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$34,238	\$32,548	\$26,211
Occupancy	50%	49%	60%
Nights rented	181	180	145
Average nightly rate	\$189	\$181	\$181

LOCATION SECOND FLOOR



AMENITIES

- Queen beds
- Pull out couch
- Seating area
- Private bathroom with walk-in shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi

OPEN HOUSE:
SUN, NOV. 1ST • 4-6PM



LEGAL DESCRIPTION

All of that certain lot, tract, or parcel of land situate, lying, and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat or survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141 B, and a further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A thru 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By the Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNITS NUMBERS 203 ~~AND 205~~, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

Bidding Ends: Tuesday, November 3rd, 2026



UNIT 204

\$30,977

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024–2025

Floor 2

ONE KING BED

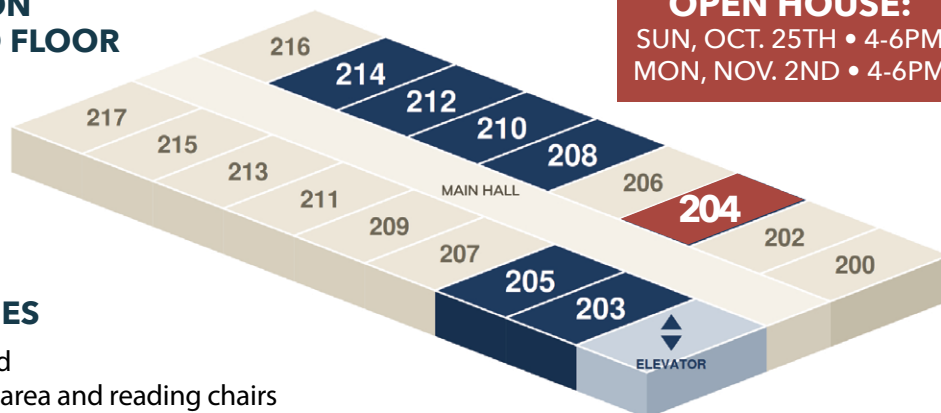
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$31,945	\$30,009	\$26,032
Occupancy	54%	54%	62%
Nights rented	198	196	150
Average nightly rate	\$161	\$153	\$174

LOCATION SECOND FLOOR

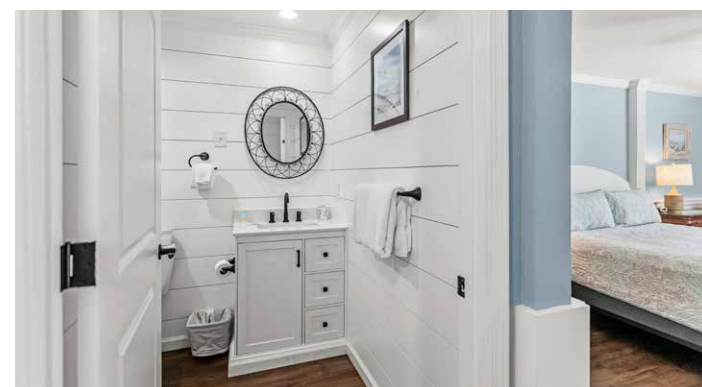


OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM
MON, NOV. 2ND • 4-6PM

AMENITIES

- King bed
- Seating area and reading chairs
- Private bathroom with walk-in shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being in that certain condominium project known as ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM, A CONDOMINIUM HOTEL, all as shown and described of Condominium dated September 15, 2005, recorded in Deed Book 1766, Page 461, the plat of survey of said Condominium prepared by Johnson Land Surveyors, certified by Charles L. Johnson, GRLS No. 2640, dated August 9, 2005 and recorded in Plat Cabinet 1, as Plat No. 141-B, and the plans for Said Condominiums prepared by F. Larry Evans, Georgia Registered Architect no. 3068, dated September 1, 2005 and recorded in Condominium Plat Drawer VI, Sheets 22-A through 22-F, all in the Office of the Clerk of Superior Court of Glynn County, Georgia as **ALL OF CONDOMINIUM UNIT 204**, together with an undivided percentage interest in the Common Elements of St. Simons Inn by Lighthouse Condominium (as Such Common Elements are defined in said Declaration) together with all of the right, title and interest of Grantor in said Unit and the appurtenances thereto under the Declaration, plat and plans.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 205

\$38,079

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

TWO QUEEN BEDS

50 / 50

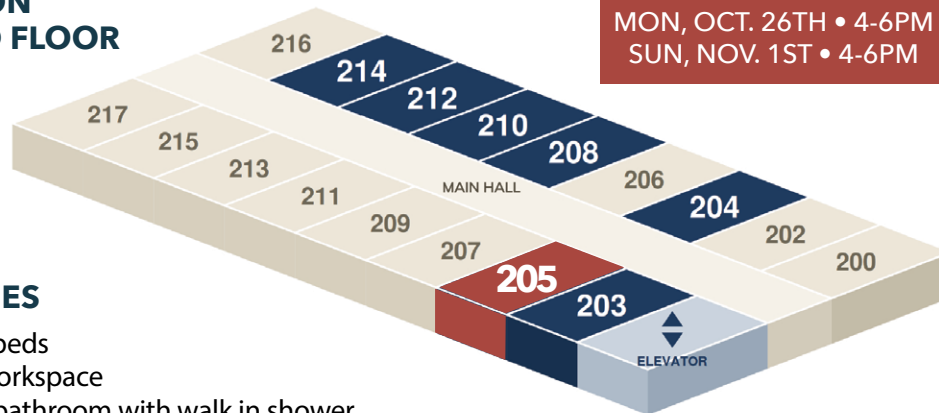
OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$40,808	\$35,350	\$25,605
Occupancy	70%	65%	63%
Nights rented	255	238	153
Average nightly rate	\$160	\$149	\$167



LOCATION SECOND FLOOR



OPEN HOUSE:
MON, OCT. 26TH • 4-6PM
SUN, NOV. 1ST • 4-6PM

AMENITIES

- Queen beds
- Desk/Workspace
- Private bathroom with walk in shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



- Private balcony

LEGAL DESCRIPTION

All of that certain lot, tract, or parcel of land situate, lying, and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat or survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141 B, and a further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A thru 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By the Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNITS NUMBERS ~~203 AND~~ 205, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

Bidding Ends: Tuesday, November 3rd, 2026



UNIT 208

\$33,534

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

ONE KING BED

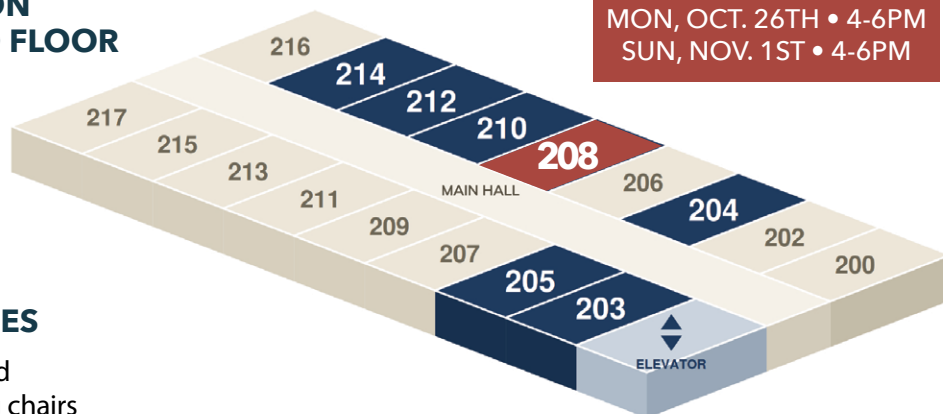
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$36,877	\$30,191	\$21,544
Occupancy	64%	57%	53%
Nights rented	233	208	129
Average nightly rate	\$158	\$145	\$167

LOCATION SECOND FLOOR



OPEN HOUSE:
MON, OCT. 26TH • 4-6PM
SUN, NOV. 1ST • 4-6PM

AMENITIES

- King bed
- Reading chairs
- Private bathroom with tub and shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being in that certain condominium project known as ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM, A CONDOMINIUM HOTEL, all as shown and described according to the Declaration of Condominium dated September 15, 2005, recorded in Deed Book 1766, Page 461, the plat of survey of said Condominium prepared by Johnson Land Surveyors, certified by Charles L. Johnson, Georgia Registered Land Surveyor No. 2640, dated August 9, 2005, and recorded in Plat Cabinet 1, as Plat No. 141-B, and the plans for said Condominium prepared by F. Larry Evans, Georgia Registered Architect No. 3068, dated September 1, 2005, and recorded in Condominium Plan Drawer VI, Sheets 22-A through 22-E, all in the office of the Clerk of Superior Court of Glynn County, Georgia as ALL OF CONDOMINIUM UNIT NUMBERS 208 and 210, together with an undivided percentage interest in the Common Elements of St. Simons Inn by the Lighthouse Condominium (as such Common Elements are defined in said Declaration) together with all of the right, title and interest of Grantor in said Unit and the appurtenances thereto under the Declaration, plat and plans. The above described plat and plans and the Declaration of Condominium, and any recorded amendment thereto are incorporated hereby reference and made a part hereof.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 210

\$25,751

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

ONE KING BED

50 / 50

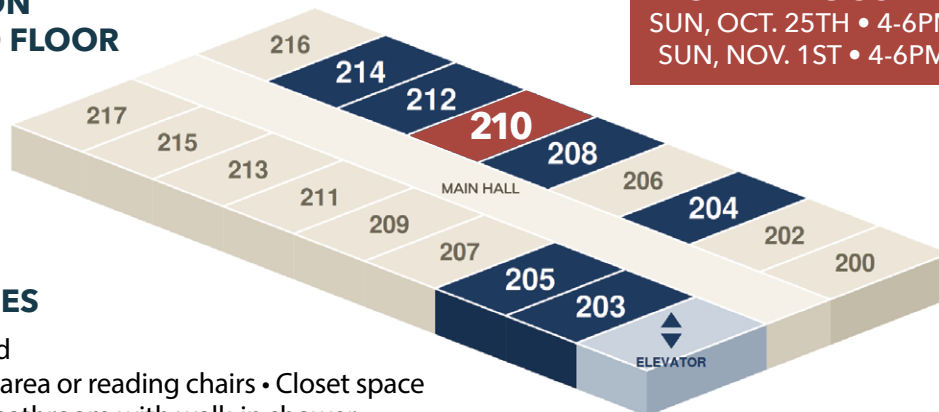
OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$28,419	\$23,083	\$18,762
Occupancy	46%	40%	45%
Nights rented	168	145	109
Average nightly rate	\$169	\$159	\$172



LOCATION SECOND FLOOR



OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM
SUN, NOV. 1ST • 4-6PM

AMENITIES

- King bed
- Seating area or reading chairs • Closet space
- Private bathroom with walk-in shower
- Refrigerator/Freezer, Microwave & Keurig coffee maker
- Cable/Roku TV & Free Wi-Fi
- Tree-lined view

LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being in that certain condominium project known as ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM, A CONDOMINIUM HOTEL, all as shown and described according to the Declaration of Condominium dated September 15, 2005, recorded in Deed Book 1766, Page 461, the plat of survey of said Condominium prepared by Johnson Land Surveyors, certified by Charles L. Johnson, Georgia Registered Land Surveyor No. 2640, dated August 9, 2005, and recorded in Plat Cabinet 1, as Plat No. 141-B, and the plans for said Condominium prepared by F. Larry Evans, Georgia Registered Architect No. 3068, dated September 1, 2005, and recorded in Condominium Plan Drawer VI, Sheets 22-A through 22-E, all in the office of the Clerk of Superior Court of Glynn County, Georgia as ALL OF CONDOMINIUM UNIT NUMBERS 208 and 210, together with an undivided percentage interest in the Common Elements of St. Simons Inn by the Lighthouse Condominium (as such Common Elements are defined in said Declaration) together with all of the right, title and interest of Grantor in said Unit and the appurtenances thereto under the Declaration, plat and plans. The above described plat and plans and the Declaration of Condominium, and any recorded amendment thereto are incorporated hereby reference and made a part hereof.

Bidding Ends: Tuesday, November 3rd, 2026



**SOUTH
AUCTION**

UNIT 212

\$24,684

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

TWO QUEEN BEDS

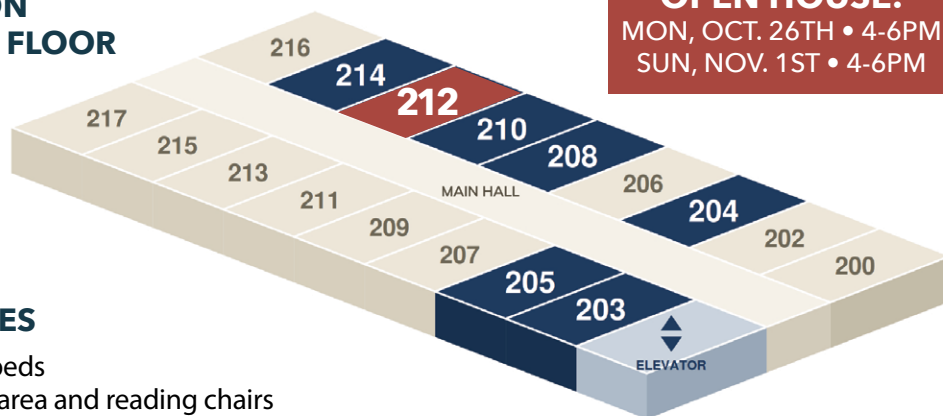
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$25,551	\$23,817	\$18,529
Occupancy	42%	44%	44%
Nights rented	153	162	108
Average nightly rate	\$167	\$147	\$172

LOCATION SECOND FLOOR



OPEN HOUSE:

MON, OCT. 26TH • 4-6PM
SUN, NOV. 1ST • 4-6PM



LEGAL DESCRIPTION

All of that certain lot, tract, or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat or survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat Number 141B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans, dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets No. 22-A thru 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By the Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 212, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

AMENITIES

- Queen beds
- Seating area and reading chairs
- Private bathroom with tub and shower
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE St. Simons Island | Glynn County Georgia

UNIT 214

\$36,078

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024-2025

Floor 2

ONE KING BED

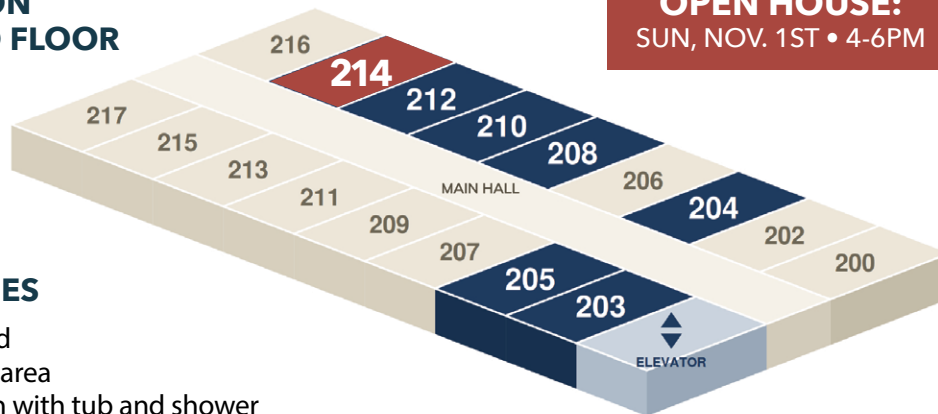
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$36,625	\$35,531	\$22,862
Occupancy	62%	64%	55%
Nights rented	227	234	134
Average nightly rate	\$161	\$152	\$171

LOCATION SECOND FLOOR



OPEN HOUSE:
SUN, NOV. 1ST • 4-6PM

AMENITIES

- King bed
- Seating area
- Full Bath with tub and shower
- Desk or workspace
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



LEGAL DESCRIPTION

All of that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being described according to a plat of survey of St. Simons Inn by the Lighthouse Condominium prepared by Charles L. Johnson, dated August 9, 2005, and recorded in the Office of the Clerk of Superior Court of Glynn County, Georgia, in Plat Cabinet 1, as Plat No. 141B, and as further shown and described according to the Architectural Plans of said Condominium prepared by F. Larry Evans, dated September 1, 2005, recorded in the aforesaid records in Condominium Plan Drawer VI, as Sheets 22-A through 22-E, and as further described according to the Declaration of Condominium for St. Simons Inn Condominium By The Lighthouse which is recorded in Deed Book 1766, Page 461, as ALL OF UNIT NUMBER 214, OF ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM.

AND ALSO: included with Condominium Unit # 214 conveyed herein is a specified percentage of the common elements as set forth in said Declaration of Condominium.

Bidding Ends: Tuesday, November 3rd, 2026



UNIT 302

\$39,758

AVERAGE ANNUAL GROSS RENTAL
REVENUE, 2024–2025

Floor 3

ONE KING BED

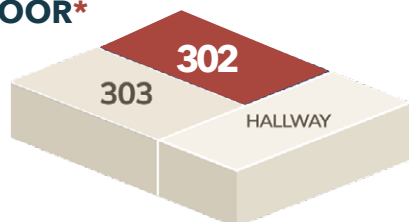
50 / 50

OWNER SHARE OF RENTAL REVENUE

RENTAL PERFORMANCE

	2024 Full Year	2025 Full Year	2026 Through Aug. 31
Gross rental revenue	\$43,296	\$36,221	\$25,562
Occupancy	73%	66%	66%
Nights rented	267	242	161
Average nightly rate	\$162	\$150	\$159

LOCATION THIRD FLOOR*



OPEN HOUSE:

SUN, OCT. 25TH • 4-6PM

* The third floor is accessed by stairwell only.
The elevator does not service the third floor.

AMENITIES

- King bed
- Seating area and reading chairs
- Private bathroom
- Pull out couch
- Mini-refrigerator, Microwave & Keurig coffee maker
- Cable TV & Free Wi-Fi



Unit 302 & 303 are the only
pet-friendly rooms in the Pier area.



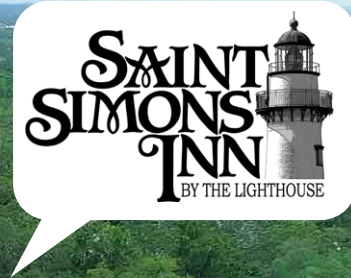
LEGAL DESCRIPTION

All that certain lot, tract or parcel of land situate, lying and being on St. Simons Island, in Glynn County, Georgia, and being in that certain condominium project known as ST. SIMONS INN BY THE LIGHTHOUSE CONDOMINIUM, A CONDOMINIUM HOTEL, all as more fully shown and described according to the Declaration of Condominium dated September 15, 2005, recorded in Deed Book 1766, Page 461, the plat of survey of said Condominium prepared by Johnson Land Surveyors, certified by Charles L. Johnson, Georgia Registered Land Surveyor No. 2640, dated August 9, 2005, and recorded in Plat Cabinet 1, as Plat No. 141-B, and the plans for said Condominium prepared by F. Larry Evans, Georgia Registered Architect No. 3068, dated September 1, 2005, and recorded in Condominium Plan Drawer VI, Sheets 22-A through 22-E, all in the office of the Clerk of Superior Court of Glynn County, Georgia, as ALL OF CONDOMINIUM UNIT NO. 302, including that five foot (5') wide area presently inaccessible within the limits of said Unit No. 302, together with an undivided percentage interest in the Common Elements of St. Simons Inn by the Lighthouse Condominium (as such Common Elements are defined in said Declaration) together with all of the right, title and interest of Grantor in said Unit and the appurtenances thereto under the Declaration, plat and plans. The above described plat and plans and the Declaration of Condominium, and any recorded amendment thereto are incorporated herein by reference thereto and made a part hereof.



AUCTION OF 14 CONDOTEL UNITS

ST. SIMONS INN BY THE LIGHTHOUSE
St. Simons Island | Glynn County Georgia



Bidding Ends: Tuesday, November 3rd, 2026



MEET THE AGENT

Joe entered the auction business in 2017 after graduating from Worldwide College of Auctioneering. Before becoming a real estate agent and auctioneer, Joe spent time working in banking and private business. He grew up in the real estate appraisal and consulting forestry business that his family owned and developed an early appreciation for the real estate business.

Personally Joe grew up in Brooklet GA, graduated from Southeast Bulloch High School and then from Georgia Southern University in 2002 with a degree in Finance with an emphasis on Real Estate. While in college he was active in his fraternity, serving as president of Sigma Chi and president of the Interfraternity Council. Joe is an active member of the Statesboro Rotary Club, Statesboro Area Sigma Chi Alumni Chapter, National Auctioneers Association and Georgia Bankers Association. He is a past participant in Leadership Georgia (2018), Leadership Bulloch and Leadership Emanuel. Joe sits on the boards of the Georgia Auctioneers Association, Bulloch Academy School and the newly formed "Statesboro Worship".

Joe and his wife Laura live in Statesboro with their two kids Joe Jr and Ed. When he isn't working, Joe enjoys hunting and fishing with Ed and playing tennis with Joe Jr. Dual sport motorcycles, calling live charity auctions and Georgia Southern football.



Joe Lanier,
Sales Agent & Auction Manager
(912) 531.7007
Joe@SouthAuctionGroup.com

GAL #3022

