# 201 NORTH ISABELLA ST | SYLVESTER, GA 31791 OFFERING MEMORANDUM 田 TRUIST TRUIST 田 TRUIST

## **LEASE TERMS**



#### **OVERVIEW**

201 NORTH ISABELLA ST, SYLVESTER, GA 31791			
NOI	\$87,951.34		
Asking Price	\$1,407,221.44		
CAP Rate	6.25%		
Square Footage	9,669 SF		
Acreage	0.80 AC		
Built / Renovated	1962 / 1997		
Rent Increases	1.5% Annual		

#### **LEASE SUMMARY**

Tenant	Truist Financial Corp.		
Website	https://www.truist.com/		
Lease Type	Absolute NNN		
Initial Signed Date	12/10/2007		
Current Lease Expiration	12/31/2029		
Options Remaining	Five 5-Years		
Tenant Responsibilities	CAM, Taxes, Insurance, Roof and Structure		
Landlord Responsibilities	100% No Landlord Responsibilities		

#### **RENT SCHEDULE**

PERIOD	START DATE	END DATE	ANNUAL BASE RENT
1st Option Exercised	1/1/2025	12/31/2026	\$87,951.34
	1/1/2026	12/31/2027	\$89,270.61
	1/1/2027	12/31/2028	\$90,609.67
	1/1/2028	12/31/2029	\$91,968.82
2nd Renewal Option	1/1/2029	12/31/2030	\$93,348.35
	1/1/2030	12/31/2031	\$94,748.57
	1/1/2031	12/31/2032	\$96,169.80
3rd Renewal Option	1/1/2032	12/31/2033	\$97,612.35
	1/1/2033	12/31/2034	\$99,076.53
	1/1/2034	12/31/2035	\$100,562.68
	1/1/2035	12/31/2036	\$102,071.12
	1/1/2036	12/31/2037	\$103,602.19
4th - 7th Renewals	Rent at Fair Market Value		

### **AERIAL MAP**





#### **TENANT SUMMARY**



Truist Bank was formed by the merger of SunTrust and BB&T in December 2019, and it is one of the largest financial institutions in the United States. They provide a broad range of financial services, including consumer and small business banking, commercial banking, corporate and investment banking, insurance, wealth management, payments, and specialized lending businesses.

Truist serves over 15 million clients in the United States throughout 17 states in the US. As of Dec. 31st, 2023, Truist has \$313 billion in loans and \$395 billion in deposits.



+\$535 BILLION IN ASSETS



**3,000+** ATMS



**\$21.3 BILLION** 2023 REVENUE

\$49.53 BILLION MARKET CAP (JAN 2024)





## **SYLVESTER, GA**

Sylvester is a historic town located in Worth County, and it is situated in the southwestern region of the state. Sylvester is known for its small-town atmosphere and agricultural heritage.

The local economy is influenced by the cultivation of crops such as peanuts, cotton, and pecans. Sylvester holds an Annual Georgia Peanut Festival to promote local farmers, and it is one of the largest parades in the Southeast.



# RISE

# Worth County Demographics

**20,291** 2023 Population

20,291

Households

\$70,767

Average Household Income

#### **TOP EMPLOYERS**



















#### **BUILDING RELATIONSHIPS. EXECUTING DEALS.**

Every property is unique. It takes proper skills and expertise to understand the nuances of valuing, marketing, and executing commercial real estate transactions. At Rise Property Group, we provide a standard of excellence to our clients, driven by our principled approach. Our four guiding principles are: relationships, integrity, hustle, and innovation.