



The Village Vets

1940 MOORES MILL RD
ATLANTA, GA

OFFERED FOR SALE

\$2,905,664

6.75% CAP

DOWNTOWN ATLANTA
7 MILES

MARIETTA BLVD - 33,094 VPD

CORONET WAY - 2,655 VPD

MOORES MILL RD - 27,347 VPD

CONFIDENTIAL
OFFERING MEMORANDUM

 **Atlantic**
CAPITAL PARTNERS™



The Village Vets

EXECUTIVE SUMMARY

Atlantic Capital Partners has been engaged to solicit offers for the sale of The Village Vets in Atlanta, Georgia. This 5,125 SF single tenant building has been 100% occupied by The Village Vets since 2019 on a 10-year lease that runs through 2029. Tenant has invested over \$850,000 toward property improvements showing long term commitment to the site. The lease features 3% annual increases, amortized TI, Tax incentives and includes two (2), five (5) year options at Fair Market Value.

Situated at 1940 Moores Mill Road, the property features an excellent location as the surrounding trade area has undergone massive redevelopment in recent years. Notable projects include The Westlight (172 units), Luna (345 units) and the immediate trade area features a Publix (ranked in the top 80% in GA by Placer.ai).

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term (3% Annual Inc. + Amortized TI)	11/22/2019 - 11/22/2029	\$181,209
Amortized TI (Fixed Rate Through Lease Term)	11/22/2019 - 11/22/2029	\$14,923
Extension Terms	Negotiated at Fair Market Value	

NOI	\$196,132
CAP	6.75%
PRICE	\$2,905,664

ASSET SNAPSHOT

Tenant Name	The Village Vets (Southern Veterinary Partners)
Address	1940 Moores Mill Rd, Atlanta, GA
Building Size	5,125 SF
Land Size	0.43 AC
Year Built/Renovated	1965 / 2019
Signator/Guarantor	The Village Vets Buckhead, Inc.
Lease Type	NNN
Landlord Responsibilities	Roof & Struture
Lease Expiration Date	11/22/2029
Remaining Term	5 Years with Two Options at FMV
Base Rent	\$181,209
Amortized TI	\$14,923
NOI	\$196,132



69,995 PEOPLE
IN 3 MILE RADIUS

\$168,364 AHHI
IN 3 MILE RADIUS

27,347 VPD
MOORES MILL RD



ANNUAL RENTAL INCREASES

The lease features 3% annual increases, including the Two, Five Year Options



LIMITED LANDLORD RESPONSIBILITIES

NNN lease with limited landlord responsibilities (Roof & Structure)



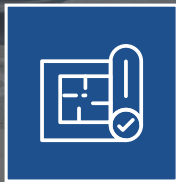
BELOW MARKET RENTS

Current tenant has below market rents creating upside potential through increasing rents at lease expiration to market value



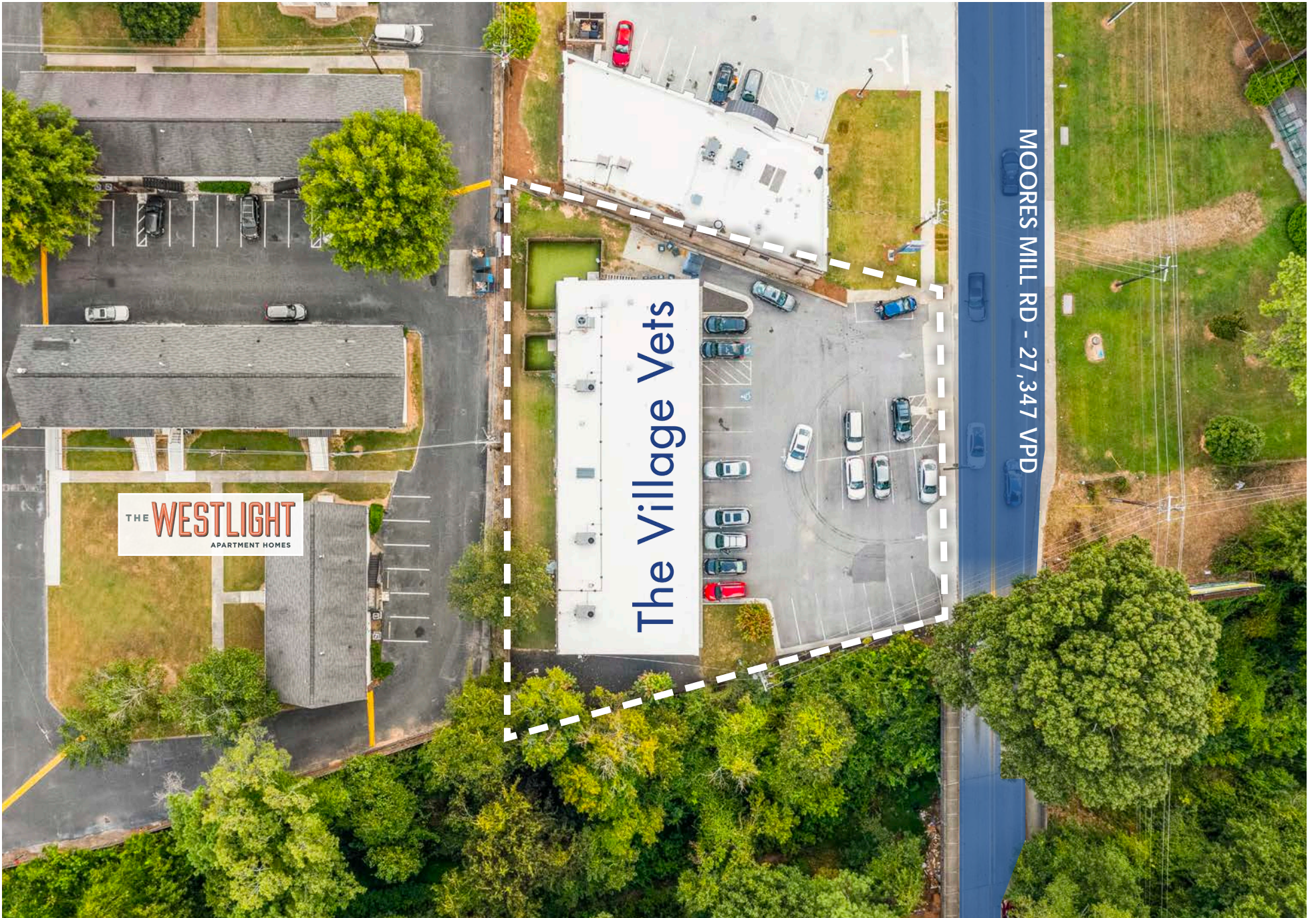
EXPERIENCED OPERATOR

The Village Vets operator (SVP) has over 300 veterinary locations in the U.S.



ROBUST DEMOGRAPHICS

The property features 3 Mile Population of 69,995 earning \$168K





DOWNTOWN ATLANTA
7 MILES



The Village Vets
1940 MOORES MILL RD
ATLANTA, GA

THE WESTLIGHT
APARTMENT HOMES
172 UNITS

THE UPPER WEST SIDE IS A REGION ON THE RISE, WITH PLENTY OF NEW DEVELOPMENT IN THE WORKS IN ADDITION TO COMMUNITY MAINSTAYS. STRATEGICALLY LOCATED IN BUCKHEAD, THE NEIGHBORHOOD BENEFITS FROM ITS PROXIMITY TO AN INCREASING POPULATION WITH AN AVERAGE HOME PRICE OF +\$500K, PRIME SHOPPING THOROUGHFARES WITH A NEW PUBLIX, AND ACCESS TO MAJOR HIGHWAYS.



MOORES MILL RD - 27,347 VPD



BRYKS
576 UNITS
LEASING FALL 2024

ALTUS at THE QUARTER
UPPER WEST SIDE
228 UNITS

DUNKIN'

WESTSIDE VILLAGE **THE WHOLE DOG MARKET**
the REFINERY **AT&T**
WOODALL **Juniper Pet Care**

LUNA
345 UNITS

amazon
FUTURE DISTRIBUTION CENTER
80 ACRES | 220,000 SF FACILITY
1,100+ DELIVERY VEHICLE SPACES

Publix

Piedmont HEALTHCARE **ups**
FS Training **Spiller Park COFFEE**

THE WESTLIGHT
APARTMENT HOMES
172 UNITS

TRUIST **tropical CAFE**

CVS

MARIETTA BLVD NW - 29,842 VPD

Chevron

CORONET WAY - 2,655 VPD

MOORES MILL RD - 27,347 VPD


The Village Vets
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IMMEDIATE TRADE AREA


The Village Vets
 1940 MOORES MILL RD
 ATLANTA, GA

MOORES MILL RD - 27,347 VPD



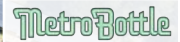
Piedmont HEALTHCARE
UPS
Spiller Park COFFEE
45 Training

THE WESTLIGHT
 APARTMENT HOMES
 172 UNITS

TRUIST
tropical CAFE

LUNA
 345 UNITS

CORONET WAY - 2,655 VPD



1 MILE
 8,826 PEOPLE
 \$184,411 AHHI

3 MILES
 69,995 PEOPLE
 \$168,364 AHHI

5 MILES
 276,355 PEOPLE
 \$153,112 AHHI

MARIETTA BLVD - 33,094 VPD



WESTSIDE VILLAGE
the REFINERY
WOODALL
the WHOLE DOG MARKET
AT&T
Juniper Pet Care





TENANT SUMMARY

The Village Vets is a network of veterinary clinics known for providing high-quality, compassionate care to pets and their owners. Offering a range of services, including routine check-ups, surgery, emergency care, and advanced diagnostics, they are equipped to handle a variety of medical needs. Their team of experienced veterinarians and staff is dedicated to creating a welcoming and comforting environment for both pets and their families. Many of their locations offer 24/7 emergency services, ensuring that care is available when needed most. The Village Vets prioritize preventive care and wellness, helping to keep pets healthy and happy throughout their lives. They also foster strong relationships with pet owners, offering personalized advice and treatment plans tailored to each animal's needs. With a reputation for excellent care and a commitment to the well-being of pets, The Village Vets is trusted by pet owners throughout their communities.



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The Village Vets has invested over \$850,000 toward property improvements showing long term commitment to the site.



7 MILES

ATLANTA

ATLANTA HAS 123,536 AVERAGE DAILY VEHICLE TRIPS, MAKING IT THE 14TH BUSIEST CITY IN THE COUNTRY AND **SECOND BUSIEST IN THE SOUTH**





LEASE ABSTRACT

LESSEE	The Village Vets (Southern Veterinary Partners)			
LAND	0.43 Acres			
LEASE TERM	Ten (10) Years			
RENT COMMENCEMENT DATE	November 22, 2019			
EXPIRATION DATE	November 22, 2029			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term (3% Annual Inc. + Amortized TI)	11/22/2019 - 11/22/2029	\$181,209	\$15,101	\$0.00
Amortized TI (Fixed Rate Through Lease Term)	11/22/2019 - 11/22/2029	\$14,923	\$1,244	\$0.00
Extension Terms	Negotiated at Fair Market Value			
SECURITY DEPOSIT	Upon Tenant's execution of the Lease, Tenant shall deposit with Landlord a security deposit in the amount of \$16,996.03, which sum shall be held by Landlord to secure Tenant's obligations under the Lease			
SIGNATOR/GUARANTOR	The Village Vets Buckhead, Inc.			
RENEWAL TERM(S)	Two (2), Five (5) Year Options at Fair Market Value			
REQUIRED PARKING	Tenant and its employees and invitees shall have the right to use any parking areas located on the Premises. Landlord shall not be responsible for enforcing Tenant's parking rights against third parties			
USE RESTRICTIONS	The Premises shall be used only for a veterinary office and animal hospital including short term boarding and outpatient services, related office use, and for the incidental sale of pet-care and similar or related products. No other use of the Premises may be made without Landlord's prior written approval, which shall be granted or withheld at Landlord's sole discretion			
TERMINATION OPTION(S)	None			
REAL ESTATE TAXES	Tenant shall reimburse Landlord as Additional Rent under this Lease, all real property taxes			
COMMON AREA EXPENSES	Tenant responsible for all CAM expenses except for Roof and Structure			
REPAIRS & MAINTENANCE	Landlord shall maintain the foundation, roof, load bearing and exterior walls, and other structural portions of the Building and all of the improvements installed on the Premises. Tenant shall keep and maintain the Premises in a good and clean condition at its sole cost and expense (including HVAC system), and Tenant shall perform all maintenance and perform all repairs in first class order on the Premises, and shall replace such portions of the Premises as may be necessary to maintain the Premises and all parts of the Premises in good condition, order, and repair. Janitorial services to the Premises shall be obtained by Tenant, at Tenant's sole expense			

UTILITIES	Tenant shall obtain all water, gas, electricity, heat, telephone, sewer, sprinkler, and other utilities and services used at the Premises and pay each utility provider directly. Landlord shall not be liable for any interruption or failure of utility service to the Premises
INSURANCE	Tenant shall procure and maintain throughout the Term, for the protection of Tenant and Landlord as their interests may appear, policies of insurance which afford the following coverages: property insurance insuring the Building, Tenant's business personal property and any Tenant Improvements against direct risk of loss, broad form coverage, and insuring Tenant's business income, with one hundred percent (100%) current replacement cost valuation and one (1) year's total anticipated net earnings for business income. Landlord shall procure and maintain property and liability insurance for the Project in such reasonable amounts, and with such reasonable coverage, as would be carried by a prudent owner of a similar building in metropolitan Atlanta, or as any lienholder may require but in any event providing for (i) casualty/property insurance covering the full replacement and repair of the Building upon the occurrence of a casualty
ASSIGNMENT, SUBLETTING & GO DARK	Tenant shall not, without the prior written consent of Landlord, 1) advertise that any portion of the Premises is available for lease, or cause or allow any such advertisement, 2) assign, transfer, or encumber the Lease or any estate or interest in the Lease, whether directly or by operation of law, 3) permit any other entity to become Tenant under the Lease by merger, consolidation, or other reorganization, 4) if Tenant is an entity other than a corporation whose stock is publicly traded, permit the transfer of an ownership interest in Tenant so as to result in a change in the current control of Tenant, 5) sublet any portion of the Premises, 6) grant any license, concession, or other right of occupancy of any portion of the Premises, or 7) permit the use of the Premises by any parties other than Tenant
ESTOPPEL CERTIFICATE	Tenant shall, from time to time within ten (10) business days after written request by Landlord, deliver to Landlord, or Landlord's designee, 1) a copy of the certificate of occupancy for the Premises, 2) once each calendar year, unaudited financial statements for Tenant and any guarantor of Tenant's obligations under the Lease, 3) evidence reasonably satisfactory to Landlord that Tenant has performed its obligations under the Lease (including evidence of payment of the Security Deposit), and 4) not more often than two (2) times per calendar year, an estoppel certificate stating that the Lease is in full effect, the date to which rent has been paid, the unexpired Term, the status of any alleged Landlord defaults, and such other factual matters pertaining to the Lease as may be requested by Landlord
HOLDING OVER	If Tenant fails to vacate the Premises at the end of the Term, or upon the earlier termination of the Lease, then Tenant shall be a tenant at will, and Tenant shall pay, in addition to all applicable Additional Rent due under the Lease, a daily Base Rent equal to one hundred fifty percent (150%) of the daily Base Rent payable during the last month of the Term



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Exclusively Offered By



PRIMARY DEAL CONTACTS

TEDDY DRISCOLL

Associate
978.854.2126
tdriscoll@atlanticretail.com

FRED VICTOR

Executive Vice President
470.766.1776
fvictor@atlanticretail.com

ERIC SUFFOLETTO

Partner & Managing Director
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.239.3600
dgriffin@atlanticretail.com

MATT AUSTIN

Analyst
508.686.0437
maustin@atlanticretail.com

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