

286 HANCOCK ST | MADISON, GA 30650

OFFERING MEMORANDUM



OVERVIEW

286 HANCOCK ST, MADISON, GA 30650	
NOI	\$139,174.25
Asking Price	\$2,226,788.00
CAP Rate	6.25%
Square Footage	7,830 SF
Acreage	0.77 AC
Built / Renovated	1970
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	\$139,174.25
	1/1/2026	12/31/2027	\$141,261.87
	1/1/2027	12/31/2028	\$143,380.80
	1/1/2028	12/31/2029	\$145,531.51
2nd Renewal Option	1/1/2029	12/31/2030	\$147,714.48
	1/1/2030	12/31/2031	\$149,930.20
	1/1/2031	12/31/2032	\$152,179.15
3rd Renewal Option	1/1/2032	12/31/2033	\$154,461.84
	1/1/2033	12/31/2034	\$156,778.77
	1/1/2034	12/31/2035	\$159,130.45
	1/1/2035	12/31/2036	\$161,517.40
	1/1/2036	12/31/2037	\$163,940.17
4th - 7th Renewals		Rent at Fair Market Value	



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.



2,000+
BRANCH

+\$535 BILLION
IN ASSETS



3,000+
ATMS



15MM CLIENTS
SERVED IN US

\$21.3 BILLION
2023 REVENUE

\$49.53 BILLION
MARKET CAP
(JAN 2024)



TOP 10 US
COMMERCIAL
BANK



MADISON, GA

Madison is located 60 minutes east of Atlanta. It is a historic city, comprising of over 100 historic buildings, and it has earned it the designation of a National Historic Landmark. The vibrant downtown square hosts multiple events throughout the year to celebrate local talent and traditions and its rich history.



Madison is located in Morgan County, an area that has strongly benefited from being strategically located with easy accessibility to Atlanta, Lake Oconee, and Athens. Morgan County has seen a drastic increases in median home sale price with a 20.4% year-over-year return.

Morgan County Population

17,897
2010

20,097
2020

20,766
2023

TOP EMPLOYERS





JASON CHALIFF

Managing Director
404.483.4477
jason@riseprop.com



JOSH YAO

Director
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