

# 201 NORTH ISABELLA ST | SYLVESTER, GA 31791

## OFFERING MEMORANDUM



**ALL OFFERS CONSIDERED**

# LEASE TERMS

## OVERVIEW

|                                            |             |
|--------------------------------------------|-------------|
| 201 NORTH ISABELLA ST, SYLVESTER, GA 31791 |             |
| Annual Rent                                | \$87,951.34 |
| 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                   | <a href="https://www.truist.com/">https://www.truist.com/</a> |
| 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 | 1/1/2026   | 12/31/2026 | \$87,951.34               |
|                      | 1/1/2027   | 12/31/2027 | \$89,270.61               |
| 2nd Renewal Option   | 1/1/2028   | 12/31/2028 | \$90,609.67               |
|                      | 1/1/2029   | 12/31/2029 | \$91,968.82               |
|                      | 1/1/2030   | 12/31/2030 | \$93,348.35               |
|                      | 1/1/2031   | 12/31/2031 | \$94,748.57               |
|                      | 1/1/2032   | 12/31/2032 | \$96,169.80               |
|                      | 1/1/2033   | 12/31/2033 | \$97,612.35               |
| 3rd Renewal Option   | 1/1/2034   | 12/31/2034 | \$99,076.53               |
|                      | 1/1/2035   | 12/31/2035 | \$100,562.68              |
|                      | 1/1/2036   | 12/31/2036 | \$102,071.12              |
|                      | 1/1/2037   | 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.



**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



# 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.



## Worth County Demographics

20,291

2023 Population

20,291

Households

\$70,767

Average Household Income

## TOP EMPLOYERS





## JASON CHALIFF

Managing Director  
404.483.4477  
jason@riseprop.com



## JOSH YAO

Director  
678.620.7102  
josh@riseprop.com



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## 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.