

Terrell Mill Shopping Center

1854 Terrell Mill Rd, Marietta GA 30067

100% OCCUPIED WALMART SHADOW CENTER

1854 Terrell Mill

COIN LAUNDRY

Lemon Butter SEAFOOD

EXPRESS MART
TOBACCO - WINE - NOVELTIES

Taper's Barber Shop

J.R. CRICKETS

GOOD VYCE
CBD & SMOKE SHOP



OFFERING MEMORANDUM



Terrell Mill Shopping Center

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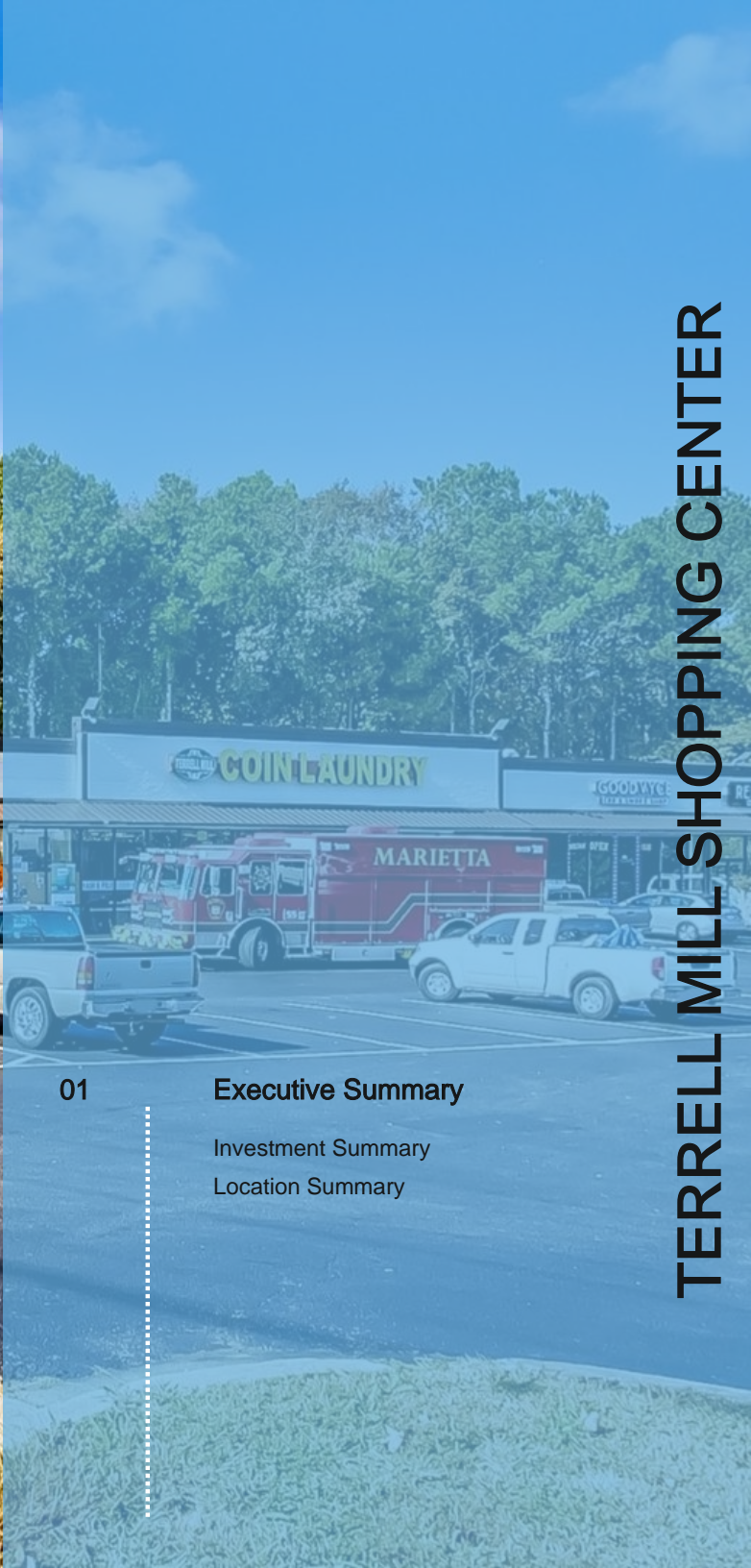
- Demographics
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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	1854 Terrell Mill Rd Marietta GA 30067
COUNTY	Cobb
MARKET	Atlanta
SUBMARKET	Marietta
GLA (SF)	14,086 SF
LAND ACRES	1.87
LAND SF	81,762 SF
YEAR BUILT	1998
YEAR RENOVATED	2022
APN	17-0731-0-018-0
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

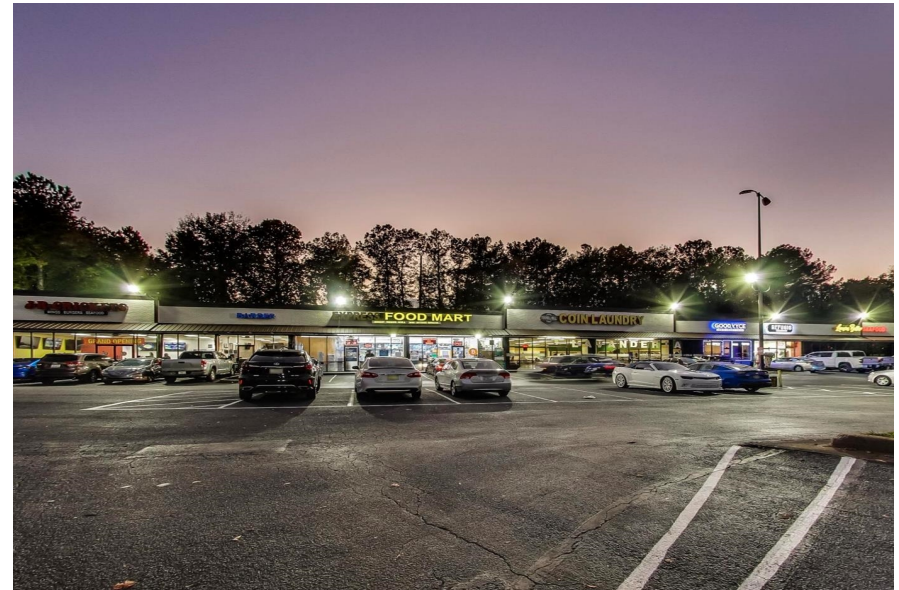
OFFERING PRICE	\$3,935,351
PRICE PSF	\$279.38
OCCUPANCY	100 %
NOI (CURRENT)	\$244,399
CAP RATE (CURRENT)	6.21 %

PROPOSED FINANCING

LOAN TYPE	Interest Only & Amortized
DOWN PAYMENT	\$3,935,351
LOAN AMOUNT	\$0
INTEREST ONLY YEARS	0
INTEREST ONLY RATE (1-)	0.00 %
AMORITIZED RATE	0.00 %
LOAN TO VALUE	0 %

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	10,592	99,569	236,560
2022 Median HH Income	\$53,102	\$70,553	\$77,510
2022 Average HH Income	\$70,893	\$100,799	\$118,431



100% Occupied Walmart Shadow Center

- Terrell Mill Shopping Center is 100% occupied and a Wal-Mart Supercenter shadow-anchor in Marietta, GA.
- The center boasts an attractive tenant mix with both Regional & Local (Restaurant & Daily Use) tenants.
- The building is completely renovated with new exterior paint, re-surfaced parking lot, new LED Monument sign, and includes a 20-year GACO/Firestone renewable manufacturer's warranty.

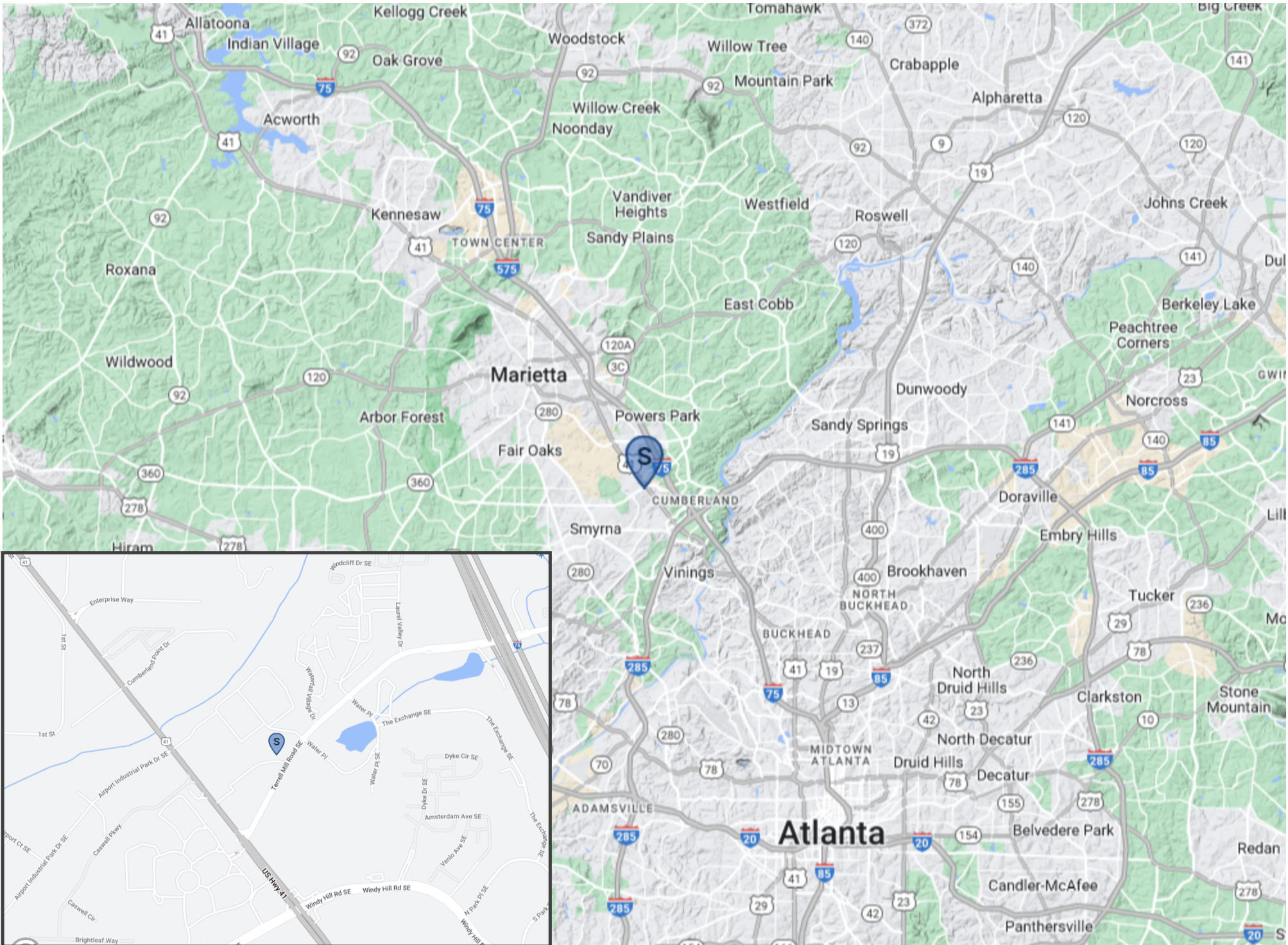
STRONG LEASING HISTORY & MOMENTUM

- Leasing Momentum - with three new leases and three recent renewals. New Regional tenant JR Crickets with forty-plus locations in Metro Atlanta.

- The property is 100% leased with long-term tenants, Terrell Mill Laundry, Express Food Mart and Tapers Barber.
- Extraordinarily strong anchor tenants (Terrell Mill Laundry and Express Food Mart) operating from 10 years or more.

STRATEGIC LOCATION

- Marietta is fifteen miles northwest of Atlanta and the Cobb County seat. At 23 square miles, Marietta is one of Georgia's most populous cities, with 56,579 residents calling the city home.
- High Traffic Corridor, strategically positioned off Cobb Pkwy and Terrell Mill Rd. The property is surrounded by hundreds of apartments.





02

Property Description

Property Features

Aerial Map

Site Plan

PROPERTY FEATURES

NUMBER OF TENANTS	7
GLA (SF)	14,086
LAND SF	81,762
LAND ACRES	1.87
YEAR BUILT	1998
YEAR RENOVATED	2022
# OF PARCELS	1
ZONING TYPE	CRC
TOPOGRAPHY	Flat/Level
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	61
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Walmart
SOUTH	Commercial Building
EAST	Office
WEST	Commercial Building

MECHANICAL

HVAC	YES
FIRE SPRINKLERS	YES
ELECTRICAL / POWER	YES
LIGHTING	YES

CONSTRUCTION

FRAMING	STEEL
EXTERIOR	BRICK
PARKING SURFACE	ASPHALT

TENANT INFORMATION

MAJOR TENANT/S	COIN LAUNDRY, CONVENIENCE STORE
SHADOW ANCHOR	WALMART
LEASE TYPE	GROSS MODIFIED





POWERS PARK

MARIETTA

SUBJECT PROPERTY

1854 TERRELL MILL RD
MARIETTA, GA

LIFE University

Jeep RAM
TOYOTA NISSAN
Mercedes-Benz Ford

Dobbins TACAN
DOB 077X

VOLVO

Aaron's MIDAS
CREDIT AUTO PARTS Indian MOTORCYCLE

Walmart

MARIETTA PLAZA

Burlington dds
USA Sales DISCOUNTS Guitar Center

VW

FedEx

DOUBLE TREE
COURTYARD

HONDA CHEVROLET
HYUNDAI GMC KIA

Legacy Golf Links & Driving Range

Wellstar

Fox Creek Golf Course & Driving Range

HERITAGE PAVILION

Marshall's HomeGoods
TJ-maxx Michaels
SPROUTS FARMERS MARKET ROSS DRESS FOR LESS
BEST BUY IHOP TACO BELL

TARGET

SILVERSPOT CINEMA DOUBLE TREE
COURTYARD aloft HOTELS
xfinity

IFLY DOWNUNDER

CUMBERLAND MALL
COSTCO WHOLESALE chico's
ROUNDI
Apple planet fitness H&M DSW
macy's MAC
Foot Locker SEPHORA
sears TORRID

WINGATE
BY WYNDHAM
HYATT PLACE
Hyatt/Inn Express

ROCKIN' JUMP
Residence INN

Walgreens redbox. ups

extended STAY AMERICA SUITES

CAMPBELL HIGH SCHOOL

SMYRNA

Publix

Kroger

Bowlero

SOPE CREEK CROSSING
Publix redbox. ups

WORKOUT ANYTIME SUBWAY MICRO CENTER

LAIFITNESS STARBUCKS DOLLAR TREE

COBB INTERNATIONAL
MIS GUNCE lajore
SUBWAY

Red Roof Budgetel
Inn & Suites

BW Best Western
STAY INNS
extended STAY AMERICA SUITES

CANDLEWOOD COUNTRY SUITES
Days Inn. BY WYNDHAM tru by Hilton

SPRINGHILL SUITES MARRIOTT
extended STAY AMERICA SUITES

TRUIST PARK

BMW

OMNI HOTELS & RESORTS

AKERS MILL SQUARE

HOBBY LOBBY carter's
Office DEPOT OfficeMax LAIFITNESS.
BED BATH & BEYOND five BEL'W
Party City. OLD NAVY

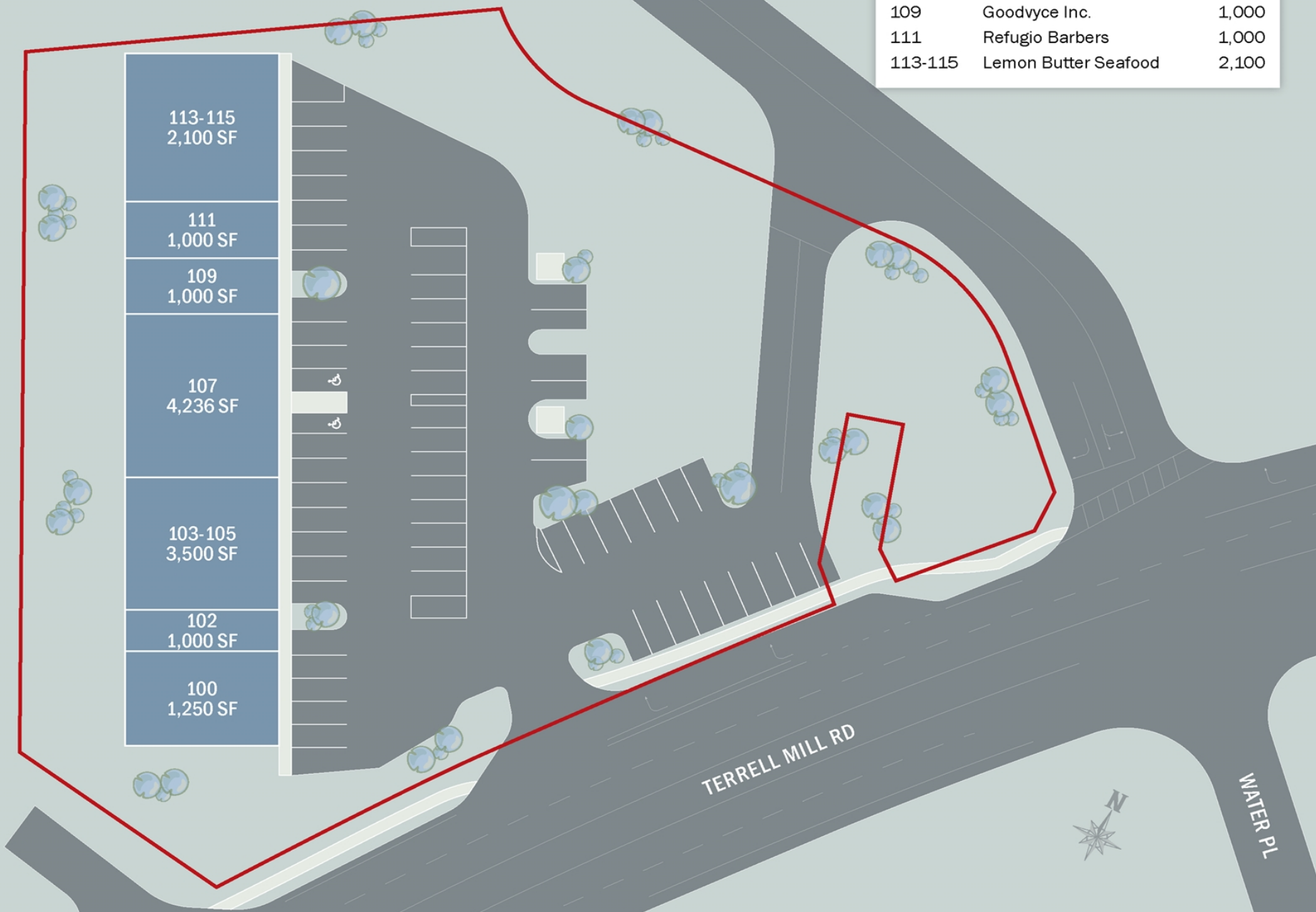
DEBI GALLERIA CENTER

EVEN HOTELS AN IHG HOTEL

RENAISSANCE HOTELS

HYATT house

SUITE	TENANT	SF
100	JR Crickets Chicken Wings	1,250
102	Taper's Barber Llc	1,000
103-105	Express Food Mart	3,500
107	Terrell Mill Laundry	4,236
109	Goodyyce Inc.	1,000
111	Refugio Barbers	1,000
113-115	Lemon Butter Seafood	2,100





03

Rent Roll

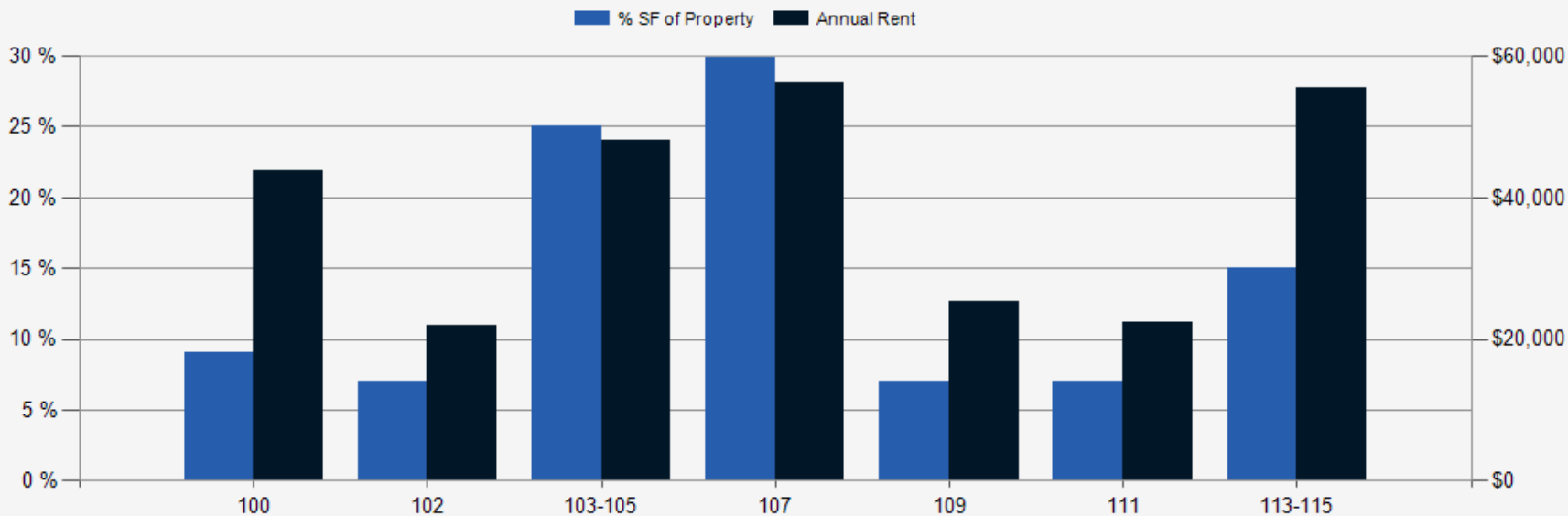
Rent Roll

Lease Expiration

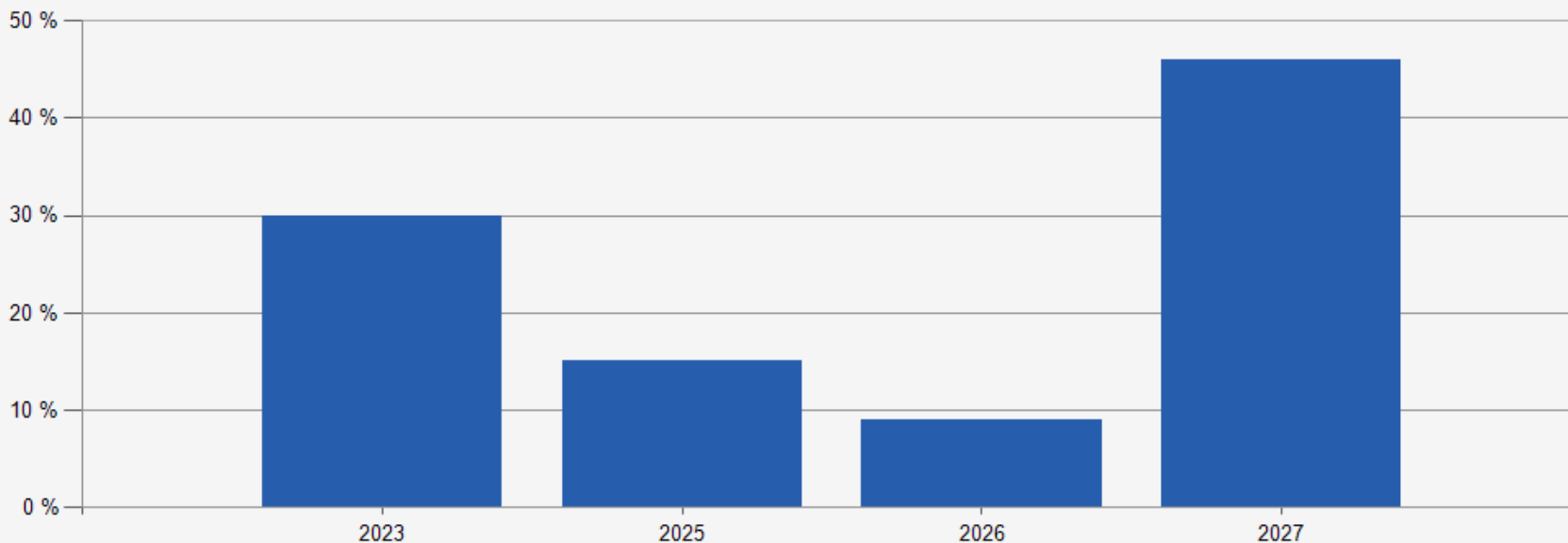
Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Financial Data						Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual		
100	JR CRICKETS	1,250	8.87 %	01/01/22	12/01/26	CURRENT	\$3,650	\$2.92	\$43,800	\$35.04	\$1,800	NNN	
						01/01/2023	\$3,760	\$3.01	\$45,114	\$36.12			
102	Tapers Barber Shop	1,000	7.10 %	05/01/22	04/30/27	CURRENT	\$1,833	\$1.83	\$22,000	\$22.00	\$4,460	NNN	
						05/01/2023	\$1,888	\$1.89	\$22,656	\$22.68			
103-105	AJ ONE LLC	3,500	24.85 %	03/01/22	02/28/27	CURRENT	\$4,000	\$1.14	\$48,000	\$13.71	\$9,600	NNN	
						03/01/2023	\$4,120	\$1.18	\$49,440	\$14.16			
107	TERREL MILL LAUNDRY	4,236	30.07 %	08/01/18	07/31/23	CURRENT	\$4,688	\$1.11	\$56,260	\$13.28	\$9,000	N	Coin Laundry reimburses 80% of the monthly water bill
109	GOODVYCE INC	1,000	7.10 %	07/01/22	06/30/27	CURRENT	\$2,112	\$2.11	\$25,340	\$25.34	\$2,100	NNN	
						07/01/2023	\$2,174	\$2.17	\$26,092	\$26.04			
111	REFUGIO BARBERS	1,000	7.10 %	05/01/22	04/30/27	CURRENT	\$1,867	\$1.87	\$22,400	\$22.40	\$4,460	NNN	PREVIOUSLY NAMED AS LORIS BARBER
						05/01/2023	\$1,922	\$1.92	\$23,064	\$23.04			
113-115	Lemon Butter Sea Food	2,100	14.91 %	09/21/21	08/31/25	CURRENT	\$4,635	\$2.21	\$55,620	\$26.49	\$3,000	N	
						09/01/2023	\$4,774	\$2.27	\$57,289	\$27.24			
Totals		14,086					\$22,785		\$273,419		\$34,420		



Tenant SF Analysis



Lease Expiration Summary





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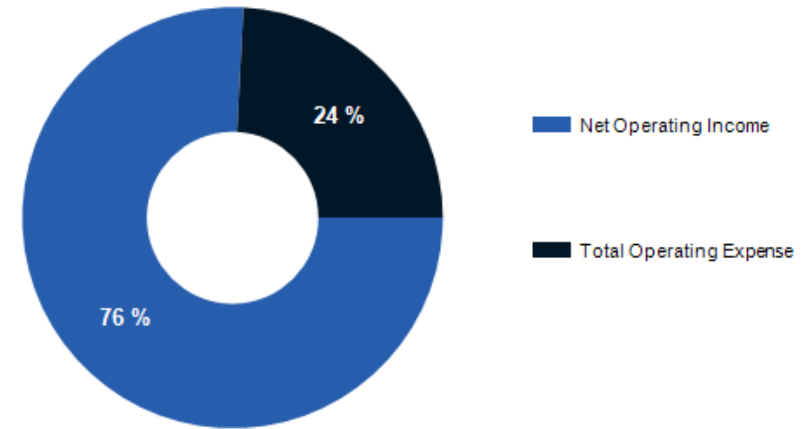
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$273,419	84.8 %	\$277,757	84.7 %
CAM Revenue	\$34,420	10.7 %	\$35,453	10.8 %
*Other Reimbursement Revenue	\$14,457	4.5 %	\$14,746	4.5 %
Effective Gross Income	\$322,296		\$327,956	
Less Expenses	\$77,897	24.16 %	\$77,897	23.75 %
Net Operating Income	\$244,399		\$250,059	

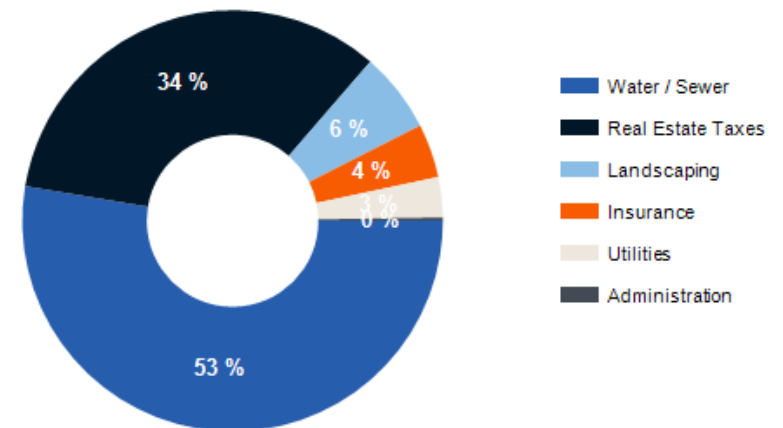
Income Notes: *Other Reimbursement Revenue is for Property Taxes and Insurance.



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$26,277	\$26,277
Insurance	\$3,220	\$3,220
Water / Sewer	\$41,000	\$41,000
Landscaping	\$4,800	\$4,800
Utilities	\$2,400	\$2,400
Administration	\$200	\$200
Total Operating Expense	\$77,897	\$77,897
Expense / SF	\$5.53	\$5.53
% of EGI	24.16 %	23.75 %

Expense Notes: There is one water meter for the property and Coin Laundry is responsible for 80% of the water bill. There is a sub-meter for all the tenants, however the software is needed in order to read the results.

DISTRIBUTION OF EXPENSES CURRENT





Demographics

- Demographics
- Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,804	83,761	200,316
2010 Population	9,148	84,508	204,137
2022 Population	10,592	99,569	236,560
2027 Population	10,697	102,006	240,732
2022 African American	5,554	30,637	63,418
2022 American Indian	49	718	1,796
2022 Asian	473	8,653	16,454
2022 Hispanic	1,555	16,219	44,533
2022 Other Race	955	9,003	22,776
2022 White	2,233	39,495	106,364
2022 Multiracial	1,322	11,002	25,628
2022-2027: Population: Growth Rate	1.00 %	2.40 %	1.75 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	444	2,939	6,256
\$15,000-\$24,999	404	2,307	4,789
\$25,000-\$34,999	515	3,664	7,588
\$35,000-\$49,999	966	6,026	11,946
\$50,000-\$74,999	1,289	9,842	18,865
\$75,000-\$99,999	638	7,473	14,625
\$100,000-\$149,999	489	7,253	16,176
\$150,000-\$199,999	272	3,589	9,189
\$200,000 or greater	130	3,937	13,296
Median HH Income	\$53,102	\$70,553	\$77,510
Average HH Income	\$70,893	\$100,799	\$118,431

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,035	41,106	90,642
2010 Total Households	4,290	39,325	88,171
2022 Total Households	5,147	47,030	102,729
2027 Total Households	5,216	48,312	104,718
2022 Average Household Size	2.06	2.09	2.28
2000 Owner Occupied Housing	408	11,936	37,937
2000 Renter Occupied Housing	4,270	26,339	47,518
2022 Owner Occupied Housing	497	16,365	48,426
2022 Renter Occupied Housing	4,650	30,665	54,304
2022 Vacant Housing	559	4,461	8,211
2022 Total Housing	5,706	51,491	110,940
2027 Owner Occupied Housing	523	16,966	49,831
2027 Renter Occupied Housing	4,694	31,346	54,887
2027 Vacant Housing	606	4,580	8,634
2027 Total Housing	5,822	52,892	113,352
2022-2027: Households: Growth Rate	1.35 %	2.70 %	1.90 %



Source: esri

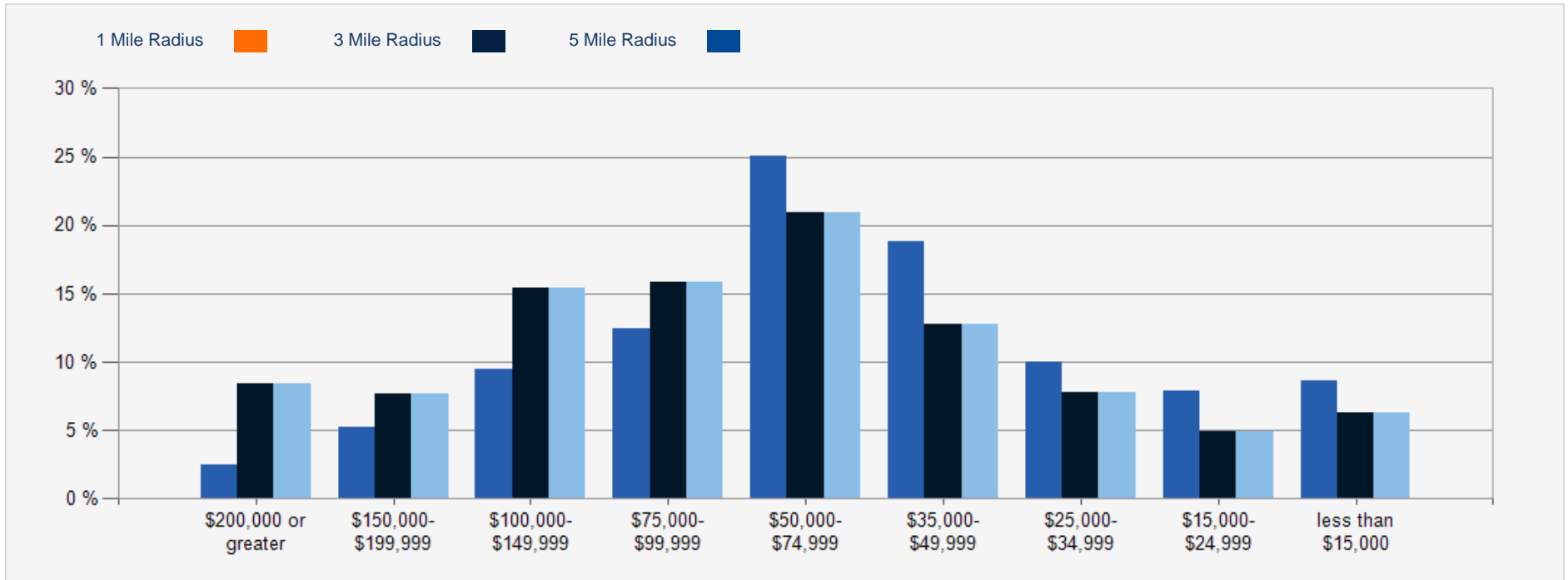
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,107	10,240	19,885
2022 Population Age 35-39	1,056	9,665	19,655
2022 Population Age 40-44	872	7,898	17,420
2022 Population Age 45-49	617	6,106	15,096
2022 Population Age 50-54	486	5,182	13,713
2022 Population Age 55-59	334	4,507	12,731
2022 Population Age 60-64	256	3,994	11,856
2022 Population Age 65-69	154	3,280	10,031
2022 Population Age 70-74	116	2,565	7,877
2022 Population Age 75-79	63	1,664	5,238
2022 Population Age 80-84	33	961	3,058
2022 Population Age 85+	27	809	2,852
2022 Population Age 18+	8,090	79,235	183,813
2022 Median Age	29	34	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$53,385	\$68,323	\$71,162
Average Household Income 25-34	\$72,675	\$91,384	\$96,063
Median Household Income 35-44	\$59,461	\$80,711	\$84,864
Average Household Income 35-44	\$80,088	\$111,787	\$123,152
Median Household Income 45-54	\$56,527	\$80,345	\$94,823
Average Household Income 45-54	\$75,353	\$116,748	\$143,573
Median Household Income 55-64	\$52,499	\$80,453	\$96,363
Average Household Income 55-64	\$69,197	\$119,250	\$150,035
Median Household Income 65-74	\$43,478	\$65,198	\$76,809
Average Household Income 65-74	\$63,227	\$100,239	\$123,576
Average Household Income 75+	\$51,081	\$75,774	\$89,761

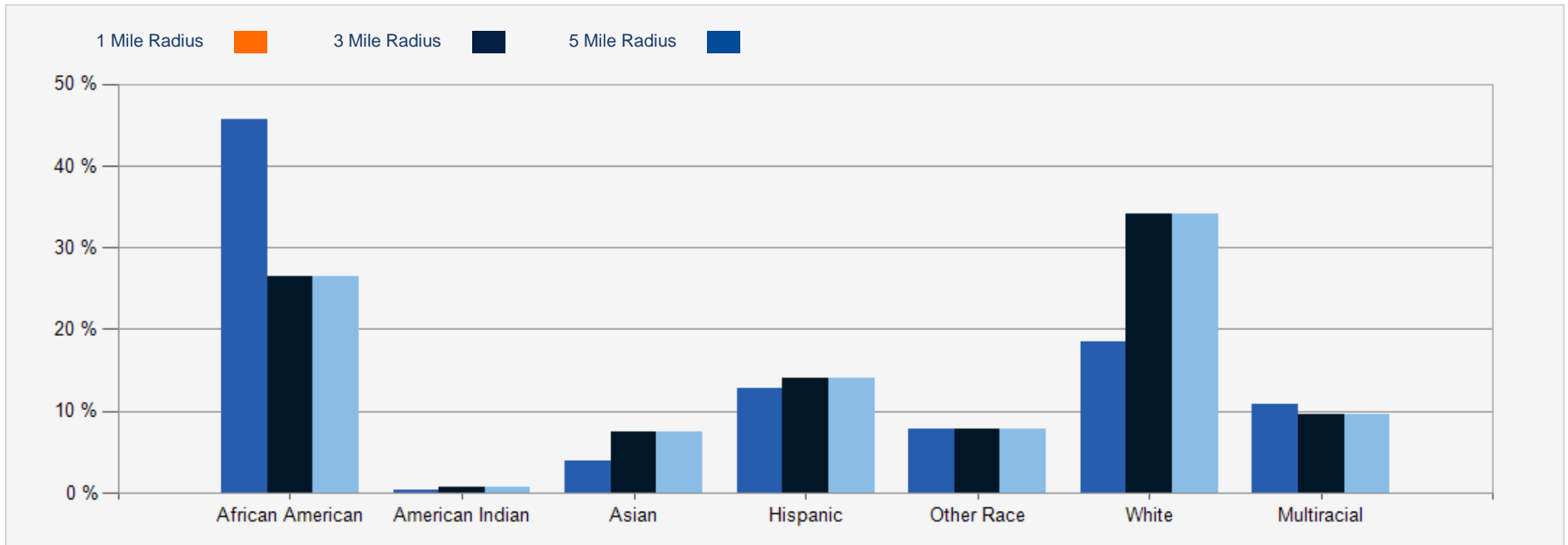
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	922	9,078	18,471
2027 Population Age 35-39	827	8,899	18,109
2027 Population Age 40-44	744	7,776	17,294
2027 Population Age 45-49	707	6,777	15,936
2027 Population Age 50-54	487	5,293	13,846
2027 Population Age 55-59	394	4,600	12,525
2027 Population Age 60-64	312	4,068	11,667
2027 Population Age 65-69	181	3,482	10,470
2027 Population Age 70-74	113	2,739	8,305
2027 Population Age 75-79	79	2,097	6,439
2027 Population Age 80-84	44	1,228	3,968
2027 Population Age 85+	30	943	3,101
2027 Population Age 18+	8,248	81,682	188,289
2027 Median Age	29	33	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$63,602	\$79,895	\$82,690
Average Household Income 25-34	\$87,879	\$108,178	\$113,454
Median Household Income 35-44	\$69,885	\$95,486	\$98,944
Average Household Income 35-44	\$98,543	\$133,635	\$142,648
Median Household Income 45-54	\$65,420	\$97,084	\$109,041
Average Household Income 45-54	\$90,773	\$136,873	\$160,603
Median Household Income 55-64	\$61,792	\$95,981	\$111,816
Average Household Income 55-64	\$85,245	\$137,805	\$167,866
Median Household Income 65-74	\$50,806	\$80,082	\$94,407
Average Household Income 65-74	\$74,581	\$123,346	\$149,156
Average Household Income 75+	\$61,465	\$97,802	\$117,585

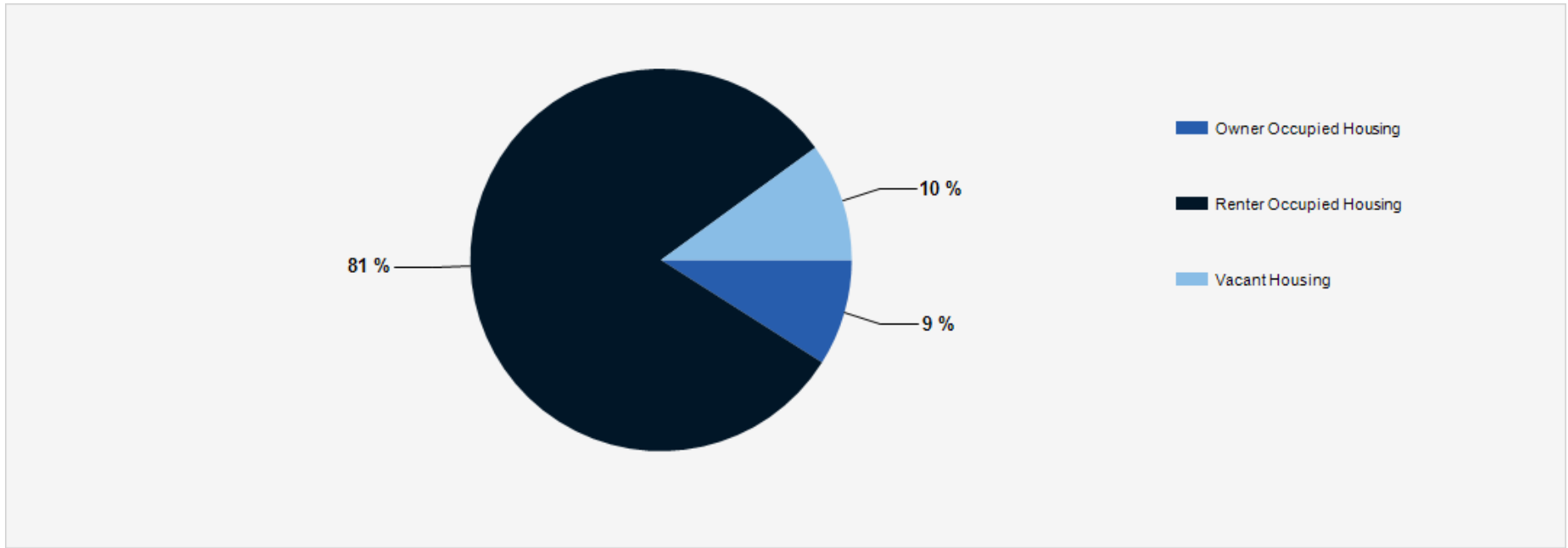
2022 Household Income



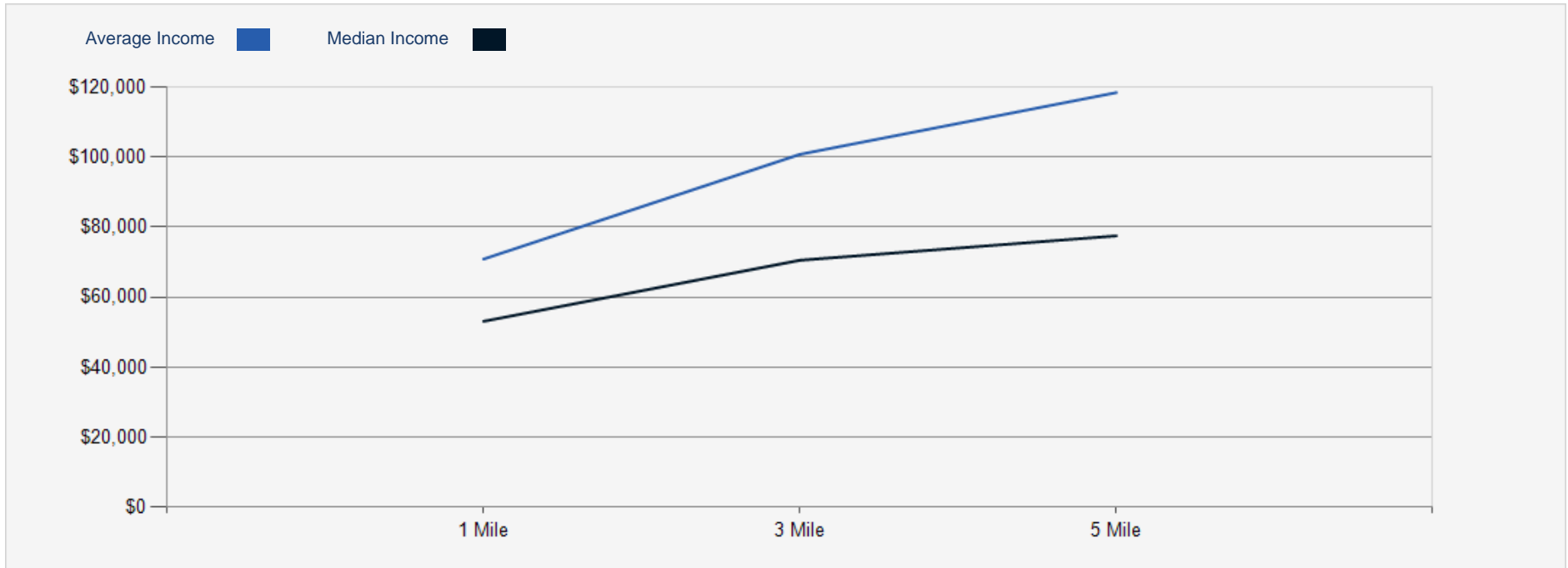
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



Terrell Mill Shopping Center

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