

MATTRESS *Warehouse*SM

OFFERING MEMORANDUM

7100 DOUGLAS BLVD
DOUGLASVILLE, GA 30135
ATLANTA, GA MSA

Zach Miller

Director

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TERMINUS
COMMERCIAL
REAL ESTATE PARTNERS
EST. 2015

OFFERING SUMMARY

MATTRESS WAREHOUSE

7100 DOUGLAS BLVD DOUGLASVILLE, GA 30135 (ATL MSA)

BELOW REPLACEMENT COST, BELOW MKT RENT NNN INVESTMENT

Terminus Commercial Real Estate Partners has the opportunity to offer investors a compelling acquisition of a 6,800 SF single net-tenant building priced at just \$288/SF — well below replacement cost — with in-place rent of \$20.15/SF sitting meaningfully below current market rates. The property is 100% occupied by Mattress Warehouse under a 10-year lease that commenced April 19, 2026, providing 20 total years of control with renewal options and backed by a five-year corporate guaranty.

This combination of below-replacement-cost basis and below-market rent gives investors a rare mix of downside protection and embedded upside, anchored by a high-credit tenant. Founded in 1989, Mattress Warehouse has grown into one of the largest independently owned mattress retailers in the U.S., operating over 500 locations with a disciplined expansion strategy and strong vendor relationships. The property further benefits from steady population growth and retail expansion throughout Douglasville and Douglas County, a west metro Atlanta submarket with strong commuter connectivity and rising consumer demand — positioning investors to acquire durable, guaranteed income today at a discount to intrinsic value, with a clear path to rent growth over the hold period.

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7.0%

CAP RATE

\$1,957,100

PURCHASE PRICE

\$288

PURCHASE PRICE PER/SF

\$137,000

YEAR 1 NOI

\$20.15/SF

NNN BASE RENT

APRIL 19, 2026

LEASE COMMENCEMENT

2018

YEAR BUILT

MATTRESS WarehouseSM

OFFERING SUMMARY

TENANT	Mattress Warehouse of Douglasville LLC
TRADE NAME	Mattress Warehouse
SQUARE FOOTAGE	6,800
RENT COMMENCEMENT	4/19/2026
LEASE EXPIRATION	4/19/2036
RENEWAL OPTIONS	Three (3) five-year (5) options to renew at 10% above the prevailing rate
GUARUNTY	Five-year (5) corporate agreement given by Mattress Warehouse, LLC
CAM	Tenant Responsibility
TAXES	Tenant Responsibility
INSURANCE	Tenant Responsibility
LANDLORD RESPONSIBILITY	Roof, Structure, contact broker for further details

RENT SCHEDULE

BASE RENT				
Current Term	\$/SF	Monthly Rent	Annual Rent	Cap Rate
4/19/2026 - 4/30/2031	\$20.15	\$11,416.67	\$137,000	6.5%
5/1/2031 - 4/30/2036	\$22.16	\$12,558.33	\$150,700	7.18%

First Renewal Option				
Current Term	\$/SF	Monthly Rent	Annual Rent	Cap Rate
5/1/2036 - 4/30/2041	\$24.38	\$13,814.17	\$165,770	7.89%

Second Renewal Option				
Current Term	\$/SF	Monthly Rent	Annual Rent	Cap Rate
5/1/2041 - 4/30/2046	\$26.82	\$15,195.58	\$182,347	8.68%

Third Renewal Option				
Current Term	\$/SF	Monthly Rent	Annual Rent	Cap Rate
5/1/2046 - 4/30/2051	\$29.50	\$16,715.14	\$200,581.70	9.55%

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TENANT SUMMARY

Mattress Warehouse is a privately held specialty sleep retailer founded in 1989 and headquartered in Frederick, Maryland.

The company has grown into one of the largest independent mattress retailers in the United States, backed by private equity firm Wynnchurch Capital (growth investment in 2021), now operating 500+ stores across the Northeast, Mid-Atlantic, Southeast, and Midwest. Mattress Warehouse employs approximately 900–1,000 people and generates estimated annual revenues in the high hundreds of millions, positioning it as a scaled operator within the fragmented mattress retail sector.

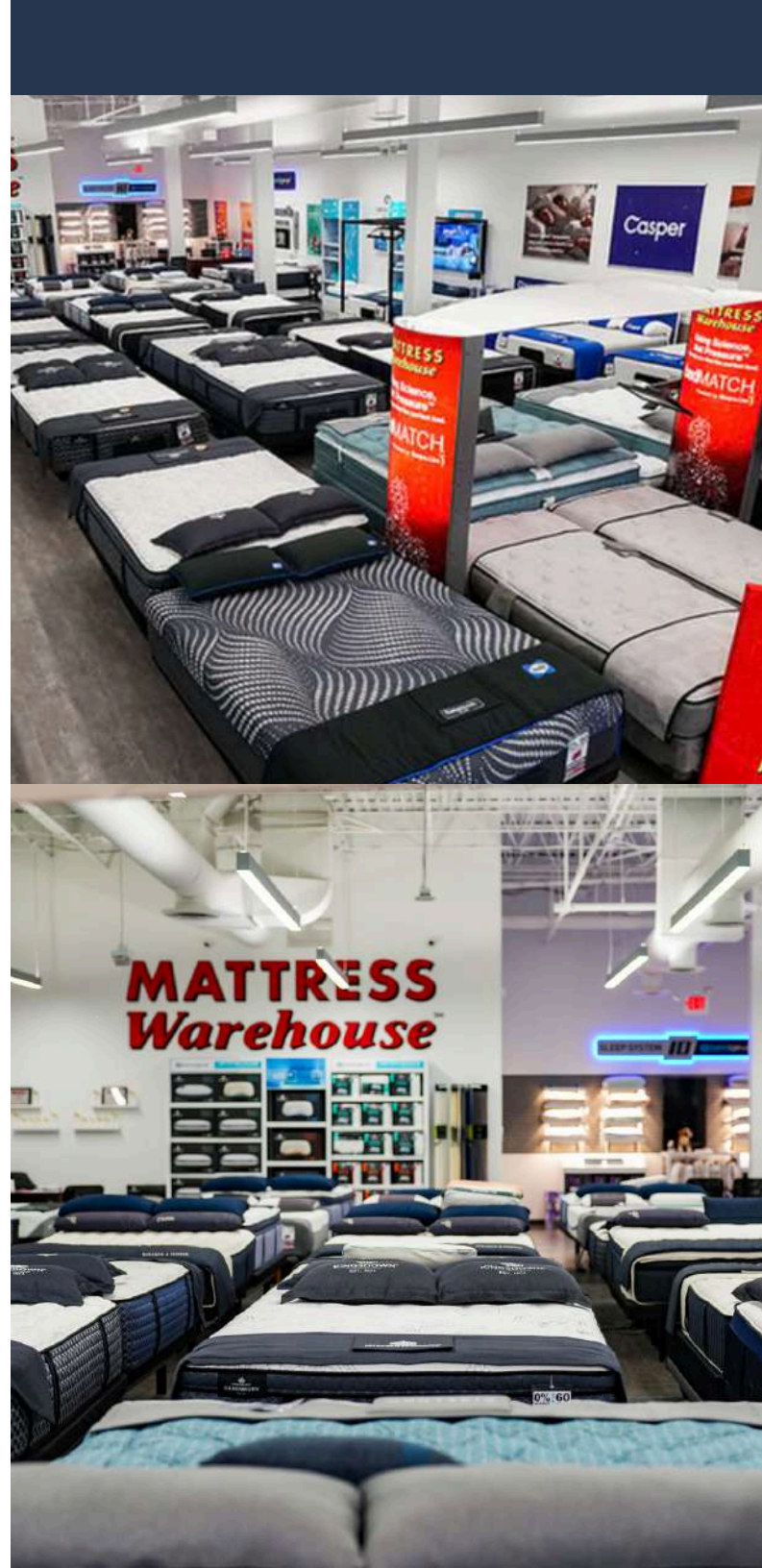
The company's business model centers on a high-touch, consultative sales approach supported by proprietary bedMATCH® technology, a broad assortment of national mattress brands, and competitive pricing guarantees. Store footprints typically are concentrated in dense suburban retail corridors, and in Georgia, Mattress Warehouse maintains a growing presence in key metro Atlanta submarkets, reflecting its broader strategy of market densification and regional dominance.

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AERIAL/AMENITY MAPS



Downtown Atlanta
20 miles

AERIAL/AMENITY MAPS



Hartsfield-Jackson
International Airport
30 miles

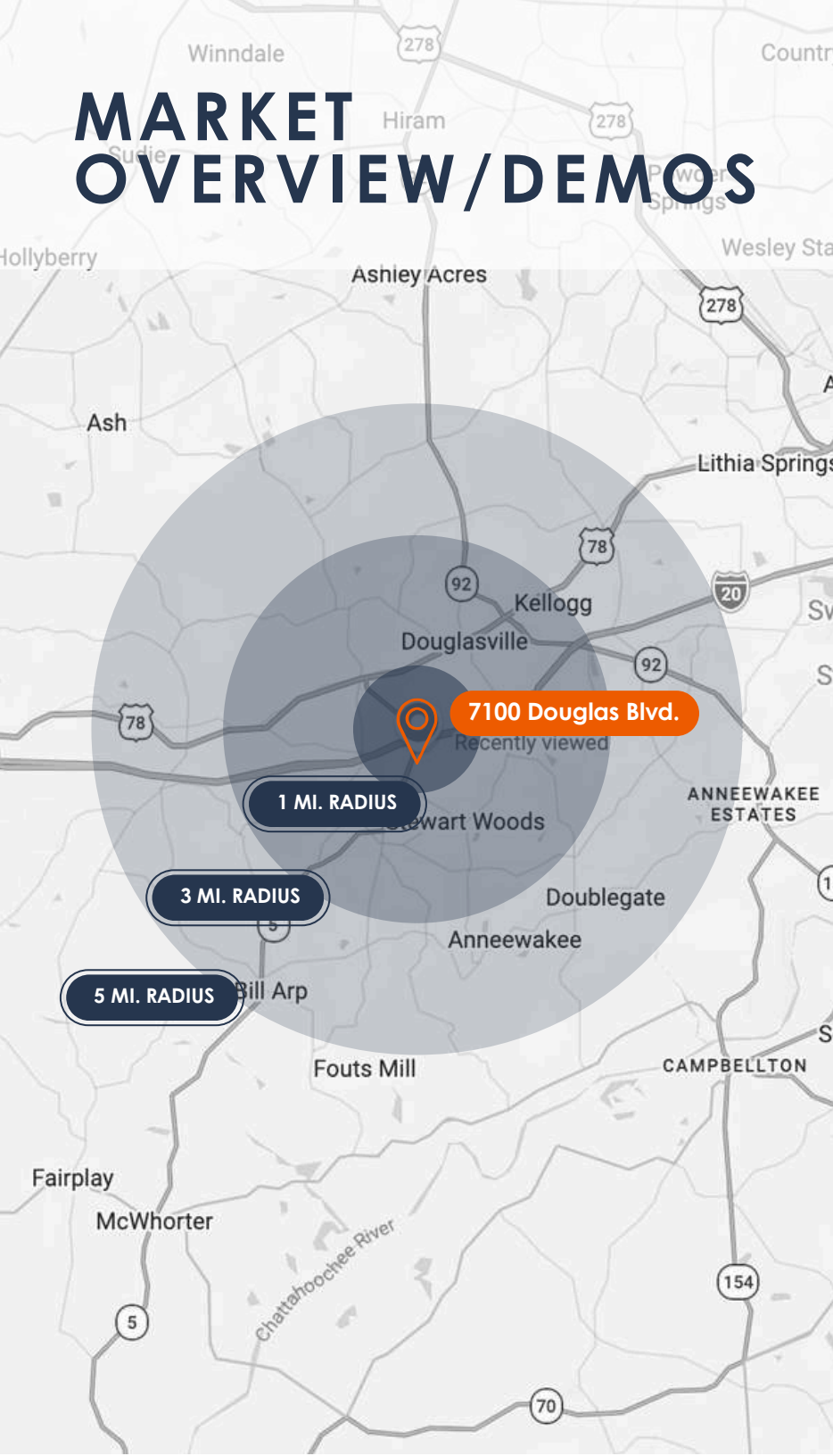
**MATTRESS
Warehouse**

26,400VPD

16,800VPD



MARKET OVERVIEW/DEMOS



1 MILE

3 MILE

5 MILE

POPULATION

2024 Population	6,069	39,379	86,391
2029 Projection	6,342	41,362	91,358
2024-2029 Growth	0.9%	1.0%	1.2%

HOUSEHOLDS

2024 Households	2,529	14,244	29,880
2029 Households	2,644	14,975	31,617
2024-2029 Growth	0.9%	1.0%	1.2%

HOUSEHOLD UNITS

Owner Occupied	1,014	8,985	21,537
Renter Occupied	1,630	5,990	10,080

HOUSEHOLD INCOME

Avg HHI	\$71,162	\$80,789	\$86,418
Med HHI	\$57,518	\$59,701	\$65,856

CONSUMER SPENDING

Total Spend	\$61,786,478	\$406,413,184	\$927,394,670
Avg. Household	\$24,431	\$28,532	\$31,037
Per Capita	\$10,181	\$10,321	\$10,735

EMPLOYMENT

2024 Households	6,639	22,464	31,848
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155k+

Residents in Douglas Co.

90%+

of Adults 25+ have
High School Diploma

Housing Costs 18-20%

Lower Than National Avg.

30 Minute Drive

to Atlanta, GA

DOUGLASVILLE MKT. OVERVIEW

Douglasville is located approximately 20 miles west of Atlanta along Interstate 20, providing direct access to one of the Southeast's primary economic corridors. As the county seat of Douglas County, the city serves as the governmental, retail, and healthcare hub for the surrounding trade area. Douglasville has a population of approximately 35,000 residents, with continued growth across the broader west Atlanta metro. The Highway 5/Douglas Boulevard and I-20 corridors feature a strong concentration of national retailers, medical providers, and service-oriented businesses, supported by established residential communities throughout the area.

Douglasville benefits from access to Metro Atlanta's labor force, transportation infrastructure, and diverse economic base while maintaining a more moderate cost structure than core in-town submarkets. Continued residential development, commercial expansion, and infrastructure investment have reinforced the city's role as a key west-metro growth corridor within the broader Atlanta region.





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