



1140 Mt. Zion Blvd | Morrow, Georgia 30260

Pro Forma Financial Summary | Prepared by Arneé Harrison, Broker Associate, Compass

Executive Summary

1140 Mt. Zion Blvd is a fully operational, free-standing restaurant located in the thriving Southlake commercial corridor of Morrow, Georgia. The property consists of approximately 4,334 square feet of restaurant space on 0.62 acres, positioned among national retailers and hospitality users near Southlake Mall. This high-visibility site offers a stabilized, long-term investment opportunity backed by a formal five-year NNN lease with Traditions Global Cuisine. The tenant operates a full-service restaurant and hookah lounge, currently open for business.

The lease includes defined rent escalations, a \$20,000 security deposit, and a \$10,000 prepaid rent credit. Rent commencement is scheduled for February 1, 2025, following a six-month rent abatement period through July 31, 2025.

Property and Lease Details

Item	Details
Property Type	Free-Standing Restaurant
Building Size	4,334 SF
Land Area	0.62 Acres
Lease Type	NNN (Triple Net)
Tenant	Traditions Global Cuisine
Lease Commencement	November 1, 2024
Rent Commencement	February 1, 2025
Lease Expiration	January 31, 2030
Base Rent (Years 1–5)	\$10,000/month (\$120,000 annual)



Security Deposit	\$20,000
Prepaid Rent	\$10,000
Renewal Options	Two (2) five-year extensions with escalations to \$11,000 and \$12,100/month

Financial Performance Summary

Income & Expense Line Item	Annual Amount (USD)	Notes
Gross Scheduled Rent	\$120,000	Based on \$10,000 monthly rent
Less: Vacancy/Credit Allowance (5%)	(\$6,000)	Conservative reserve for credit loss
Taxes	\$11,847.75	Annual
Effective Gross Income (EGI)	\$114,000	
Management (3%)	(\$3,420)	Landlord oversight and accounting
Legal/Reserves	(\$4,500)	General legal and maintenance reserve
Net Operating Income (NOI)	≈ \$106,080/year	

Cap Rate Sensitivity Analysis

Cap Rate	Estimated Value (USD)
7.0%	\$1,515,000
7.5%	\$1,415,000
8.0%	\$1,326,000
8.5%	\$1,248,000



Investment Highlights

- **Stabilized NNN Lease:** Landlord has minimal operating obligations, limited to structural and roof maintenance.
- **Property Improvements Completed:** Property upgrades reduce landlord exposure to future capital needs.
- **Operational Business in Place:** The restaurant is open and serving customers, eliminating vacancy risk.
- **Strong Market Fundamentals:** Positioned in one of Clayton County's most active retail corridors with direct access to I-75 and Southlake Mall, and the newly constructed neighbor, Clayton County Convocation Center, set to open in Winter 2025.

Investment Summary

This property offers a turnkey opportunity for investors seeking passive income and long-term security. With a fully executed five-year NNN lease, solid tenant performance, and an established market-rate rent structure, 1140 Mt. Zion Blvd stands as a strong income-producing asset in a proven location. The stability of cash flow, combined with minimal management requirements, makes this an ideal acquisition for investors focused on durable income and upside potential.