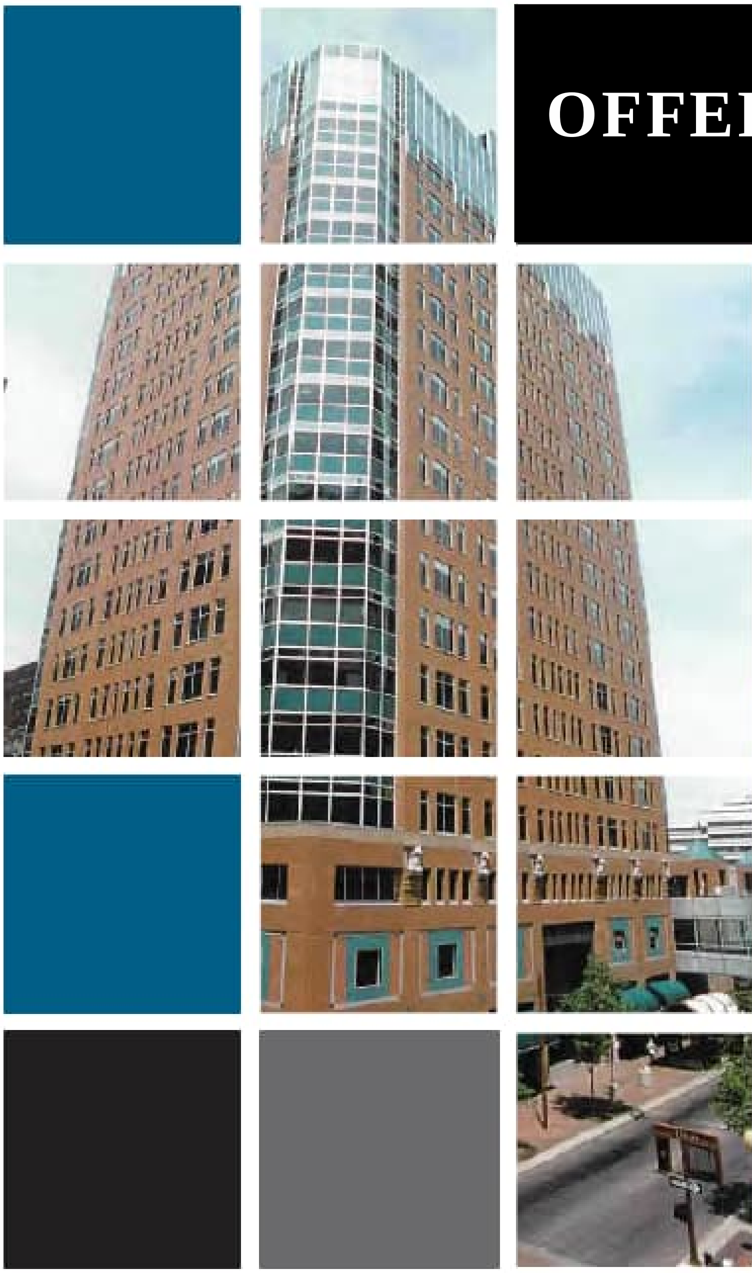
OFFERING MEMORANDUM



SMITHVILLE CENTER

225 & 2892 Smithville Church Rd., Warner Robins, GA 31093

TBRE
REAL ESTATE SERVICES

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Investment & Commercial Sales | Residential | Business | Property Management & Leasing

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SMITHVILLE CENTER
Warner Robins, GA

OFFERING SUMMARY

INVESTMENT SUMMARY

Location	225 & 2892 Smithville Church Rd., Warner Robins, GA 31093
Purchase Price	$4,000,000
NOI	$111.11
CAP Rate	7.76%
Price per Square Foot	$111.11
Square Footage	36,000
Acreage	2.6
Year Built	2007
Zoning	C2
Tenants	10 units across two separate properties, including 7 occupied units and 3 vacant units. The landlord will provide the buyer with a one-year master lease.

INVESTMENT HIGHLIGHTS

- Two separate retail properties with ample parking spaces
- Located in a professional and medical office area in the heart of Warner Robins
- 80% occupied property, with seller offering a one-year master lease
- A great opportunity to invest in commercial real estate
- Ave. Household Income within 5 miles : $85,037
- 2025 Total Households within 5 miles : 47,168
- Population counts exceed 120,420 within 5 miles

SMITHVILLE CENTER
Warner Robins, GA

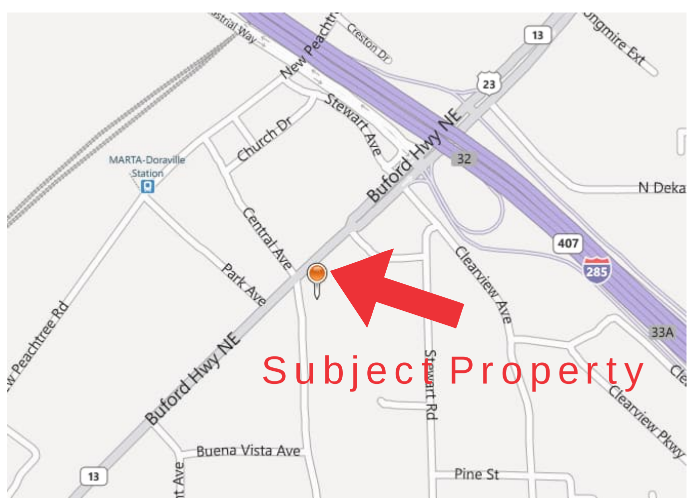
PROPERTY INFORMATION

PROPERTY DESCRIPTION

This dual-building retail property offers a strong tenant synergy within a high-visibility retail layout featuring convenient customer access and extensive central and surrounding parking capacity. The asset is currently approximately 80% occupied, providing stable in-place cash flow, further enhanced by a seller-provided one-year master lease that supports short-term income stability and reduces vacancy risk while offering a clear value-add opportunity.The property includes three contiguous 2,400 SF units, allowing flexible configuration for either larger single-user occupancy or multi-tenant use, with an efficient layout well-suited for expansion or customized space utilization. Positioned within a strong professional and medical office demand base, the site benefits from consistent tenant demand driven by nearby healthcare and office users in a dense professional corridor.

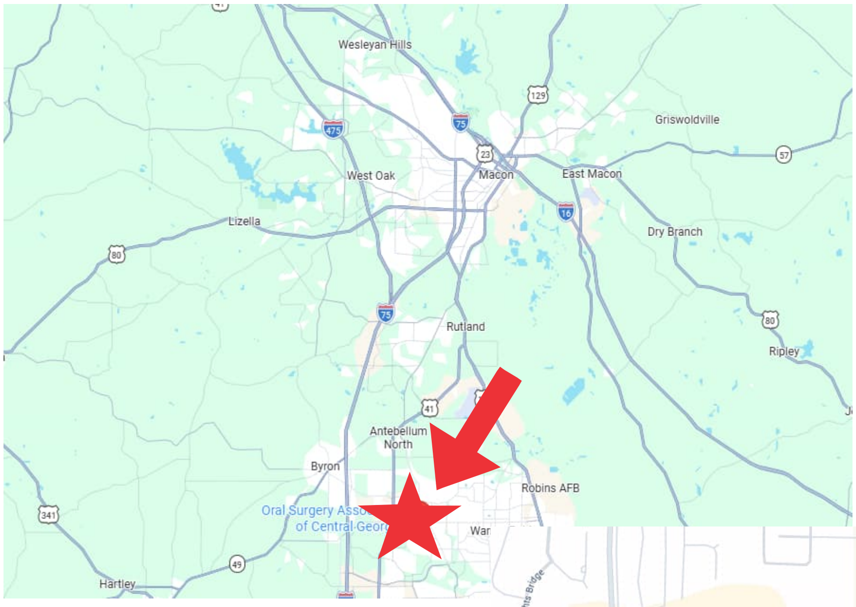
LOCATION DESCRIPTION

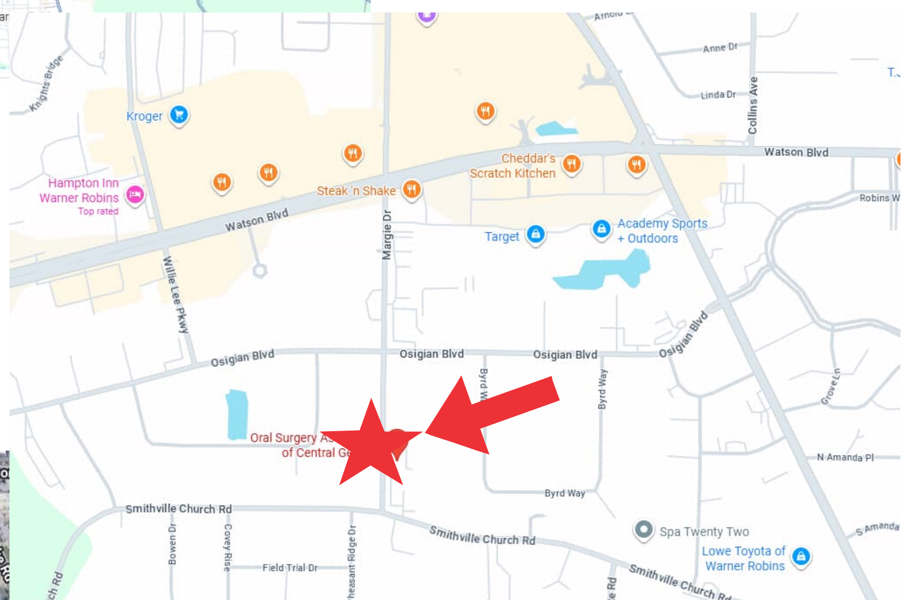
Ideally located near Watson Blvd with excellent visibility and access, the property features below-market, affordable rental rates with significant upside potential and currently undervalued income. The surrounding area is a defense-driven, stable growth market anchored by Robins Air Force Base, supported by steady economic expansion from aerospace and federal investment, and further strengthened by logistics and industrial development—creating a long-term, high-stability regional hub with durable tenant demand and strong future upside.

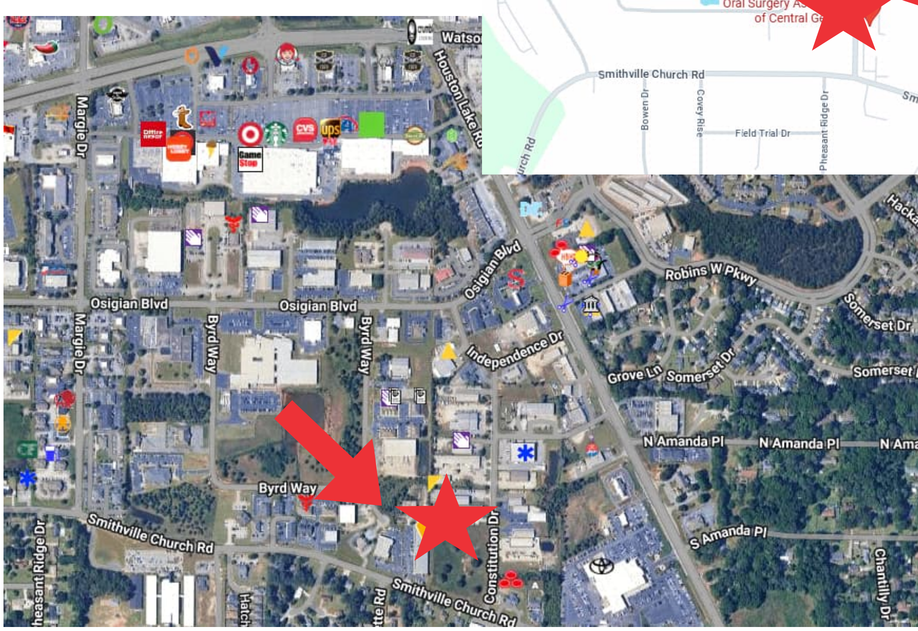


Smithville Center
Warner Robins, GA

LOCATION MAP







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LOCATION MAP

PROPERTY PHOTOS

PROPERTY PHOTOS

SMITHVILLE CENTER
Warner Robins, GA

FINANCIAL OVERVIEW

INCOME & EXPENSE ANALYSIS

Price : $4,000,000
Price PSF : $111.11
Square Feet : 36,000
CAP Rate : 7.76%

Annual Income & Expense

Base Rental Revenue	**Proforma**
Shop Base Rental Revenue ($10 per SF)	$331,473
Other Income	
Total Base Rental Revenue	**$331,473**
Expense Reimbursement Revenue	
CAM	
Taxes	
Insurance	
Total Expense Reimbursement Revenue	**$86,055**
TOTAL POTENTIAL GROSS REVENUE	**$417,528**
VACANT FACTOR (5%)	**($20,876)**
EFFECTIVE GROSS REVENUE	**$396,652**
Operating Expenses	
CAM	
Landscaping	$3,276
Repairs	$108
Electricity	$629
Water	$9,193
Sanitation Services	$4,673
Management Fee	$17,879
Taxes	$37,640
Insurance	$12,657
Total Operating Expenses	**$86,055**
NET OPERATING INCOME (NOI)	**$310,597**