



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

1650 Commerce Rd | Athens, GA 30607



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TENANT OVERVIEW

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CITY OVERVIEW

- Athens, GA



Actual Property Image

Exclusively Marketed By: Sands Investment Group

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OFFERING SUMMARY

PRICE	\$1,026,207
CAP	7.25%
NOI	\$74,400
PRICE PER SF	\$453.67
YEARS REMAINING	15 Years
LEASE GUARANTY	RM Investments, Inc.

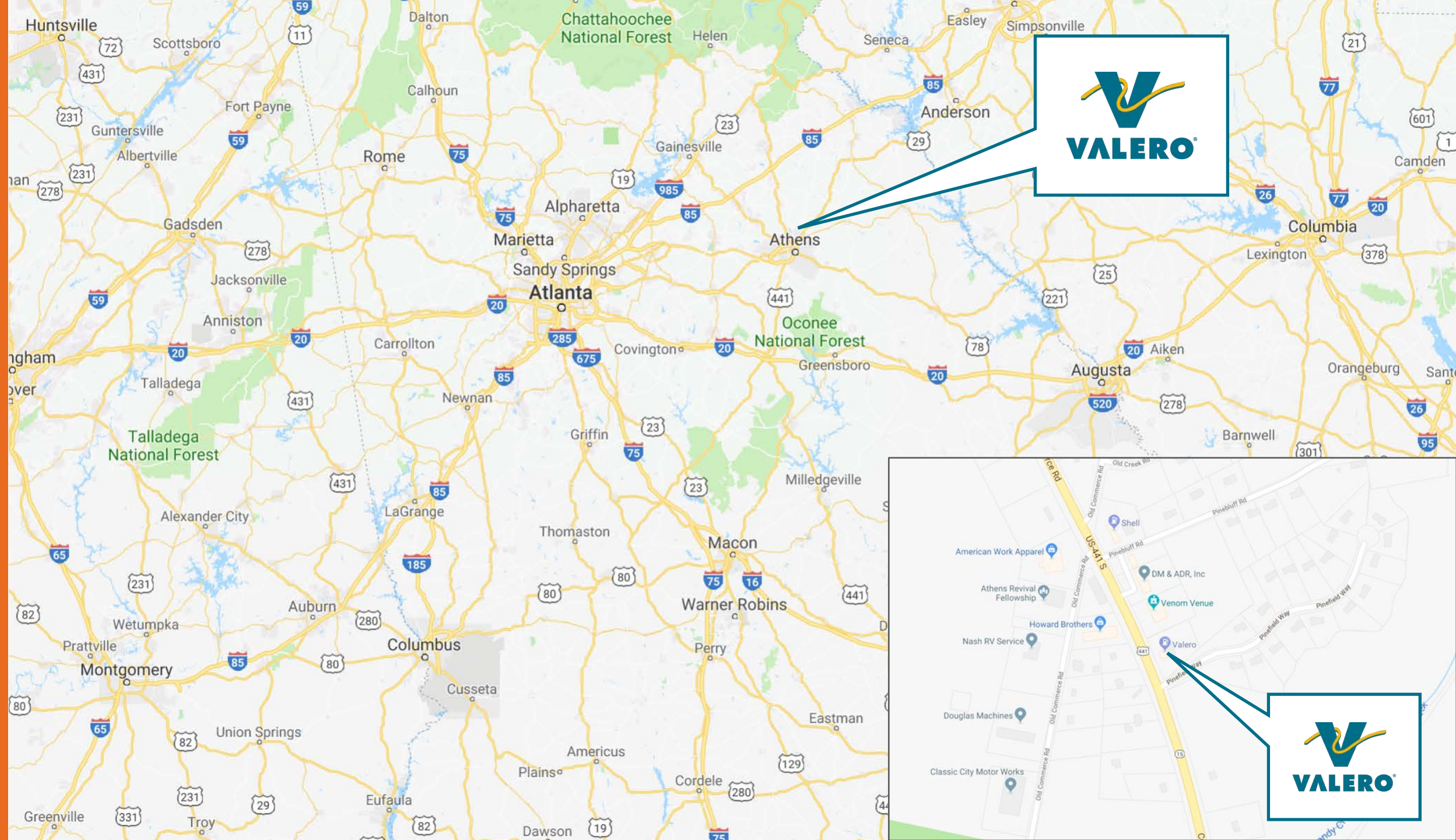
PROPERTY SUMMARY

ADDRESS	1680 Commerce Rd Athens, GA 30607
COUNTY	Clarke
BUILDING AREA	2,262 SF
LAND AREA	1.18 Acres
BUILT	1979 / 2014



INVESTMENT SUMMARY

- Amazing Location with Great Ease of Access on a Signalized Hard Corner
- Heavy Traffic Counts of 31,090 Vehicles Per Day Off of Commerce Rd
- Limited Competition
- Surrounded by Neighborhoods and Local/Regional Retail Tenants
- RM Investments Owns and Operates Over 24 Stores with a Net Worth of Over \$28 Million and Over a Decade of Experience
- Long Term Absolute NNN Lease – New Year 15 Lease with 1.25% Annual Increases and 4 x 5 Year Options
- Absolute Net Lease (NNN) - Tenant is Responsible for All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance





SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	35,396	87,124	169,657
Average Household Income	\$22,836	\$27,267	\$38,648





VALERO

Commerce Rd



441



Danielsville Rd



129

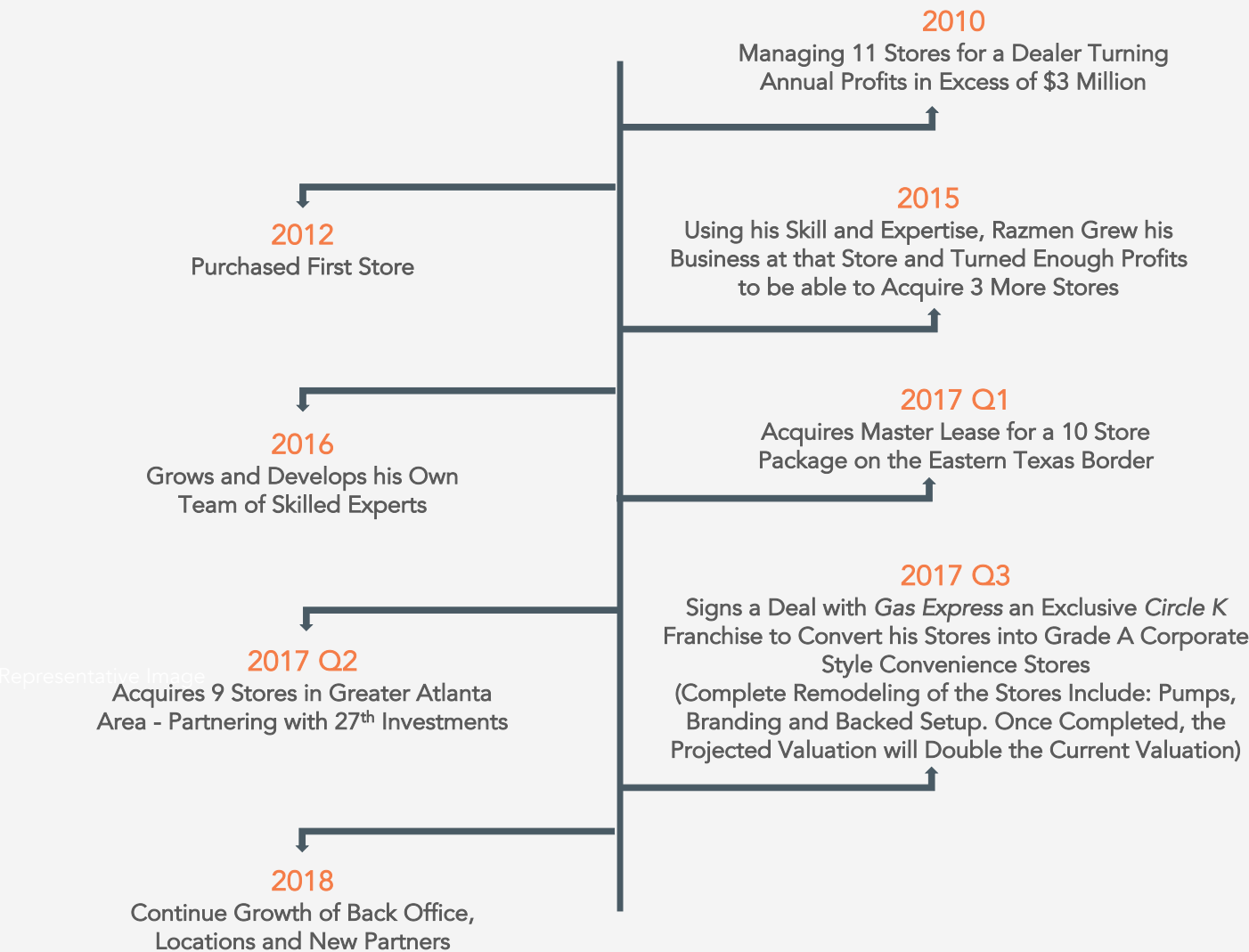


Athens



Ramzan Mosani Owner/Founder of *RM Investments Inc.* came to San Antonio, TX in 2004 with a background in accounting and finance. Starting from humble beginnings working in a convenient store, he quickly grew to become a store manager within a few years and kick started his expansion.

EXPANSION TIMELINE



R M INVESTMENTS INC.

QUICK FACTS

Over 25 Years of Operations Experience

Net Worth of \$28 Million

Texas

Owens 12 Businesses + 3 Businesses & Property

Georgia

9 Businesses + 13 More Coming Soon...

LEASE SUMMARY

TENANT	RM Investments, Inc.
PREMISES	A Building of Approximately 2,262 SF
LEASE TERM	Brand New 15 Year Lease
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net (NNN)
USE	Convenience & Fuel
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

DOWNTOWN ATHENS



ATHENS, GA

Athens is a consolidated city in Georgia, in the northeastern part of the state about an hour's drive from the global city of Atlanta. It comprises the former city of Athens proper (the county seat) and Clarke County. Athens is the sixth-largest city in Georgia, and the principal city of the Athens-Clarke County, Georgia Metropolitan Statistical Area, which had a population of 192,541 as of 2015. Athens-Clarke County has the smallest geographical area of a county in the state of Georgia. It's known for its antebellum architecture. It marks the start of the state's Antebellum Trail of historic Civil towns.

ECONOMY

Athens is home to a growing number of young technology companies including Docebo, Roundsphere, and Cogent Education. The city is also home to more established technology companies such as Partner Software, Peachtree Medical Billing, and Digital Insight. Athens is home to several pharmaceutical manufacturing and biotechnology companies such as Merial and Janssen Pharmaceuticals, Inc. The University of Georgia also hosts its own biotechnology research centers mostly from the lower east side of town bordering Oconee county. Independent publisher Hill Street Press is headquartered here. Authors with previous, or current, residence in the city include Pulitzer Prizewinners Deborah Blum and Edward Larson, as well as Judith Ortiz Cofer, Reginald McKnight and Coleman Barks.

UNIVERSITY OF GEORGIA



CULTURE & CONTEMPORARY LIFE

Nestled below the Blue Ridge Mountains, Athens is a harmony of old and new: wedding-perfect Antebellum architecture, contemporary art and eclectic nightlife, a Victorian-era downtown teeming with trendy shops and one of the South's most progressive culinary scenes. A vibrant, restored Victorian-era downtown teems with art galleries, trendy shops, world-renowned nightclubs and distinctive dining. Historic architecture and impressive gardens complete the unique blend of traditional heritage and trend-setting southern culture. Every spring, there are bicycle races collectively known as the Twilight Series. One is the Twilight Criterium.



ATHENS FOX THEATRE

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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