



OFFERING MEMORANDUM

Absolute NNN Lease Investment Opportunity

328 Edgefield Road | North Augusta, SC

Actual Property Image



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



328 Edgefield Road
North Augusta, SC 29841

Exclusively Marketed By: Sands Investment Group

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INVESTMENT SUMMARY

Investment Summary
Investment Highlights

AREA OVERVIEW

Location & Area Map
Site Plan
Retail Map
City Overview

TENANT

Tenant Profile

LEASE ABSTRACT

Lease Summary
Rent Roll

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INVESTMENT SUMMARY



OFFERING SUMMARY

PRICE	\$510,000
CAP	7.12%
NOI	\$36,300
PRICE PER SF	\$155
YEARS REMAINING	5 Years
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	328 Edgefield Road North Augusta, SC 29841
COUNTY	Aiken
BUILDING AREA	3,282 SF
LAND AREA	.62 Acres
BUILT	Renovated in 2007



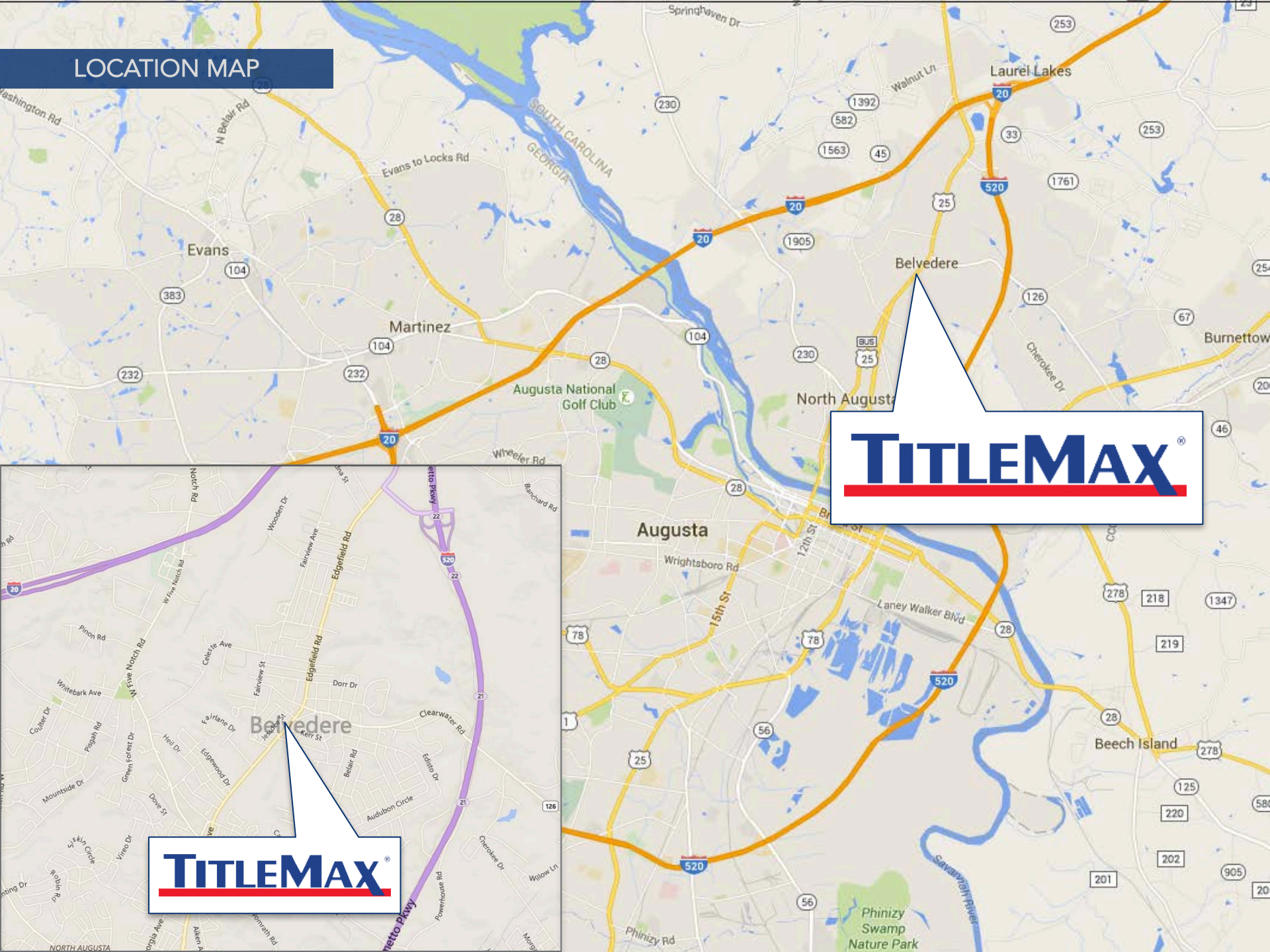


INVESTMENT HIGHLIGHTS

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease
- Recently Renewed Lease for an Additional 5 Years
- Historic Success at Location
- Below Market Rent
- High Growth Area
- Tenant Provided Complete Up-fit of the Property at Lease Commencement: Including New HVAC, Roof, Concrete Slab Floor, Stucco Façade and Parking Lot Resurfacing
- Strong Demographics – Over 228,000 Residents Within a 10-Mile Radius with an Annual Average Household Income of \$64,000
- Nearby Tenants Include: Family Dollar, Tractor Supply Co, Gold's Gym, BI-LO, Dollar General, Hardee's, Subway and Papa John's

LOCATION MAP



AERIAL MAP

TITLEMAX[®]

Edgefield Road

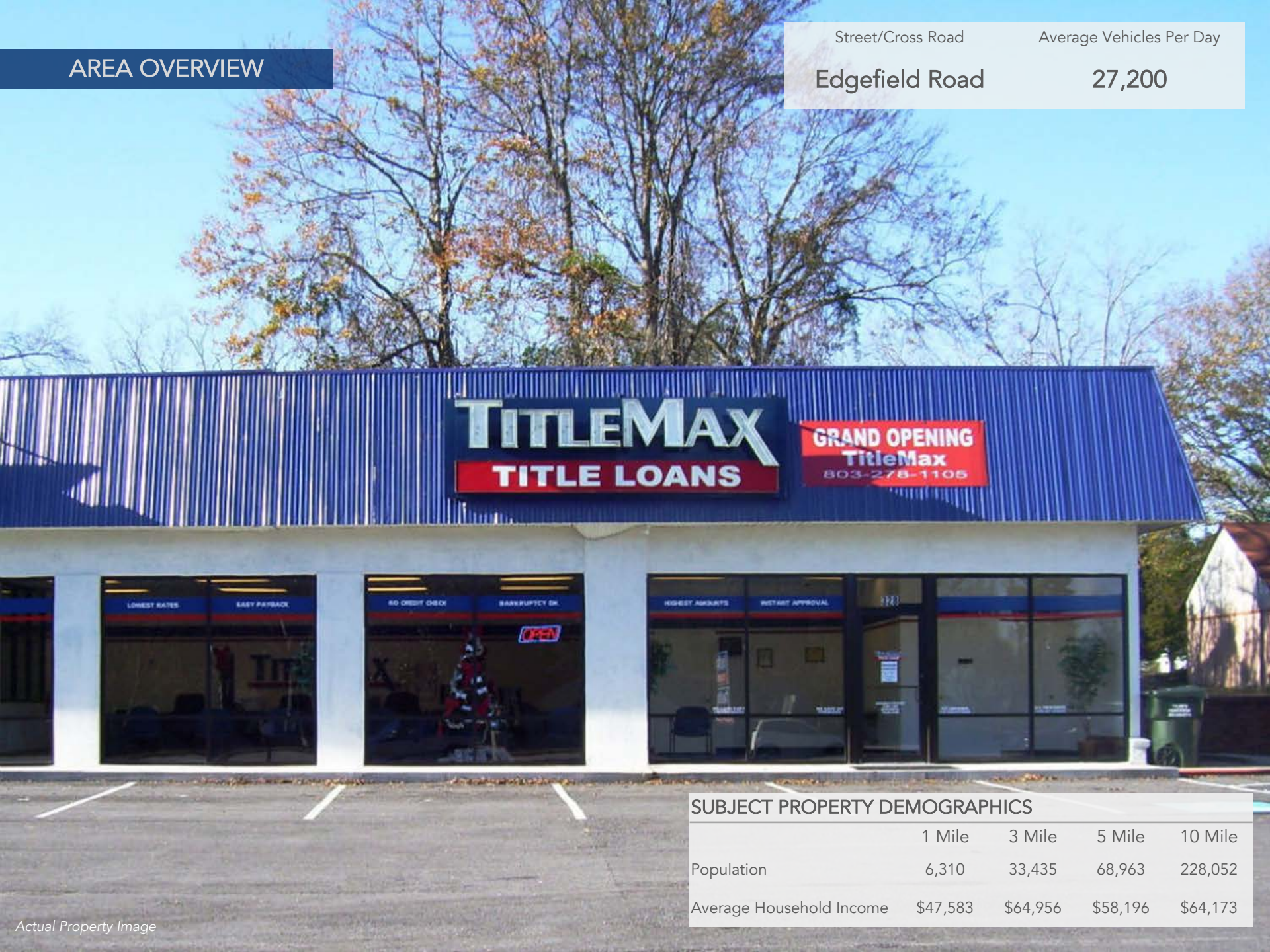


RETAIL MAP

TITLEMAX[®]



Edgefield Road



AREA OVERVIEW

Street/Cross Road	Average Vehicles Per Day
Edgefield Road	27,200

SUBJECT PROPERTY DEMOGRAPHICS				
	1 Mile	3 Mile	5 Mile	10 Mile
Population	6,310	33,435	68,963	228,052
Average Household Income	\$47,583	\$64,956	\$58,196	\$64,173

Actual Property Image

AREA OVERVIEW



City Overview

North Augusta is a city in Aiken County, South Carolina, United States, on the north bank of the Savannah River. The population was 22,037 at the 2015 census. The city is included in the Central Savannah River Area (CSRA) and is part of the Augusta, Georgia metropolitan area.

The Georgia Avenue-Butler Avenue Historic District, Charles Hammond House, Lookaway Hall, Britton Mims Place, Rosemary Hall and B.C. Wall House are listed on the National Register of Historic Places.

Nestled along the banks of the Savannah River, Augusta is the second largest and oldest city in Georgia. Located in the east central section of the state, Augusta is approximately 150 miles east of Atlanta on Interstate 20. Augusta is also centrally located just two and a half hours from the beach and the mountains. The city was named after Princess Augusta of Saxe-Gotha (1719-1772). According to 2015 US Census estimates, the Augusta-Richmond County population was 201,291, not counting the unconsolidated cities of Hephzibah and Blythe. Augusta is the principal city of the Augusta-Richmond County Metropolitan Statistical Area, which as of 2015 had an estimated population of 590,772, making it the third-largest city and the second-largest metro area in the state after Atlanta. It is the 116th-largest city in the United States. Internationally, Augusta is best known for hosting The Masters golf tournament each spring.

TENANT PROFILE



Representative Image

TitleMax is one of the nation's largest and most reputable title lending companies. Since its inception in 1998, TitleMax has expanded to over 1,100 stores spanning 16 states. TitleMax provides title loans to over 3,000 people every day. They offer a title loan product which allows customers to meet their liquidity needs by borrowing against the value of their vehicles while retaining use of their vehicle during the term of the loan. The title loan process only takes about 30 minutes. And the best part is you get to keep driving your vehicle.

TitleMax strives to offer some of the lowest interest rates on title loans in the industry, while providing a superior level of customer service.

TitleMax, Inc. is a privately owned title lending business based in Savannah, Georgia. TitleMax's parent company, TMX Finance LLC has been given a LT Corporate Family Rating of B2 by Moody's that has not been changed since 2010.



LEASE ABSTRACT

LEASE SUMMARY

TENANT	TitleMax
PREMISES	A Building of 3,282 SF in North Augusta, SC
LEASE COMMENCEMENT	September 1, 2007
LEASE EXPIRATION	August 31, 2022
LEASE TERM	5 Years Remaining
RENEWAL OPTIONS	(1) 5-Year Option
RENT INCREASES	10% at Each Option
LEASE TYPE	Absolute Triple Net (NNN)
USE	Title Loans
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/OFFER	Yes

RENT ROLL



Actual Property Image

TENANT NAME	SIZE	MONTHLY RENT				LEASE TERM			
	SQUARE FOOTAGE	% OF TOTAL	MONTHLY BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
TitleMax	3,282 SF	100%	\$3,025	\$.92	At Options	10%	9/1/2007	8/31/2022	1 x 5 Year

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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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