



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Multi-Tenant Net Lease Investment Opportunity

2141 Whiskey Road | Aiken, SC 29803



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Actual Property Image

OFFERING SUMMARY	
PRICE	\$1,722,786
CAP	7.00%
NOI	\$120,595
PRICE PER SF	\$321.54

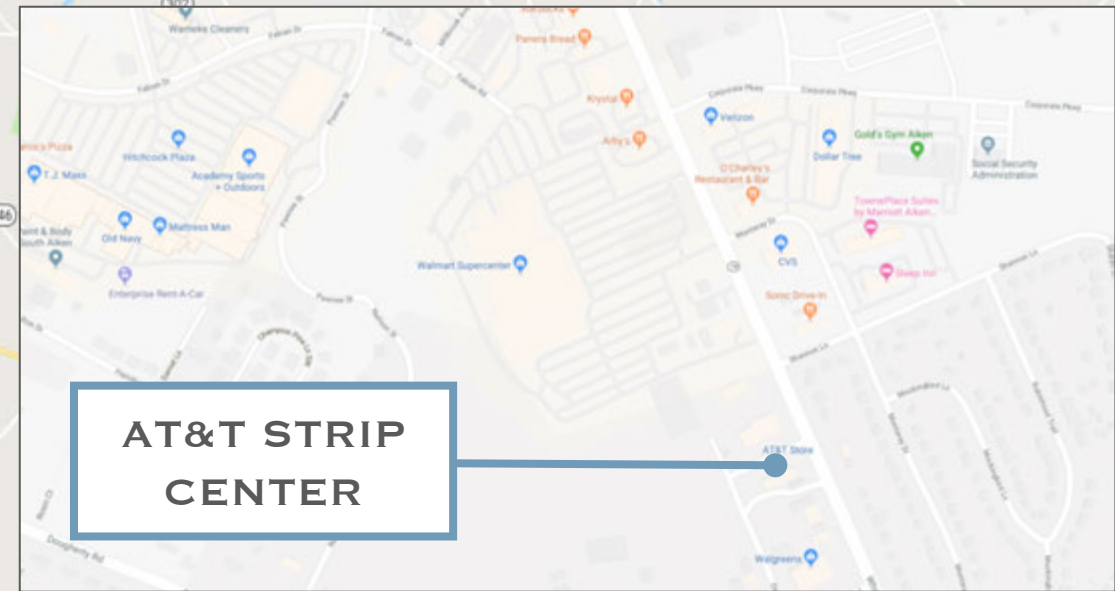
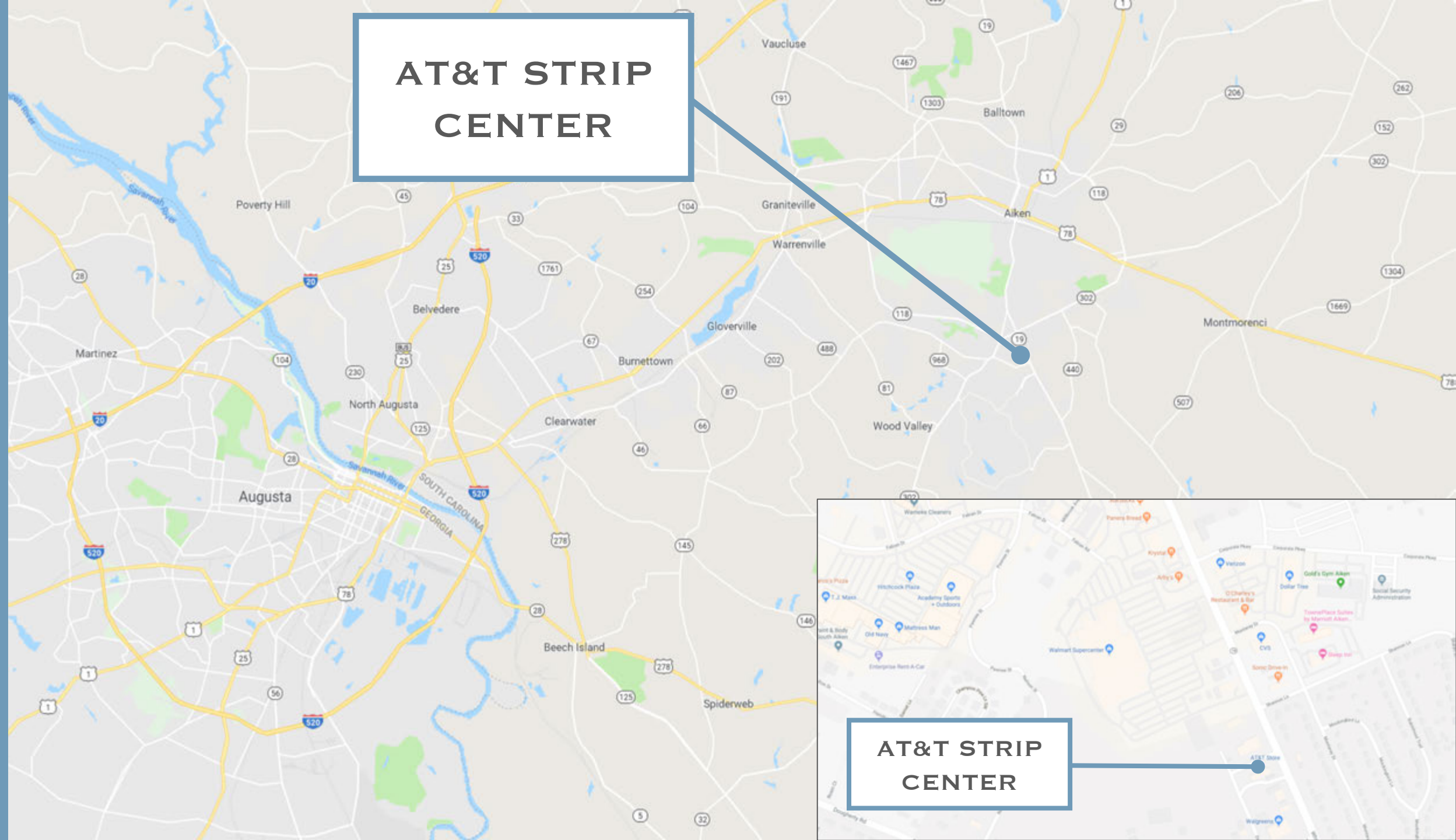
PROPERTY SUMMARY	
ADDRESS	2141 Whiskey Rd Aiken, SC 29803
COUNTY	Aiken
BUILDING AREA	5,358 SF
LAND AREA	0.66 AC
BUILT	2007



Actual Property Image

- Three Tenant Shopping Center with NN Leases – 100% Leased
- Edward Jones Recently Exercised First Option – Showing Commitment to Location
- AT&T and Edward Jones Leases Have Renewal Options & All Three Leases Have Rental Increases
- Strong Historical Occupancy – AT&T and Edwards Jones Have Been at This Location for 10 Years and Pipe Dreams Recently Relocated to Site After 30 Years at Aiken Mall
- Strategically Located Along the Main Retail Corridor in the Aiken MSA – Over 37,000 VPD Daily and Strong Visibility from Whiskey Road
- Excellent Demographics – Population of Over 51,800 Within 5-Miles and Population Growth Expected by 2.8% Within 3-Miles Over Next 5 Years
- Rapidly Developing Area – Aiken Mall is Expected to Begin Redevelopment at the End of 2018, LIDL Grocery Store Directly Behind the Center is in Discussion and & Multi-Family Development Next Door
- Nearby Tenants Include: Walmart Supercenter, Publix, Home Depot, Lowe's, Hobby Lobby, TJ Maxx, Target, Staples, Burger King, Walgreens, Ross Dress for Less, Mattress Firm, ALDI, Red Lobster, Sonic, Burger King, Cook Out, Wendy's, Academy Sports and More

AT&T STRIP CENTER



AT&T STRIP CENTER



AT&T STRIP
CENTER

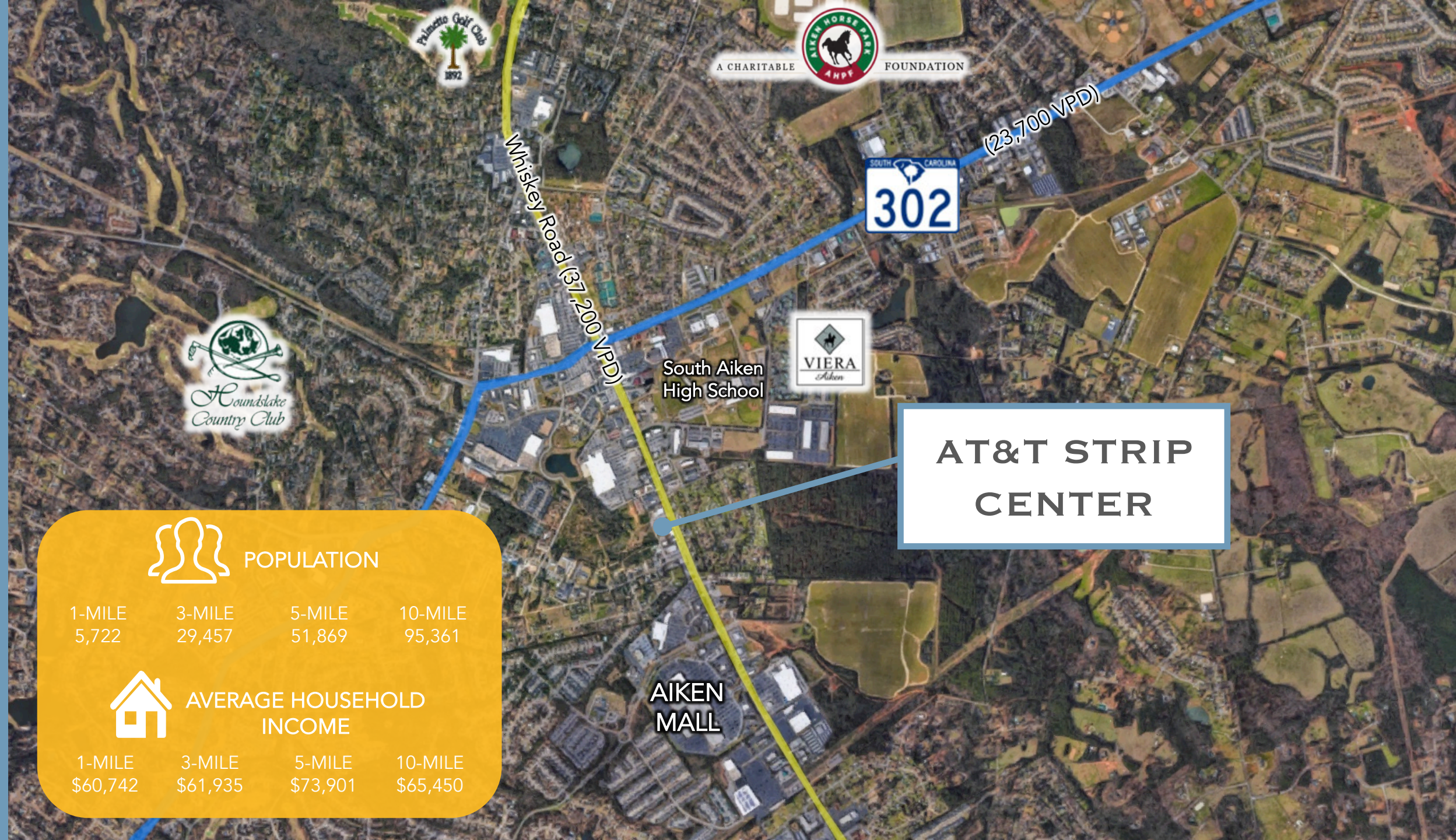
Whiskey Road





AT&T STRIP
CENTER

Whiskey Road



POPULATION

1-MILE	3-MILE	5-MILE	10-MILE
5,722	29,457	51,869	95,361



AVERAGE HOUSEHOLD INCOME

1-MILE	3-MILE	5-MILE	10-MILE
\$60,742	\$61,935	\$73,901	\$65,450



OLD AIKEN POST OFFICE

ABOUT THE CITY

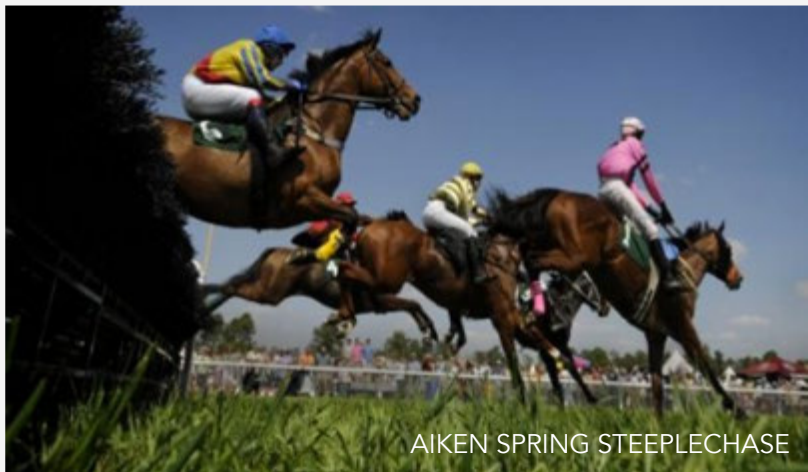
Aiken is the largest city and county seat of Aiken County; it is located in the western portion of the state of South Carolina. Founded in 1835, it was named after William Aiken, the president of the South Carolina Railroad. The population was 30,937 residents in the 2016 census. The city is an authentic equestrian community rich in historic charm and tradition. Aiken is a picture postcard waiting to happen, from the iconic archway of live oaks along South Boundary Avenue and serene Hopelands Gardens to the strong Thoroughbreds you might see warming up in the early-morning light. Aiken was recognized with the All-American City Award in 1997 by the National Civic League.

ECONOMY

The economy of Aiken, SC employs 12,429 people. The economy is specialized in Utilities, Arts, Entertainment, Recreation, and Manufacturing. The largest industries in Aiken, SC are Healthcare and Social Assistance, Manufacturing, and Retail trade. The median household income in Aiken, SC is \$54,442. Aiken County is seeing a boost in population, sales tax revenue and value of home sales, and a decrease in unemployment, according to the 2017 Regional Economic Benchmarking Report for Aiken County.



THE ALLEY



AIKEN SPRING STEEPLECHASE

CULTURE & CONTEMPORARY LIFE

A trip to Aiken means getting outdoors, experiencing history, and meandering through beautiful parks and bustling shopping. Aiken has a thriving downtown that has much to offer. The city is most popular for hosting world-class equestrian events and all sorts of festivals. Aiken quickly rises to the top as home to many thoroughbred champions, where polo matches and fox hunts are a way of life. For the last 30 years, Aiken has hosted its annual Aiken Spring Steeplechase. This event draws more than 30,000 spectators from all over the world to see the small city's pristine horses. The Aiken Thoroughbred Racing Hall Of Fame and Museum was established in Aiken in 1977 as a tribute to the famous flat racing and steeplechase.



AT&T is an American multinational conglomerate holding company headquartered at Whitacre Tower in Downtown Dallas. AT&T is the world's largest telecommunications company. AT&T is also the second largest provider of mobile telephone services and largest provider of fixed telephone services in the United States. Since June 14, 2018, it is also the parent company of mass media conglomerate WarnerMedia, making it the world's largest media and entertainment company in terms of revenue. The company also has services in many locations throughout Asia Pacific and Mexico.

In 2017, their consolidated revenues were more than \$160.5 billion and recorded 34 consecutive years of quarterly dividend growth. Today, AT&T has more than 2,200 company-owned retail stores and additional distribution through alliances with the nations leading retailers.

TYPE	NASDAQ: T
FOUNDED	1983
# OF LOCATIONS	2,200+
HEADQUARTERS	Dallas, TX
WEBSITE	att.com



Edward Jones is a financial service firm headquartered in Des Peres, Missouri. The company serves investment clients in the U.S. and Canada, through its branch network of more than 14,000 locations. The company currently has relationships with nearly 7 million clients and \$1 trillion in assets under management worldwide. The firm focuses solely on individual investors and small-business owners. Edward Jones is a subsidiary of The Jones Financial Companies, L.L.P., a limited liability limited partnership owned only by its employees and retired employees and is not publicly traded.

With more than 14,000 branch offices in all 50 states, Edward Jones has more branch offices nationwide than any other brokerage firm in the country. In 1994, Edward Jones' Canadian affiliate opened its first branch office and today has nearly 600 branch locations.

TYPE	Subsidiary
FOUNDED	1922
# OF LOCATIONS	14,000+
HEADQUARTERS	Des Peres, MO
WEBSITE	edwardjones.com

LEASE SUMMARY

TENANT	AT&T Mobility
PREMISES	A Building of Approximately 3,002 SF
LEASE BEGINS	January 21, 2018
LEASE EXPIRATION	January 31, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% At Options
LEASE TYPE	NN
USE	Wireless Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

LEASE SUMMARY

TENANT	Edward Jones
PREMISES	A Building of Approximately 1,140 SF
LEASE BEGINS	July 1, 2009
LEASE EXPIRATION	June 30, 2019
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	2% Annually
LEASE TYPE	NN
USE	Office
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



Actual Property Image

LEASE SUMMARY

TENANT	Pipe Dreams
PREMISES	A Building of Approximately 1,216 SF
LEASE BEGINS	May 11, 2018
LEASE EXPIRATION	May 31, 2023
LEASE TERM	4+ Years Remaining
RENT INCREASES	2% Annually
LEASE TYPE	NN
USE	Retail
PROPERTY TAXES	Flat Reimbursement from Tenant
INSURANCE	Flat Reimbursement from Tenant
COMMON AREA	Flat Reimbursement from Tenant
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	Personal
RIGHT OF FIRST REFUSAL	No



Actual Property Image



Actual Property Image

INCOME & EXPENSES

SCHEDULE BASE RENT REVENUE	\$126,811
EXPENSE REIMBURSEMENT REVENUE	
CAM	\$6,828
Taxes	\$15,046
Insurance	\$5,695
Total	<u>\$27,569</u>
EFFECTIVE GROSS REVENUE	\$154,380
OPERATING EXPENSES (100% PASS THROUGH)	
CAM	(\$9,902)
Taxes	(\$12,456)
Insurance	(\$4,716)
Sub Total	<u>(\$27,074)</u>
Management Fee (4% of EGR-Mgmt Fee)	(\$6,175)
Reserves (\$0.10/SF)	(\$536)
Sub Total	<u>(\$6,711)</u>
TOTAL OPERATING EXPENSES	(\$33,785)
NET OPERATING INCOME	\$120,595
Cap Rate	7.00%
SALES PRICE	\$1,722,786

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	INCREASE DATES	RENTAL INCREASE	LEASE BEGINS	LEASE END	OPTIONS
AT&T Mobility	3,002 SF	56%	\$82,555.00	\$27.50	At Options	10%	01/21/2008	01/31/2023	2 x 5 Years
Edward Jones	1,140 SF	21%	\$22,655.76	\$19.87	Annually	2%	07/01/2009	06/30/2019	1 x 5 Year
Pipe Dreams	1,216 SF	23%	\$21,600.00	\$17.76	Annually	2%	05/11/2018	05/31/2023	None
TOTALS	5,358 SF	100%	\$126,810.76						



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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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