



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Triple Net (NNN) Lease Investment Opportunity
3360 Wrightsboro Rd | Augusta, GA 29210

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Actual Property Image

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,623 SF Bojangles' Located at 3360 Wrightsboro Road in Augusta, GA. With Approximately 16 Years Remaining on a Triple Net (NNN) Lease, This Opportunity Provides a Secure Investment With an Established Tenant.



OFFERING SUMMARY

PRICE	\$2,949,413
CAP	6.65%
NOI	\$196,136
PRICE PER SF	\$637.98
YEARS REMAINING	~16 Years

PROPERTY SUMMARY

ADDRESS	3360 Wrightsboro Rd Augusta, GA 29210
COUNTY	Richmond
BUILDING AREA	4,623 SF
LAND AREA	.88 AC
BUILT	2014

Actual Property Image

HIGHLIGHTS



16 Years Remaining on the Initial 20 Year Lease Term



Guaranteed By Award Winning Bojangles' Franchisee (BOJ of WNC/TN, LLC) Who Owns and Operates Approximately 59 Units



Bojangles' Has Been in Business For Over 40 Years and Has 716 Restaurants



½ Mile From I-520 – Over 82,000 VPD



Over 30,200 VPD Along Wrightsboro Rd



Located Directly Within a Dense Retail Corridor on Wrightsboro Rd



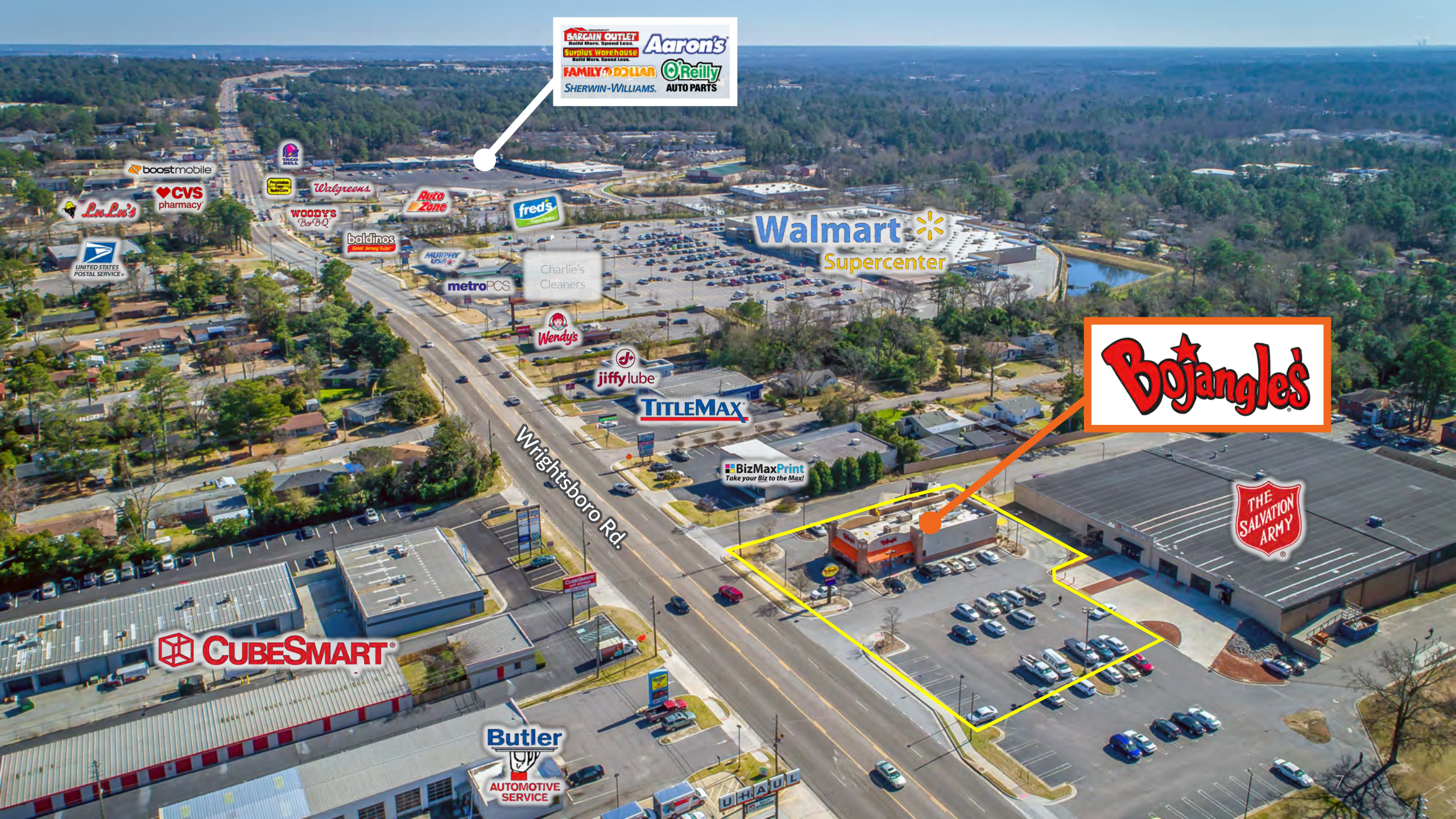
Close to Six Major Shopping Centers: Augusta Mall, Forest Hills Shopping Center, Augusta Square, Richmond Plaza, Augusta West Plaza and North Leg Center



Surrounding Retailers Include: Walmart, Dick's Sporting Goods, TJ Maxx, Kroger, Starbucks, Wendy's, McAlister's Deli and Moe's Southwest Grill



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BARGAIN OUTLET
Build More. Spend Less.
Surplus Warehouse
Build More. Spend Less.
FAMILY DOLLAR
SHERWIN-WILLIAMS
Aaron's
O'Reilly
AUTO PARTS

Bojangles

Wrightsboro Rd.

CUBESMART

Butler
AUTOMOTIVE SERVICE

U-HAUL

AUGUSTA MALL
(Contains 140 Stores)

the baby depot CITITRENDS
State Farm DOLLAR TREE

Kroger JOANN Acorn Wings BURGER KING
China Garden Great Chow Buffet & Grill
CHUCKY CHEESE'S CATHERINES

Bojangles's

TJ-maxx
avenue

ROSS
DRESS FOR LESS

Rainbow

Hair Zone
Beauty Supply

Shoe
LAND

REGIONAL
FINANCE

PAPA JOHN'S

HARBOR INN
SEAFOOD RESTAURANT

THE HONEY BAKED
HAM



AT&T

Waffle House



Direct
AUTO & LIFE INSURANCE

HAVERTY'S
LIFE LOOKS GOOD • SINCE 1885

FARMERS
home
FURNITURE

Krystal

U-HAUL

Butler
AUTO, OTIVE
SERVICES

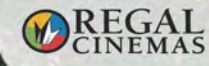
CUBESMART



BizMaxPrint
Take your Biz to the Max!

Wrightsboro Rd.

TITLEMAX



Wrightsboro Rd.



CITY OVERVIEW

Augusta | Richmond County | Georgia

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AUGUSTA, GA

Augusta, GA

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 2017 US Census estimates, the Augusta population is about 197,166 residents and the Augusta-Richmond County population was 201,800 residents not counting the unconsolidated cities of Hephzibah and Blythe. Augusta is the principal city of the Augusta-Richmond County Metropolitan Statistical Area and is the third-largest city and the second-largest metro area in the state after Atlanta. It is the 116th-largest city in the U.S.



AUGUSTA UNIVERSITY

Economy

Augusta is home to Fort Gordon, an Army base that supports over 30,000 active Military personnel and an off-post population of 77,680 residents. Augusta is the Silicon Valley of Army Cyber security and is the new National Army Cyber Command Headquarters, which creates strategies to fight Cyber Terrorism. This has created nearly 4,000 new jobs and will indirectly create an additional 16,000 more civilian jobs and have an annual economic impact of \$1.1 billion on the Augusta-Richmond county economy. Augusta is a regional center of medicine, biotechnology, and cyber security. Augusta University, the state's only public health sciences graduate university, employs over 7,000 people. Along with University Hospital, the Medical District of Augusta employs over 25,000 people and has an economic impact of over \$1.8 billion.



WORLD'S RICHEST DRAG BOAT RACE

Contemporary Life

Augusta is considered the Garden City of the South and home of the globally-recognized Masters Tournament, birthplace of Soul Icon James Brown, and the headquarters of the US Army's Cyber Center of Excellence at Fort Gordon. Augusta is the site of the Head of the South Regatta. The youth rowing regatta is held on the Savannah River and is usually scheduled for early November. Augusta is also the host of the World's Richest Drag Boat Race, held on the Savannah River, the Augusta Southern Nationals. The Augusta Riverwalk offers pedestrian access to the Savannah River from a public plaza and focuses attention on one of Augusta's most beautiful and unique assets. The city is home to the Phinizy Swamp Nature Park, which is a forest & swampland featuring multiuse trails. The city is also home to the Augusta Museum of history, which is devoted to Augusta's heritage & culture, from Native American settlement to James Brown.

DEMOGRAPHICS

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Bojangles' | 3360 Wrightsboro Rd | Augusta, GA 29210



Population

1-MILE

8,243

3-MILE

53,859

5-MILE

158,441



Average Household Income

1-MILE

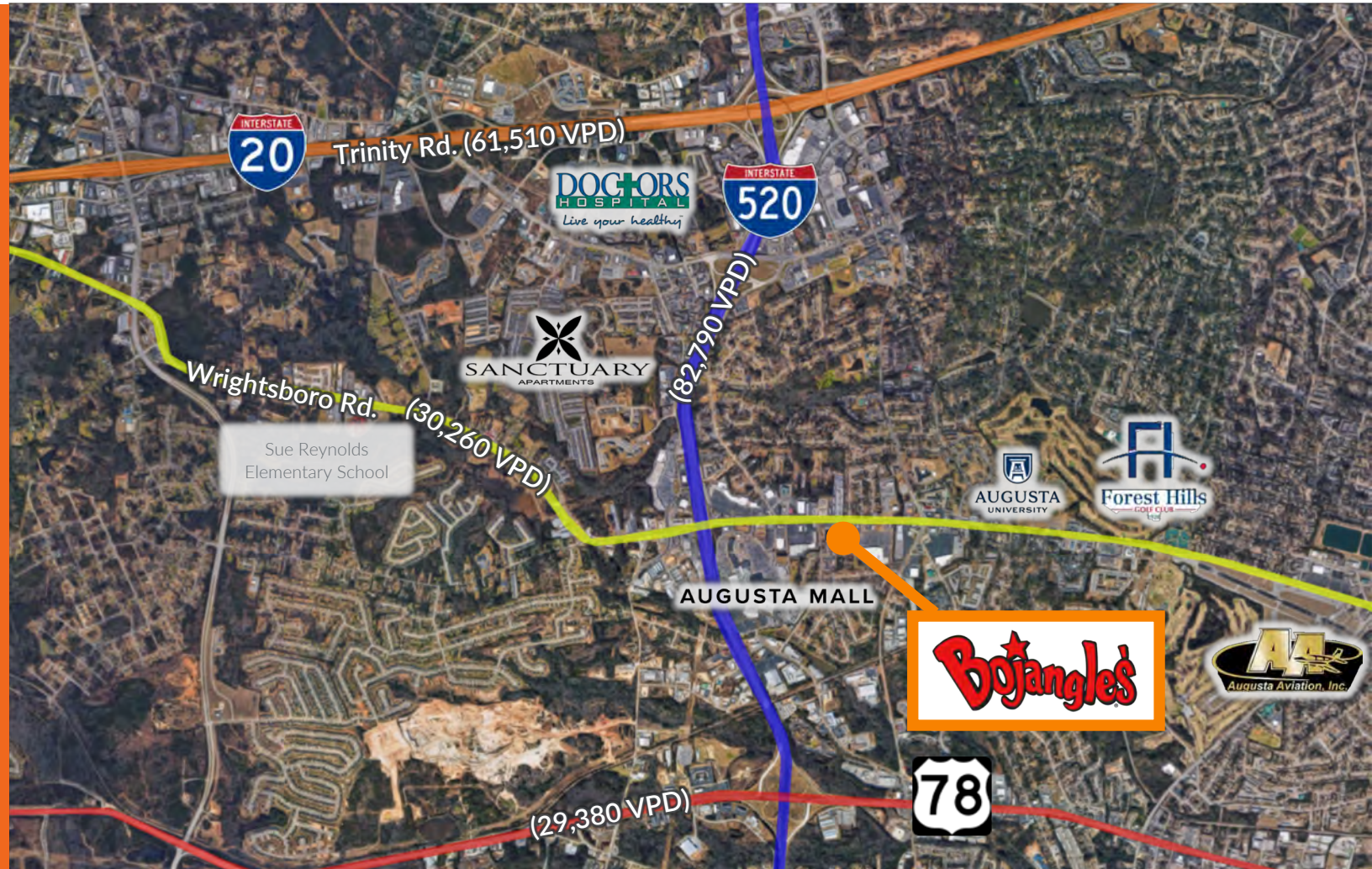
\$54,158

3-MILE

\$64,914

5-MILE

\$62,924



TENANT PROFILE

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Bojangles', Inc. is a highly differentiated and growing restaurant operator and franchisor dedicated to serving customers high-quality, craveable food made from Southern recipes. Founded in 1977 in Charlotte, N.C., Bojangles' serves menu items such as delicious, famous chicken, made-from-scratch buttermilk biscuits, flavorful fixin's and Legendary Iced Tea®.

As of April 2018, Bojangles' has 762 system-wide restaurants, of which 326 were company-operated and 436 were franchised restaurants, primarily located in the Southeastern United States. Among other accolades, Bojangles' was ranked as the fastest growing chicken restaurant by Nation's Restaurant News and was named by The Wall Street Journal as one of eight restaurants in its "25 Franchise High Performers" across all industries.

BOJ of WNC, LLC and BOJ of TN, LLC are franchise groups for Bojangles' Restaurants, Inc. and based in Arden, NC. They own and operate 60 restaurants in Western North Carolina, South Carolina, Tennessee, Georgia and Kentucky. Jeffery Rigsby has been the Director of Business Operations and Development for BOJ of WNC/TN, LLC since 2015. After being with Bojangles' for 22 years, Jeffery is now the operator of 50+ stores, and he is currently working on developing a team to assemble a new burger concept to add to the portfolio.



COMPANY TYPE
NASDAQ:BOJA



FOUNDED
1977



OF LOCATIONS
762+



HEADQUARTERS
Charlotte, NC



WEBSITE
bojangles.com

LEASE SUMMARY

TENANT	Bojangles'
PREMISES	A Building of Approximately 4,623 SF
LEASE COMMENCEMENT	December 2, 2014
LEASE EXPIRATION	December 1, 2034
LEASE TERM	~16 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	Year 6: 7.5% Increase Year 11 and Beyond: Annual CPI Increases
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Fast Food Restaurant
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
GUARANTOR	BOJ of WNC/TN, LLC
RIGHT OF FIRST REFUSAL	None



Actual Property Image

RENT ROLL

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SIZE			ANNUAL RENT			LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Bojangles'	4,623 SF	100%	\$196,136	\$42.43	Year 6: 7.5% Increase Year 11 and Beyond: Annual CPI Increases	12/02/2014	12/01/2034	3 x 5 Years

CONFIDENTIALITY AGREEMENT

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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