



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

2025 Athens Hwy | Gainesville, GA





## SANDS INVESTMENT GROUP

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### AREA OVERVIEW

- Location & Aerial Maps
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### TENANT OVERVIEW

- Tenant Profile

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### CITY OVERVIEW

- Gainesville, GA



Actual Property Image

Exclusively Marketed By: Sands Investment Group

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OFFERING SUMMARY

PRICE	\$1,522,759
CAP	7.25%
NOI	\$110,400
PRICE PER SF	\$179.93
YEARS REMAINING	15 Years
LEASE GUARANTY	RM Investments, Inc.

PROPERTY SUMMARY

ADDRESS	2025 Athens Hwy Gainesville, GA 30507
COUNTY	Hall
BUILDING AREA	8,463 SF
LAND AREA	1.49 Acres
BUILT	1980 / 2016



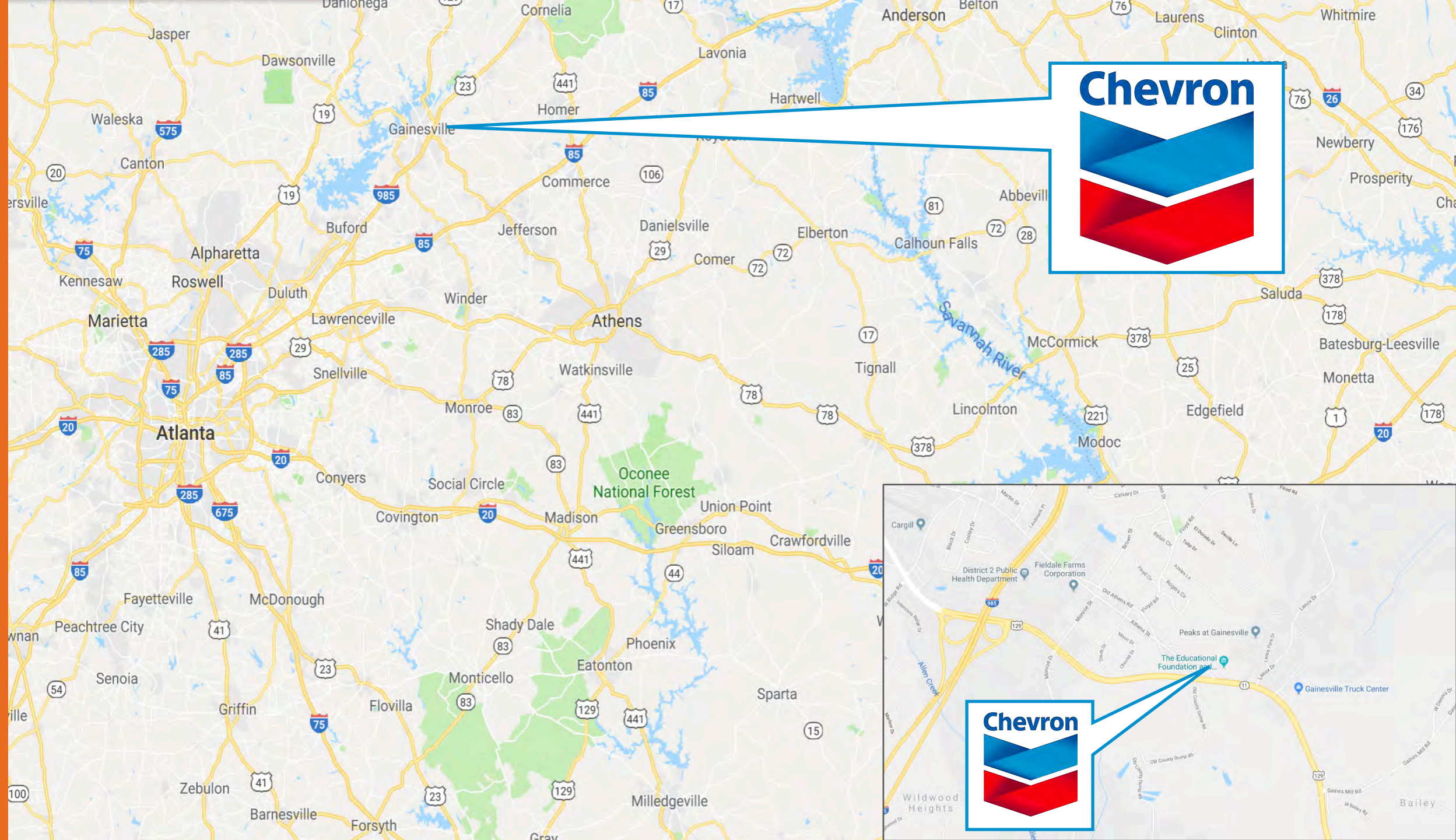


Actual Property Image

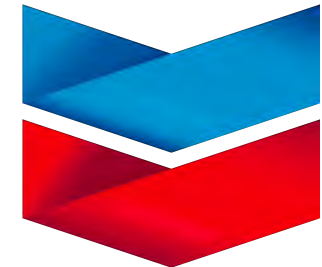
## Investment Summary

- Corner Lot Located on the Heavily Traveled Athens Highway and Just 1 Mile from Interstate 985
- Within a 1-Mile Radius of Gainesville Truck Center, Dollar General, a Mom & Pop Strip Center, Local Restaurants and Service Providers
- Great Visibility with Multiple Ingress and Egress
- RM Investments, Inc Owns and Operates Over 24 Stores with a Net Worth of Over \$28 Million and Over a Decade of Experience
- New 15 Year Lease with 1.25% Annual Increases and 4 x 5 Year Options to Renew
- Absolute Triple Net Lease (NNN) - Tenant is Responsible for All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance
- In 2017 the Landlord Spent \$51,000 in Renovations for Exterior Paint, New LED Sign and New LED Lights. Interior Renovations Include New Pumps, a New POS Register, Interior Paint, Led Lights and Cooler Lights





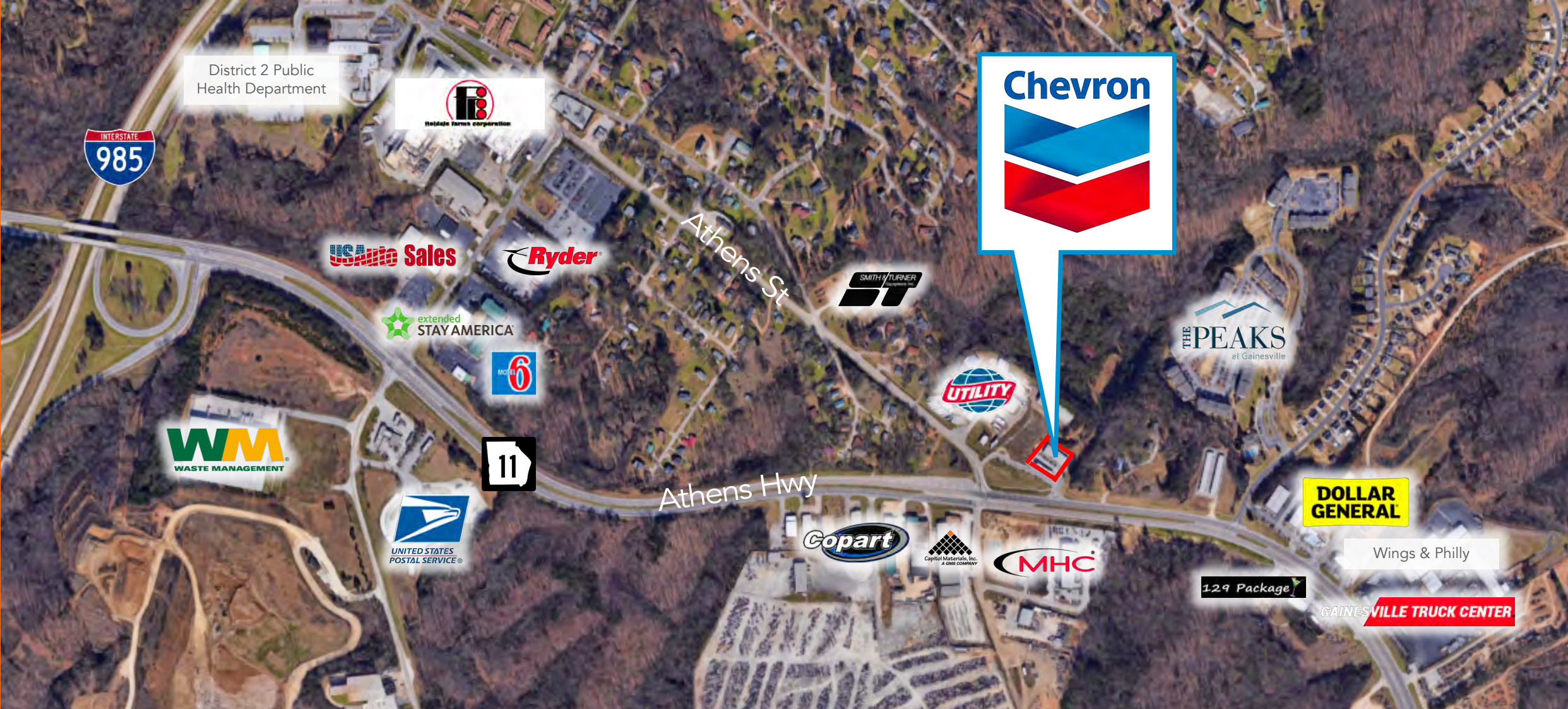
**Chevron**



**Chevron**







STREET/CROSS ROAD	AVERAGE VEHICLES PER DAY
I-985	48,900
Athens Hwy / Athens St E	26,040

SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	24,333	68,279	155,199
Average Household Income	\$45,631	\$56,561	\$69,493





53

Downtown Gainesville

INTERSTATE  
985

11

Athens Hwy



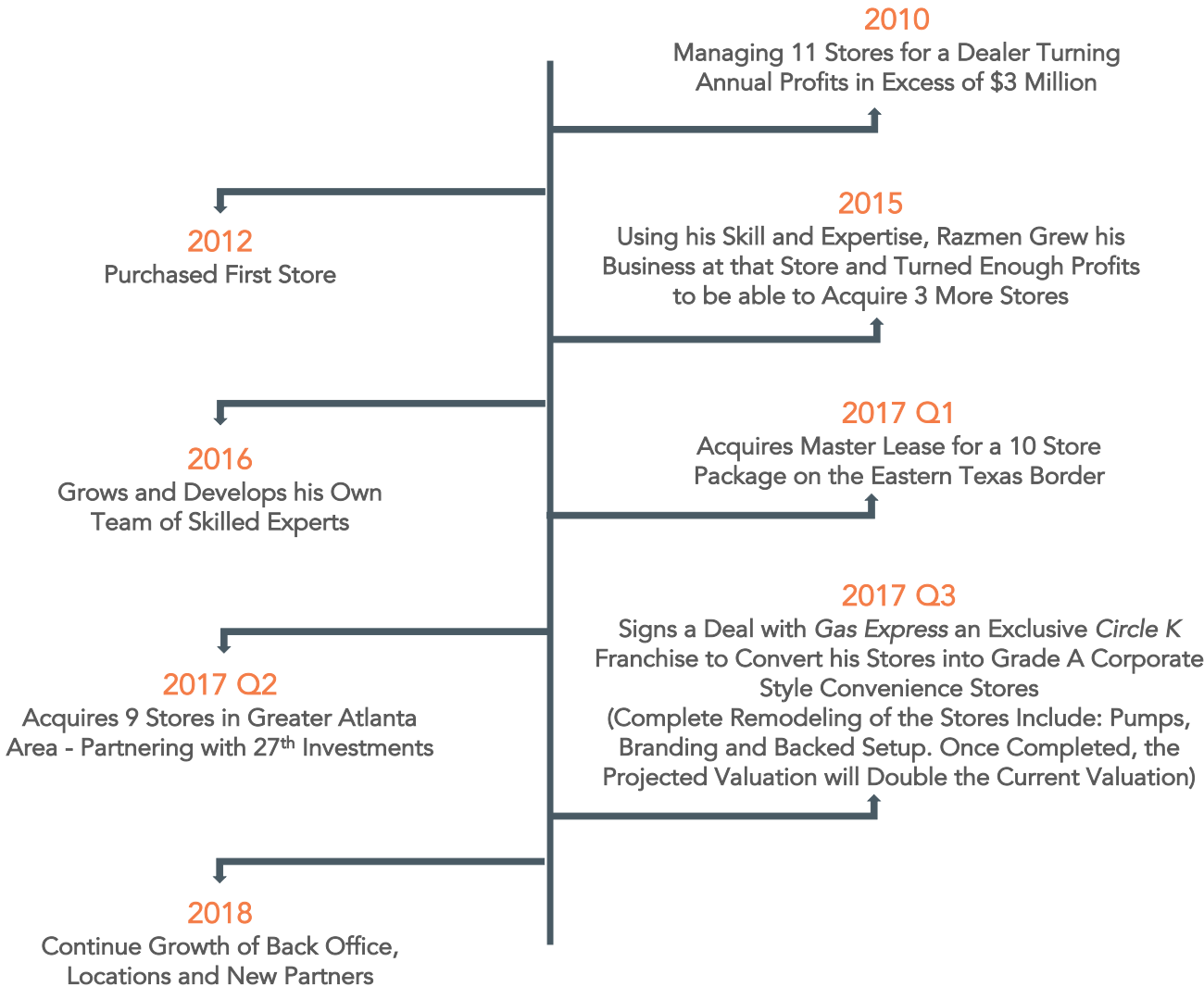
WAFLE  
HOUSE





**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...



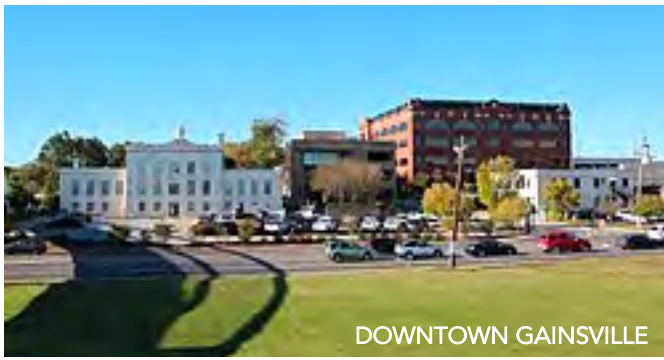
LEASE SUMMARY

TENANT	RM Investments, Inc.
PREMISES	A Building of Approximately 8,463 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 GAINESVILLE

## GAINESVILLE, GA

Gainesville is the county seat of Hall County, Georgia, United States. In 2016 the population rose to 40,000 people. Because of its large number of poultry processing plants, it is often called the "Poultry Capital of the World." Gainesville is the principal city of, and is included in, the Gainesville, Georgia Metropolitan Statistical Area, which is included in the Atlanta-Sandy Springs-Gainesville, Georgia-Alabama Combined Statistical Area. This CSA spans up to 39 counties in north Georgia with about 6.3 million people making this the third largest metropolitan region after Greater Washington and South Florida.

## ECONOMY

The poultry farming industry in Gainesville began to develop after World War II, when Jesse Jewell, a Gainesville feed salesman, began his business. As of 2013, poultry farming remains a significant economic driver in Gainesville, representing six of its top ten employers (7,600 employees), nearly one-quarter of the total population in the city in 2010 (and a higher proportion of the working-age population). It is the most well-known business in the area, with statewide revenue exceeding \$3 billion. These jobs have attracted numerous Hispanic workers, adding to the diversity of families in the city and county. The proportion of Hispanic and Latino residents is more than 40 percent of the city's population, where the jobs are.



POULTRY INDUSTRY



DOWNTOWN SQUARE

## CULTURE & CONTEMPORARY LIFE

Located in the heart of the business district, the downtown square is home to a number of boutique and second generation specialty stores, several restaurants and an entertaining and vibrant downtown nightlife. Gainesville is the home of the Gainesville Theater Alliance (GTA), which is a partnership between Brenau University, the University of North Georgia, Theatre Wings, and the Professional Company. This coalition provides theatrical entertainment for the entire Gainesville area. GTA utilizes both professional and student actors in its productions and their performances have been nationally acclaimed. The Arts Council is a non-profit organization focused on providing Gainesville residents with a broad variety of visual, performing, and literary arts.



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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