



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

310 Elbert St. | Elberton, GA 30635

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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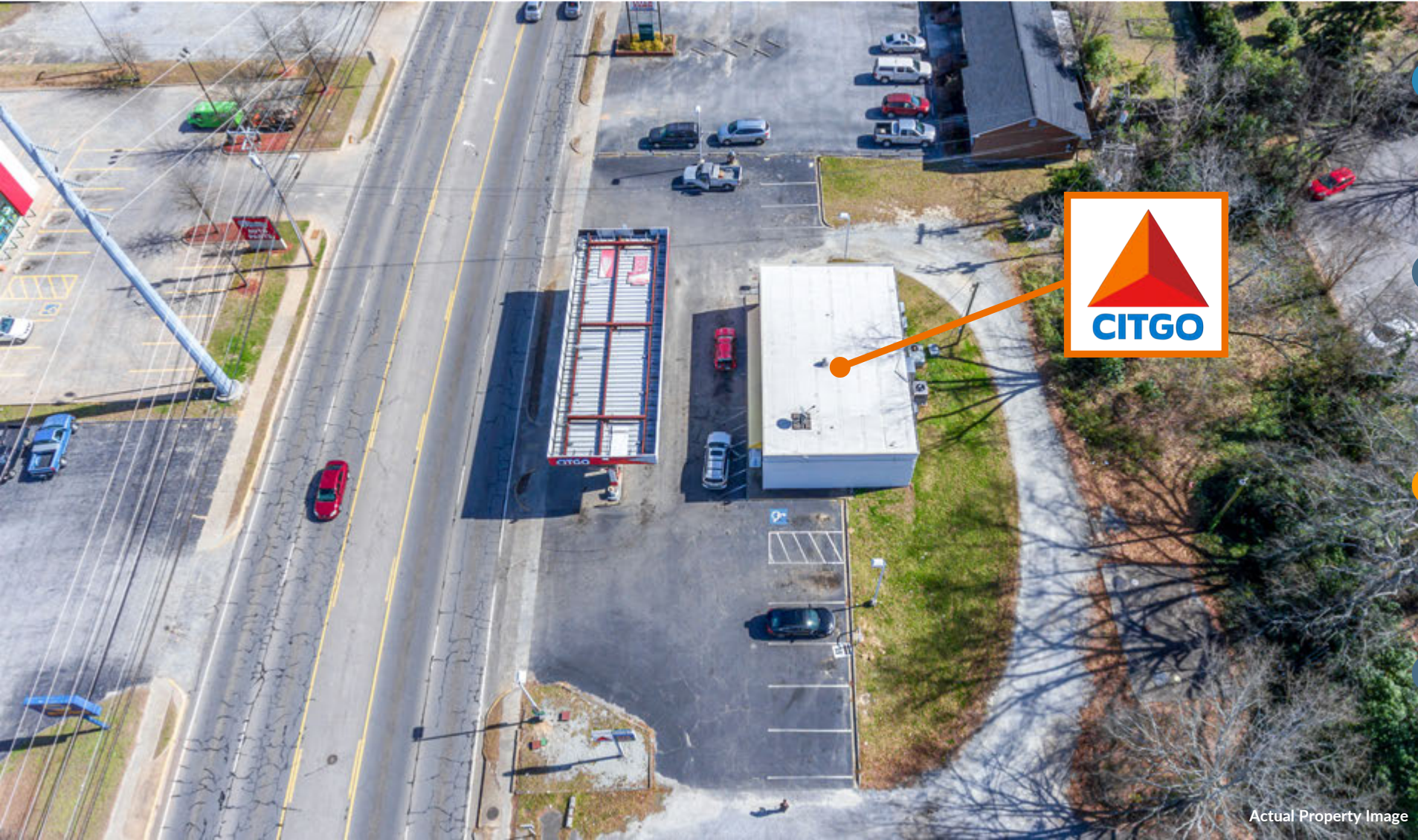
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Lease Abstract

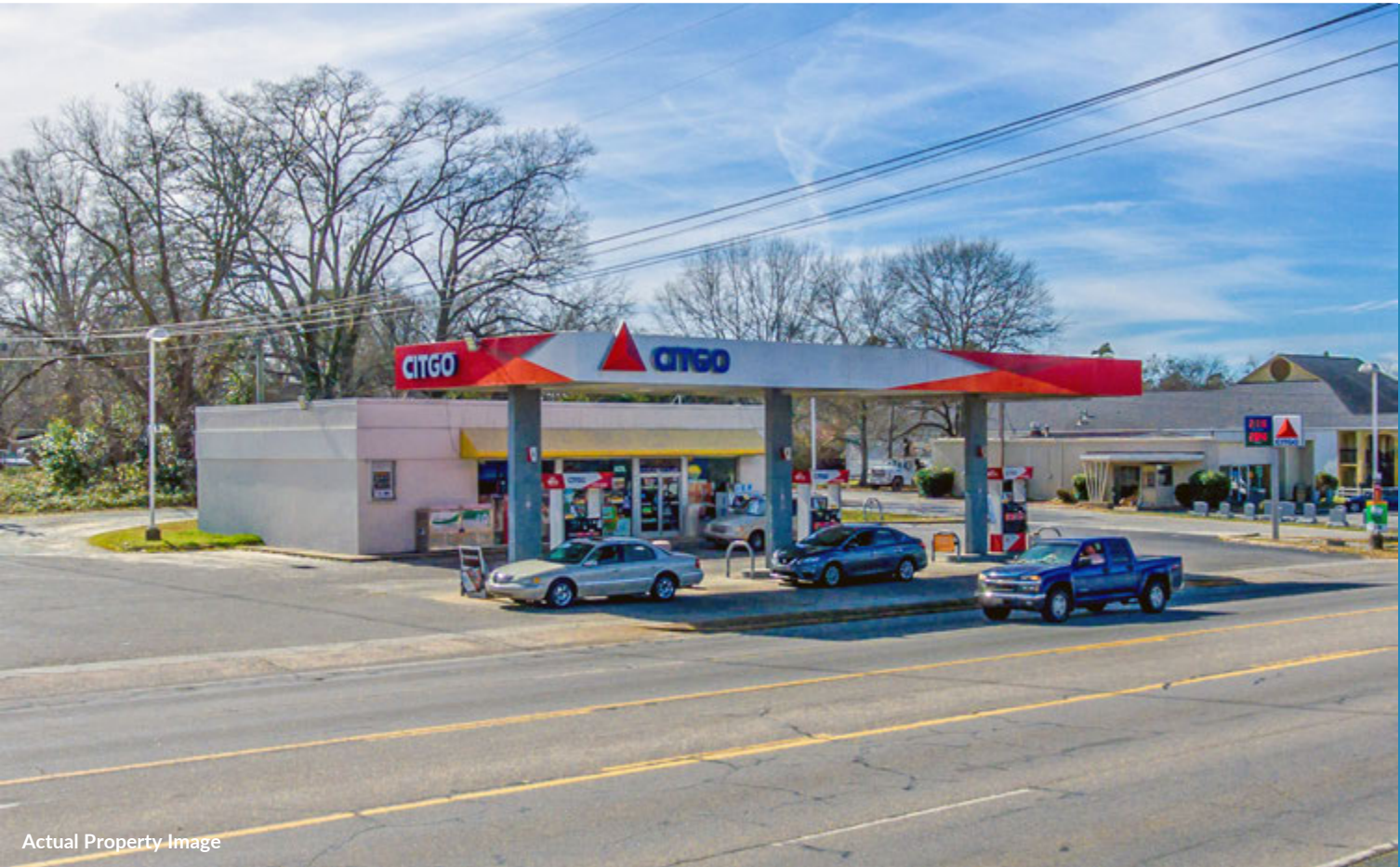
Lease Summary
Rent Roll

Actual Property Image

INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,030 SF CITGO Located at 310 Elbert St. in Elberton, Georgia. With Over 14 Years Remaining on this Long-Term Triple Net (NNN) Lease with Zero Landlord Responsibilities, this Opportunity Provides For a Secure Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$397,241
CAP	7.25%
NOI	\$28,800
PRICE PER SF	\$195.69
YEARS REMAINING	14+ Years
GUARANTOR	2 Personal Guarantees

PROPERTY SUMMARY

ADDRESS	310 Elbert St. Elberton, GA 30635
COUNTY	Elbert
BUILDING AREA	2,030 SF
LAND AREA	0.78 AC
BUILT	1984

HIGHLIGHTS



Long Term Triple Net (NNN) Lease With Zero Landlord Responsibility



Located Along Elbert St or Hwy 72 which Run East/West Through Elberton Providing Ample Retail, Shopping, and Medical Centers



Elberton's Top Employers are McLanahan Crushed Stone, Pilgrim's Pride Farm, Lakeside Supply Fabrication, UCP Sandblast Stencil Ltd, and L&M Granite



Home to the Annual Elbert County Fair With Attendance Topping 35,000 People from Georgia and South Carolina



Situated Along the Georgia/South Carolina Border, and 2 Hours East of Atlanta



Nearby Tenants Include: McDonald's, KFC, Days Inn by Wyndham, Elbert County Library, O'Reilly Auto Parts, Subway, Advance Auto Parts, CVS, Pizza Hut, Zaxby's, Dairy Queen and Walmart



CITGO | 310 Elbert St. | Elberton, GA 30635



Turner Motor
Company Inc.



Hair Q

Elberton
Package

Southern
Insurance
Taxes



Elbert St.



Martin Luther King Jr. Blvd



CareSouth Health
System, Inc.

Elbert County
Public Library



FRANKLIN INSURANCE
AGENCY, INC

Heard St.





Kentucky Fried Chicken



Bojangles

SUBWAY

Walgreens

CVS pharmacy



Days Inn

AutoZone



Pizza Hut



Huddle House



TSC TRACTOR SUPPLY CO

Elbert St.

Advance Auto Parts

Zaxby's



Dunkin' Donuts



Dollar General

Little Caesars

Dollar Tree

ingles

FAMILY DOLLAR
Save a lot ACE



Walmart



CITY OVERVIEW

Elberton | Elbert County | Georgia

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Elberton, GA

Elberton is the largest city and the county seat of Elbert County in the state of Georgia. The city is named after Samuel Elbert. Elberton had an estimated population of about 4,331 residents in 2017. The city is famously known as the “Granite Capital of the World”, since it produces more granite monuments than any other city in the world. Elberton sits near the center of Elbert County, and is located 33 miles east of Athens and 110 miles east of Atlanta, Georgia’s capital. The city was named a Georgia City of Excellence by the Georgia Municipal Association. It received commendation as a “Trendsetter” by Georgia Trend Magazine a few years ago.



Economy

Elberton’s economy revolves around granite, which is why the city claims the title “Granite Capital of the World”. Several granite monuments, including the Georgia Guidestones, are located in the city. Since 1950, Elberton has served as the headquarters of the Southeastern Power Administration, a division of the U.S. Department of Energy. The authority markets power, generated by the U.S. Army Corps of Engineers, across the southern U.S. Founded in 2008, Nature’s Harmony Farm in the city produces poultry, eggs, meats, and farmstead cheese. The farm has received local, national, and international praise, and even gold medals in competitions in 2012 and 2014.



Contemporary Life

Elberton is known for granite monuments, historic homes and architecture, beautiful lakes, and the city’s Granite Bowl. Elberton’s Granite bowl is a playing venue for the football and soccer teams that seats about 20,000 people. The bowl formerly featured a retired Sanford Stadium scoreboard. The city is also home to the Granite Museum, which attracts more than 4,000 visitors annually and features exciting historical and educational exhibits on unique granite products. The city is also home to the Georgia Guidestones, also called America’s Stonehenge, which are stones that mark the spot believed to be the center of the universe by the Cherokee Indians.

DEMOGRAPHICS

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CITGO | 310 Elbert St. | Elberton, GA 30635



Population

3-MILE

7,979

5-MILE

10,584

10-MILE

16,150



Average Household Income

3-MILE

\$49,003

5-MILE

\$50,293

10-MILE

\$52,791



LEASE SUMMARY

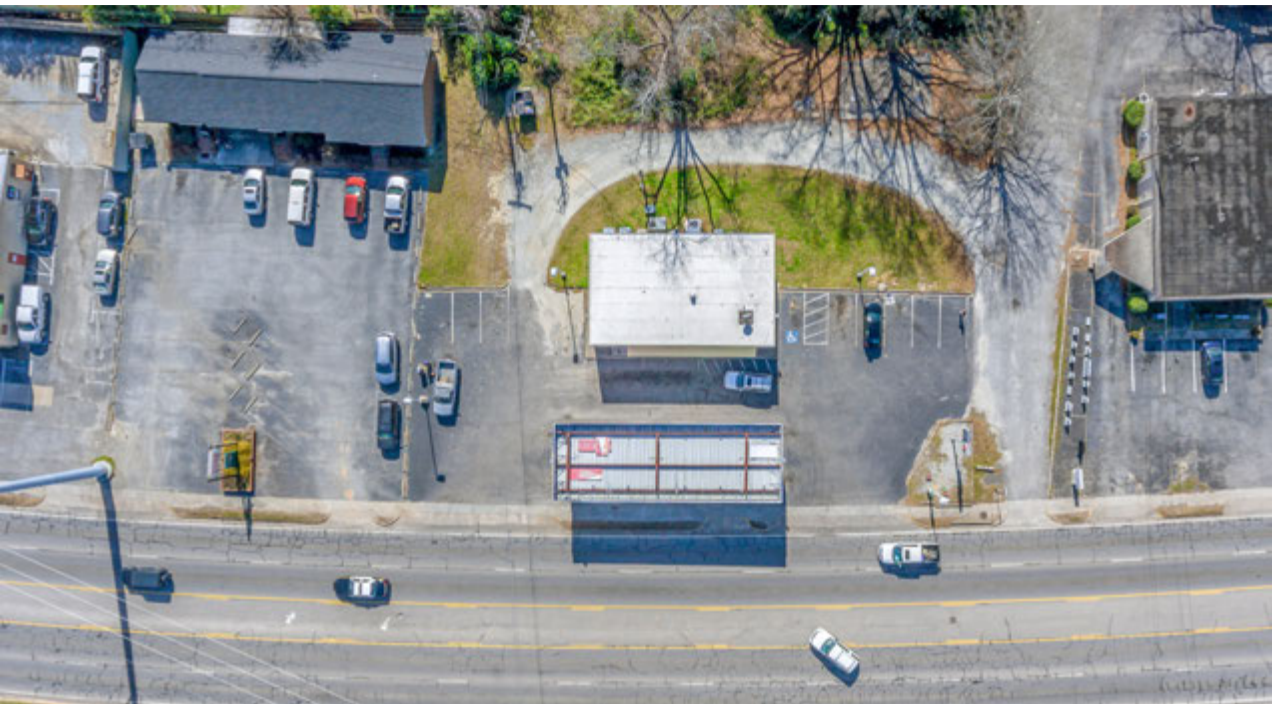
TENANT	Individual Operator
PREMISES	A Building of Approximately 2,030 SF
LEASE COMMENCEMENT	July 30, 2018
LEASE EXPIRATION	July 31, 2033
LEASE TERM	14+ Years Remaining
RENEWAL OPTIONS	N/A
RENT INCREASES	1% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
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	Yes



Actual Property Image

RENT ROLL

CITGO | 310 Elbert St. | Elberton, GA 30635



Actual Property Images

SIZE		ANNUAL RENT				LEASE TERM		
TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Individual Operator	2,030 SF	\$28,800	\$14.19	1%	Annually	07/30/2018	07/31/2033	N/A



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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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