



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Triple Net (NNN) Lease Investment Opportunity

517 S Elm St. | Commerce, GA 30529



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LEASE ABSTRACT

- Lease Summary
- Rent Roll

In Cooperation with Sands Investment Group
Atlanta, LLC Lic. #H-67374



Actual Property Image

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OFFERING SUMMARY

PRICE	\$999,999
CAP	7.30%
NOI	\$72,000
PRICE PER SF	\$357.14
YEARS REMAINING	12+ Years
LEASE GUARANTY	Personal

PROPERTY SUMMARY

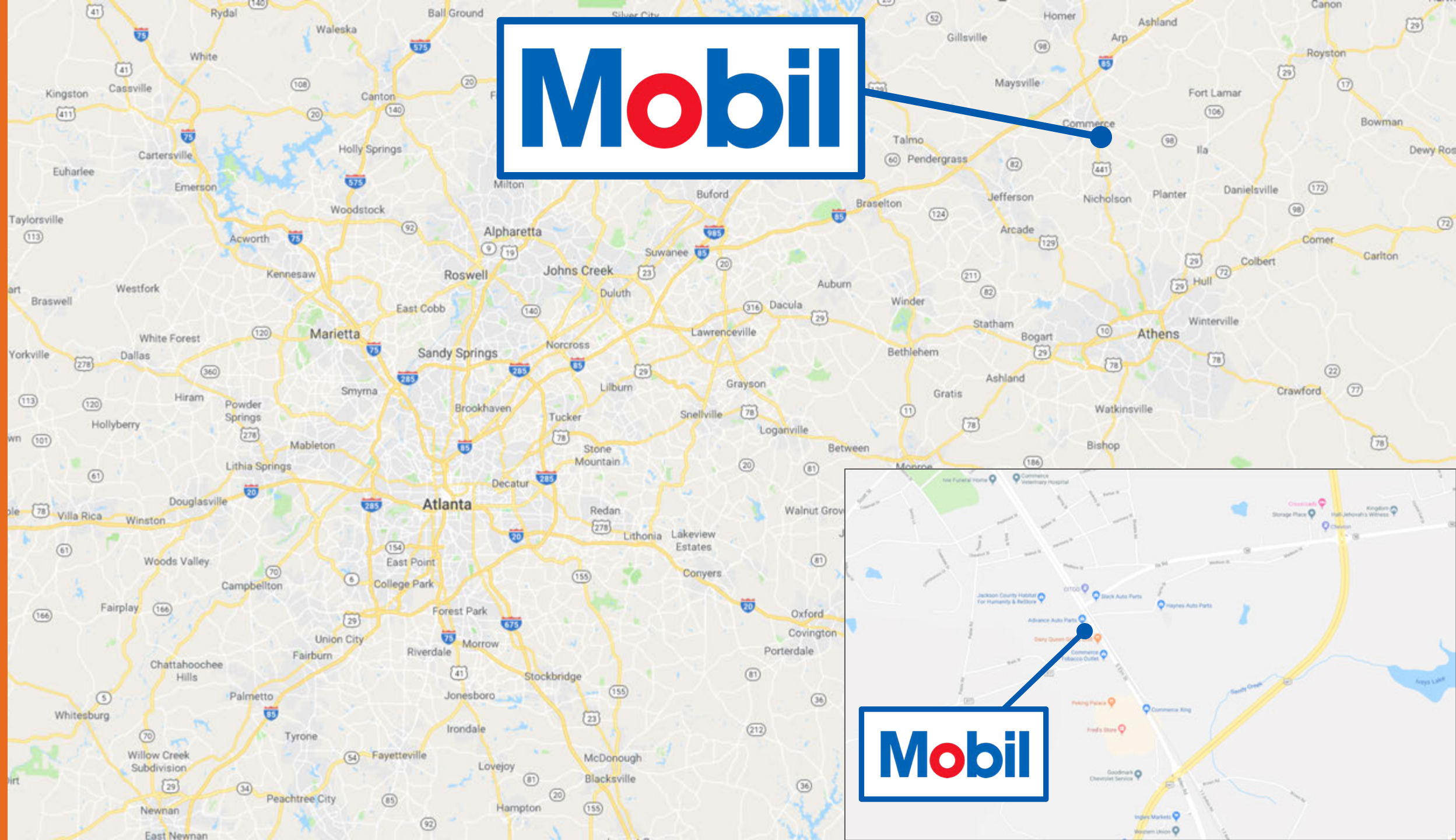
ADDRESS	517 S Elm St. Commerce, GA 30529
COUNTY	Jackson
BUILDING AREA	2,800 SF
LAND AREA	~1.06 AC
BUILT	1980



HIGHLIGHTS

- Long Term Triple Net (NNN) Lease
- Rent Increases Every 5 Years
- High Growth North Georgia Market
- 2-Miles Southeast of Commerce 85 Logistics Park
- Home of Ollie's Distribution Centers
- GE Appliances Will Build a New Southeast Region Appliance Distribution Center Nearby
- Upgraded Mobil Format
- Population Growth Forecast 6.5% rom 2018-2023
- Average Household Income is \$60,000
- Over 10,500 Vehicles Per Day Along S. Elm Street
- Nearby Tenants Include: Dairy Queen, Advanced Auto Parts, Badcock and Many More

Actual Property Image





Commerce Tobacco Outlet



S Elm St.

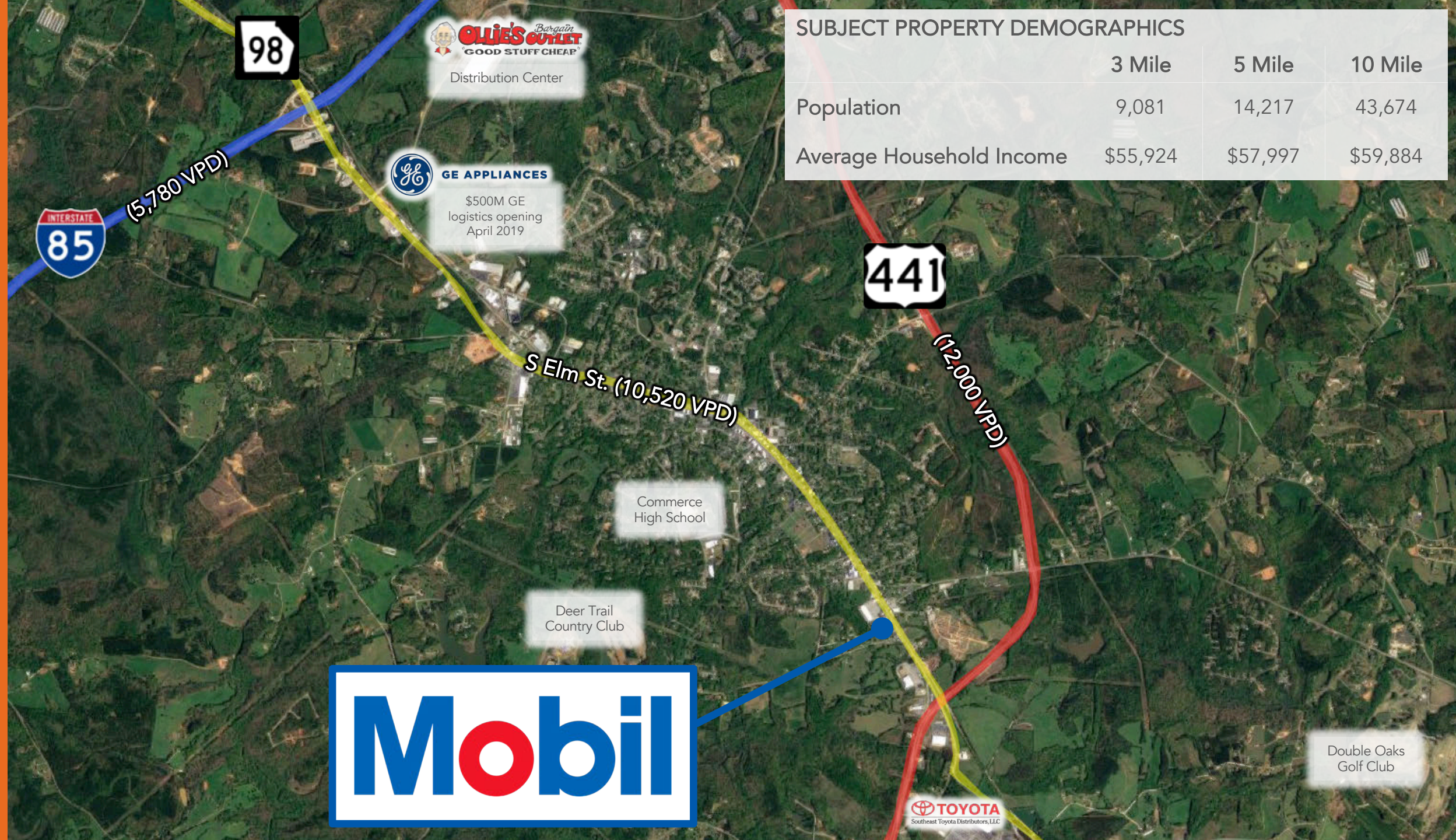
Ila Rd.



Haynes Auto Parts



Mobil



SUBJECT PROPERTY DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
Population	9,081	14,217	43,674
Average Household Income	\$55,924	\$57,997	\$59,884





JACKSON COUNTY COURTHOUSE



ATHENS, GEORGIA

ABOUT THE CITY

Commerce is a city in Jackson County in Georgia. As of the 2017 estimated census the city had a population of about 6,881 residents. The City of Commerce is a community located near the foothills of the North Georgia Mountains. The City is set along I-85 and just 20 miles north of Athens and 70 miles northeast of Atlanta, making it perfectly situated to offer small city charm with easy access to big city amenities. In addition to being in a great location, Commerce is a full service city with numerous of things to do. At the turn of the century, Commerce earned its name as a major player in the textiles market with mills and clothing manufacturers positioned central to the railroad. Today, Commerce's name is still synonymous with business. The city's downtown is one of the oldest main street programs in the state focused on historic preservation and redevelopment. At the same time, Commerce is known for business friendly leadership and it strives to create an atmosphere that allows businesses to take advantage of opportunities that will make them successful.

The economy of Commerce employs about 2,534 people and is specialized in Wholesale trade, Manufacturing, and Accommodation & Food Service. Due to the cities close proximity, Athen's economy also greatly affects Commerce's economy. Athens is home to a growing number of young technology companies including Docebo, Roundsphere, and Cogent Education. The area is also home to more established technology companies such as Partner Software, Peachtree Medical Billing, and Digital Insight. The area is home to several pharmaceutical manufacturing and biotechnology companies such as Merial and Janssen Pharmaceuticals, Inc. The University of Georgia also affects the area's economy by having students from all over the country visit and attend. The college has a total undergraduate enrollment of 28,848 students.

Commerce is home to the Funopolis Family Fun Center which is an indoor & outdoor center with kid-friendly activities such as bumper cars, go-karts, mini-golf & laser tag. Commerce is a short 20 minute drive to Athens, which makes it the perfect destination for a day trip. The area is home to the State Botanical Garden of Georgia which is a 313-acre horticultural conservatory with walking paths & education programs for kids & adults. The area is also home to the Georgia Museum of Art. Downtown Athens is the oldest of the main commercial and residential centers in Georgia and is filled with unique restaurants, fun festivals, and multiple shopping destinations.



Actual Property Image

ExxonMobil

Mobil is an American multinational oil corporation. Mobil is a major American oil company which merged with Exxon in 1999 to form a parent company called ExxonMobil. Mobil continues to operate as a major brand name of ExxonMobil within the ExxonMobil Fuels, Lubricants & Specialties division. Many of its products feature the Mobil symbol of a winged red horse, Pegasus, which has been a company trademark since its affiliation with Magnolia Petroleum Company in the 1930s. The Mobil brand now mainly covers a wide range of automotive, industrial, aviation and marine lubricants. For historic reasons, the Mobil brand is still used by Mobil Service Stations and for fuel (gasoline, diesel, heating oil, kerosene, aviation fuels and marine fuel) products.

From the early days of Standard Oil and Socony-Vacuum Oil, to the brands by which the company is known by today – Exxon, Mobil, and Esso – Mobil is happy to have played a role in some of America's most memorable journeys and hope to continue to be part of customers journey for decades to come. For more than 100 years, Mobil has been developing quality fuel products to get people where they need to go. The company is the world's 10th largest company by revenue. The company was ranked ninth globally in the Forbes Global 200 list in 2016. ExxonMobil operates facilities or market products all over the world and it explores for oil and natural gas on six continents.



COMPANY TYPE
NYSE: XOM



HEADQUARTERS
Irving, Texas



OF LOCATIONS
10,000+ US Locations



FOUNDED
1911



WEBSITE
mobil.com

LEASE SUMMARY

TENANT	Mobil – Lazin 875 Business LLC
PREMISES	A Building of Approximately 2,800 SF
LEASE COMMENCEMENT	July 1, 2016
LEASE EXPIRATION	June 30, 2031
LEASE TERM	12+ Years Remaining
RENT INCREASES	July 2021 +\$500 Month July 2026 + \$500 Month
LEASE TYPE	Triple Net (NNN)
USE	Convenience Store & Gas Retail
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





Actual Property Image

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT / SF	RENTAL INCREASE	LEASE BEGIN	LEASE END
Mobil	2,800 SF	100%	\$72,000	\$25.71	July 2021 +\$500 Month July 2026 + \$500 Month	07/01/2016	06/30/2031

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.

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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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