



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# OFFERING MEMORANDUM

## Triple Net (NNN) Lease Investment Opportunity

6135 Fairburn Road | Douglasville, GA 30134



# EXCLUSIVELY MARKETED BY:

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**SANDS INVESTMENT GROUP**  
NET INVESTMENTS... NET RESULTS

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 1,500 SF Church's Chicken Located at 6135 Fairburn Road in Douglasville, Georgia. This Opportunity Includes a Stable Tenant That Has Operated at This Location For 30 Years With a Healthy Rent to Sales Ratio, Providing For a Secure Investment.



Actual Property Image

## OFFERING SUMMARY

PRICE	\$990,000
CAP	5.45%
NOI	\$54,000
PRICE PER SF	\$660
LEASE GUARANTY	Personal

## PROPERTY SUMMARY

ADDRESS	6135 Fairburn Road Douglasville, GA 30134
COUNTY	Douglas
BUILDING AREA	1,500 SF
LAND AREA	0.30 AC
BUILT   RENOVATED	1980   2017



# HIGHLIGHTS



New 20 Year Triple Net (NNN) Lease With Zero Landlord Responsibility



Commitment to Site With Long-Term 30 Year Operating History at This Location



Healthy Rent to Sales Ratio



Strong Increases - 10% Every 5 Years



Excellent Demographics - Population of Over 41,337 Residents With an Average Household Income of \$71,604 Within a 3-Mile Radius



Strong Retail Synergy: Kroger, Family Dollar, Aaron's, Super Sunny Beauty Supply, Don Tequila Mexican Restaurant, Waffle House, Wendy's, Tires Plus and More; In Addition, This Location is Less Than 3-Miles From the Arbor Place Mall, the Only Regional Mall Directly Serving the Western Suburbs of Atlanta



Just 4 Minutes North of the WellStar Douglas Hospital; ER is Open 24 Hours, Has Over 100 Beds, and Earned Recognition as a Top-Ranked Community Value Hospital in the Nation



Located Along Fairburn Road (Over 28,000 VPD) Which is Also a Connector to I-20 the East/West Corridor Across the State Giving Direct Access to Atlanta (28 Minutes)



Douglasville is Part of the Atlanta Metro Area Which is the Most Populous Metro Area in Georgia and 9th Largest MSA in the US. Atlanta Has an Estimated Population of 6 Million People



Historic Downtown Douglasville Have Become Famous in the Film Industry With Filming on Netflix's Stranger Things, The Founder and Hunger Games: Mockingjay Part 1



Nearby Tenants Include: Goodwill, CVS Pharmacy, Cash America Pawn, UPS, Bank of America, Public Storage, Walgreens, Enterprise, USPS, AutoZone, Dairy Queen, McDonald's, Checkers, Chick-fil-A, and Subway





Church's Chicken | 6135 Fairburn Road | Douglasville, GA 30134





Douglas County  
Courthouse

Brookview  
Apartment Homes

Fairburn Rd  
Transmission Service



State of Georgia  
Department of Revenue



Hospital Drive

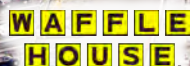


Antiques



Wilkes  
Finance

Fairburn Road





MARTIN'S  
Fresh Tastes Best.  
Public Storage  
AMERICAN FREIGHT  
FURNITURE - MATTRESS

Douglas County  
Sheriff's Office and Jail

Eastside Elementary  
School

Douglas County School  
Transportation Department

Douglas County  
Family and Child

Brookview  
Apartment Homes

ups  
CHINA EXPRESS  
TAQUERIA JALISCO  
Little Caesars  
metroPCS

Hospital Drive



Fairburn Road

Church's  
CHICKEN  
SINCE 1985

HAMILTON  
State Bank



Walgreens

Chick-fil-A

Cash America

cricket  
wireless

Auto  
Zone



LONGHORN  
STEAKHOUSE



TITLEBUCKS

CVS  
pharmacy

Checkers

TIRE PLU  
TOTAL CAR CARE

Beauty  
Supply



Wendy's

WAFFLE  
HOUSE

HUNAN  
CHINESE RESTAURANT

LIBERTY TAX

FAMILY DOLLAR

CITITRENDS

Aaron's



Exxon

E Broad St



Aaron's FAMILY DOLLAR  
TIRE PLUS TOTAL CAR CARE  
Waffle House  
CITITRENDS

CVS pharmacy  
Checkers

goodwill  
REGIONS  
SUBWAY  
O'Reilly AUTO PARTS

Days Inn  
Comfort INN  
Public Storage

RaceTrac

NAPA  
POPEYES  
TACO BELL

QUALITY  
AMERICAS  
BEST VALUE B&B SUITES

Fairburn Road (28,003 VPD)

ACE Advance Auto Parts  
SYNOVUS

DQ

Chick-fil-z

Krystal

Pizza Hut  
Shell

AutoZone  
cricket

Walgreens  
AMERICAN FREIGHT FURNITURE - MATTRESS  
Public Storage



(87,860 VPD)

Kroger  
McDonald's  
LONGHORN STEAKHOUSE  
Great Expressions  
metroPCS  
Little Caesars



# CITY OVERVIEW

Douglasville | Douglas County | Georgia

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DOUGLAS COUNTY COURTHOUSE



ATLANTA, GA



SIX FLAGS OVER GEORGIA

## Douglasville, GA

The city of Douglasville is the county seat of Douglas County, Georgia. The city's estimated population was approximately 33,352 residents in 2017. Douglasville is located approximately 20 miles west of Atlanta and is part of the Atlanta Metro Area, which has a population of over 5,884,736 residents. Downtown Douglasville is a nationally designated Main Street city and is listed on the National Register of Historic Places. Douglasville's historic Downtown hosts many shops and eateries. The city contains a vibrant business area towards the Arbor Place Mall and Fairburn Road. This area hosts many major retail stores, food stores and fast food chains.

## Economy

Due to the cities close proximity, Atlanta's economy affect's the city of Douglassville's. The Atlanta metro has the fifth largest population in the U.S. It is considered to be a top business city and a primary transportation hub of the Southeastern U.S. With a GDP of \$304 billion, the Atlanta metro area's economy is the 8th largest in the county and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's 3<sup>rd</sup>-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting.

## Contemporary Life

Six Flags Over Georgia, a 100-acre park with awesome rides, great shows, and incredible attractions, is located only 10 minutes from Douglasville. Sweetwater Creek State Park is a peaceful tract of wilderness also only minutes from the city's downtown. The park's trail follows the stream to the ruins of the New Manchester Manufacturing Company, a textile mill burned during the Civil War. In recent years, the historic downtown district and the surrounding areas have become popular and famous backdrops for film industries. Productions include Netflix's Stanger Things, The Founder, Hunger Games: Mocking Jay and Catching Fire and many more.



# DEMOGRAPHICS

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Church's Chicken | 6135 Fairburn Road | Douglasville, GA 30134



## Population

3-MILE

41,337

5-MILE

93,488

10-MILE

281,847



## Average Household Income

3-MILE

\$71,604

5-MILE

\$73,090

10-MILE

\$74,877





# TENANT PROFILE

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Church's Chicken is an American chain of fast food restaurants specializing in fried chicken, also trading outside North America and Asia as Texas Chicken. With over \$1.2 billion in system-wide sales, the company has more than 1,700 locations in 25 countries and is the second largest chicken restaurant chain. This competitive value proposition combined with their product and simple operational formula are why Church's® has continued to grow into one of the largest chicken QSR concepts in the United States today.

At Church's®, customers belong to an organization that has been in operation since 1952 and has been franchising for over 40 years. It's all here: a great product, room for unit growth, restaurant support, and brand momentum. Over the past 64 years, Church's Chicken has developed meaningful relationships with the communities they serve. The locations of their restaurants have positively impacted their guests. Not only does Church's Chicken serve these communities, but they are also proud to employ many of its residents, creating a need for each other.



COMPANY TYPE  
Private



FOUNDED  
1952



# OF LOCATIONS  
1,700+



HEADQUARTERS  
Atlanta, GA



WEBSITE  
churchs.com



# LEASE SUMMARY

TENANT	920 Chicken, LLC
PREMISES	A Building of Approximately 1,500 SF
LEASE COMMENCEMENT	August 1, 2019
LEASE EXPIRATION	July 31, 2039
LEASE TERM	20 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	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
RIGHT OF FIRST REFUSAL	No





# RENT ROLL

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
920 Chicken, LLC	1,500 SF	\$54,000	\$36.00	10%	Every 5 Years	08/01/2019	07/31/2039	4 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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Actual Property Image



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