



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
4 C-Store Locations in AR & LA

Sold Individually or as a Portfolio

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale a 4-Unit C-Store Portfolio Located in Arkansas and Louisiana to Be Sold Individually or as a Portfolio.

Each Location Offers a Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and Includes 2% Annual Rent Increases With Four (4) x Five (5) Years Options to Renew.

The Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018) and Generated Over \$400 Million in Revenue in 2018.



RUSTON, LA



HAZEN, AR



BERNICE, LA



ARKADELPHIA, AR

INVESTMENT SUMMARY

Sold Individually or as a Portfolio

PORTFOLIO INVESTMENT

PRICE	\$8,507,688
NOI	\$567,069
CAP	6.67%

BRAND	LOCATION	PRICE	CAP	NOI	BUILDING AREA	LAND AREA
EXXON	RUSTON, LA	\$3,084,640	6.25%	\$192,790	2,535 SF	0.478 AC
CITGO	HAZEN, AR	\$2,133,748	6.75%	\$144,028	4,610 SF	5.00 AC
EXXON	BERNICE, LA	\$1,822,629	7.00%	\$127,584	2,644 SF	1.50 AC
VALERO	ARKADELPHIA, AR	\$1,466,671	7.00%	\$102,667	3,383 SF	6.80 AC



RENT ROLL

4-Unit C-Store Portfolio | Arkansas | Louisiana

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BRAND	LOCATION	SQUARE FOOTAGE	ANNUAL BASE RENT	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
EXXON	Ruston, LA	2,535 SF	\$192,790	2% Annually	01/05/2019	01/31/2039	4 x 5 Years
CITGO	Hazen, AR	4,610 SF	\$144,028	2% Annually	01/05/2019	01/31/2039	4 x 5 Years
EXXON	Bernice, LA	2,644 SF	\$127,584	2% Annually	01/05/2019	01/31/2039	4 x 5 Years
VALERO	Arkadelphia, AR	3,383 SF	\$102,667	2% Annually	01/05/2019	01/31/2039	4 x 5 Years
	TOTAL:	13,172 SF	\$567,069				



RUSTON, LA

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,535 SF Exxon Located at 100 Woodward Avenue in Ruston, Louisiana. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.



OFFERING SUMMARY

PRICE	\$3,084,640
CAP	6.25%
NOI	\$192,790
YEARS REMAINING	~20 Years
LEASE GUARANTY	300-Unit Fuel Distributor, Over \$400M in Revenue in 2018, Operates in GA, TX, SC, LA, AR & MS

PROPERTY SUMMARY

ADDRESS	100 Woodward Avenue Ruston, LA 71270
BUILDING AREA	2,535 SF
LAND AREA	0.478 AC
BUILT/RENOVATED	2011

HIGHLIGHTS

 Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities

 2% Annual Rent Increases

 Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018). Guarantor Generated Over \$400 Million in Revenue in 2018 and Operates in Six States: GA, TX, SC, LA, AR & MS. Additional Information on Guarantor is Available Upon Execution of a Confidentiality Agreement

 Strong Store Performance – 2.50 x Rent Coverage

 Four (4) x Five (5) Year Options to Renew

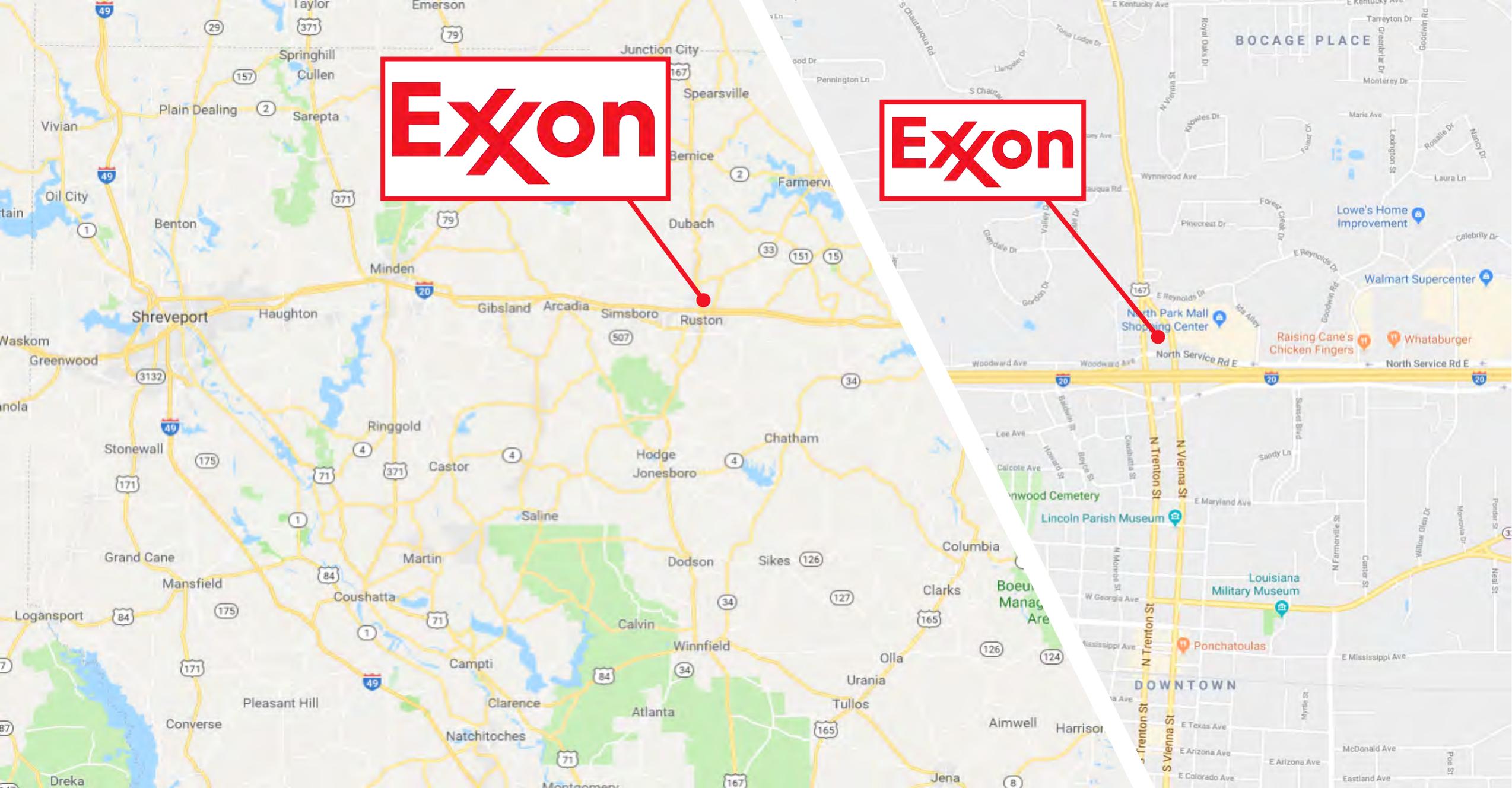
 Weighted Average Cap Rate is 7.60% Over Lease Term

 Located Along Main North-South Artery and Directly Off Interstate 20 – Ruston Exit Sees Over 39,000 Cars Daily

 Hard Corner, Signalized Intersection Adjacent to North Park Mall Shopping Center (Office Depot, Applebee's, Dollar General and More)

 Strong Demographics – Over 34,000 People Reside in 5-Mile Radius and Ruston is the Largest City in Northern Louisiana

 Less Than 2-Miles From the New 100,00+ SF Hobby Lobby and T.J.Maxx Anchored Center (Anticipated Opening Spring 2019)



Exxon

Exxon

Exxon | 100 Woodward Avenue | Ruston, LA 71270

True Value **HIBBETT**
SPORTS
Hallmark **Office DEPOT** **Fit & Blendz**
NUTRITION CAFE
STAGE **SALLY** **Bath & Body Works**
CATO **beehive**
Look Smart. Buy Smart.

COURTYARD **BESTWAY** **Huddle**
Marriott Appliances Electronics Furniture
AT&T **Chick-fil-A**
Ivan Smith **Rotolo's** **SpeedDee**
FURNITURE Pizzeria On-Grinder

STERLING + PHARMACY

share
INTERNATIONAL INC

CAPTAIN D'S
SEAFOOD KITCHEN

DOLLAR GENERAL

167

PEKING

TOTALLY Unwired! + **Fix My Smartphone**

Relax Inn Ruston

bealls
OUTLET



Applebee's

CHASE

IRRIGATION-MART



Exxon



Ruston High School



SHOE DEPT.



Chevron

Relax Inn Ruston

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PEKING



Exxon



Bath&BodyWorks
HIBBETT SPORTS
Office DEPOT
OfficeMax
planet fitness
burkes OUTLET
CITITRENDS
DOLLAR GENERAL
MCDONALD'S
CAFO
STAGE
CHASE
Applebees
Little Caesars
SALLY BEAUTY
CAPTAIN D'S

Walgreens
BURGER KING

CIRCLE K
Shell
7-Eleven

LOWE'S

GNC
DOLLAR TREE
rue21

fred's
SONIC
TACO BELL

Walmart Supercenter
MURPHY USA
SUBWAY

FAIRFIELD INN & SUITES
Marriott
COUNTRY INN & SUITES

SHERWIN-WILLIAMS
WAFFLE HOUSE

AT&T
Huddle House
Pepper's

Wendy's
Cane's
Wheat Noodles

Chevron

SHOE DEPT.

Starbucks
ZAXBY'S

WAFFLE HOUSE

Pizza Hut
6

SUBWAY
Super 8

TEXACO
jiffy lube

Chevron
SMOOTHIE KING

Advance Auto Parts
verizon

McALISTER'S DELI
Chick-fil-A

PAPA JOHN'S
POPEYES
SONIC
Church's

Walmart Neighborhood Market
FAMILY DOLLAR
Kentucky Fried Chicken
TACO BELL
JJ

CITY OVERVIEW

Ruston | Lincoln County | Louisiana



RUSTON CITY HALL

Ruston, LA

Ruston is the parish seat of Lincoln Parish in Louisiana. Ruston is the largest city in the Eastern Ark-La-Tex region. As of 2017, the city's estimated population is about 22,234 residents. The population grew about 6.4 percent from the 2010 census. The city is near the eastern border of the Ark-La-Tex region and is the home of Louisiana Tech University. Ruston is the principal city of the Ruston Micropolitan Statistical Area, which includes all of Lincoln parish.



LOUISIANA TECH UNIVERSITY

Economy

The economy of Ruston employs about 9,831 people, and it is specialized in Educational Services, Mining, Quarrying, Oil, and Gas Extraction. The city is home to a Louisiana Tech University, therefore its economy is based on its college population. The university is home to students from all over the U.S., and it has about 12,414 students enrolled. Due to the cities close proximity, Shreveport's economy also affects Ruston's. Shreveport is the major medical center of the region and the state.



DIXIE THEATER

Contemporary Life

Ruston hosts the annual Peach Festival each June, which sponsors 5K races and a tennis tournament. The city is filled with shops, unique restaurants, and an 8-screen Celebrity Theater. The city is also home to the Louisiana Tech University Arboretum. The city includes the 1928 historic Dixie Theater, which serves as the performing arts hub of Ruston. The city is home to the Louisiana Military Museum featuring weapons, aircrafts, and vehicles from nearly every conflict in U.S. history.

DEMOGRAPHICS

Exxon | 100 Woodward Avenue | Ruston, LA 71270



Population

3-MILE	5-MILE	10-MILE
24,646	34,001	43,940



Average Household Income

3-MILE	5-MILE	10-MILE
\$47,720	\$50,729	\$55,986



LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 2,535 SF
LEASE COMMENCEMENT	January 5, 2019
LEASE EXPIRATION	January 31, 2039
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute 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
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

Exxon | 100 Woodward Avenue | Ruston, LA 71270



Actual Property Images

	SIZE		ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS	

300-Unit Fuel Distributor	2,535 SF	100%	\$192,790	2%	Annually	01/05/2019	01/31/2039	4 x 5 Years
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HAZEN, AR

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,610 SF CITGO Located at 4350 Highway 63 N in Hazen, Arkansas. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.



Actual Property Image

OFFERING SUMMARY

PRICE	\$2,133,748
CAP	6.75%
NOI	\$144,028
YEARS REMAINING	~20 Years
LEASE GUARANTY	300-Unit Fuel Distributor, Over \$400M in Revenue in 2018, Operates in GA, TX, SC, LA, AR & MS

PROPERTY SUMMARY

ADDRESS	4350 Highway 63 N Hazen, AR 72121
BUILDING AREA	4,610 SF
LAND AREA	5.00 AC
BUILT/RENOVATED	2001

HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



2% Annual Rent Increases



Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018). Guarantor Generated Over \$400 Million in Revenue in 2018 and Operates in Six States: GA, TX, SC, LA, AR & MS. Additional Information on Guarantor is Available Upon Execution of a Confidentiality Agreement



Strong Store Performance – 3.69 x Rent Coverage



Four (4) x Five (5) Year Options to Renew



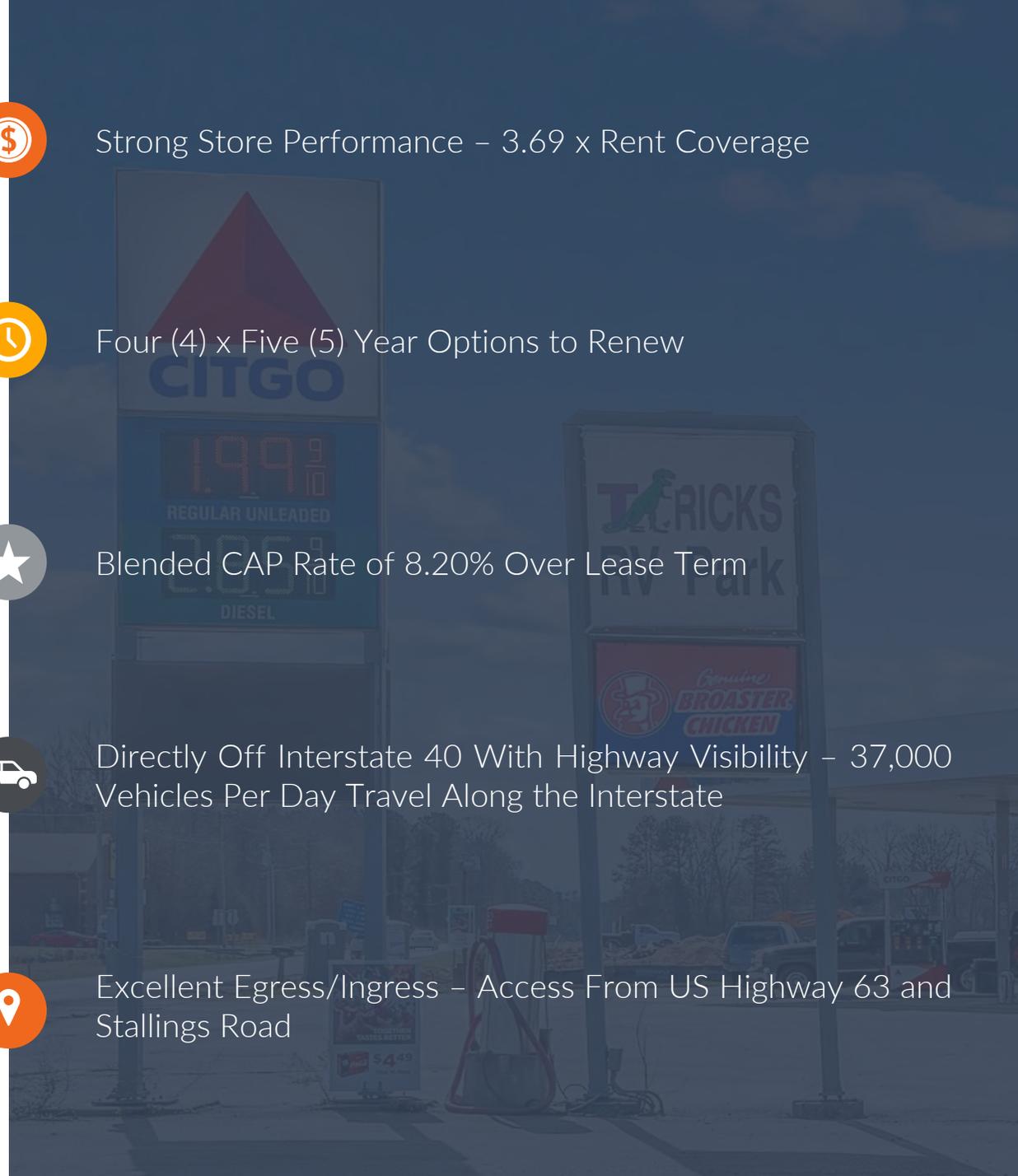
Blended CAP Rate of 8.20% Over Lease Term



Directly Off Interstate 40 With Highway Visibility – 37,000 Vehicles Per Day Travel Along the Interstate



Excellent Egress/Ingress – Access From US Highway 63 and Stallings Road





CITGO | 4350 Highway 63 N | Hazen, AR 72121



El Amigo
Feliz

CITY OVERVIEW

Hazen | Prairie County | Arkansas



PRAIRIE COUNTY COURTHOUSE

Hazen, AR

Hazen is a city in Prairie County. The city is located in the Central Arkansas region, and is also located right alongside Interstate 40. The city's estimated population was 1,383 residents at the 2017 census. Prairie County has an estimated population of about 8,248 residents. Nearby towns that the county includes are Des Arc, De Valls Bluff, Ulm, and Fredonia. The county is named for the Grand Prairie, a sub region of the Arkansas Delta known for rice cultivation and aquaculture which runs through the county. Hazen is located 45 miles to Little Rock, which is the state's capital.



LITTLE ROCK, AR

Economy

The area's economy is primarily agricultural, followed by government employees, and professional services. Due to the cities close proximity, Little Rock's economy also affects Hazen's. Little Rock is the headquarters to Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, and Central Flying. One of the largest public employers in the state with over 10,552 employees is the University of Arkansas for Medical Sciences (UAMS); it has a total economic impact in Arkansas of about \$5 billion per year.



ARKANSAS LOWER WHITE RIVER STATE PARK

Contemporary Life

The city is home to the Arkansas Lower White River State Park and Museum, which puts an emphasis on the Lower White River, as a vital transportation route for early settlers on the Arkansas frontier. The Museum exhibits interpret the river's influence on settlements during the steamboat era and the expansion of commerce from its roots in hunting and fishing into shelling, timber, agriculture, pearling, and button making. The area is also home to the Peckerwood Lake and Lake Des Arc, where people can go swimming, fishing, boating and kayaking.

DEMOGRAPHICS

CITGO | 4350 Highway 63 N | Hazen, AR 72121



Population

3-MILE	5-MILE	10-MILE
1,610	2,046	4,420



Average Household Income

3-MILE	5-MILE	10-MILE
\$48,507	\$50,442	\$49,703



LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 4,610 SF
LEASE COMMENCEMENT	January 5, 2019
LEASE EXPIRATION	January 31, 2039
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute 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
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

CITGO | 4350 Highway 63 N | Hazen, AR 72121



Actual Property Images

	SIZE		ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS	

300-Unit Fuel Distributor	4,610 SF	100%	\$144,028	2%	Annually	01/05/2019	01/31/2039	4 x 5 Years
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BERNICE, LA

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,644 SF Exxon Located at 1099 Highway 167 South in Bernice, Louisiana. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.



OFFERING SUMMARY

PRICE	\$1,822,629
CAP	7.00%
NOI	\$127,584
YEARS REMAINING	~20 Years
LEASE GUARANTY	300-Unit Fuel Distributor, Over \$400M in Revenue in 2018, Operates in GA, TX, SC, LA, AR & MS

PROPERTY SUMMARY

ADDRESS	1099 Highway 167 South Bernice, LA 71222
BUILDING AREA	2,644 SF
LAND AREA	1.50 AC
BUILT/RENOVATED	2011

HIGHLIGHTS

- Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities
- 2% Annual Rent Increases
- Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018). Guarantor Generated Over \$400 Million in Revenue in 2018 and Operates in Six States: GA, TX, SC, LA, AR & MS. Additional Information on Guarantor is Available Upon Execution of a Confidentiality Agreement
- Strong Store Performance – 2.25 x Rent Coverage
- Four (4) x Five (5) Year Options to Renew
- Blended CAP Rate of 8.50% Over Lease Term
- Excellent Egress/Ingress – Multiple Points of Access





Exxon

Exxon

Exxon | 1099 Highway 167 S | Bernice, LA 71222

CITY OVERVIEW

Bernice | Union County | Louisiana



BERNICE, LA

Bernice, LA

Bernice is a town in Union Parish, Louisiana. Bernice is a quaint little town filled with friendly families and multiple unique restaurants and stores. The town's estimated population was about 1,638 residents at the 2017 census. The town is part of the Monroe Metropolitan Statistical Area, which has an estimated population of about 176,441 residents. The MSA area is in northern Louisiana and it covers two parishes - Ouachita and Union. Bernice is located 21 miles from Ruston and 65 miles from Shreveport.



SHREVEPORT, LA

Economy

The economy of Bernice employs about 400 people and is specialized in Agriculture, Forestry, Mining, Quarrying Oil, Gas Extractions, and Manufacturing. Due to the cities close proximity, Shreveport's economy also affects Bernice's. Shreveport is a major medical center of the region and state. Major hospitals include Christus Schumpert, Willis Knighton, and the Shriners Hospital for Children. The top employers in the area are Barksdale Air Force Base, Caddo Public Schools, the State of Louisiana, and the University of Health.



LOUISIANA PURCHASE GARDEN AND ZOO

Contemporary Life

The area has numerous outdoor activities for the family to enjoy. The area is home to the Black Bayou Lake National Wildlife Refuge, which is one of five refuges managed in the North Louisiana Refuge Complex. The area is also near the Jimmie Davis State Park, the Lake Claiborne State Park, and the Lake D'Arbonne State Park, all of which have opportunities to hike and have Louisiana nature and wildlife. Bernice is also near the Louisiana Purchase Gardens and Zoo, which is an 80-acre zoological park that exhibits over 500 animals

LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 2,644 SF
LEASE COMMENCEMENT	January 5, 2019
LEASE EXPIRATION	January 31, 2039
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute 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
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

Exxon | 1099 Highway 167 S | Bernice, LA 71222



Actual Property Images

	SIZE		ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS	

300-Unit Fuel Distributor	2,644 SF	100%	\$127,584	2%	Annually	01/05/2019	01/31/2039	4 x 5 Years
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ARKADELPHIA, AR

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,383 SF Valero Located at 490 Caney Road in Arkadelphia, Arkansas. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.

Actual Property Image



OFFERING SUMMARY

PRICE	\$1,466,671
CAP	7.00%
NOI	\$102,667
YEARS REMAINING	~20 Years
LEASE GUARANTY	300-Unit Fuel Distributor

PROPERTY SUMMARY

ADDRESS	490 Caney Road Arkadelphia, AR 71923
COUNTY	Hot Spring
BUILDING AREA	3,383 SF
LAND AREA	6.80 AC
BUILT/RENOVATED	2013

HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



2% Annual Rent Increases



Four (4) x Five (5) Year Options to Renew



Blended CAP Rate of 8.30% Over Lease Term



Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018). Guarantor Generated Over \$400 Million in Revenue in 2018 and Operates in Six States: GA, TX, SC, LA, AR & MS. Additional Information on Guarantor is Available Upon Execution of a Confidentiality Agreement



Strong Store Performance – 3.0 x Rent Coverage



Directly Off Interstate 30 With Highway Visibility – 30,000 Vehicles Per Day Travel Along the Interstate



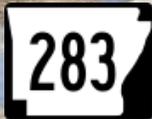
Sun Bio Dissolving Pulp Mill, a \$1.8 Billion Development Project is Expected to Begin Construction in Arkadelphia in Early 2019. The 1,000+ Acre Mill is Expected to Bring Over 350 Jobs and 1,000 Nationwide Across Forestry, Logging and Trucking



Sun Bio Dissolving Pulp Mill Expected to Be 4th Largest Lumber Producer in the U.S.



Valero | 490 Caney Road | Arkadelphia, AR 71923



CITY OVERVIEW

Arkadelphia | Hot Spring County | Arkansas



HOT SPRING COUNTY COURTHOUSE

Arkadelphia, AR

Arkadelphia is a city in Hot Spring County in Arkansas. As of the 2017 estimated census, the city has a population of about 10,650 residents. Hot Spring County has an estimated population of about 36,915 residents, and the county is known and highly visited for its naturally heated springs, many of them are in Hot Springs National Park to the north. Arkadelphia is situated at the foothills of the beautiful Ouachita Mountains. The city is also home to two universities being, Henderson State University, with about 3,330 students enrolled in 2018, and Ouachita Baptist University, with about 1,670 students enrolled in 2018. The city is located 68 miles from Little Rock, which is the state's capital.



LITTLE ROCK, AR

Economy

The economy of Arkadelphia employs about 4,798 people, and its economy is specialized in Educational Services, Accommodations, Food Services, and Utilities. The city's 2 main universities also help its economy by bringing people from all over the U.S. Due to the cities close proximity, Little Rock's economy also affects Arkadelphia's. Little Rock is the headquarters to Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Services and Stephens Inc. One of the largest public employers in the state with over 10,552 employees is the University of Arkansas for Medical Sciences (UAMS); it has a total economic impact in Arkansas of about \$5 billion per year.



HOT SPRINGS NATIONAL PARK MUSEUM

Contemporary Life

The city is home to the Arkadelphia Aquatic Park, which is a water park with a pool for lane swimming & water slides, plus sun loungers & shaded seating. The area is also home to the Hot Springs National Park, which is an urban park featuring a historic row of early 20th-century bathhouses built atop natural hot springs. The area also includes the Hot Springs Mountain Tower, which is a 216-ft. tower with an elevator up to an observation deck offering expansive views of the mountains. Little Rock is about an hour drive away from Arkadelphia, making it the perfect city to spend the day. Little Rock is home to the State Capitol, the River Market Amphitheater, the Pinnacle Mountain State Park, and the Little Rock Zoo.

DEMOGRAPHICS

Valero | 490 Caney Road | Arkadelphia, AR 71923



Population

3-MILE	5-MILE	10-MILE
919	2,156	19,478



Average Household Income

3-MILE	5-MILE	10-MILE
\$58,054	\$58,826	\$54,606



LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 3,383 SF
LEASE COMMENCEMENT	January 5, 2019
LEASE EXPIRATION	January 31, 2039
LEASE TERM	~20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute 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
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



RENT ROLL

Valero | 490 Caney Road | Arkadelphia, AR 71923



Actual Property Images

	SIZE		ANNUAL RENT			LEASE TERM			
TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS	

300-Unit Fuel Distributor	3,383 SF	100%	\$102,667	2%	Annually	01/05/2019	01/31/2039	4 x 5 Years
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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.





HAZEN, AR



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

EXCLUSIVELY MARKETED BY:

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