



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute NNN Ground Lease Investment Opportunity

550 Thornton Rd | Lithia Springs, GA 30122

Representative Image

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 4,523 SF Applebee's Located at 550 Thornton Road in Lithia Springs, Georgia. This Opportunity Offers Over 4 Years Remaining on an Absolute Triple Net (NNN) Ground Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.



Representative Image

OFFERING SUMMARY

PRICE	\$3,294,225
CAP	6.00%
NOI	\$197,654
PRICE PER SF	\$669
YEARS REMAINING	4+ Years
LEASE GUARANTY	Neighborhood Partners, LLC

PROPERTY SUMMARY

ADDRESS	550 Thornton Road Lithia Springs, GA 30122
COUNTY	Douglas
BUILDING AREA	4,523 SF
LAND AREA	1.02 AC
BUILT	2003

HIGHLIGHTS

- Absolute Triple Net (NNN) Ground Lease - Zero Landlord Responsibilities
- Guarantee By Neighborhood Partners, LLC, the Largest Franchisee of Applebee's
- Long Term Operating History
- Recession and Internet Resistant Tenant
- Located in a Strong Retail Trade Area Seeing Over 59,700 VPD on Thornton Road
- 1.5 Miles From Interstate 20 - Over 105,500 Vehicles Per Day
- Lithia Springs is Situated Within the Atlanta MSA - 5.79 Million Residents
- Nearby Tenants Include: Wendy's, Walgreens, Sonic Drive-In, Popeyes, Zaxby's, Ruby Tuesday, Chase Bank, Office Depot and Kroger



Representative Image



Applebee's | 550 Thornton Road | Lithia Springs, GA 30122



Thornton
Package Store



Maxham Road



Thornton Road





CITY OVERVIEW

Lithia Springs | Douglas County | Georgia

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DOUGLAS COUNTY COURTHOUSE

Lithia Springs, GA

Lithia Springs is a community located in northeastern Douglas County in the state of Georgia. The area is named for its historic "lithia" mineral water springs. As of 2017, the community had an estimated population of about 17,743 residents. Douglas County had an estimated population of about 143,882 residents. Douglas County is included in the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. The MSA has approximately 5.79 million residents. Due to Atlanta's popularity, the area of Lithia Springs has attracted thousands of new residents each year as job opportunities in the Atlanta area have increased. Lithia Springs is located only 18 miles from downtown Atlanta.



ATLANTA, GA

Economy

Due to the cities close proximity, Atlanta's economy affect's Lithia Springs'. With a GDP of \$304 billion, the Atlanta metropolitan 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 third-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. Although traditional Southern culture is part of Atlanta's cultural fabric, it's mostly the backdrop to one of the nation's leading international cities.



SIX FLAGS OVER GEORGIA

Contemporary Life

The community is home to the Sweetwater Creek State Park which is a historical wooded state park offering hiking, picnicking, boating, fishing & GeoCaching. The community also includes part of the Silver Comet Trail which is a rail trail for cyclers or campers. Lithia Springs is located minutes away from Six Flags Over Georgia, which is a large amusement park featuring high-speed roller coasters & water attractions, plus kids' rides. The park features characters and themes from a variety of Warner Bros. properties such as Looney Tunes and DC Comics. The community is very close to Atlanta, which includes the Georgia Aquarium, World of Coca-Cola, Stone Mountain, Atlanta Zoo, & the Ponce City Market.

DEMOGRAPHICS

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Applebee's | 550 Thornton Road | Lithia Springs, GA 30122



Population

3-MILE

44,765

5-MILE

114,222

10-MILE

488,133



Average Household Income

3-MILE

\$63,588

5-MILE

\$72,821

10-MILE

\$77,457



TENANT PROFILE

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Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee's Services, Inc., operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu. Applebee's is an American company which develops, franchises, and operates the Applebee's Neighborhood Grill + Bar restaurant chain.

The Applebee's concept focuses on casual dining, with mainstream American dishes such as salads, chicken, pasta, burgers, and “riblets”, which is considered Applebee's signature dish. All Applebee's restaurants feature a bar area and serve alcoholic beverages. Applebee's' parent company is DineEquity, which is also the parent company for IHOP. Applebee's continues to grow and prosper, and further differentiates itself with innovative attractions, like the popular Carside to Go service available at many of its restaurants. Currently, there are over 1,990 Applebee's restaurants operating system-wide in 49 states, Puerto Rico, Guam, and 15 other countries all owned and operated by franchisees. The Applebee's system employs approximately 28,000 employees company-wide.



COMPANY TYPE
Subsidiary



FOUNDED
1980



OF U.S. LOCATIONS
1,990+



HEADQUARTERS
Glendale, CA



WEBSITE
applebees.com



LEASE SUMMARY

TENANT	Applebee's
PREMISES	A Building of Approximately 4,523 SF
LEASE COMMENCEMENT	January 1, 2004
LEASE EXPIRATION	December 21, 2023
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	9% at Options
LEASE TYPE	Absolute Triple Net (NNN) Ground
PERMITTED USE	Casual Dining
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



Representative Image

RENT ROLL

Applebee's | 550 Thornton Road | Lithia Springs, GA 30122



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Applebee's	4,523 SF	\$197,654	\$43.70	9%	At Options	01/01/2004	12/21/2023	4 x 5 Years



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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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