



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Ground Lease Opportunity

14070 Abercorn Street | Savannah, GA 31419

Representative Image

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 20,000 SF ALDI Located at 14070 Abercorn Street in Savannah, Georgia. This Opportunity Features a Brand New Construction 20 Year Absolute Triple Net (NNN) Ground Lease Situated Across the Savannah Mall and a Walmart Supercenter, Providing For a Secure Investment in a Superior Location.



OFFERING SUMMARY

PRICE	\$2,888,888.00
CAP	4.5%
NOI	\$130,000
PRICE PER SF	\$144
LEASE GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	14070 Abercorn Street Savannah, GA 31419
COUNTY	Chatham
BUILDING AREA	20,000 SF
LAND AREA	2.480 Acres
BUILT	2019

Actual Property Image

HIGHLIGHTS



Corporately Guaranteed 20 Year Absolute Triple Net (NNN) Ground Lease From ALDI



2019 Construction



10% Rent Bumps Every 5 Years



Over 42,000 VPD Along Abercorn Street - the Major North-South Artery in Savannah That Stretches From the Historic District to I-95



Strong Retail Trade Area With Low Vacancy – Adjacent to Walmart Supercenter and Across From Savannah Mall, Which is Anchored By Bass Pro, Target and Belk



The Savannah MSA Has a Population of 389,494 Residents With a Average Household Income of \$71,482 and a Population Growth Rate Above the Nation Average



Savannah's Total Number of Visitors in 2018 Increased to 14.5 Million Compared to 14.1 Million in 2017 - Savannah's Visitors Spent a Record Breaking \$3 Billion in 2018 - an Increase of 3.2% Compared to the \$2.91 Billion Spent in 2017 [READ MORE HERE](#)



For the Past 10 Years, the Port of Savannah Has Grown Faster Than Any Other Major Port in the United States, Achieving a Compound Annual Growth Rate of 4.5%; Georgia Ports Authority (GPA) Handled 4.2 Million Twenty-Foot Equivalent Containers Units (TEUs) in Fiscal Year 2018, For an Impressive 8.4% Increase Year Over Year, or 325,000 Additional Units [READ MORE HERE](#)



For the Eighth Year in a Row, ALDI Was Recognized as the Value Leader Among U.S. Grocery Stores By a Market Force Information® Survey of U.S. Consumers - Currently, ALDI Has Over 1,600 Stores Across 35 States; By the End of 2022, ALDI Plans to Have Nearly 2,500 Stores Open in the U.S. and It's on Track to Become the Third-Largest Grocery in the U.S. By Store Count



Select Nearby Tenants Include: Walmart, Kroger, Target, Bass Pro Shop, Big Lots, Burlington Coat Factory, McDonald's, Regal Cinemas, Staples, Home Depot, Hobby Lobby, PetSmart, Lowe's, Outback Steakhouse, Chick-fil-A and Many More



ALDI | 14070 Abercorn Street | Savannah, GA 31419

SAVANNAH MALL

A 962,529 SF Mall With 74 Stores



TARGET



Rendant
Dillard's



Abercorn St

Walmart

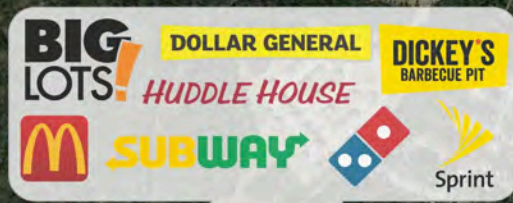
verizon



Southwest
Chatham Library

Bank of America

BB&T



Abercorn St



CITY OVERVIEW

Savannah | Chatham County | Georgia

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Savannah, GA

Savannah is the oldest city in Georgia and is the county seat of Chatham County. The city was established in 1733 on the Savannah River and later became the first state capital of Georgia. Today, Savannah is an industrial center and an important Atlantic seaport. It is Georgia's fifth-largest city, with a 2017 estimated population of 146,444 residents. The Savannah metropolitan area, Georgia's third-largest area, had an estimated population of 389,494 residents in 2018. Savannah's downtown area, which includes the Savannah Historic District, the Savannah Victorian Historic District, and 22 parklike squares, is one of the largest National Historic Landmark Districts in the U.S.



Economy

The Port of Savannah, manufacturing, the military, and tourism have become Savannah's four major economic drivers in the twenty-first century. Savannah is North America's fourth largest port for shipping container traffic. For years, Savannah was the home of Union Camp, which housed the world's largest paper mill. The plant is now owned by International Paper, and it remains one of Savannah's largest employers. Savannah is also home to the Gulfstream Aerospace company, maker of private jets, as well as various other large industrial interests. TitleMax is headquartered in Savannah. In 2018, the city received 14.5 million visitors, generating billions of dollars for local businesses.



Contemporary Life

The historic district of Savannah is beautiful enough all on its own, but Forsyth Park definitely adds to the charm. The Park includes a beautiful, green, lush landscape with 30 acres of trees, flowers and other foliage; it is popular with both tourists and locals alike. Visitors can explore the historic Savannah District on a hop-on, hop-off trolley and see John the Baptist Cathedral, the Temple Mickve Israel, the Sorrel Weed House, the Juliette Gordon Low Home, the Mulberry Inn and the Pirates House. The city is home to the River Street where guests can take a ferry down the river, or walk on the sidewalks and see the City's Market, unique shops and numerous restaurants.

DEMOGRAPHICS

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ALDI | 14070 Abercorn Street | Savannah, GA 31419



Population

3-MILE

36,640

5-MILE

81,979

10-MILE

251,812



Average Household Income

3-MILE

\$65,395

5-MILE

\$64,429

10-MILE

\$71,482



TENANT PROFILE

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ALDI is based in Germany, where the chain was founded by brothers Karl and Theo Albrecht in 1946 when they took over their mother's store in Essen, which had been in operation since 1913. ALDI was the first discounter in the world. The business was split into two separate groups in 1960, that later became Aldi Nord, headquartered in Essen, and Aldi Süd, headquartered in Mülheim.

Aldi (stylized as ALDI) is the common brand of two German family owned discount supermarket chains with over 10,000 stores in 20 countries, and an estimated combined turnover of more than €50 billion. In the U.S., ALDI is headquartered in Batavia, Illinois, and now has more than 1,600 stores across 35 states, employs over 25,000 people and has been steadily growing since opening its first US store in Iowa in 1976. With more demand comes more stores. Over the past decade, the company has nearly doubled in size and by the end of 2019, ALDI's goal is to bring its total number of US stores to nearly 2,000.

The company also partners with a wide variety of growers – including some local farmers – to offer a wide variety of fresh, in-season produce, including organic fruits and vegetables. More than 40 million customers every month have discovered that they can save time and money without sacrificing quality. At ALDI, the small differences are making a big impact – in store and in customer's wallet.



COMPANY TYPE
Private



FOUNDED
1946



OF LOCATIONS
10,000+



HEADQUARTERS
Batavia, IL

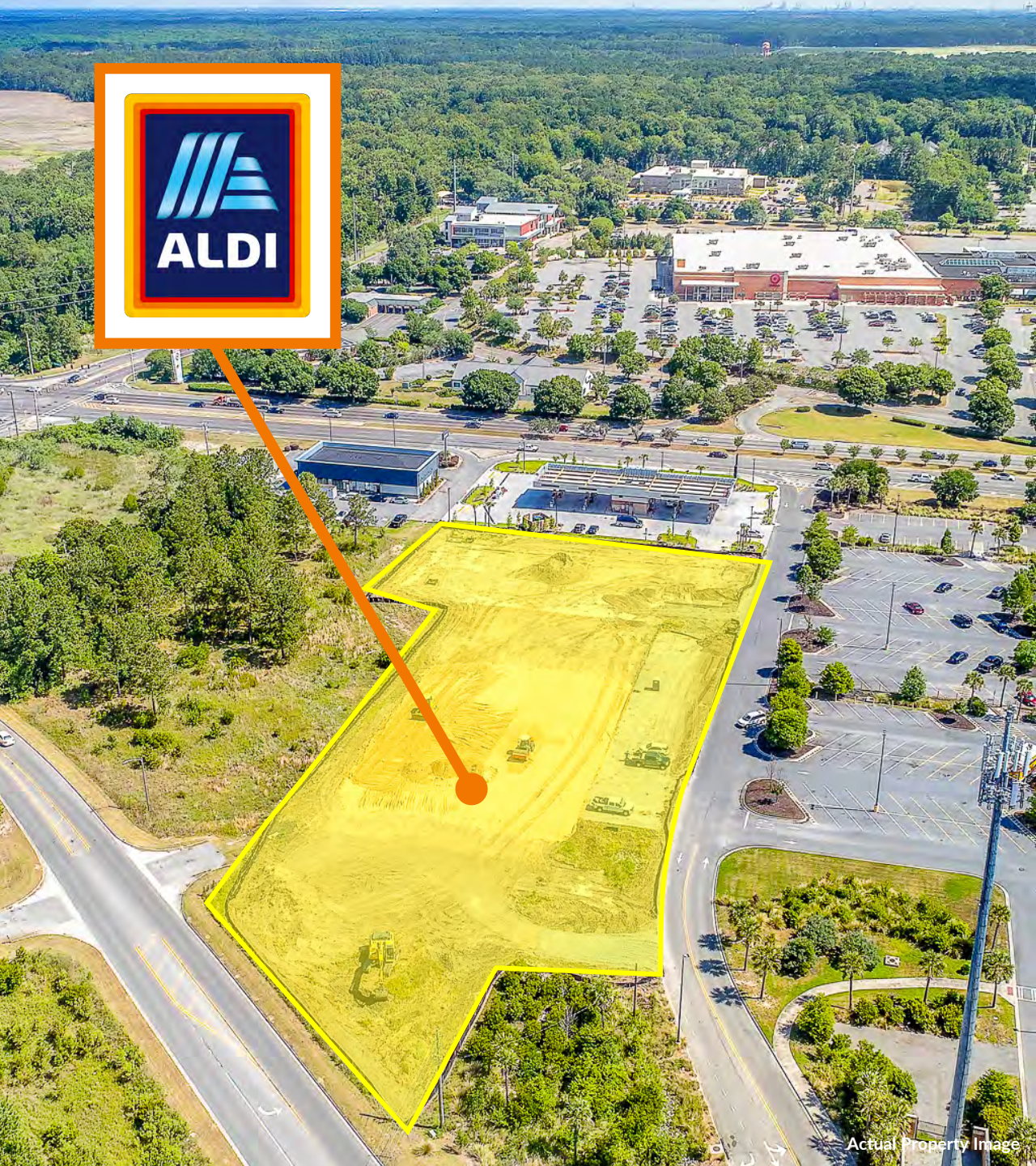


WEBSITE
aldi.com



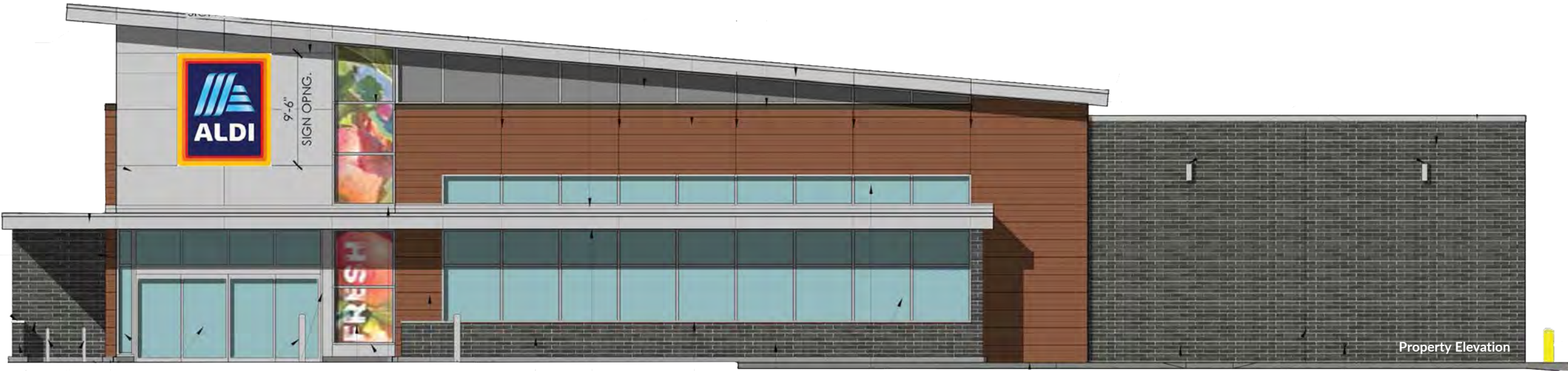
LEASE SUMMARY

TENANT	ALDI
PREMISES	A Building of Approximately 20,000 SF
LEASE COMMENCEMENT	June 15, 2019
LEASE EXPIRATION	June 30, 2039
LEASE TERM	20 Years
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN) Ground Lease
PERMITTED USE	Grocery
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
ALDI	20,000 SF	\$130,000	\$6.50	10%	Every 5 Years	06/15/2019	06/30/2039	6 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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Representative Image



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