



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Investment Opportunity

1095 Duluth Highway | Lawrenceville, GA 30043

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

www.SIGnnn.com

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

MUNIR MEGHJANI

Lic. # 366616

678.770.2101 | DIRECT
munir@SIGnnn.com

RAHILL LAKHANI

Lic. # 340279

770.648.1163 | DIRECT
rahill@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

TABLE OF CONTENTS

Shell | 1095 Duluth Highway | Lawrenceville, GA 30043

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Map
Retail Map

Area Overview

City Overview
Demographics

Tenant Overview

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,543 SF Shell Located at 1095 Duluth Highway in Lawrenceville, Georgia. This Opportunity Offers 15 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Stable Investment.



OFFERING SUMMARY

PRICE	\$4,500,000
CAP	8.00%
NOI	\$360,000
PRICE PER SF	\$1,270.11
GUARANTOR	Personal & Corporate

PROPERTY SUMMARY

ADDRESS	1095 Duluth Highway Lawrenceville GA 30043
COUNTY	Gwinnett
BUILDING AREA	3,543 SF
LAND AREA	1.21 AC
BUILT	1997

Actual Property Image

HIGHLIGHTS



Absolute Triple (NNN) Net Lease - Tenant is Responsible For All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance



Long Term Lease – New 15 Year Lease With 1.5% Annual Increases and 3 x 5 Year Options



Tenant is a Multi-Store Operator With Over 30 Years of Experience in Operations and Management in the Convenience Store Industry



Located on a Hard Corner With Great Visibility and Access



Limited Competition With Strong Demographics of 231,410 Residents in Approximately 76,000 Homes Within a 5- Mile Radius of the Property



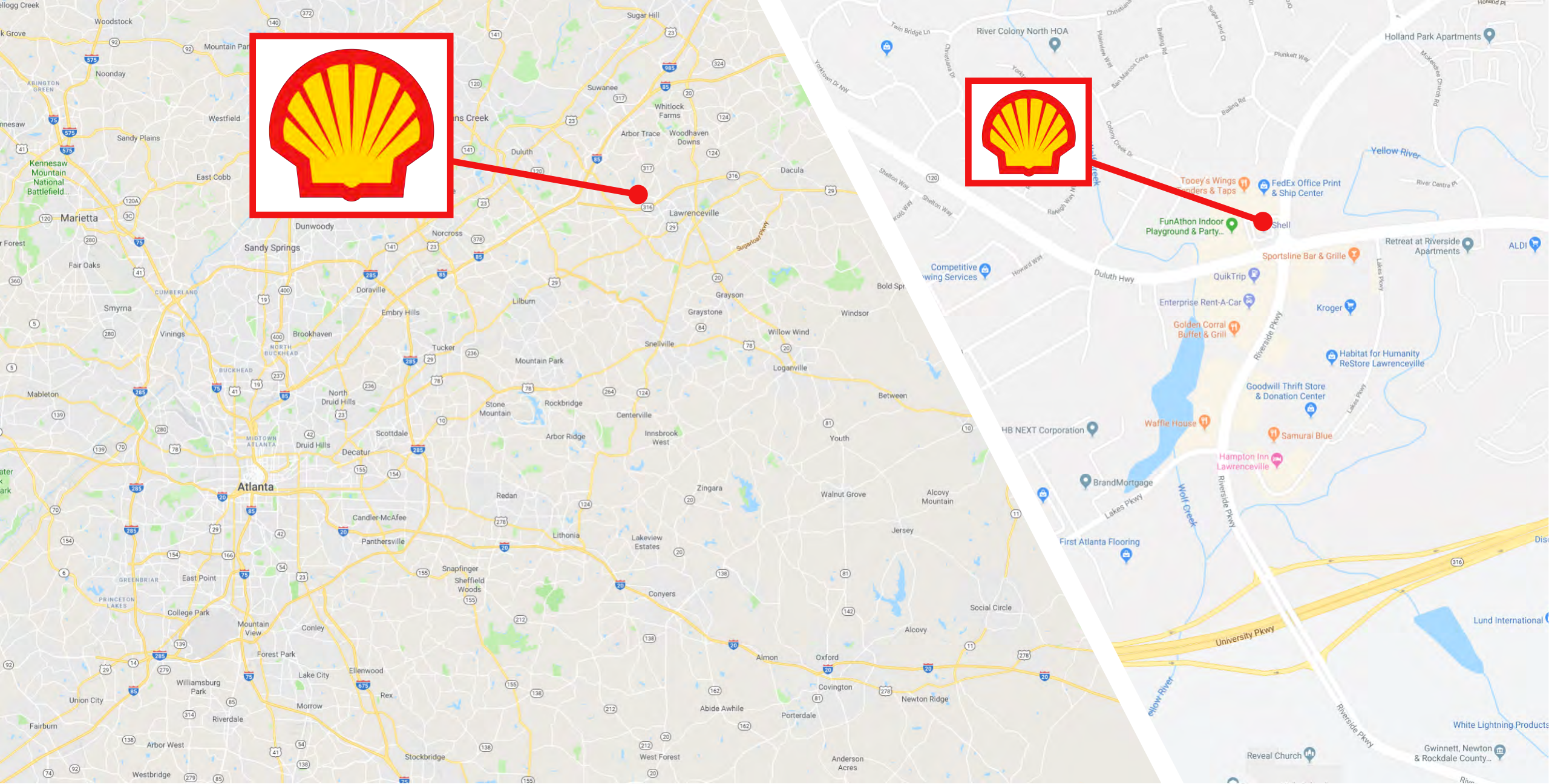
Surrounded By Residential Housing Such as Retreat at Riverside Apartments, Holland Park Apartments and Parc @ 980 Apartment Homes - All Within a 1-Mile Radius



In Close Proximity to Gwinnett Medical Center, Georgia Gwinnett College, Discovery High School, McKendree Elementary School and Benefield Elementary School



Nearby Tenants Include: FedEx, AMC Colonial 18, ALDI, Kroger, Office Depot, Gold's Gym and Starbucks



Shell | 1095 Duluth Highway | Lawrenceville, GA 30043



Gwinnett Oral & Maxillofacial



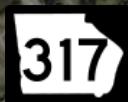
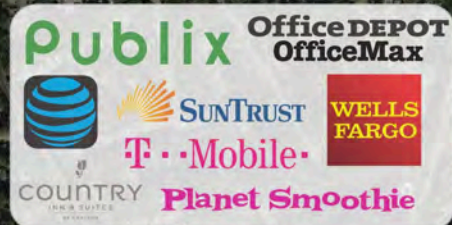
Lawrenceville Vet Center

Christ the Lord Lutheran Church



RETREAT at riverside





Riverside Pkwy



Duluth Hwy



CITY OVERVIEW

Lawrenceville | Gwinnett County | Georgia

9



GWINNETT COUNTY COURTHOUSE

Lawrenceville, GA

Lawrenceville is a city in the northern center of the state of Georgia and is part of the greater Atlanta metropolitan area, which is home to about 5,949,951 residents. Lawrenceville's population is approximately 30,000 people. The city is bordered by Suwanee to the north, Dacula to the east, Snellville to the south, and Duluth (named "One of the Best Places to Move in the Country" by *Forbes* magazine in 2009) to the west. Lawrence is home to the only public airport in Gwinnett County. The city punches way above its weight in education, boasting over two dozen elementary, middle, and high schools as well as two public colleges. Lawrenceville was also the birthplace of World Heavyweight Boxing Champion Ezzard Charles.



ATLANTA, GA

Economy

Lawrenceville is an important part of the booming Atlanta metropolitan area. In the last year alone, the city has seen a substantial job growth of 2.9%, nearly double that of the national average. Over the next ten years, it is expected to undergo economic growth of 45.2%, which is an overwhelming 26% higher than the U.S. at large. Major state firms such as Scientific Atlanta, Atlanta Biologicals, and Peach State Federal Credit Union all have their headquarters in Lawrenceville. Atlanta's downtown, only 30 miles away, is home to corporate offices of such national brands as CNN and UPS. Atlanta boasts an income per capita that is a quarter higher than the national average, while employment in professional, scientific and technical services is 55% above the national average.



AURORA THEATER

Contemporary Life

Lawrenceville's dynamic Aurora Theater hosts a variety of plays, musical entertainment, stand-up comedy, and ghost tours year-round. The city also just broke ground on a 56,000 sf \$31 million performing arts complex which will include a 500 seat theater space, educational facilities, and indoor and outdoor public recreational spaces. Whether tourists are a fan of the MLB, the NFL, the NBA, or the MLS, the Atlanta metropolitan area has it all. The area is also home to the Rhodes Jordan Park featuring an aquatic center and picnic areas all located on a pristine twenty-two acre lake, while the Tribble Mill Park includes fishing, biking, boating, and horseback riding. There's a reason why Gwinnett County's motto is "Vibrantly Connected," and Lawrenceville is at the heart of it.

DEMOGRAPHICS

10

Shell | 1095 Duluth Highway | Lawrenceville, GA 30043



Population

1-MILE

10,501

3-MILE

80,860

5-MILE

231,410



Average Household Income

1-MILE

\$77,155

3-MILE

\$81,353

5-MILE

\$84,941



TENANT PROFILE

11



Ambaji Real Estate, Inc., based in Georgia, has been family-owned and operated for close to 15 years. With a combined 30-plus years of experience, they have owned and operated over 60 Gas/Convenience stores all over the United States. Its co-founder and CEO brings a vast amount of knowledge from his decades of international experience.

The COO and co-founder started working in the industry at a young age and brings not only area and operational expertise, but also a background of hands-on and educational experience to the field. Their combined skill set in turning around and rebuilding locations have helped continue their growth and developing relationships across the c-store service spectrum. Ambaji Real Estate, Inc. currently owns and operates 20 Gas/Convenience stores with over 120 employees and averages close to 9.6 million gallons a year and over \$12 million inside sales; while continuing to acquire more locations annually.



COMPANY TYPE
Private



FOUNDED
2004



OF LOCATIONS
20+



HEADQUARTERS
Atlanta, GA



LEASE SUMMARY

TENANT	Ambaji Real Estate, Inc.
PREMISES	A Building of Approximately 3,543 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years From Close of Escrow
LEASE TERM	15 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.5% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Gas Station/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



Actual Property Image

RENT ROLL

Shell | 1095 Duluth Highway | Lawrenceville, GA 30043



Actual Property Images

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Ambaji Real Estate, Inc.	3,543 SF	\$360,000	\$101.61	1.5%	Annually	Close of Escrow	15 Years From COE	3 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.



Shell | 1095 Duluth Highway | Lawrenceville, GA 30043



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

www.SIGnnn.com

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

EXCLUSIVELY MARKETED BY:

MUNIR MEGHJANI

Lic. # 366616

678.770.2101 | DIRECT
munir@SIGnnn.com

RAHILL LAKHANI

Lic. # 340279

770.648.1163 | DIRECT
rahill@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com