



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Investment Opportunity

5374 Five Forks Trickum Road | Lilburn, GA 30047

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,800 SF Texaco Located at 5374 Five Forks Trickum Road in Lilburn, Georgia. This Opportunity Offers 15 Years Remaining on an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Stable Investment.



Actual Property Image

OFFERING SUMMARY

PRICE	\$1,030,000
CAP	8.73%
NOI	\$90,000
PRICE PER SF	\$367.86
GUARANTOR	Personal & Corporate

PROPERTY SUMMARY

ADDRESS	5374 Five Forks Trickum Road Lilburn, GA 30047
COUNTY	Gwinnett
BUILDING AREA	2,800 SF
LAND AREA	0.81 AC
BUILT	1979

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 218,000 Residents in about 63,000 Homes Within a 5-Mile Radius of the Property



Surrounded By Residential Housing Such as Grove Parkview Apartments, Park Springs and Stone Mountain Heights - All Within a 1-Mile Radius



In Close Proximity to Gwinnett County Public Library, Gwinnett County Fire Station, Parkview High School and The Village of Vets Lilburn



Nearby Tenants Include: Rockbridge Village Shopping Center, Walgreens, Kroger, NCG, Stone Mountain Square and LA Fitness



Texaco | 5374 Five Forks Trickum Road | Lilburn, GA 30047



Family Dentistry



Great Clips®
IT'S GONNA BE GREAT™



Weight Watchers

Orangetheory®
FITNESS



Walgreens

Rockbridge Rd

WILL HENRY'S
TAVERN



IQRA ACADEMY



Lilburn Co-op
LILBURN COOPERATIVE MINISTRY, INC.

Park Salon

MPFBC

Five Forks Trickum Rd



Young World
Child Care & Learning Center



State Farm



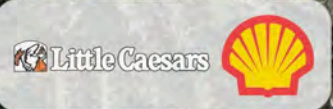
GEORGIA
Scapes
INC.



fresche
salon & boutique



Five Forks Trickum Rd



Rockbridge Rd



CITY OVERVIEW

Lilburn | Gwinnett County | Georgia

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Lilburn, GA

Lilburn is a city located in Gwinnett County, in the northern center of Georgia. It has an estimated population of 12,700 people and forms a part of the Atlanta metropolitan area with 5,949,951 people. Located 20 miles from downtown Atlanta and 11 miles from Lawrenceville, Lilburn covers over 6.4 square miles. Lilburn boasts a plethora of educational facilities, including eight elementary schools, four middle schools, five high schools, and six private schools. Its unique features include the Camp Creek Greenway, a beautiful multi-use boardwalk nature trail, and the BAPS Hindu temple, the largest Swami temple in North America and an architectural wonder. Lilburn is also home to Olympic Gold Metal-winning swimmer Eric Shateau. The city's motto is "Small town. Big difference."



Economy

The greater Atlanta metropolitan area is booming. Lilburn has seen an impressive increase of 2.9% in the local job market in the past year. Lilburn has a diversified economy, with key drivers in retail, education, and health care, while construction, administration, and other services clock in well above the national average. Due to their close proximity, Atlanta's economy also affects Lilburn's. Atlanta is home to the corporate offices of such national brands as CNN and UPS. Atlanta's income per capita is \$40,595, nearly a quarter higher than the national average, while employment in professional, scientific and technical services is 55% above the national average. Educational services are also impressive, boasting a 22.5% spike in employment above the national average.



Contemporary Life

As its motto "Small Town, Big difference" suggests, Lilburn offers all the advantages of a small town and conveniences of the city without any of the traffic, pollution, and overcrowding that comes with it. In Lilburn's revitalizing old town, guests can stroll and shop for antiques, vintage clothing, or flowers and stop in on the illuminated patio of the famed 1910 Public House for a beer and a taste of authentic southern cuisine. Lilburn is home to Stone Mountain Park which is Georgia's most popular attraction and features a wide variety of family activities. Located on 3,200 acres of natural beauty, the park includes outdoor activities including kayaking, SUP, championship golf, hiking, biking, a duck tour boat, and even getting to ride a cable car to the top of the mountain.

DEMOGRAPHICS

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Texaco | 5374 Five Forks Trickum Road | Lilburn, GA 30047



Population

1-MILE

5,501

3-MILE

41,358

5-MILE

181,604



Average Household Income

1-MILE

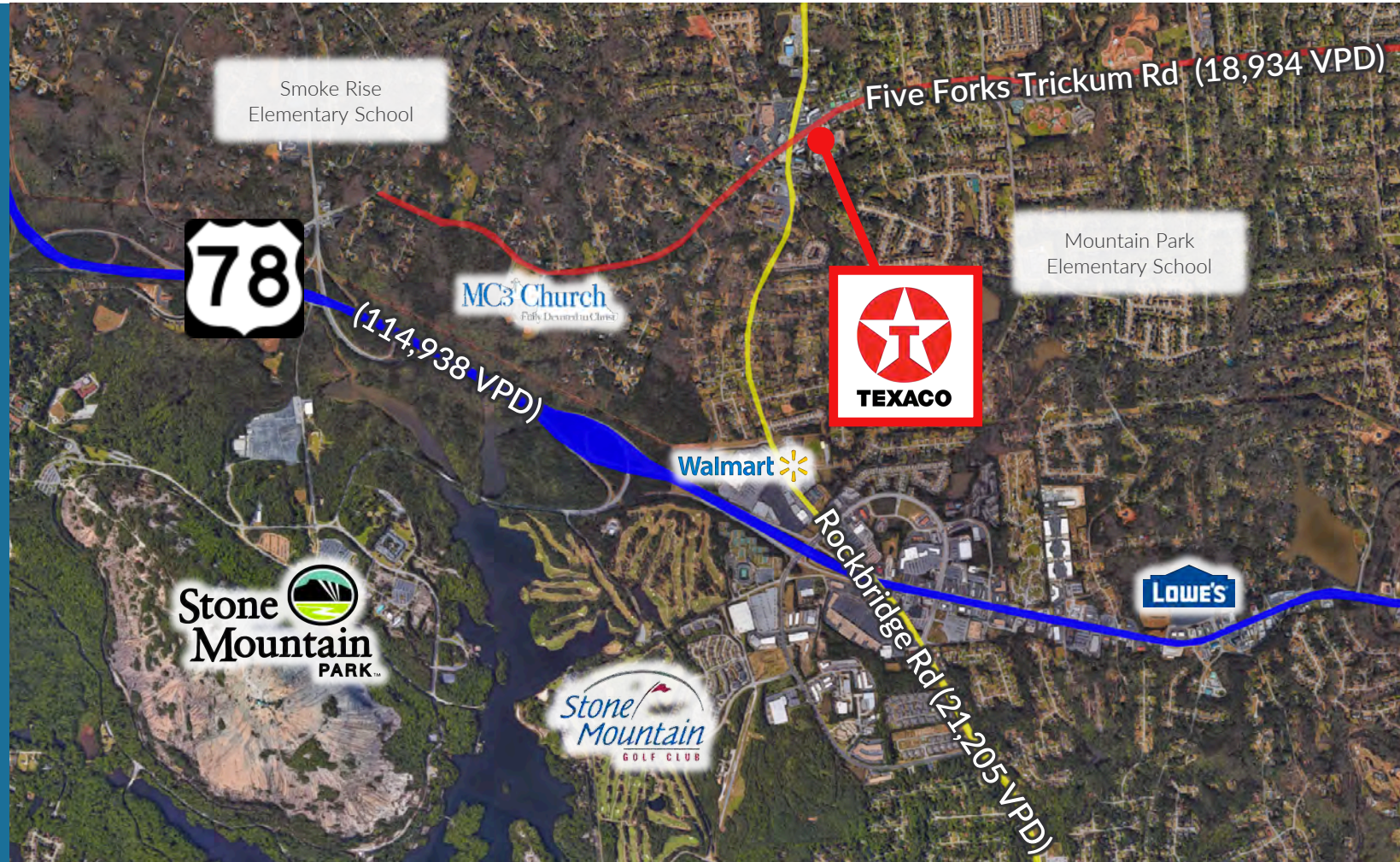
\$102,800

3-MILE

\$106,653

5-MILE

\$79,579



TENANT PROFILE

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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 2,800 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

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TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Ambaji Real Estate, Inc.	2,800 SF	\$90,000	\$32.14	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.



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