



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Investment Opportunity

7297 Tara Boulevard | Jonesboro, GA 30236

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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Exxon | 7297 Tara Boulevard | Jonesboro, GA 30236

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,500 SF Exxon Located at 7297 Tara Boulevard in Jonesboro, 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	\$1,309,090
CAP	8.25%
NOI	\$108,000
PRICE PER SF	\$523.64
GUARANTOR	Personal & Corporate

PROPERTY SUMMARY

ADDRESS	7297 Tara Boulevard Jonesboro, GA 30236
COUNTY	Clayton
BUILDING AREA	2,500 SF
LAND AREA	0.61 AC
BUILT	1990

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 198,757 Residents in Approximately 70,000 Homes Within a 5- Mile Radius of the Property



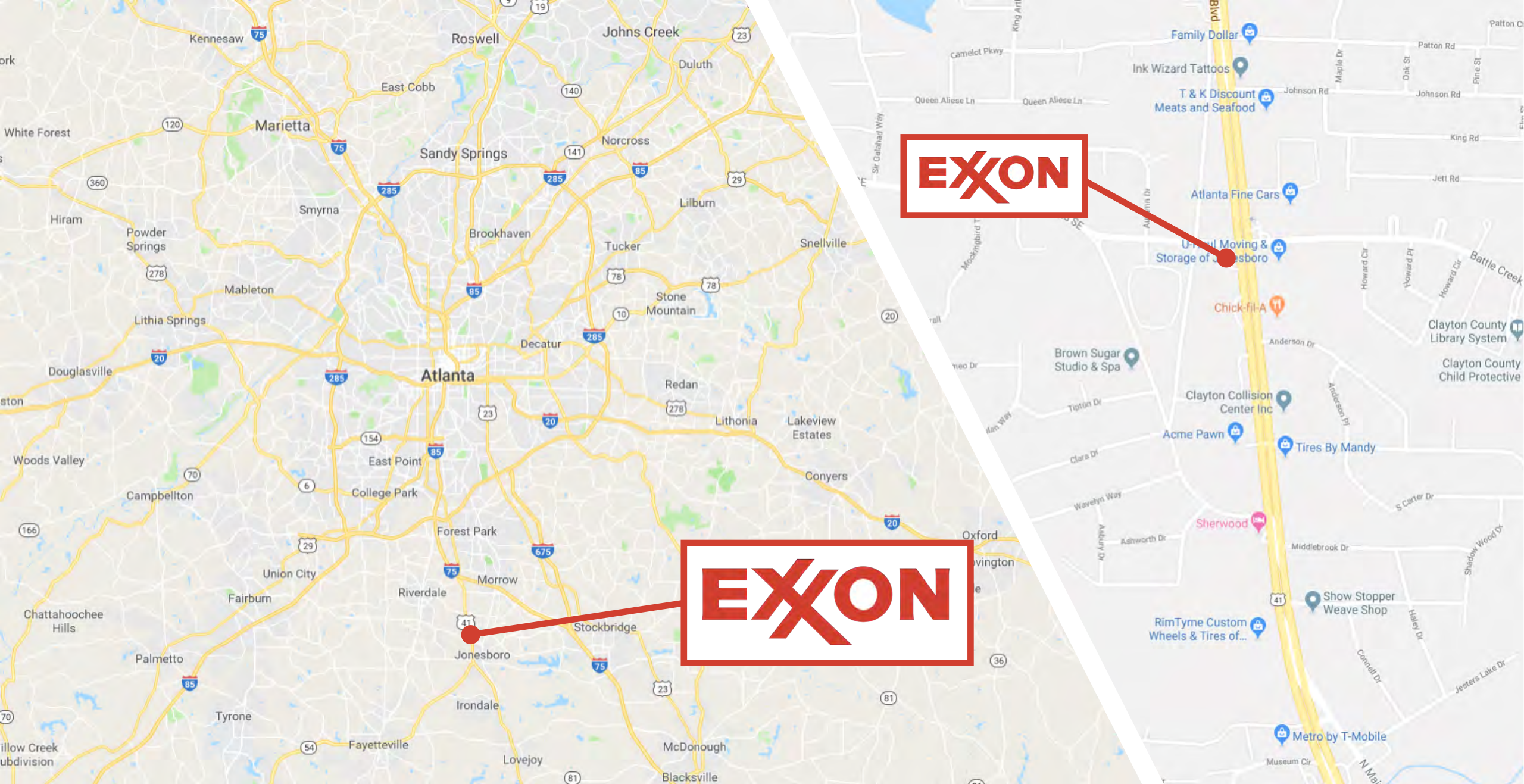
Surrounded By Residential Housing Such as Tara Woods Apartments, River's Edge Apartments and Scarlett Place Apartments - All Within a 1-Mile Radius



In Close Proximity to Jonesboro Pediatrics, Clayton County Library, Jonesboro High School, Harper Elementary School and Sequoyah Middle School



Nearby Tenants Include: Chick-fil-A, ALDI, Atlanta Fine Cars, O'Reilly's Auto Parts, Office Depot, Planet Fitness and Metro by T-Mobile



Exxon | 7434 Tara Blvd | Jonesboro, GA 30236

Walls of Jericho

ATLANTA
FINE CARS



U-HAUL

Kinnebrew's
Smokehouse



Elite
AutoMaxx



Clayton
Collision
Center



Tires By
Mandy

Durango
Auto Repair



Tara Blvd



Darby's
FURNITURE

RESTORATION
OF LIFE THROUGH JESUS CHRIST MINISTRIES, INC.

Fletcher and Son
Auto Repair



PC and CO
Auto Sales



EXXON

DOLLAR GENERAL
DOLLAR TREE
metroPCS
BURGER KING
POPEYES

★ macy's VICTORIA'S SECRET H&M Olive Garden
Bath & Body Works AMERICAN EAGLE claire's THE CHILDREN'S PLACE
Bank of America DQ CHAMPS T-Mobile
AÉROPOSTALE Payless FOREVER 21
K&G EXPRESS FAMILY DOLLAR GNC
FASHION SUPERSTORE CITITRENDS FINISH LINE rue21
Foot Locker metroPCS
SBARRO K-AMERICAN FREIGHT FURNITURE - MATTRESS NEW YORK & COMPANY

Burlington TJ-maxx
avenue SUBWAY
Rainbow MATTRESS FIRM Hampton

BEST BUY Party City iROSS DRESS FOR LESS
PET SMART Ashley HOMESTORE
VALUE CITY FURNITURE IGA T-Mobile
BB&T DAVID'S BRIDAL MATTRESS FIRM
DOLLAR TREE

DUNKIN' bp
RED LOBSTER

Office DEPOT OfficeMax Applebee's
SUBWAY ZAXBY'S
Little Caesars T-Mobile



SMOOTHIE KING SUBWAY cricket QUALITY
Sprint metroPCS CIRCLE K

COSTCO WHOLESALE



BARNES & NOBLE atlanta's BREAD
JOE'S CRAB SHACK the Vitamin Shoppe

InTown SUITES

CATHERINES Planet Smoothie Moe's
TACO BELL WELLS FARGO AT&T
SALLY BEAUTY CARRABBA'S FRIDAYS

EXXON

Sam's Club

LA FITNESS amc

FAMILY DOLLAR



Publix CHIPOTLE PAPA JOHN'S SHERWIN-WILLIAMS
TEXACO Payless Sprint
SUNTRUST metroPCS



Chick-fil-z U-HAUL

THE HOME DEPOT Chick-fil-z PANDA EXPRESS
CIRCLE K

CITGO

Tara Blvd

CITY OVERVIEW

Jonesboro | Clayton County | Georgia

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Jonesboro, GA

Jonesboro is the county seat of Clayton County in the state of Georgia. The city's 2017 estimated population is about 4,755 residents. Clayton County's population, as a whole, is about 285,153 residents. The county is included in the Atlanta-Sandy Springs-Rosewell, GA Metropolitan Statistical Area. The MSA's population is about 5.79 million residents. The Atlanta metro has the fifth largest population in the U.S. It is considered to be a top business area and a primary transportation hub of the Southeastern U.S. The county is also the home of the Hartsfield-Jackson Atlanta International Airport. The city is located approximately 30 minutes to Atlanta's downtown area.



Economy

Due to the cities close proximity, Atlanta's economy affect's the city of Jonesboro's. 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.



Contemporary Life

The city is home to the Road to Tara Museum which has a unique collection of Gone With The Wind manuscripts & exhibits. The city is also home to the Stately Oaks Plantation which is an 1839 Greek Revival antebellum mansion. The city is so close to Atlanta, which is the perfect place to spend the day. Atlanta is home to the Georgia Aquarium which is one of world's largest aquariums, with interactive galleries & animals galore. The city also includes the World of Coca-Cola which is a museum dedicated to the soft drink that debuted in Atlanta in 1886. The city also includes Stone Mountain Park, the Atlanta Zoo, Centennial Olympic Park, the new Mercedes Stadium, and the Ponce City Market.

DEMOGRAPHICS

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Exxon | 7297 Tara Boulevard | Jonesboro, GA 30236



Population

3-MILE

82,194

5-MILE

198,757

10-MILE

518,377



Average Household Income

3-MILE

\$49,478

5-MILE

\$54,827

10-MILE

\$60,530



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 2,500 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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Actual Property Image



Representative Image

TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Ambaji Real Estate, Inc.	2,500 SF	\$108,000	\$43.20	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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Actual Property Image



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