



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CITGO
903 E Main Street
Benson, NC 27504

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
North Carolina, LLC Lic. # 29362

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 2,048 SF CITGO Located at 903 E Main Street in Benson, NC. This Opportunity Includes Triple Net (NNN) Lease With Over 2 Years Remaining Located Right Off Interstate 95, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$369,000
CAP	6.25%
NOI	\$23,046
PRICE PER SF	\$180.18

PROPERTY SUMMARY

ADDRESS	903 E Main Street Benson, NC 27504
COUNTY	Johnston
BUILDING AREA	2,048 SF
LAND AREA	1.56 AC
BUILT	1990



HIGHLIGHTS

- Triple Net (NNN) Lease With Over 2 Years Remaining
- An Additional 3.89 Acres Are Available For Sale Making For a Perfect Redevelopment Opportunity *(Not Included in This Offering - Inquire For Details)*
- Strong Location Directly Off Interstate 95
- 30 Minutes North of Fayetteville, NC and 30 Minutes South of Raleigh, NC - Making it a Perfect Pit Stop
- The Average Household Income is Over \$62,600 Within a 3-Mile Radius
- Johnston County Has Approximately 196,708 Residents
- Easy Access From 2 Interstates - I-95 Sees Over 47,485 Vehicles Per Day and I-40 Sees Over 33,580 Vehicles Per Day
- Projected 8.68% Population Increase Within 5-Miles From 2019-2024
- Nearby Tenants Include: Waffle House, Days Inn, Hampton Inn, Food Lion, Family Dollar, Subway, Pizza Inn, Burger King, Taco Bell, McDonald's, Domino's and More

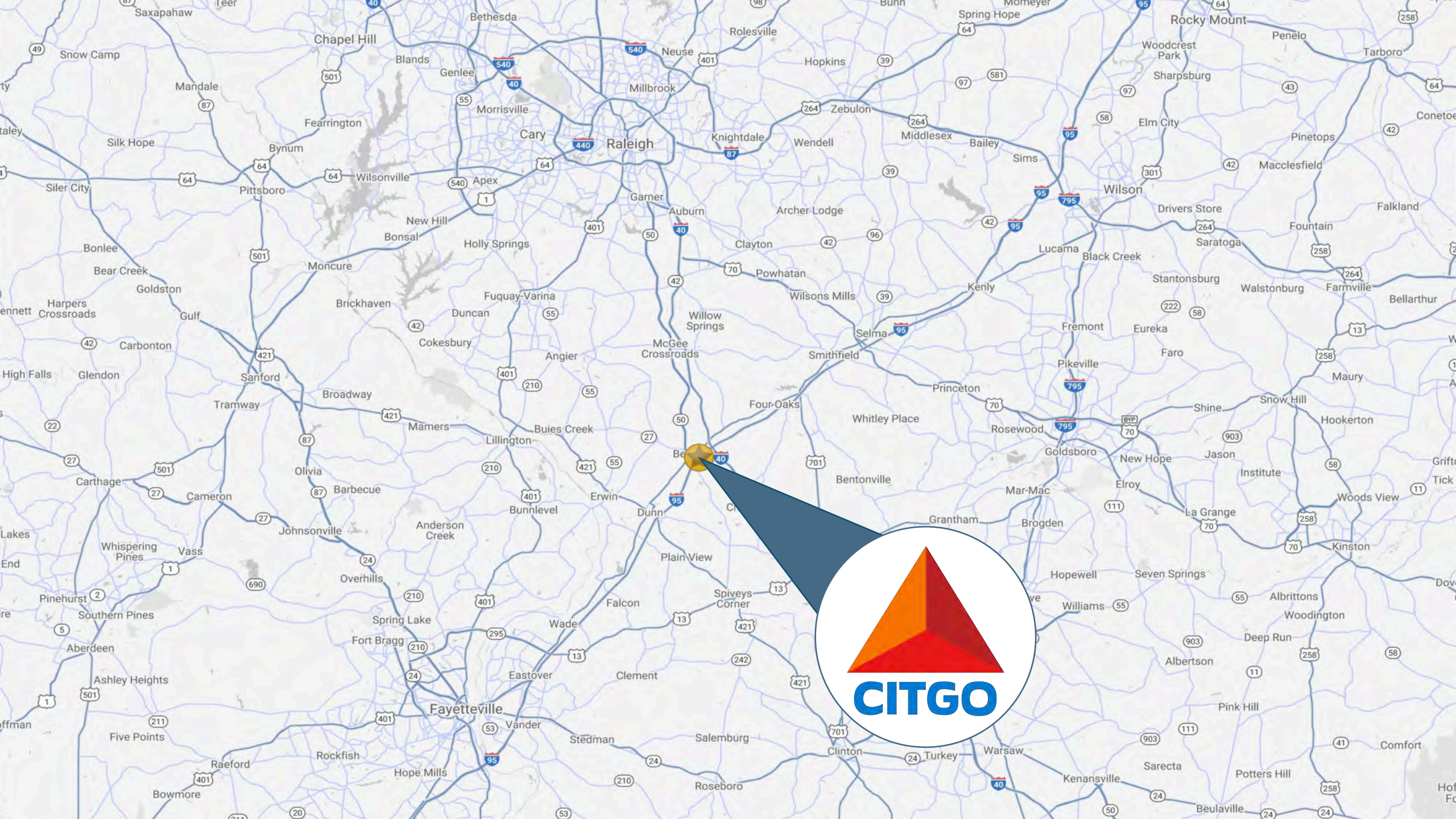


LEASE SUMMARY

PREMISES	A Building of Approximately 2,048 SF
LEASE COMMENCEMENT	July 15, 2017
LEASE EXPIRATION	July 14, 2022
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	1 x 5 Years
RENT INCREASES	None
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Convenience Store and Gas Station
PROPERTY TAXES	Landlord's Responsibility (2018: \$5,654)
INSURANCE	Landlord's Responsibility (2018: \$1,300)
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility Up to \$5,000
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	NET OPERATING INCOME	RENT PER SF
2,048 SF	\$30,000	\$23,046	\$11.25



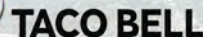




Benson Fire Department



Benson Dog Park

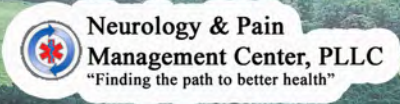
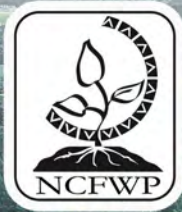


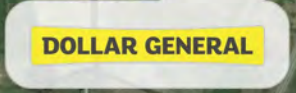
E Main St



El Potosino







E Main St

Benson is located in southwest Johnston County, one of the fastest growing counties in North Carolina. It is home of the historic Benson Singing Grove, a tree-lined park and outdoor concert venue used for numerous annual festivals and events. Residents of Benson embrace a unique way of life and a strong sense of community. The city has an estimated population of about 2,400 residents, while the county, as a whole, has about 196,708 residents. Benson is ideally situated at the intersection of I-40 and I-95 providing easy access to the Research Triangle Metro area and Fayetteville.

As a thriving small town, Benson is home to a diverse business community ranging from modern agriculture, textile manufacturing, and gift/specialty shops. Due to the cities close proximity, Fayetteville's economy, also affects Benson's. Fort Bragg is the backbone of the the Fayetteville-Benson economy. Fort Bragg and Pope Field pump about \$4.5 billion a year into the region's economy, making the Fayetteville area one of the best retail markets in the country. Fayetteville serves as the region's hub for shops, restaurants, services, lodging, health care and entertainment. The Fayetteville area also has a large and growing defense industry and was ranked in the Top 5 Defense Industry Development areas in U.S. for 2008, 2010, 2011 by Expansion Solutions Magazine.

Benson is close to numerous natural and recreational attractions like the beautiful North Carolina coast, the Neuse River, Howell Woods Environmental Learning Center, the Cape Fear River, Raven Rock State Park, Jones Lake State Park, and White Lake. The city also celebrates Mule Days the 4th Saturday of September, and it includes a festival that attracts over 60,000 people each year. Fayetteville is only about a 30 minute drive from Benson, which makes it the perfect place for a day trip. Fayetteville is home to Airborne & Special Operations Museum Foundation, which is a vast museum on U.S. army, airborne & special ops with exhibits, a theater & a motion simulator. The city also includes the ZipQuest - Waterfall & Treetop Adventure which is numerous zip lines stringing through the beautiful forests of North Carolina.



JOHNSTON COUNTY COURTHOUSE



ZIPQUEST



FAYETTEVILLE, NC

	3 MILES	5 MILES	10 MILES
POPULATION	5,917	15,557	63,479
AVERAGE HH INCOME	\$62,605	\$59,086	\$58,592



CITGO

TENANT PROFILE

WAFLE
HOUSE

The company's history is an American success story that began in 1910 with the founding of the Cities Service Company, a then pioneering utility services provider to the sprawling cities of the Midwest. In 1965, the now familiar and enduring CITGO "trimark" brand was born. CITGO Petroleum Corporation is a U.S.-based petroleum company with a rich heritage of more than 100 years. Citgo Petroleum Corporation (or CITGO) is a United States-based refiner, transporter and marketer of transportation fuels, lubricants, petrochemicals and other industrial products. Headquartered in the Energy Corridor area of Houston, it is majority-owned by PDVSA, a state-owned company of the Venezuelan government.

Today, CITGO has cultivated a legacy of blending business with purpose, an identity that differentiates it from its industry peers. Their philanthropic DNA of helping improve people's lives is built on a solid foundation of history, vision and values – all of which have stood the test of time. By blending business with purpose, there is balance between being a successful oil company, while giving back to communities, demonstrating that after all this time, CITGO still specializes in "cities service." CITGO is the eighth largest U.S. refiner, with a 750,000-barrel-per-day refining network capable of supplying 4 percent of the country's fuel through a network of over 14,000 CITGO gas stations in the U.S.



COMPANY TYPE
Subsidiary



FOUNDED
1910



OF LOCATIONS
14,000+



HEADQUARTERS
Houston, TX



WEBSITE
citgo.com

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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