



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



TitleMax
1109 Goldsmith Road
Stone Mountain, GA 30083

EXCLUSIVELY MARKETED BY:



DOUG ROLAND

Lic. # 269049

706.814.2217 | DIRECT
doug@SIGnnn.com



AMANDA REEVES

Lic. # 307133

843.608.9585 | DIRECT
amanda@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT
andrew@SIGnnn.com

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. # 67374

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,585 SF TitleMax at 1109 Goldsmith Road in Stone Mountain, GA. This Opportunity Includes an Absolute Triple Net (NNN) Lease With Over 5 Years Remaining Located Only 1-Mile From Stone Mountain Park, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$741,670
CAP	6.25%
NOI	\$46,354
PRICE PER SF	\$161.76
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1109 Goldsmith Road Stone Mountain, GA 30083
COUNTY	Dekalb
BUILDING AREA	4,585 SF
LAND AREA	0.90 AC
BUILT	1975



TITLE MAX

HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With Over 5 Years Remaining
- Corporate Guarantee
- Strong History of Success at Location
- Located 1-Mile From Stone Mountain Park, Which Draws an Average of More Than 4-Million Annual Visitors; the Park is One of Georgia's Most Popular Attraction
- Strong Demographics – Over 214,569 Residents With an Average Household of \$68,586 Within a 5-Mile Radius
- Located at the Intersection of Goldsmith Rd and Highway 10 With Over 41,800 VPD
- Situated 12 Miles From Downtown Atlanta
- Nearby Tenants Include: Burger King, McDonald's, Chase Bank, Wells Fargo, Panda Express, O'Reilly Auto Parts and Walmart



LEASE SUMMARY

TENANT	TitleMax
PREMISES	A Building of Approximately 4,585 SF
LEASE COMMENCEMENT	July 1, 2014
LEASE EXPIRATION	February 1, 2025
LEASE TERM	5+ Years Remaining
RENEWAL OPTIONS	TBD
RENT INCREASES	2% Annually Including Options
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Finance
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

SQUARE
FOOTAGE

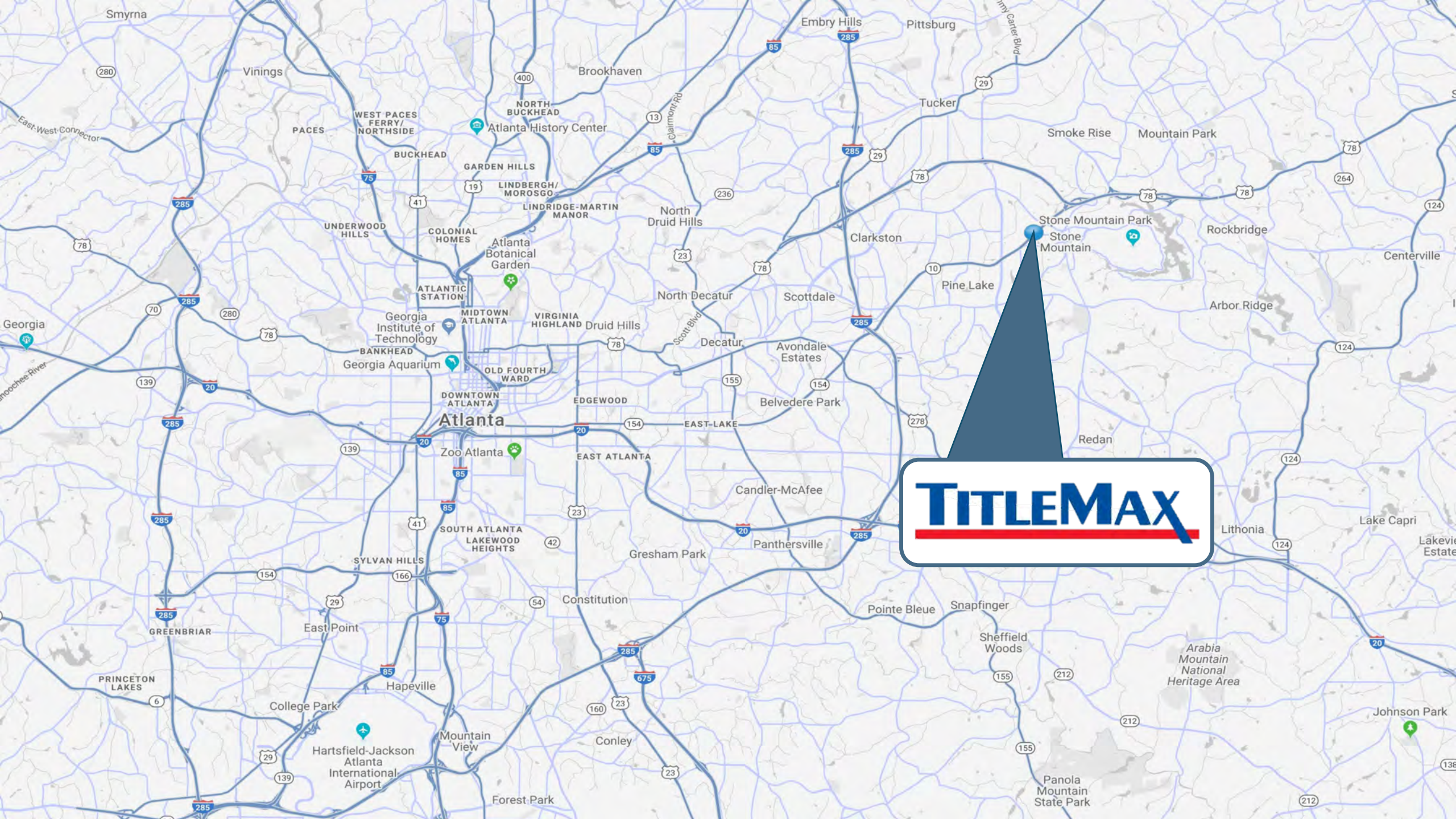
ANNUAL
BASE RENT

RENT
PER SF

4,585 SF

\$46,354

\$10.11



TITLEMAX



Autumn Ridge at
Stone Mountain

Rosemont at
Stone Mountain



Buddy
Convenience Stores

AJ and Sons
Kustomsz All- M- One



Golden Motors

ALLGOOD TIRES INC.

Goldsmith Rd



Walmart **Exxon Mobil** **Chevron**
DeKalb County School District
BEAUTY EXCHANGE **Wingzz Kitchen** **WELLS FARGO** **PRIME SEAFOOD**
Bintou Hair Braiding and Weaves *Angie's Place* *American Transmissions Inc.*

McDonald's **boost mobile** **SUBWAY** **Pet Supermarket**
CHASE **American Deli** **BURGER KING**
O'Reilly AUTO PARTS **Checkers** **RAC** **PANDA EXPRESS**
Waffle House **Little Caesars**




WILLOW LAKE
 APARTMENT HOMES



Scottish
 INNS.

FAMILY DOLLAR

Crossroads Christian Community Church



Autumn Ridge at Stone Mountain

ALLGOOD TIRES INC.



Buddy Convenience Stores

TITLEMAX



Golden Motors

Goldsmith Rd





E Ponce de Leon Ave

BURGER KING **PANDA EXPRESS** **CHASE** **metroPCS**
McDonald's **WING STOP** **O'Reilly**
FAMILY DOLLAR

TITLEMAX



TEXACO

WELLS FARGO

DOLLAR GENERAL

Exxon

Walmart Supercenter **Chevron**

Kentucky Fried Chicken **ExtraSpace Storage**
LONG JOHN SILVER'S

TIRE PLUS
TOTAL CAR CARE

Little Caesars **DOLLAR GENERAL**
Checkers **SUBWAY** **R&C**
WAFFLE HOUSE **cricket**

Chick-fil-ee **Public Storage**
bp **ExtraSpace Storage**

ROSS **IGA** **Foot Locker** **iHop**
Rainbow **Payless** **TEXACO**
CATO **SUBWAY** **Pizza-Hut**
Sprint **T-Mobile** **metroPCS** **GNC**

Walgreens

Aaron's

DOLLAR TREE **planet fitness**
CITGO **CITITRENDS**
HIBBETT SPORTS **TACO BELL**
DOLLAR GENERAL

AutoZone **Office DEPOT** **OfficeMax**
Firestone



ATLANTA, GA

STONE MOUNTAIN | DEKALB COUNTY | GA

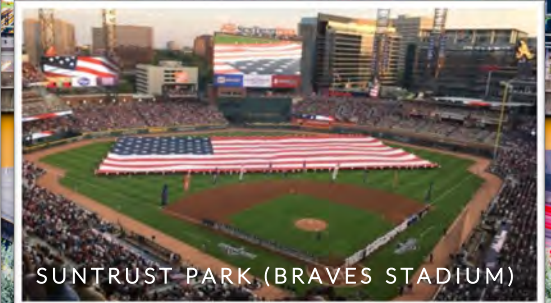
Stone Mountain is a city in DeKalb County in the state of Georgia. The population was about 6,368 residents according to the 2017 US Census estimate. Stone Mountain is located in the eastern part of DeKalb County and is a suburb of Atlanta that encompasses nearly 1.7 square miles. The city is a gateway to Stone Mountain Park, named for the vast monolith at its center. Etched into the rock's side, the Confederate Memorial Carving depicts Civil War generals Stonewall Jackson and Robert E. Lee, plus President Jefferson Davis. A trail and the Summit Skyride cable car lead to the rock's peak. The city is located 12 miles to Atlanta's downtown.

Atlanta's economy is considered diverse, with dominant sectors that include aerospace, transportation, logistics, professional and business services, media operations, medical services, and information technology. Atlanta'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. Over 75% of Fortune 1000 companies conduct business operations in the city's metro area, and the region hosts offices of over 1,250 multinational corporations.

Stone Mountain's most popular attraction is the Stone Mountain itself. The attraction includes laser shows at night, a Rockin' Land and Lake Tour, a Dinotorium, a Skyride and so much more. The city is only a 25 minute drive to Atlanta, which is the seventh-most visited city in the U.S., with over 35 million visitors per year. The most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and outdoor attractions. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta is home to professional franchises for four major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the NBA, the Atlanta Falcons of the NFL, and Atlanta United FC of MLS.



STONE MOUNTAIN



SUNTRUST PARK (BRAVES STADIUM)



	3 MILES	5 MILES	10 MILES
POPULATION	69,957	214,569	940,202
AVERAGE HH INCOME	\$61,047	\$68,586	\$77,384

TITLEMAX, INC.

TENANT PROFILE

TitleMax, Inc. is a privately owned title lending business with corporate offices in Dallas, Texas and Savannah, Georgia. TitleMax® is one of the nation's largest title lending companies. Every day, TitleMax® helps thousands of people get the cash they need with a title loan, title pawn or now in select states, with a personal loan. They offer rates that are very competitive, while providing a superior level of customer service. Since the first stores opening in 1998 in Georgia, TitleMax® has expanded to more than 1,100 stores in sixteen states.

TitleMax serves individuals who generally have limited access to consumer credit from banks, thrift institutions, credit card lenders, and other traditional sources of consumer credit. TitleMax offers title loan and title pawn products which allows customers to meet their liquidity needs by borrowing against the value of their vehicles while retaining use of their vehicle during the term of the loan. With more than 2,000 team members nationwide, the company prides itself on providing customers with clarity and confidence.



COMPANY TYPE
Private



FOUNDED
1998



LOCATIONS
1,100+



HEADQUARTERS
Savannah, GA



WEBSITE
titlemax.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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