



HOT MEAL DEALS
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\$4 44
NOW HIRING



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Krystal

1884 N Columbia Street
Milledgeville, GA 31061

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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Krystal Located at 1884 N Columbia Street, Milledgeville, GA. This is an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities. The Building is 1,293 SF on Approximately 0.48 Acres of Land.

OFFERING SUMMARY

PRICE	\$1,201,071
CAP	7.00%
NOI	\$84,075
PRICE PER SF	\$928.90
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1884 N Columbia Street Milledgeville, GA 31061
COUNTY	Baldwin
BUILDING AREA	1,293 SF
LAND AREA	0.48 AC
BUILT RENOVATED	2011 2017



ACTUAL PROPERTY IMAGE



K R Y S T A L

HIGHLIGHTS

- Absolute Triple Net Lease (NNN) – Zero Landlord Responsibilities
- Rent Increases of 1.25% Annually Starting in January 2020
- Six (6) – Five Year Renewal Options
- Outparcel to Tractor Supply, Hibbett Sports and Food Depot
- Store Had Significant Improvements and Renovations in 2017 Including Remodel to New Krystal Concept
- Corporate Guarantee – The Krystal Company
- Krystal is the Second Oldest Fast Food Restaurant (Founded in 1932) and is the Southeast's Longest-Standing QSR Chain and Has Over 227 Corporately Owned Units - Over 360 Stores Total
- Target Demographic Area For Krystal Restaurants
- Located Along Dense Retail Corridor and High Traffic Location
- Located Next to Georgia College and State University – Over 7,000 Students and 310 Faculty
- Located on Major Thoroughfare With Strong Visibility and Multiple Points of Access From N Columbia St – Estimate of Over 36,000 VPD
- 6 Hotels Within a 2-Mile Radius of the Property – Including: Holiday Inn, Hampton Inn, Econo Lodge, Days Inn and Comfort Suites
- Located Less Than 2-Miles From Walmart Supercenter and the Milledgeville Mall
- Surrounded By National Retailers Including: Lowe's, Hobby Lobby, Chick-fil-A, Checker's, Dunkin', PetSmart, Walgreens, JCPenney, T.J.Maxx, ALDI, AutoZone, Arby's, McDonald's, Carmike Cinemas and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	The Krystal Company
PREMISES	A Building of Approximately 1,293 SF
LEASE COMMENCEMENT	September 21, 2012
LEASE EXPIRATION	September 30, 2032
LEASE TERM	13 Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES*	1.25% Annually
LEASE TYPE	Absolute Triple Net Lease (NNN)
PERMITTED USE	Fast Food
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
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	Yes

*Beginning 01/01/2020 Rent Will Increase Annually By 1.25%

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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1,293 SF

\$84,075

\$65.02



ACTUAL PROPERTY IMAGES



Krystal



Pine Knoll
APARTMENT HOMES

DIRECT
FURNITURE
OUTLETS



SKYWATER
REALTY



HIBBETT
SPORTS

TJ-MAXX

Ruby
Tuesday



SHERWIN-WILLIAMS



claire's

Exchange
Bank



Walgreens



AspenDental



BUDDY'S
HOME FURNISHINGS

BIG LOTS!

Lieu's Peking
Restaurant

SUNSET FINANCE

TACO BELL

MATTRESS FIRM

enterprise

BANK OF
EASTMAN

TITLEMAX

PANDA EXPRESS
CHINESE KITCHEN

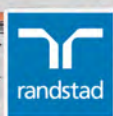
it'sfashionmetro

HOBBY
LOBBY

PETSMART



1st
Franklin
Financial



DUNKIN'

Pickle Barrel
Cafe & Sports Pub

AMERICAN
TIRE
DEPOT

FIREHOUSE
SUBS

EXPRESS
TIRE & AUTO

ACE
Hardware

COOK-OUT

TIDAL
WAVE

Tipsy Liquor

Krystal

Carrington
Woods
APARTMENTS

SONIC

O'Reilly
AUTO PARTS

ZAXBY'S

Advance
Auto Parts

McDonald's

New Beginning
Child Care

CHAMBERS OIL COMPANY
600 Hammock Rd., Milledgeville, GA 31061
info@chambersoil.com | 478-452-4124

Freddy's
STEAKBURGERS

Waffle
HOUSE

Chick-fil-A

Central Security

MidSouth
Community
Federal Credit Union

MIDDLE GEORGIA
EAR, NOSE & THROAT

MILLEDGEVILLE
TOTAL FITNESS

LOWE'S

Star

Chevron

Quinn Pest Control
Inc

CENTURY
BANK & TRUST

PITTMAN'S
BODY SHOP

ATLANTA HEARING
ASSOCIATES

MILLEDGEVILLE
TOTAL FITNESS

COMPLETE
CASH
DISCOUNT TITLE PAWN

Sinclair
Custom Award
Designs, Inc

SPEEDIE
CASH
TITLE LOANS - CASH ADVANCES - SIGNATURE LOANS

Food Depot
La NAILS

LA QUINTA
INNS & SUITES

STACKED
Chatter
SUBWAY

K Beauty Supply

HIBBETT
SPORTS

CHECK INTO
CASH
One Stop Money Shop

Bojangles'
Famous Chicken 'n Biscuits

Crockett's
FAMILY
CATERING & CATERING

Checkers
"CRAZY GOOD FOOD"

TRACOR

TSC TRACTOR
SUPPLY CO

Swan
CLEANERS
keeps you looking great

Krystal

N Columbia St



Walmart Supercenter IHOP
DOLLAR TREE
MURPHY USA SUBWAY
Cato SHOE DEPT.
GNC
cricket SALLY BEAUTY

Badcock & more
Comfort SUITES

Pizza Hut
verizon
Days Inn
SUNTRUST

BIG LOTS!
Curves
MATTRESS FIRM
FAMILY DOLLAR
PANDA EXPRESS
TACO BELL
Hampton by HILTON

belk Bath & Body Works
TJ-maxx OfficeMax
maurices
Ruby Tuesday
amc
RACK ROOM SHOES
claire's HIBBETT SPORTS

Little Caesars
Kentucky Fried Chicken
FIREHOUSE SUBS
BB&T

Krystal

ALDI
ROSS DRESS FOR LESS
bealls OUTLET
Applebee's
SHERWIN-WILLIAMS
HOBBO LOBBY
PET SMART
Walgreens
DUNKIN'
PAPA JOHN'S
AspenDental

ACE
AutoZone
Storage Mart
LAQUINTA INNS & SUITES
cricket

TSC TRACTOR SUPPLY CO
HIBBETT SPORTS
Food Depot
Bojangles
Checkers
SUBWAY

LOWE'S

Chick-fil-A
Chevron
NAPA
Advance Auto Parts
Krispy Kreme
ZAXBY'S

O'Reilly AUTO PARTS
SONIC
WAFFLE HOUSE
Freddy's STEAKBURGERS



MILLEDGEVILLE | BALDWIN COUNTY | GEORGIA

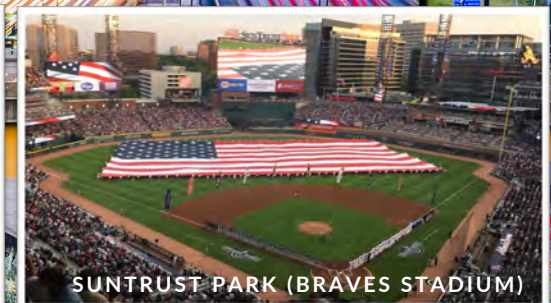
Milledgeville is a city in and the county seat of Baldwin County in the state of Georgia. It is northeast of Macon and bordered on the east by the Oconee River. The rapid current of the river here made this an attractive location to build a city. As of July 1, 2018, the population of Milledgeville was 18,614 residents according to the 2018 U.S. Census. Milledgeville is the principal city of the Milledgeville Micropolitan Statistical Area, a micropolitan area that includes Baldwin and Hancock counties. The city is located about 80 miles to Atlanta. Atlanta is the capital and most populous city in the state of Georgia with an estimated 2018 population of 498,044 residents, it is also the 37th most-populous city in the United States. Atlanta is also known for being the largest city in the South. The city serves as the cultural and economic center of the Atlanta metropolitan area, home to 5.9 million people and the ninth-largest metropolitan area in the nation. Atlanta is rated as a "beta(+)" world city that exerts a moderate impact on global commerce, finance, research, technology, education, media, art, and entertainment. It ranks in the top twenty among world cities and 10th in the nation with a gross domestic product (GDP) of \$385 billion.

Due to the cities proximity, Atlanta's economy affects Milledgeville's. 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.

Milledgeville is home to the Lockerly Arboretum and it's beautiful garden. The city is also home to Georgia's Old Governor's Mansion which is now a museum. The city is located about an hours drive to downtown Atlanta, which is the perfect place to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although 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 contains a notable amount of historical museums and sites, including the Martin Luther King, Jr. National Historic Site, which includes the preserved childhood home of Dr. Martin Luther King, Jr. Atlanta is also home to the World of Coca-Cola, a museum dedicated to the iconic soft drink. Atlanta also includes the High Museum of Art, in Midtown, which exhibits classic and contemporary art from Rembrandt to Picasso, and the city is home to the famous Atlanta Braves. 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.

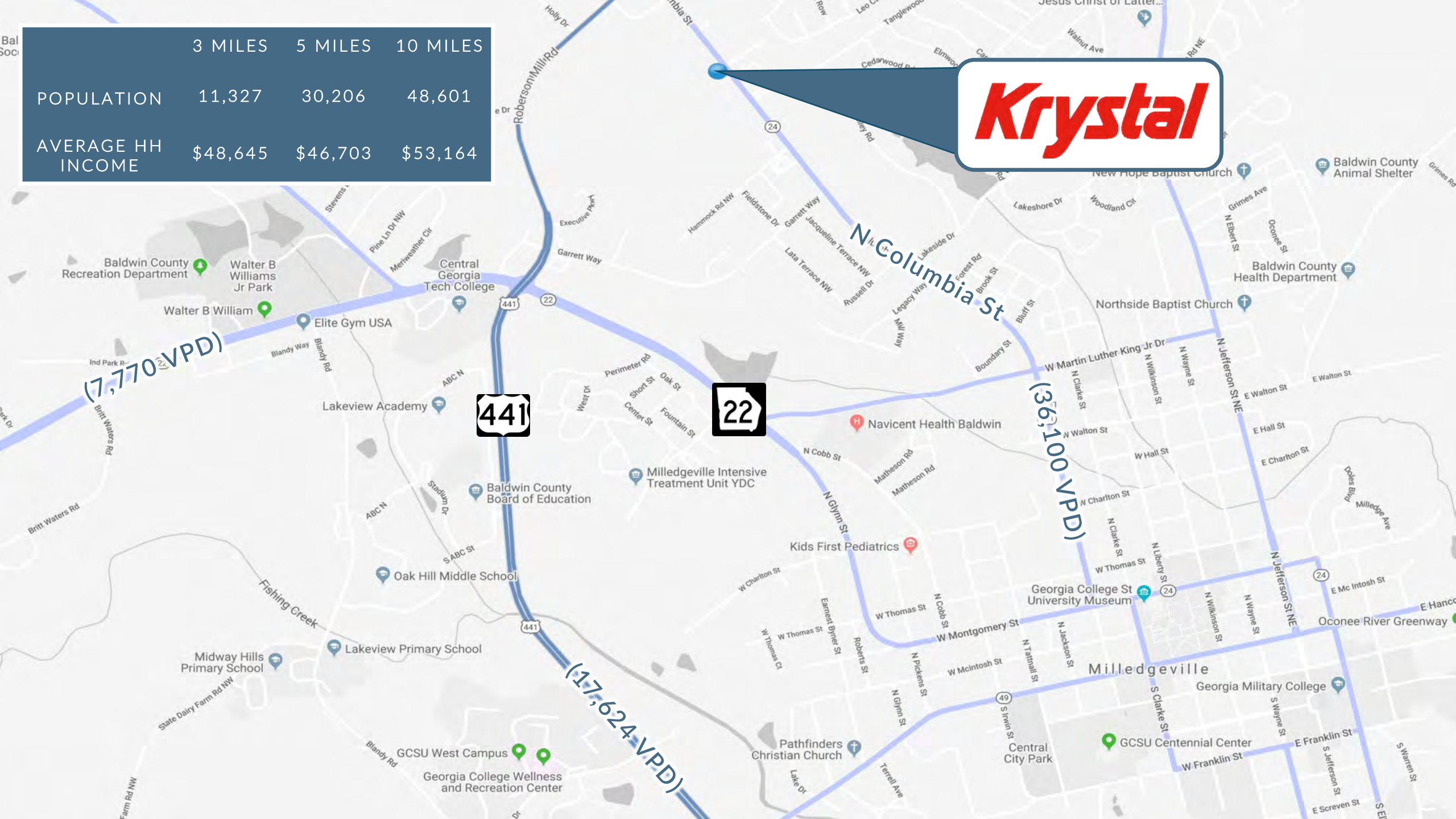


BALDWIN COUNTY COURTHOUSE



SUNTRUST PARK (BRAVES STADIUM)

	3 MILES	5 MILES	10 MILES
POPULATION	11,327	30,206	48,601
AVERAGE HH INCOME	\$48,645	\$46,703	\$53,164



K R Y S T A L

TENANT PROFILE

Things have changed a lot in the last 87 years or so, but at Krystal, not so much. Even during the Great Depression, founders Rody Davenport Jr. and Glenn Sherrill believed that a good meal at a great price—served with a smile at a clean restaurant—would attract customers and keep them coming back. Krystal has proven them right ever since. Sure, Krystal stuck to the classics, but over the years, they have never been afraid to innovate, adding a breakfast menu, chicken sandwiches, hot dogs, milkshakes (and more) to their enduring selection of delicious, iconic, little square burgers. Today, as they expand into new markets with new restaurant designs and unique and tasty menu items, they still deliver a one-of-a-kind taste and experience—one the company likes to think would make Rody and Glenn proud.

Krystal is an American fast food restaurant chain headquartered in Atlanta, Georgia, with restaurants in the Southeastern United States. It is known for its small, square hamburgers, called sliders in places other than the Southeast, with steamed-in onions. The company is also known as the nation's 2nd oldest QSR concept—founded in 1932 amid the harsh financial times of The Great Depression. The company is a Southeastern Footprint with over 360 company-owned and franchised locations and only planning on expanding more in the future.



COMPANY TYPE
Private



FOUNDED
1932



OF LOCATIONS
360+



HEADQUARTERS
Atlanta, GA



WEBSITE
krystal.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.



ACTUAL PROPERTY IMAGE

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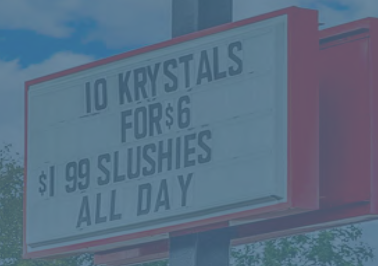
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NET INVESTMENTS... NET RESULTS

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Krystal

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