



SANDS INVESTMENT GROUP
NET INVESTMENTS | NET RESULTS



Exxon
5969 Highway 42
Rex, GA 30273

EXCLUSIVELY MARKETED BY:

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale an Exxon Convenience Store Located at 5969 Highway 42 in Rex, GA. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	\$3,312,667
CAP	6.75%
NOI	\$223,605
GUARANTOR	300-Unit Fuel Distributor

PROPERTY SUMMARY

ADDRESS	5969 Highway 42 Rex, GA 30273
COUNTY	Clayton
BUILDING AREA	7,507 SF
LAND AREA	2.78 AC
BUILT	1999



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities
- 2% Annual Rent Increases
- Four (4) x Five (5) Year Options to Renew
- Blended CAP Rate of 8.20% Over Lease Term
- Guarantor Supplied Over 165 Million Gallons of Fuel to Over 300 Locations During the 12-Month Period (Ended 12/31/2018); Guarantor Generated Over \$400 Million in Revenue in 2018 and Operates in 7 States: GA, TX, SC, LA, AR, AL and MS; Additional Information on Guarantor is Available Upon Execution of a Confidentiality Agreement
- Strong Store Performance – 2.4 x Rent Coverage
- Directly Off Interstate 675 – Sees Over 58,500 VPD
- Situated on Signalized Hard Corner With Excellent Visibility
- Benefits From Proximity to Family Dollar and Food Depot Anchored Creekwood Village Center – Drawing Additional Traffic to the Site
- Intersection of Macon Highway (Highway 42) and Rex Road Sees Over 15,806 Vehicles Pass Through Daily and Highway 42 Sees Over 14,100 Vehicles Per Day
- Four Schools Located Within a 2-Mile Radius of Property and the Clayton State University is 4-Miles Away With an Enrollment Exceeding 7,000 Students
- Population of Over 63,400 People Within a 3-Mile Radius and Anticipated Population Growth of 9.1% Over Next 5 Years
- Close Proximity to Major Industrial Centers – FedEx, SECO, Inc and R+L Carries
- Nearby Tenants Include: Family Dollar, Subway, Waffle House, Dunkin', Wendy's, McDonald's, Goodwill, Walmart, Kroger, Lowe's, ALDI, Marcos Pizza and More



LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 7,507 SF
LEASE COMMENCEMENT	September 9, 2019
LEASE EXPIRATION	September 30, 2039
LEASE TERM	20 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store
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

SQUARE
FOOTAGE

LAND
AREA

ANNUAL
BASE RENT

7,507 SF

2.78 AC

\$223,605







RICHARD KERNS
Truck Parts

ebay
ESTES

Downtown Atlanta

BrandsMart USA
OF COURSE...YOUR FAVORITE BRANDS AT THE LOWEST PRICES

PRIME SOURCE
GLOBAL REACH. HOMETOWN SERVICE.

ATD
AMERICAN TIRE DISTRIBUTORS

FedEx
Express

SECO
OPTIMIZED LOGISTICS
FROM CHALLENGES TO SOLUTIONS

Forward Air

R&L CARRIERS

M&S Magical Stars Daycare and
Learning Center Inc.

EXXON

Curly's Outlet Beer
& Tobacco

23

FAMILY DOLLAR
my family, my family dollar.

Rex Rd

S. Dejohn Hair

42

Adamson
Middle School

Rex Mill Middle
School

Roberta T. Smith
Elementary School

Camelot Christian
Academy

The Rock
Baptist Church



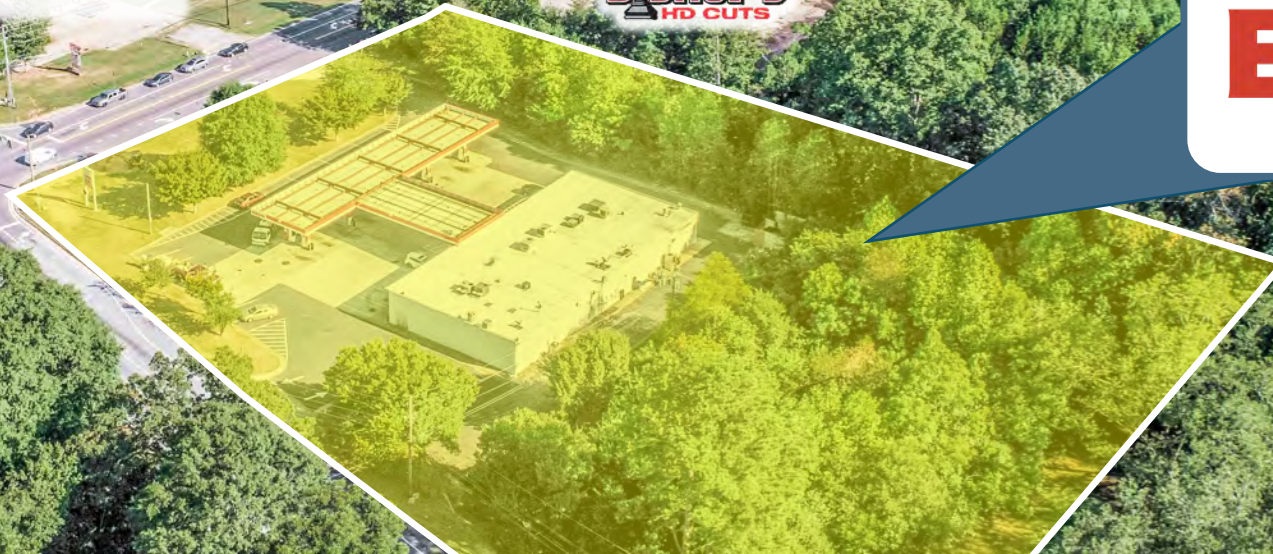
Tookes Country
Bar-B-Que



S. Dejohn Hair



Rex Rd







REX | CLAYTON COUNTY | GEORGIA

Rex (also known as Hollingsworth) is a community in Clayton County in the state of Georgia. The community has about 14,730 residents. Rex is located 20 miles south of 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 close proximity, Atlanta's economy also affects Rex'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.

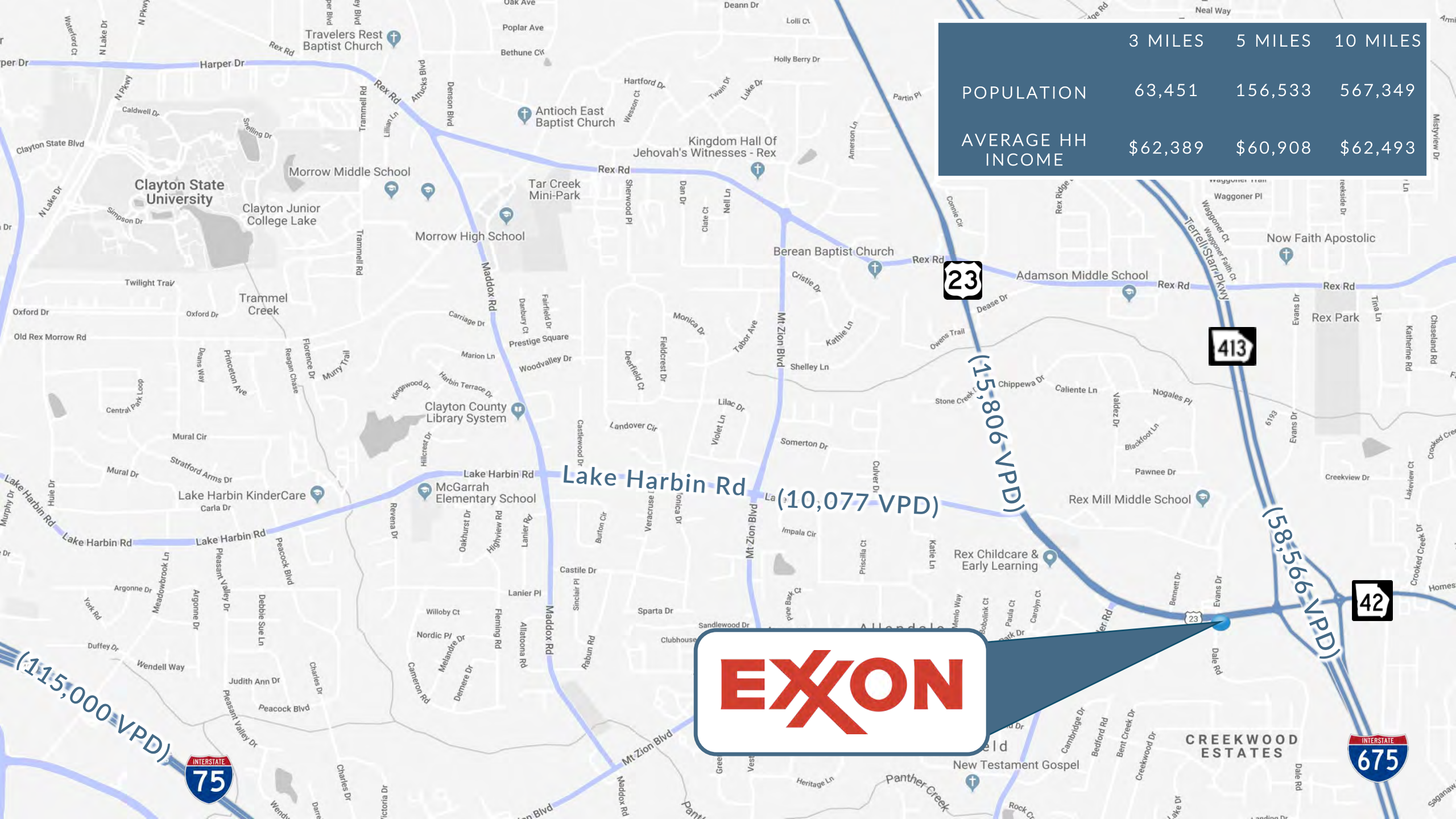
Rex is about a 25 minute drive to Atlanta, which is the perfect place to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor 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. The city contains several outdoor attractions like the Atlanta Zoo and the Atlanta Botanical Garden, which is home to the 600-foot-long Kendeda Canopy Walk, a skywalk that allows visitors to tour one of the city's last remaining urban forests from 40-foot-high. The Canopy Walk is considered the only canopy-level pathway of its kind in the United States. 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.



GEORGIA AQUARIUM



CLAYTON COUNTY COURTHOUSE



	3 MILES	5 MILES	10 MILES
POPULATION	63,451	156,533	567,349
AVERAGE HH INCOME	\$62,389	\$60,908	\$62,493

EXXON

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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