



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

Mobil



Mobil

6720 Mt Zion Boulevard  
Morrow, GA 30260

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 672 SF Mobil Convenience Store Located at 6720 Mt Zion Boulevard in Morrow, GA (Atlanta MSA). This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides For a Great Investment Opportunity.

## OFFERING SUMMARY

PRICE	\$2,307,692
CAP	6.50%
NOI	\$150,000
GUARANTOR	300-Unit Fuel Distributor

## PROPERTY SUMMARY

ADDRESS	6720 Mt Zion Boulevard Morrow, GA 30260
COUNTY	Clayton
BUILDING AREA	672 SF
LAND AREA	1.10 AC
BUILT	1990



# 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 7.90% 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 – 2.1 x Rent Coverage
- Hard Corner Signalized Intersection With Excellent Visibility and Access From Maddox Road and Mt Zion Boulevard
- Less Than 2-Miles From I-75 (Traffic Counts of Over 208,100) Which Provides Immediate Access to Downtown Atlanta
- Over 71,200 People Reside Within a 3-Mile Radius
- Population Growth Anticipated By 9.4% Within 3-Miles Over Next 5 Years
- Over 32,000 Vehicles Pass Through the Intersection of Maddox and Mt Zion Daily Drawing Additional Traffic to the Location
- Nearby Tenants Include: CVS, AutoZone, Home Depot, PetSmart, Moe's Outlet, QuikTrip and Caliber Collision



# LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 672 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

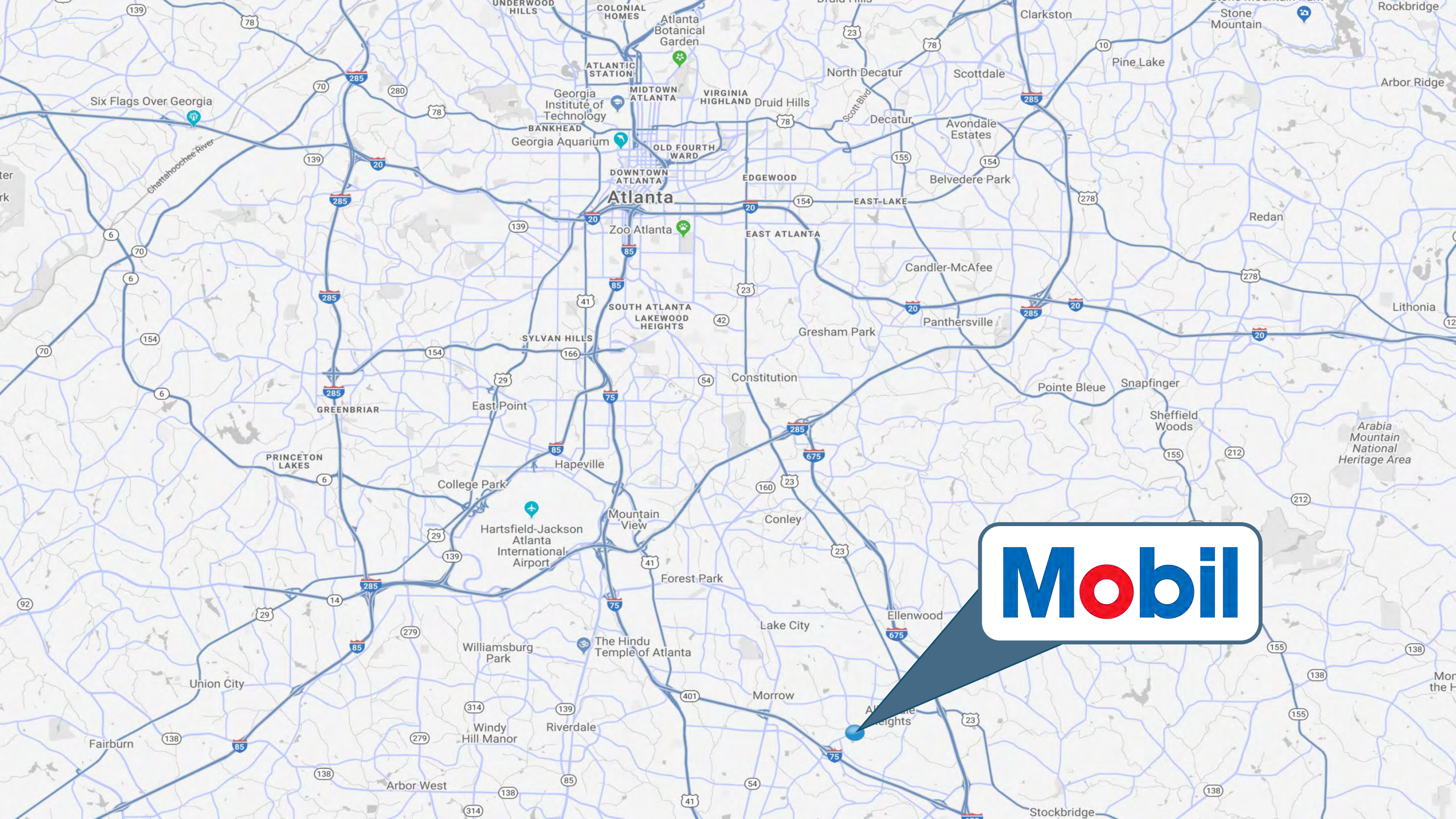
ANNUAL  
BASE RENT

672 SF

1.10 AC

\$150,000







Mi Mexico Lindo  
Tienda Y Taqueria



Moe's Outlet

Tammi's Mr  
Drycleaning Inc



Ms. Jack's Place



Mt Zion Blvd

Maddox Rd

First Christian Church



Sandlewood  
Apartments



Little Caesars

HAMPTON DOWNS  
APARTMENTS

L's Cajun Wings & Things

ACH Enterprise

Southside Flooring  
& Renovation



Maddox Road Park



NV me Hair Studio



Maddox Rd

Ms. Jack's Place

Tammi's Mr  
Drycleaning Inc



Moe's Outlet

Mt Zion Blvd



Mobil

WELLS FARGO Krystal TACO BELL Comfort Suites  
Waffle House IHOP bp KNIGHTS INN  
COLD STONE Creamery BW Best Western Hotels & Resorts Chevron

Walmart Supercenter McDonald's  
REGIONS MURPHY USA  
metroPCS WOODFOREST NATIONAL BANK

FAMILY DOLLAR Church's Chicken DOLLAR TREE  
DOLLAR GENERAL



TJ-maxx Burlington Waffle House  
avenue PNC SUBWAY  
Hampton Rainbow MATTRESSFIRM



COSTCO WHOLESALE

THE HOME DEPOT BEST BUY ROSS DRESS FOR LESS  
Party City Ashley HOMESTORE  
PET SMART VALUE CITY FURNITURE  
BB&T MATTRESSFIRM  
DAVID'S BRIDAL IGA

Maddox Rd

Mobil

CVS pharmacy

QT QuikTrip



Mt Zion Blvd

AutoZone

macy's VICTORIA'S SECRET Olive Garden Bath & Body Works DQ  
rue21 Bank of America THE CHILDREN'S PLACE Sbarro K&G FASHION SUPERSTORE  
H&M Rainbow claire's AÉROPOSTALE CHAMPS FOREVER 21  
AMERICAN EAGLE CITITRENDS EXPRESS Foot Locker  
GNC metroPCS AMERICAN FREIGHT FURNITURE - MATTRESS  
FINISH LINE NEW YORK & COMPANY Chevron

BARNES & NOBLE LA FITNESS  
TACO BELL amc atlanta BREAD WELLS FARGO  
JOE'S Crab Shack Moe's the Vitamin Shoppe  
CARRABBA'S ITALIAN GRILL CATHERINES  
SALLY BEAUTY Planet Smoothie

Publix Chick-fil-A PANDA EXPRESS  
ONTE SUBWAY CHIPOTLE SUNTRUST bp  
T-Mobile PAPA JOHN'S Sprint  
SHERWIN-WILLIAMS CIRCLE K Payless  
Chevron DOLLAR TREE metroPCS

Quick Lane TIRE & AUTO CENTER

Arby's McDonald's Chevron Steak 'n Shake Shell  
Waffle House extended STAY AMERICA LONGHORN STEAKHOUSE  
InTown Suites Great Expressions COUNTRY AMERICAS



ATLANTA, GA

MORROW | CLAYTON COUNTY | GEORGIA

Morrow is a city in Clayton County in the state of Georgia. The city's 2018 population was estimated to be around 7,473 people. The city is the home of Clayton State University. Morrow has made the transformation from rural railroad acreage to a modern arena for lovers of art, music, history and outdoor recreation. The city is located 15 miles to Atlanta's downtown area. 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 Morrow'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 8<sup>th</sup> 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.

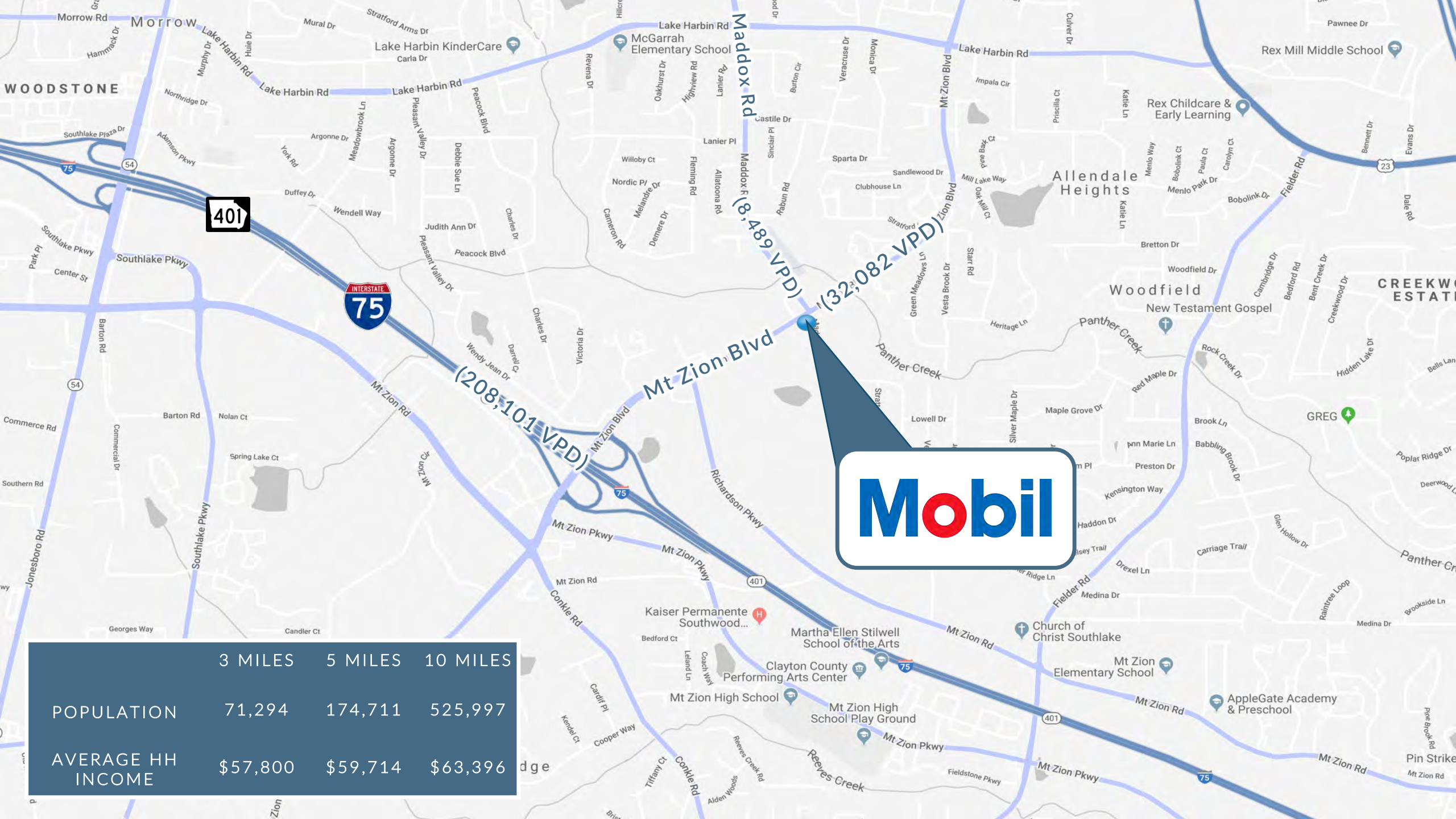
Morrow is only a 20 minute drive to Atlanta, which is the perfect place to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest indoor aquarium. Atlanta's tourism industry is mostly driven by the city's history museums and 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	71,294	174,711	525,997
AVERAGE HH INCOME	\$57,800	\$59,714	\$63,396

# CONFIDENTIALITY AGREEMENT

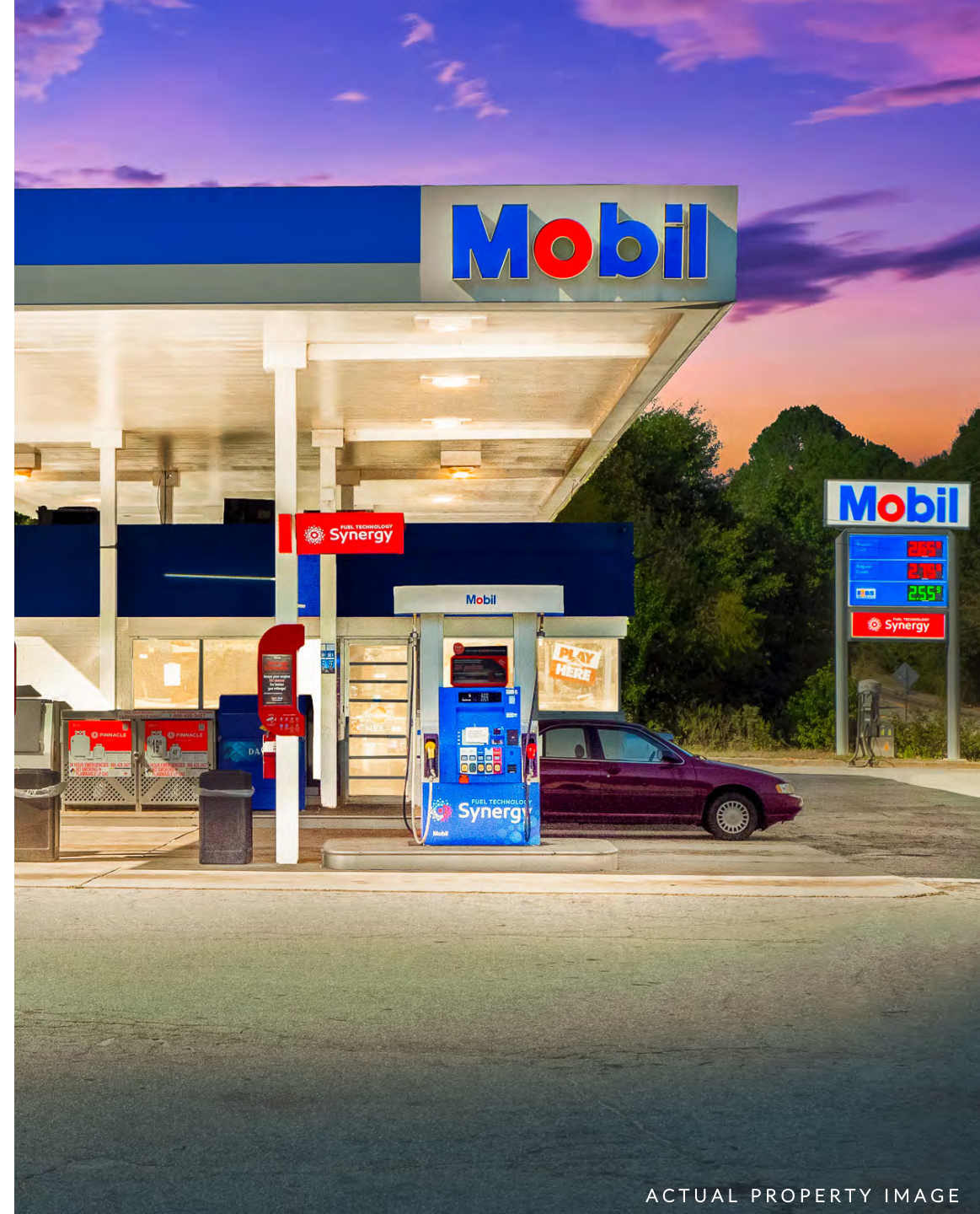
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment 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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