



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Chevron
1501 Halls Bridge Road
Jackson, GA 30233

EXCLUSIVELY MARKETED BY:



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In Cooperation With Sands Investment Group
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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Chevron Located at 1501 Halls Bridge Road in Jackson, GA. This Opportunity Includes an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities Located in an Area With No Competition, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$960,000
CAP	8.00%
NOI	\$76,800
PRICE PER SF	\$272.73
GUARANTOR	Personal & Corporate

PROPERTY SUMMARY

ADDRESS	1501 Halls Bridge Road Jackson, GA 30233
COUNTY	Butts
BUILDING AREA	3,520 SF
LAND AREA	2.00 AC
BUILT	2004



REPRESENTATIVE IMAGE

HIGHLIGHTS

- Brand New 15 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities to Begin at the Close of Escrow
- 1.25% Annual Rent Increases With Four (4) x Five (5) Year Options to Renew
- Over \$150,000 in Recent Renovation Including: New AC Unit, Cooler, Updated Tanks, New Counter, and an External & Internal Facelift - Completed in 2019
- Great Location With No Competition
- Strong Store Performance – 2.0 x Rent Coverage
- Plans For Brand New Canopy, Pumps, POS System, LED Price Sign, Overall Imaging and Branding For Roughly \$200,000
- Brand New Subdivision With Over 100 Houses Being Built Across the Street – Estimated to Open in 2020
- Recently Created Rental Space Projected to Earn an Additional \$1,500 Month For Tenant
- Nearby Tenants Include: Halls Bridge Marine Sales, Jackson Lake Marina, Total Tune Ups, B&B Watercraft and Sunrise Flooring



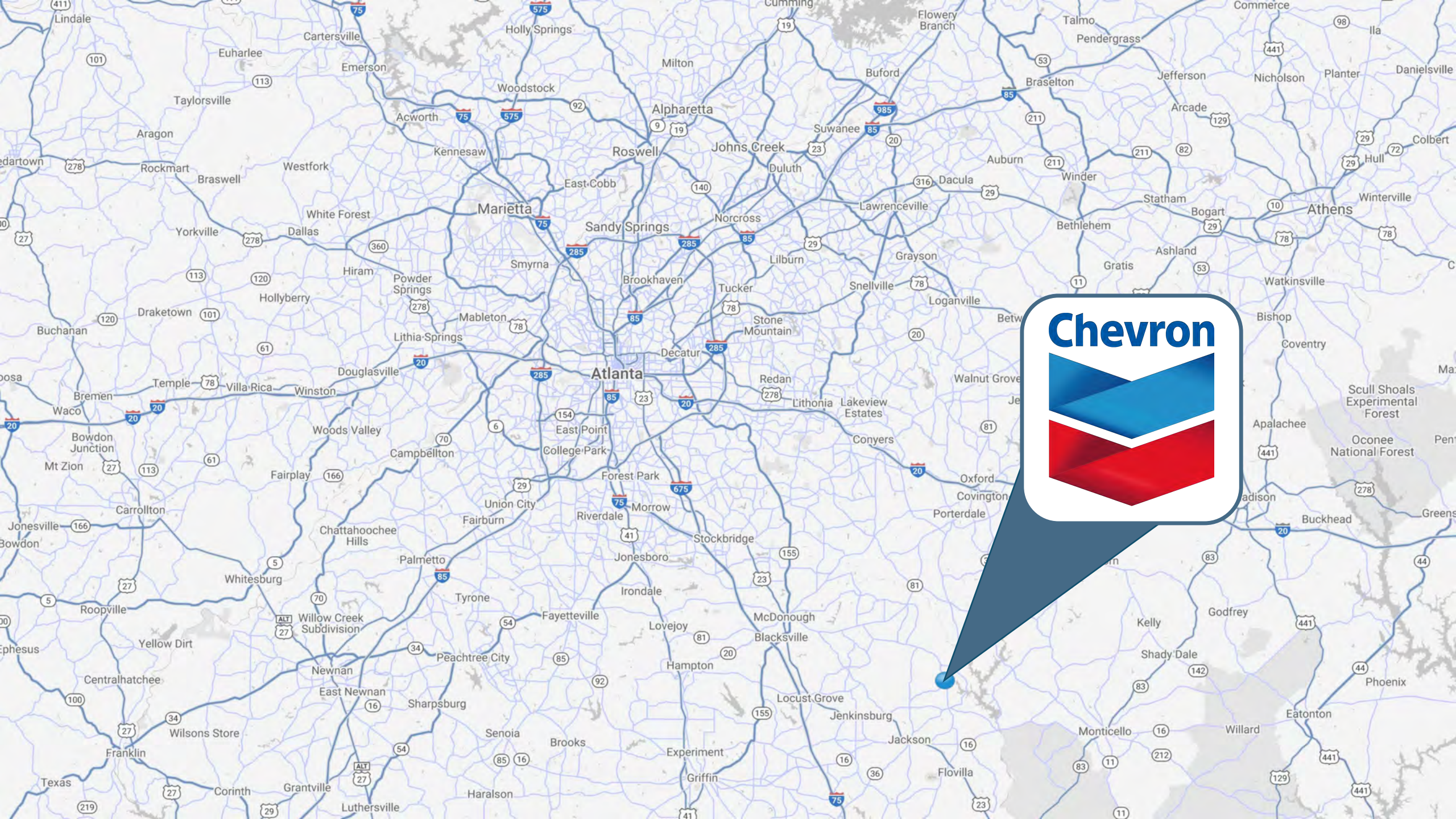
REPRESENTATIVE IMAGE

LEASE SUMMARY

TENANT	Nabeel Group of Companies
PREMISES	A Building of Approximately 3,520 SF
LEASE COMMENCEMENT	Close of Escrow
LEASE EXPIRATION	15 Years From COE
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net Lease (NNN)
PERMITTED USE	Gas/Retail
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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3,520 SF	\$76,800	\$21.82
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Jackson Lake
Marina

HALLS BRIDGE
MARINE SALES
&
BOAT RESTORATION

Halls Bridge Rd

Total
Tune Ups



B&B Watercraft



JACKSON | BUTTS COUNTY | GEORGIA

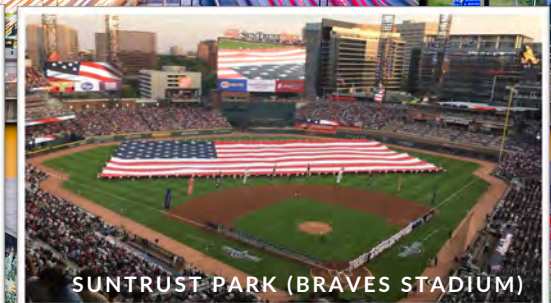
Jackson is a city in Butts County in the state of Georgia. The city is the county seat of Butts County. The population was estimated to be 5,100 residents in 2018. Jackson is located 48 miles from downtown Atlanta. Atlanta is the capital and most populous city in the state of Georgia with an estimated 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 Jackson'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.

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.

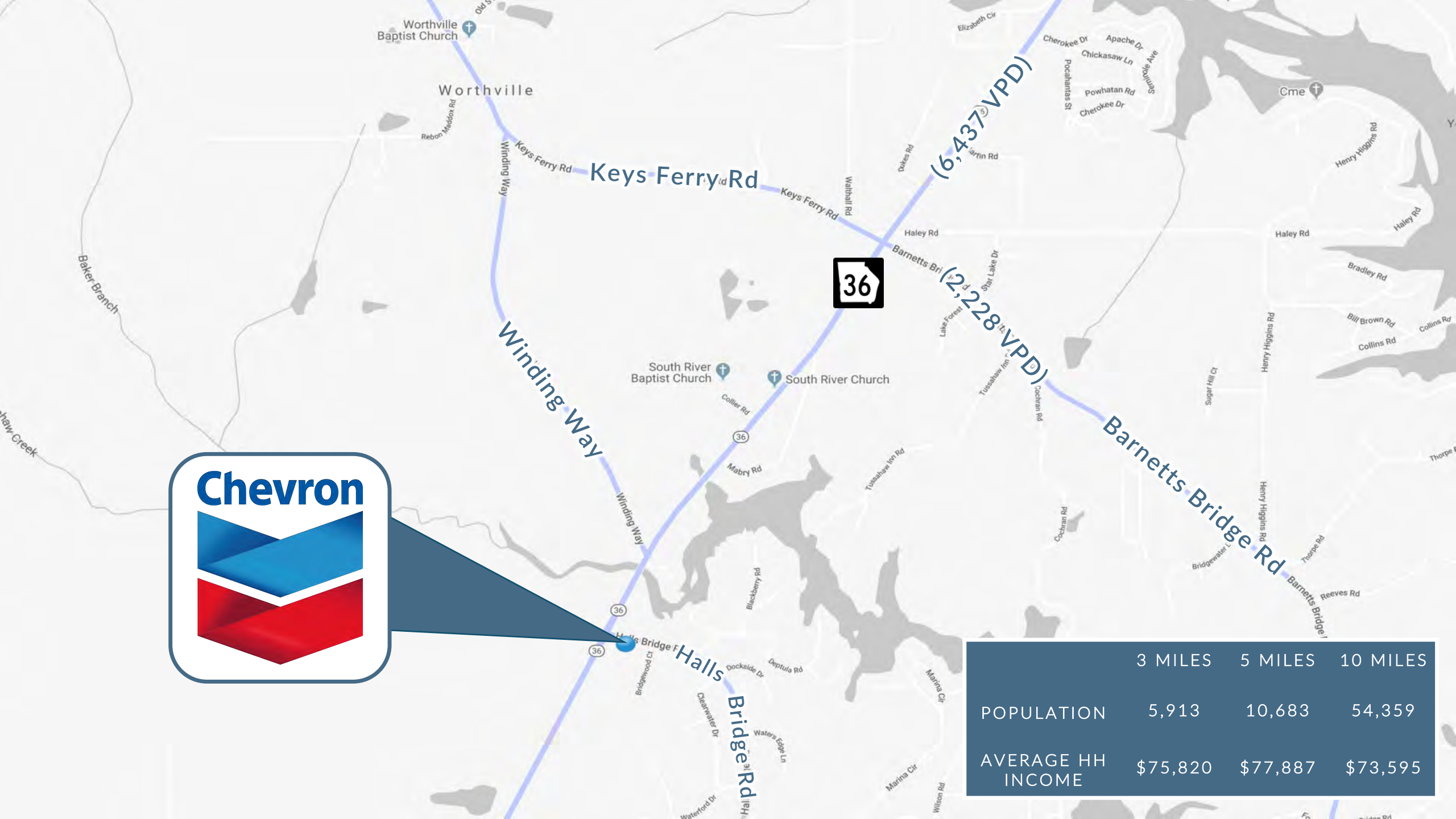


BUTTS COUNTY COURTHOUSE



SUNTRUST PARK (BRAVES STADIUM)





	3 MILES	5 MILES	10 MILES
POPULATION	5,913	10,683	54,359
AVERAGE HH INCOME	\$75,820	\$77,887	\$73,595

CHEVRON

TENANT PROFILE

Chevron Corporation is an American multinational energy corporation and is one of the world's leading integrated energy companies. It is one of the successor companies of Standard Oil, and it is headquartered in San Ramon, California. The company has over 8,000 service stations in the United States, and is active in more than 180 countries. Chevron is engaged in every aspect of the oil, natural gas, geothermal energy, industries, including hydrocarbon exploration and production; refining, marketing and transport; chemicals manufacturing and sales; and power generation.

Chevron's downstream operations manufacture and sell products such as fuels, lubricants, additives and petrochemicals. The company's most significant areas of operations are the west coast of North America, the U.S. Gulf Coast, Southeast Asia, South Korea, Australia and South Africa. Chevron is one of the world's largest oil companies. As of 2018, it ranked nineteenth in the Fortune 500 list of the "Top U.S. Closely Held and Public Corporation" and sixteenth on the Fortune Global 500 list of the "Top 500 Corporations Worldwide". It was also one of the Seven Sisters that dominated the global petroleum industry from the mid-1940s to the 1970s.



COMPANY TYPE
NYSE: CVX



FOUNDED
1879



OF LOCATIONS
8,000+



HEADQUARTERS
San Ramon, CA



WEBSITE
chevron.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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