



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

Exxon

2840 Riverside Drive
Macon, GA 31204

An aerial photograph showing a multi-lane highway running diagonally from the bottom left towards the top center. To the right of the highway is a commercial area with several buildings, parking lots, and a Mobil gas station. A yellow rectangular highlight is placed over one of the buildings. A grey speech bubble tail points from this highlight to the Exxon logo. The surrounding area is filled with dense green trees.

EXXON

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale The 1,242 SF Exxon Convenience Store Located at 2840 Riverside Drive in Macon, Georgia. This Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Provides for a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	\$1,428,571
CAP	7.00%
NOI	\$100,000
GUARANTOR	300-Unit Fuel Distributor

PROPERTY SUMMARY

ADDRESS	2840 Riverside Drive Macon, Georgia 31204
COUNTY	Bibb
BUILDING AREA	1,242 SF
LAND AREA	0.56 AC
BUILT	2001



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Brand New 20 Year Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- 2% Annual Rent Increases
- Four (4) x Five (5) Year Options to Renew
- Blended CAP Rate of 8.50% 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 – 5.3 x Rent Coverage
- Highway Visibility and Immediate Access Off Interstate 75 Which Sees Over 77,900 Vehicles Per Day
- Riverside Drive (Parallel to I-75) Sees Over 26,000 Vehicles Per Day
- Signalized Corner Location With Excellent Visibility and Access From Riverside Drive and King Alfred Road
- Population of Over 30,604 Residents Within a 3-Mile Radius of the Property
- Nearby Tenants Include: Marco's Pizza, Waffle House, Firestone, Arby's, BB&T, SunTrust, Mobile, Longhorn Steakhouse, Comfort Inn, Outback Steakhouse, Stein Mart, Firehouse Subs and More



LEASE SUMMARY

TENANT	300-Unit Fuel Distributor
PREMISES	A Building of Approximately 1,242 SF
LEASE COMMENCEMENT	September 28, 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
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1,242 SF

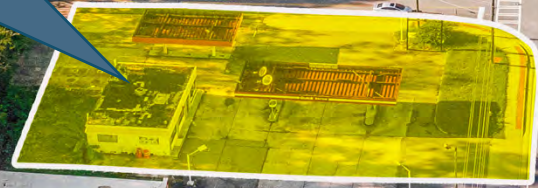
0.56 AC

\$100,000



EXXON

EXXON



U-HAUL **FitnessXtreme** **SUNTRUST** **COUNTRY** **Holiday Inn** **GEORGIA**
Moore's Furniture **FICKLING & COMPANY** **Hampton by Hilton** **HOPE NETWORK** **MAJOR DUTY**
Home Instead SENIOR CARE **SpeedWash CAR WASH** **7C COMPUTER** **ROBINS Financial CREDIT UNION** **Northside Auto** **NewAtlantic REALTY GROUP** **marco's Pizza** **Mobil** **INTERSTATE 75** **Riverview Rd** **Macon Duplicate Bridge Club**

macon
where soul lives

Twin Pines
Apartments

DOLLAR GENERAL

Waffle
HOUSE



Bowman Creek
Apartments

PENSKE



RED
CARPET
INN.



Honey Pot

New Life
Worship Center

United Insurance
Co of America

United Inn
& Suites

RedRoof

U-HAUL

ALFA
RENTALS

Firestone

TOMMY'S
EXPRESS

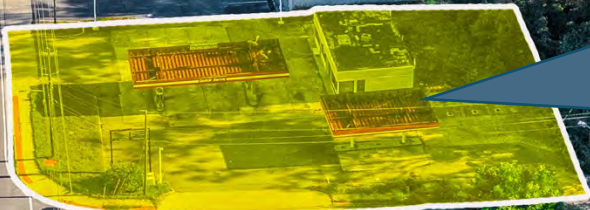
DEJA VOUS CONSIGNMENT & BOUTIQUE

GRANT'S TIRE & AUTO LTD
SAME GREAT PEOPLE...
SAME GREAT SERVICE

Gettman's
BOOKS

INTERSTATE
75

Riverside Dr



EXXON

Mobil



MACON | BIBB COUNTY | GEORGIA

Macon is a consolidated city-county located in Bibb county in the state of Georgia. Macon lies near the geographic center of the state, approximately 85 miles south of Atlanta, hence the city's nickname "The Heart of Georgia". Located near the fall line of the Ocmulgee River, Macon had a 2018 estimated population of 153,095 residents. Macon is the principal city of the Macon metropolitan area, which had an estimated population of 228,914 people in 2017. Macon is also the largest city in the Macon–Warner Robins Combined Statistical Area, a larger trading area with an estimated 420,693 residents in 2017; the CSA abuts the Atlanta metropolitan area just to the north. Rich history, incredible architecture, stunning Southern charm, and a soulful musical heritage have branded Macon "Where Soul Lives".

Robins Air Force Base, the largest single-site industrial complex in the state of Georgia, is just 10 miles south of Macon on Highway 247 next to the city of Warner Robins. The headquarters of the 48th Infantry Brigade Combat Team, Georgia Army National Guard is located in Macon. Due to the cities close proximity, Atlanta's economy also affects Macon'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.

Explore historic sites, music landmarks, cultural museums, antebellum architecture and much more in Macon. Macon is a city in central Georgia, which means its close to a lot of multiple attractions. The city is located near the Ocmulgee National Monument, which has large Native American earthen mounds from around 1000 A.D., and its museum displays artifacts spanning thousands of years. The Tubman Museum's exhibits on African-American art, history and culture include a huge mural and the Inventors Gallery. The city also includes The Allman Brothers Band Museum at the Big House, which shows memorabilia in the rock band's former home. The city is also home to The Georgia Sports Hall of Fame, which is the largest state sports hall of fame in the United States at 43,000 square feet.

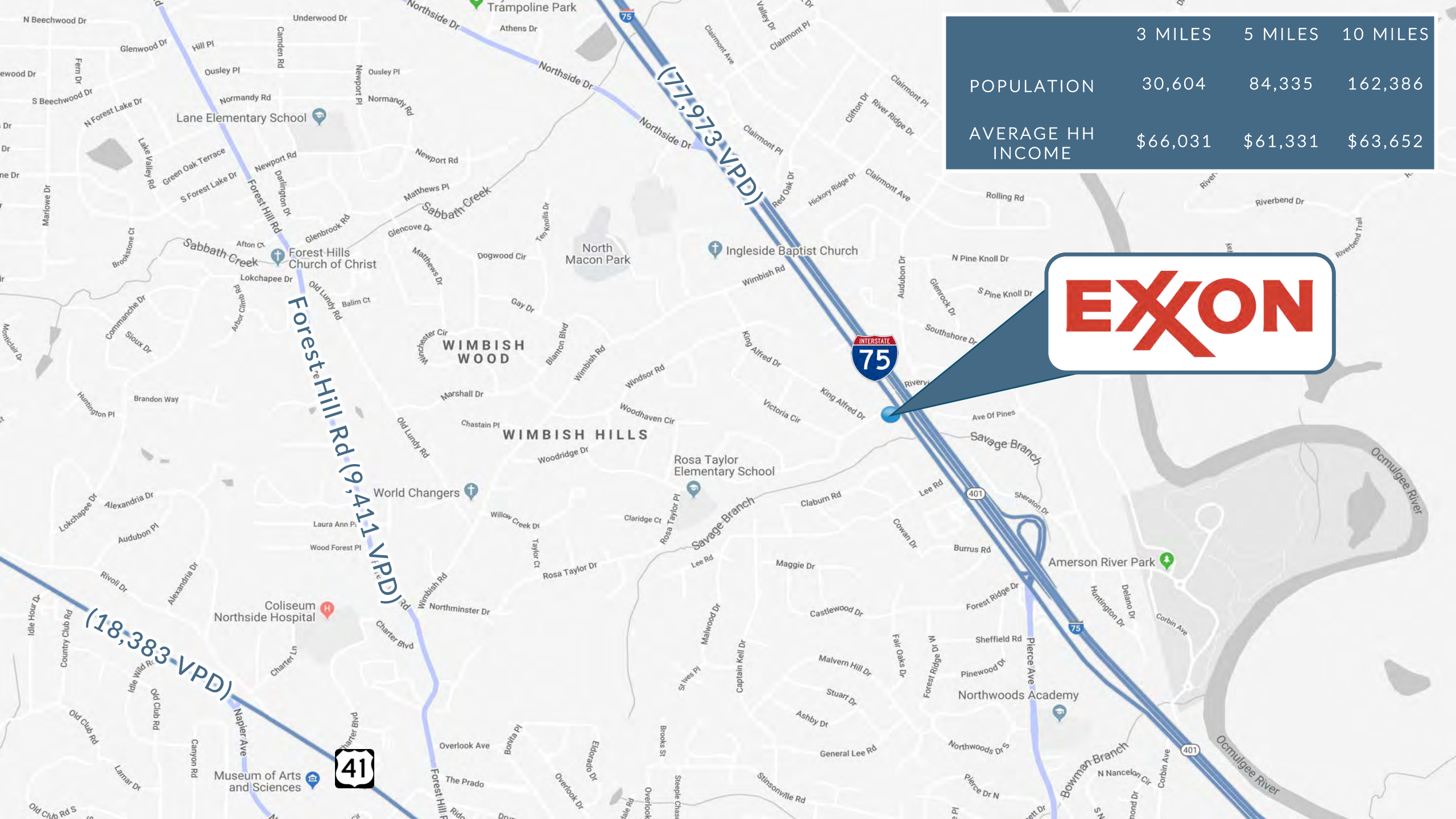


ROBINS AIR FORCE BASE



GEORGIA SPORTS HALL OF FAME





	3 MILES	5 MILES	10 MILES
POPULATION	30,604	84,335	162,386
AVERAGE HH INCOME	\$66,031	\$61,331	\$63,652



Forest Hill Rd (9,411 VPD)

Northside Dr (77,973 VPD)

Northside Dr (18,383 VPD)



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401

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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