



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



NAPA Auto Parts
402 Carlton Road
Palmetto, GA 30268

EXCLUSIVELY MARKETED BY:



HARRY ARCHER

Lic. # 388927

770.672.5931 | DIRECT

harry@SIGnnn.com



ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com

1501 Johnson Ferry Road, Suite 200
Marietta, GA 30062
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Atlanta, LLC - Lic. # 67374

TABLE OF CONTENTS

04

06

07

10

12

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary & Rent Roll
Income & Expenses

PROPERTY OVERVIEW

Location, Aerial
& Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,800 SF NAPA Auto Parts at 402 Carlton Road in Palmetto, GA. This Opportunity Includes a High Quality Tenant That is Owned By Atlanta Based Genuine Parts Company and Has Over 17,000 Locations in the U.S. and Abroad, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$446,000
CAP	7.31%
NOI	\$32,599
PRICE PER SF	\$92.92
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	402 Carlton Road Palmetto, GA 30268
COUNTY	Fulton
BUILDING AREA	4,800 SF
LAND AREA	0.97 AC
BUILT	2008

ACTUAL PROPERTY IMAGE



HIGHLIGHTS

- Long-Term Operating History as a NAPA Auto Parts Store; Genuine Parts Corporation (GPC) Recently Showed Commitment to the Location By Acquiring the Business Now Corporately-Run
- Essential Business - Open and Paying Full Rent Throughout Pandemic
- NAPA is Owned By Atlanta Based Genuine Parts Company and Has Over 17,000 Locations in the U.S. and Abroad
- NAPA Auto Parts Historically Performs Very Well in Recessionary Environments Due to Increase in Age of Vehicles and DIY Repairs
- Below Market Rent
- 5% Base Rent Increase at Each Option
- Strong Demographics – Over 31,787 Residents Within a 5-Mile Radius With an Average Household Income of \$88,616
- Located Near Interstate 80 Which Sees Over 90,700 Vehicles Per Day
- Nearby Tenants Include: McDonald's, Piggly Wiggly, Dollar General, Dairy Queen, Family Dollar, Taco Bell, Chick-fil-A, Starbucks, Pizza Hut and More

LEASE SUMMARY

TENANT	NAPA Auto Parts
PREMISES	A Building of Approximately 4,800 SF
LEASE COMMENCEMENT	September 1, 2019
LEASE EXPIRATION	August 31, 2024
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Gross
PERMITTED USE	Retail (Auto Parts)
PROPERTY TAXES	Landlord's Responsibility
INSURANCE	Landlord's Responsibility
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Responsibilities Vary
HVAC	Landlord - Any HVAC Repairs in Excess of \$1,000 Per Lease Year
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

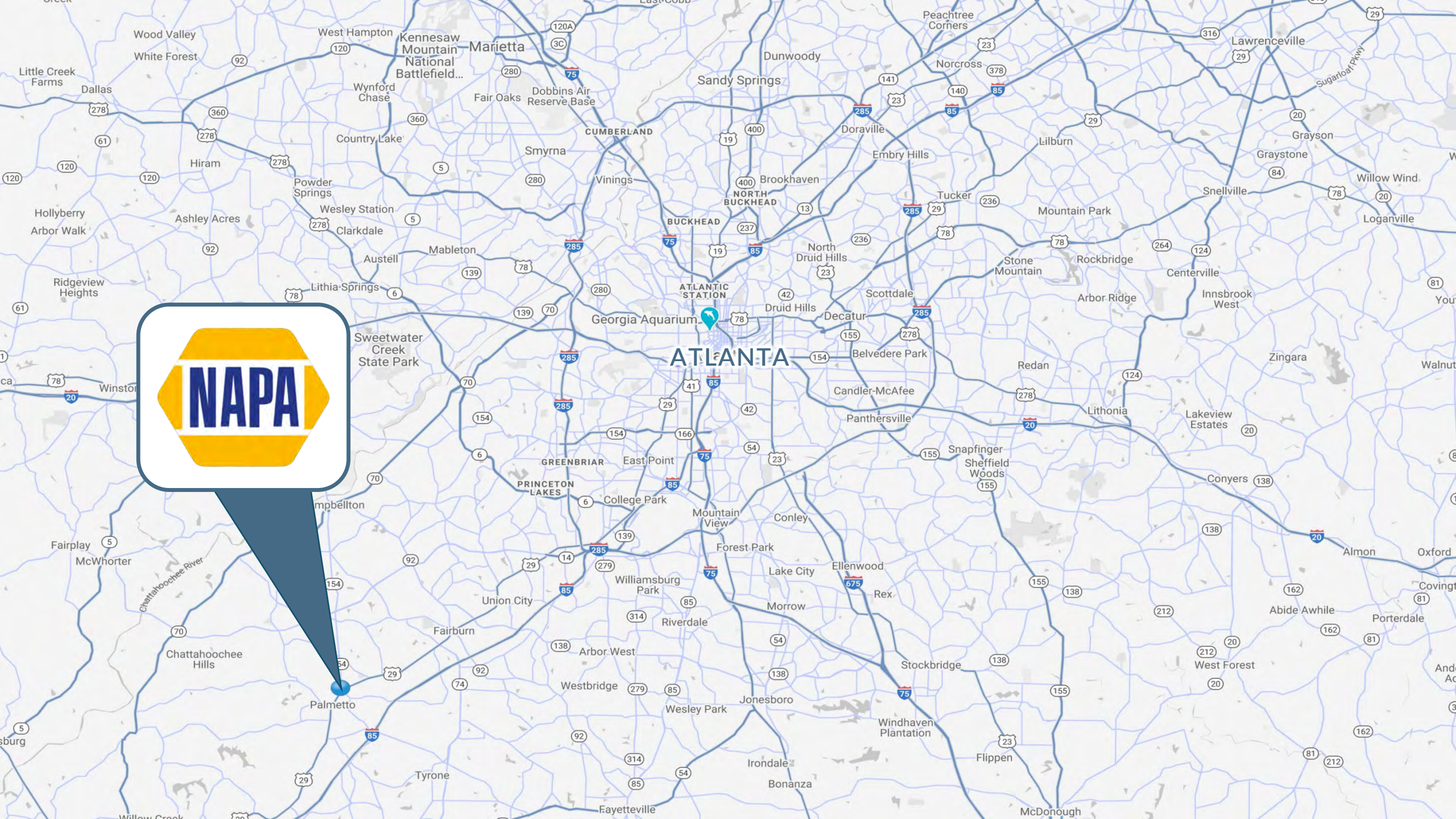
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,800 SF	\$32,599	\$8.58

INCOME & EXPENSES

REVENUE	MONTHLY	ANNUAL
NAPA Auto Parts	\$3,433	\$41,196
TOTAL INCOME	\$3,433	\$41,196

EXPENSES	MONTHLY	ANNUAL
Property Taxes (2019)	(\$634)	(\$7,613)
Insurance	(\$82)	(\$984)
Contingency R & M	(\$0)	(\$0)
Property Management	(\$0)	(\$0)
TOTAL EXPENSES	(\$716)	(\$8,597)

NET OPERTING INCOME \$32,599





Fulton County Library



ABC Another Bright Creation



Palmetto City Police Department

Carlton Rd



Don Nacho's



CASABLANCA Burger Co.

Ramah First Baptist Church



154



29



INTERSTATE 85





ATLANTA, GA

PALMETTO | FULTON COUNTY | GEORGIA

Palmetto is a city located mostly in Fulton County and now partly in Coweta County in the state of Georgia. Palmetto has an estimated population of about 4,800 residents since 2019. Palmetto is located 26 miles south of downtown Atlanta. Atlanta is the capital and most populous city in the state of Georgia with an estimated 2019 population of 506,811 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 city's close proximity, Atlanta's economy also affects Palmetto'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.

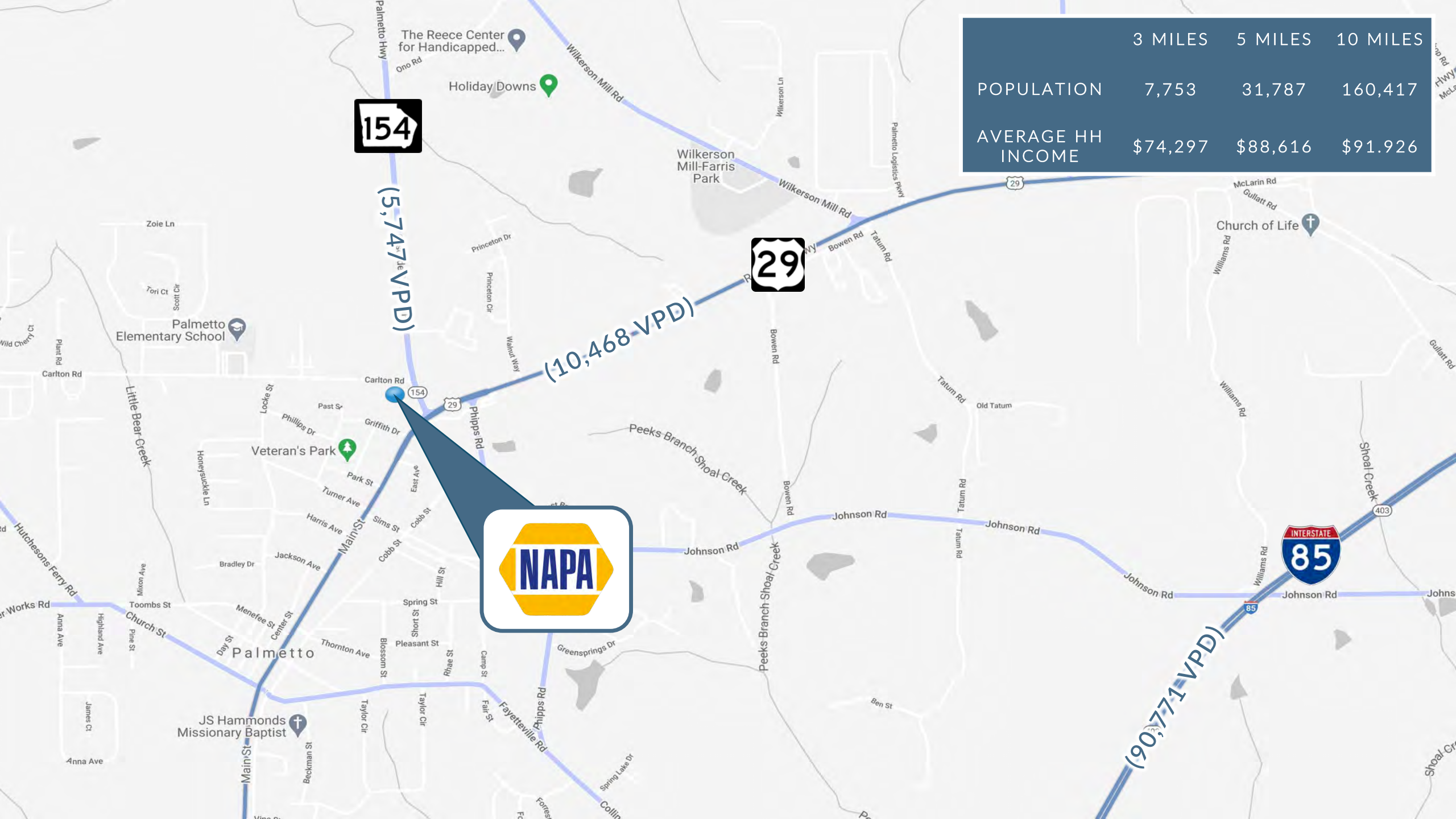
Palmetto is only a 30 minute drive to Atlanta, which is the perfect place to spend the day. Atlanta is the seventh-most visited city in the United States, with over 35 million visitors per year. Although the most popular attraction among visitors to Atlanta is the Georgia Aquarium, the world's largest 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



DOWNTOWN PALMETTO, GA



	3 MILES	5 MILES	10 MILES
POPULATION	7,753	31,787	160,417
AVERAGE HH INCOME	\$74,297	\$88,616	\$91,926



TENANT PROFILE

The National Automotive Parts Association (NAPA), also known as NAPA Auto Parts, founded in 1925, is an American retailers' cooperative distributing automotive replacement parts, accessories and service items in North America. NAPA stores and warehouses, which were owned by a variety of member companies at the time, quickly became the go-to sources for parts. Carlyle Fraser, founder of Genuine Parts Company, served as a key NAPA contributor in its early years. Over the years, Genuine Parts began to acquire the other NAPA member companies, and in 2012 became the last remaining member of NAPA, a brand with a reputation for quality parts, rapid availability, and knowledgeable people.

Today, NAPA-branded stores and AutoCare Centers continue to serve auto service professionals, do-it-yourselfers and everyday drivers with quality parts and supplies to keep cars, trucks, and equipment performing safely and efficiently. The NAPA distribution system has more than 500,000 part numbers which are distributed across 57 distribution centers, 6,000 NAPA Auto Parts stores, and more than 17,000 NAPA AutoCare and AutoCare Collision Centers throughout the United States.



COMPANY TYPE
Subsidiary



FOUNDED
1925



OF LOCATIONS
17,000+



HEADQUARTERS
Atlanta, GA



WEBSITE
napaonline.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.



EXCLUSIVELY MARKETING BY:

HARRY ARCHER

Lic. # 388927

770.672.5931 | DIRECT

harry@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

1501 Johnson Ferry Road, Suite 200

Marietta, GA 30062

844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Atlanta, LLC - Lic. # 67374



NAPA Auto Parts
402 Carlton Road
Palmetto, GA 30268