



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Goodwill

3857 St Marys Road
Columbus, GA 31906

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Recently Constructed Goodwill Outlet Store in the Heart of Columbus, GA. This Lease Features Extremely Low and Replaceable Rent Per Square Foot and is Well Below Market, Which Presents an Incredible Opportunity to Secure a Value-Add Deal Directly Off Route I-85. With High Traffic Counts, an Established Tenant and a Rapidly Growing Market, This Deal Provides For a Best-of-Class Investment in the Highly Desirable Columbus, GA Area.

OFFERING SUMMARY

PRICE	\$2,300,000
CAP	4.24%
NOI	\$97,440
PRICE PER SF	\$136.90
GUARANTOR	Franchise

PROPERTY SUMMARY

ADDRESS	3857 St Marys Road Columbus, GA 31906
COUNTY	Muscogee
BUILDING AREA	16,800 SF
LAND AREA	2.07 AC
YEAR BUILT	2014

ACTUAL PROPERTY IMAGE



GOODWILL

HIGHLIGHTS

- Triple Net (NNN) Lease Structure Provides For Minimal Landlord Responsibility, of Which Roof and Structure Concerns Are Mitigated Based on Recent Construction
- Extremely Low, Replaceable and Below Market Rent Per Square Foot Which is Set at Half of Current Market Based on Retail Comps
- Tenant Paid For All Improvements to the Building Showing Commitment to the Site
- The Franchisee is an Extremely Seasoned Operator With 156 Locations Throughout the U.S., Providing For a Strong Franchise Guarantee
- CharityWatch, an Independent Organization That Evaluates Philanthropic Organizations, Gives Goodwill an "A" Rating Which is One of the Highest in the Country For a Non-Profit Organization
- Located Less Than a 10 Minute Drive From the Tenant's Headquarters and is One of Their Flagship Locations
- This Property Benefits From a Recent Construction (2014) on an Oversized 2+ Acre Lot With Excellent Visibility Off St Marys Road
- Strategically Located Less Than 1-Mile From an I-185 Exchange Which Sees Over 59,550 Vehicles Per Day
- Extremely Strong Demographics With Over 132,700 People Within a 5-Mile Radius
- Columbus, GA is Home to Fort Benning, Which is the 5th Largest Army Base in the World at 284 Square Miles With a Population of Over 120,000 and is Located Only a 10 Minute Drive From this Property
- Nearby National Retailers Include: Ace Hardware, Wells Fargo, Hardee's, Dollar General, Wyndham Hotels and U-Haul



ACTUAL PROPERTY IMAGE

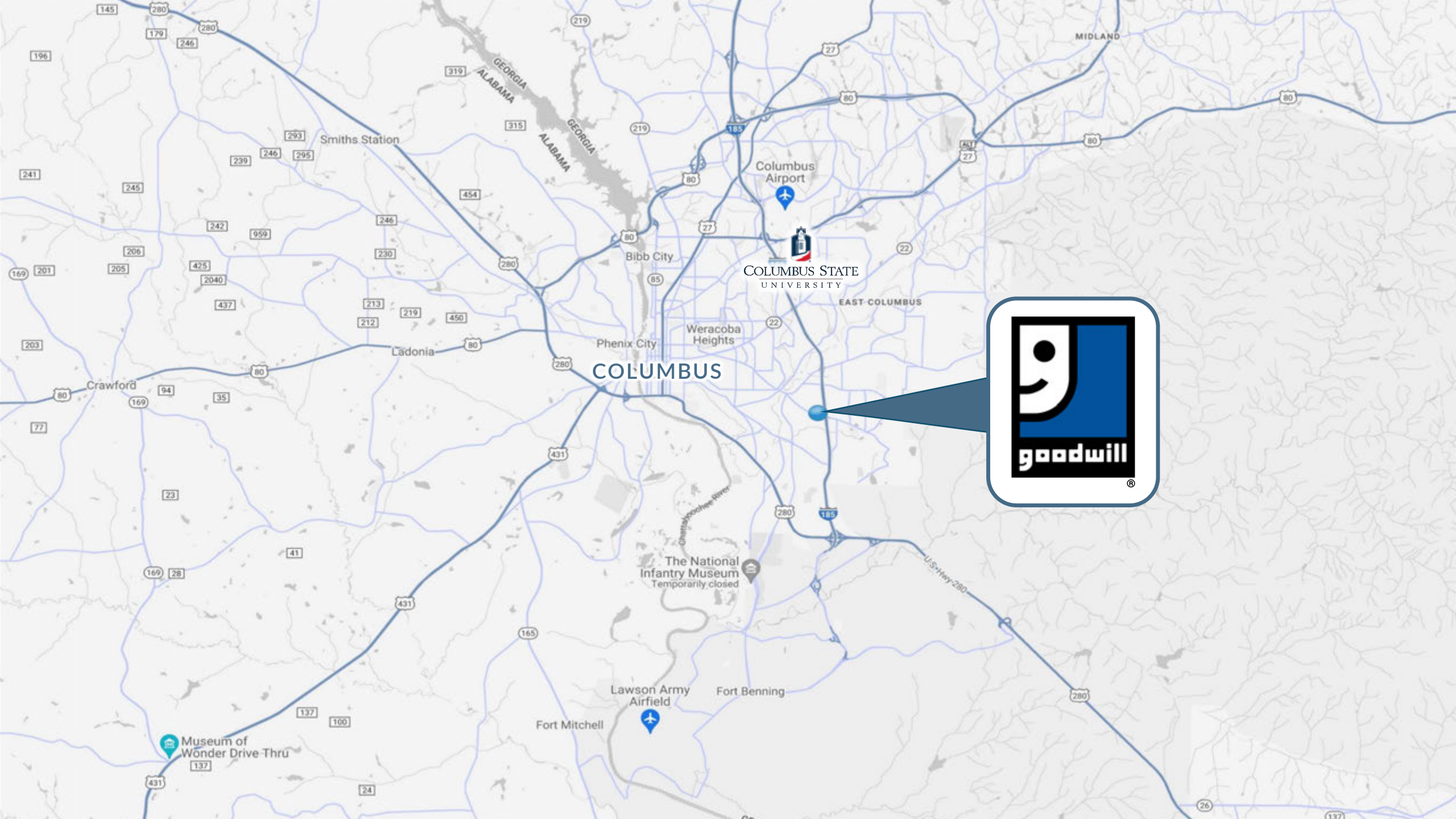
LEASE SUMMARY

TENANT	Goodwill
PREMISES	A Building of Approximately 16,800 SF
LEASE COMMENCEMENT	June 5, 2019
LEASE EXPIRATION	August 31, 2024
LEASE TERM	3+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	3.5% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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16,800 SF	\$97,440	\$5.80
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St Mary's
Elementary School

SUNOCO
Domino's

St. Mary's
Road UMC

Upscale
Carwash & Detail

Health Services
Consultant Project Inc.

Bright Lil
Minds Academy

RANGER JOE'S
MICROTEL
BY WYNDHAM

Hardee's

Summit
Food Stores

ACE
Hardware



Childcare Network
STORE SPACE

F & W
Control Tower

DOLLAR
GENERAL

Lil Bob's Liberty
Gas Station

Golden
Chopsticks

piggly wiggly

185

OUTFRONT

BUFFALO
ROCK

PENSKE

RANGER JOE'S

McCarley Moving & Storage Inc.

EXIDE

nkerpak



Advance
Auto Parts

St Marys Rd



Georgia Department
of Revenue



FAMILY DOLLAR



Columbus Fire
and EMS Station 4

Bright Lil
Minds Academy

The Dan
Menefee Agency

Health Services
Consultant Project Inc.

Summit
Food Stores

Advance
Auto Parts

ACE
Hardware

St Marys Rd





O'Reilly
AUTO PARTS
TEXACO

POPEYES Walgreens
ROSES Domino's
Chick-fil-A Sherwin-Williams
Checkers

piggly wiggly
FAMILY DOLLAR

Little Caesars SUBWAY
FAMILY DOLLAR SUNDRO

RotoZone O'Reilly DOLLAR GENERAL
TACO BELL ZAXBY'S
SYNOVUS



DOLLAR GENERAL
FAMILY DOLLAR

Kentucky Fried Chicken
CIRCLE K

ACE Hardee's
piggly wiggly Shell
DOLLAR GENERAL
M MARATHON
Advance Auto Parts

DOLLAR TREE McDonald's WAFFLE HOUSE
CAPTAIN D'S GREASE MONKEY cricket BURGER KING

PAPA JOHN'S Walmart
CIRCLE K Neighborhood Market
Aaron's Walgreens
SUBWAY
metro by T-Mobile
Krystal

St Marys Rd



goodwill

Domino's
MICROTEL
BY WYNDHAM
SUNDRO



C O L U M B U S | M U S C O G E E C O U N T Y | G A

Columbus is a consolidated city-county located on the west-central border of the U.S. state of Georgia. Columbus lies on the Chattahoochee River directly across from Phenix City, Alabama. It is the county seat of Muscogee County, with which it officially merged in 1970. Columbus is the third-largest city in Georgia and fields the fourth-largest metropolitan area. According to the 2019 estimates from the U.S. Census Bureau, Columbus has a population of 195,769 residents, with 321,048 in the Columbus metropolitan area. The metro area joins the nearby Alabama cities of Auburn and Opelika to form the Columbus–Auburn–Opelika Combined Statistical Area, which has a 2019 estimated population of 485,590. Columbus lies 100 miles southwest of Atlanta. Fort Benning, the United States Army's Maneuver Center of Excellence and a major employer, is located south of the city in southern Muscogee and Chattahoochee counties. Columbus has the longest urban whitewater rafting course in the world constructed on the Chattahoochee River.

Columbus serves as the trade, distribution, manufacturing, medical and financial center for a 26-county area of Georgia and Alabama. Columbus includes approximately 20% of the MSA land area and approximately 64% of the MSA population. Fort Benning continues to be a primary source of economic strength to the Columbus community. The base provides permanent employment to 11,140 military personnel. Georgia is currently the number one filming location in the world for movies and Columbus is enjoying many of those benefits. The local area continues to benefit from the Chattahoochee River whitewater course and zip line, as out of town visitors do business in Columbus and whitewater-related businesses continue to open and expand. Major employers of the city are Fort Benning Military Reservation (U.S. Army), TSYS, Muscogee County School District, AFLAC, Inc., Piedmont Columbus Regional, Columbus Consolidated Government, St. Francis Hospital, Inc, Pratt & Whitney, Anthem Blue Cross Blue Shield of Georgia, Columbus State University.

Columbus offers its visitors and residents a wide variety of fine attractions. The Port Columbus Civil War Naval Museum, the nation's only Civil War naval museum, is a living structure which chronicles the Civil War era. The National Infantry Museum contains a large collection of military art and artifacts and focus on the role of the American Infantryman through two centuries of valor. Some of the other notable attractions in the city include the following: Coca-Cola Space Science Center: Includes replicas of an Apollo capsule and Space Shuttle, Heritage Corner, Andersonville: The former Camp Sumter, Little Whitehouse: Built by future President Franklin D. Roosevelt in 1932 while governor of New York, F.D. Roosevelt State Park, Warm Springs Village, Westville, Springer Opera House, Callaway Gardens, Columbus Museum, Oxbow Meadows, Pine Mountain Wild Animal Safari, Providence Canyon. Columbus is home to two professional sports teams. The Columbus Catfish are a Class A minor league baseball team playing in the South Atlantic League. The Catfish are affiliated with Major League Baseball's Tampa Bay Devil Rays.



MANEUVER CENTER OF EXCELLENCE



WHITewater RAFTING COURSE



(59,550 VPD)

St Marys Rd (12,522 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	70,932	132,799	250,771
AVERAGE HH INCOME	\$50,279	\$52,136	\$65,523

GOODWILL

TENANT PROFILE

Goodwill Industries International is a network of autonomous organizations in the United States and Canada with a presence in 12 other countries. A 501(c)(3) nonprofit that helps people earn employment, Goodwill is recognized with GuideStar's highest rating, the Platinum Seal of Approval. Goodwill Industries International (GII) is based in Rockville, MD, outside of Washington, D.C.

Local Goodwill organizations offer skills training, job placement, training services and other community-based programs. Many services are funded by selling donated clothing and household items in more than 3,300 stores and at shopgoodwill.com®. Last year, more than 24 million people used computers and mobile devices to access Goodwill services, and more than 1.5 million people received in-person services.

Goodwill Industries of the Southern Rivers Inc. (GoodwillSR) is one of 156 independent, community-based Goodwill nonprofits across the United States and Canada. Headquartered in Columbus, GA. and governed by a board of directors consisting of local business and civic leaders, GoodwillSR serves 50 counties in west Georgia and east Alabama as one of the region's top employers.



COMPANY TYPE
Nonprofit Organization



FOUNDED
1902



OF LOCATIONS
3,300+



HEADQUARTERS
Rockville, MD



WEBSITE
goodwill.org

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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