



MOUNTAIN EXPRESS OIL COMPANY OFFICE BUILDING

5345 Bells Ferry Road - Acworth, GA 30102

MOUNTAIN EXPRESS OIL COMPANY OFFICE BUILDING - ACWORTH, GA

EXCLUSIVELY MARKETED BY



MATT SAWYER

GA #414515
678.713.4959 | DIRECT
msawyer@SIGnnn.com



MATTHEW RIZNYK

GA #404102
404.383.3244 | DIRECT
mriznyk@SIGnnn.com



ANDREW ACKERMAN

GA #311619
770.626.0445 | DIRECT
aackerman@SIGnnn.com

In Cooperation With Sands Investment Group Atlanta, LLC - Lic. #67374
BoR: Andrew Ackerman - Lic. GA #311619

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial ma
- 13 Retailer Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement

CONFIDENTIALITY & DISCLAIMER

© 2022 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.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 11,520 SF MEX Office Building Located at 5345 Bells Ferry Road in Acworth, GA. This Deal Includes a Single Tenant Office Building Opportunity With Over Six (6) Years Remaining on an Absolute Triple Net (NNN) Lease, Providing For a Unique Investment.

Sale Price	\$1,261,000
------------	-------------

OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$88,319
Price / SF:	\$109.46
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	5345 Bells Ferry Rd
City, State, Zip:	Acworth, GA 30102
County:	Cobb
Building Size:	11,520 SF
Lot Size:	1.17 Acres
Year Built:	1998



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Corporate Guarantee From Mountain Express Oil (“MEX”) Which is a Growing Petroleum Supplier That Now Operates in 10 States With Over 750 Locations and is Independently Valued at \$400,00,000
- Single Tenant Office Building Opportunity With Over Six (6) Years Remaining on an Absolute Triple Net (NNN) Lease With Rare 2% Annual Increases Backed By a Corporate Guarantee
- Below Market Rent in the Atlanta MSA Market at \$7.60 Per Square Foot and Well Below Replacement Cost
- Over 517,523 Residents Live With-in 10 Miles With an Average Household Income of Over \$110,000
- Nearby Tenants Include: Sam's Club, The Home Depot, Target, Lowe's Home Improvement, McDonald's, Family Dollar, Bank of America, KFC, Waffle House, Caliber Collision, Wells Fargo Bank and More
- Industrial Flex Space Located 1/2 Mile South of Highway 92 on Bells Ferry Road
- 11,520+/- SF on 1.17 Acres With Plenty of Parking; The Building Includes Seven Offices, Conference Room Featuring Fire Suppression System, Loading Dock Door and Warehouse/Storage Space



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

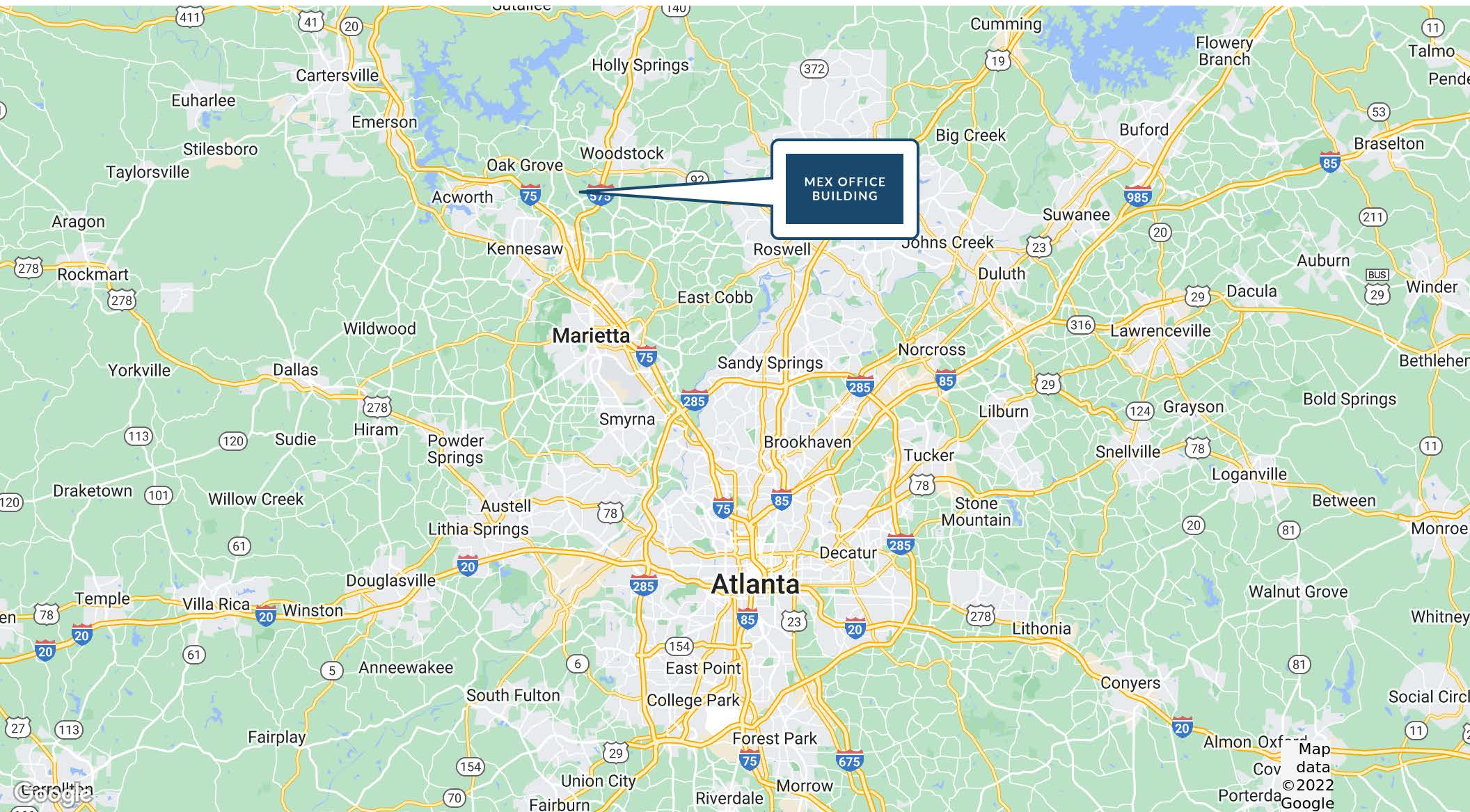
Tenant:	Mountain Express Oil Company
Premises:	11,520 SF
Base Rent:	\$88,320
Rent Per SF:	\$7.67
Lease Commencement:	1/17/2019
Lease Expiration:	1/16/2029
Lease Term:	6+ Years
Renewal Options:	2 x 5 Years
Rent Increases:	2% Annually
Lease Type:	Triple Net (NNN)
Use:	Office
Property Taxes:	Tenant's Responsibility
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:	No
Guarantor:	Corporate



SECTION 3

PROPERTY INFORMATION

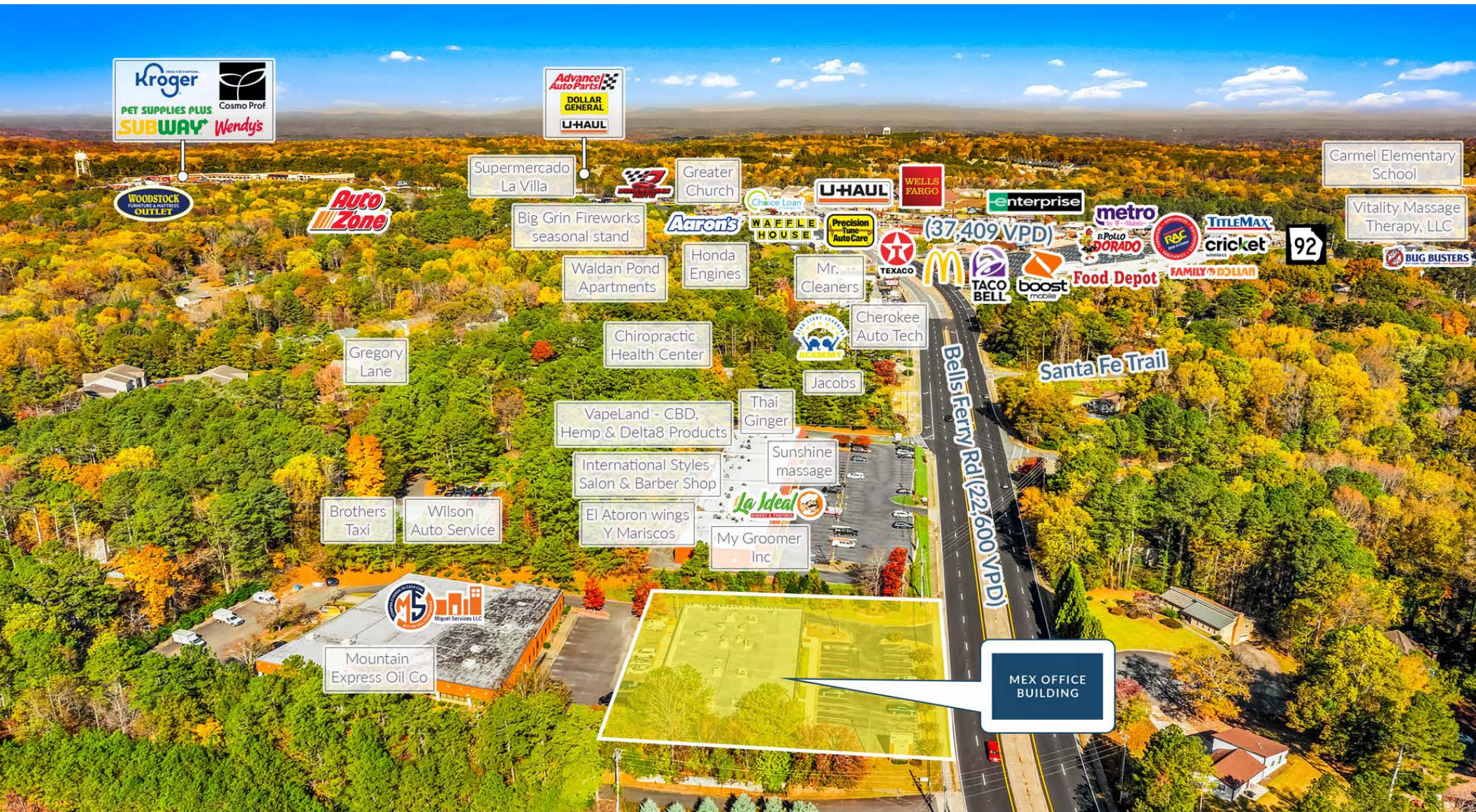
LOCATION MAP



PROPERTY IMAGES



AERIAL MA



RETAILER MAP



Google

Imagery ©2022 , CNES / Airbus, City of Roswell, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

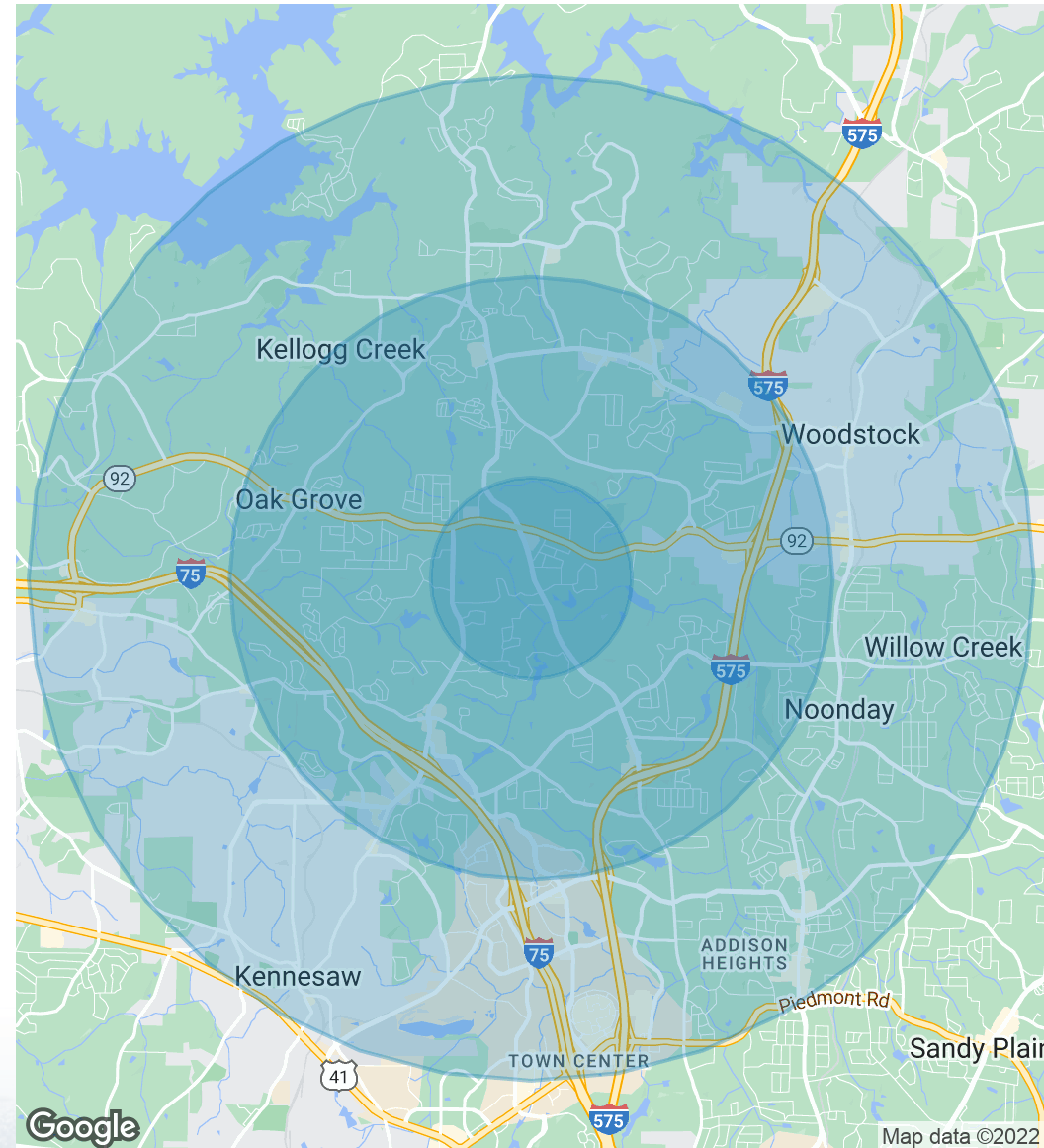
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,177	77,853	181,543
Average Age	37.5	36.4	36.5
Average Age (Male)	33.5	34.3	34.8
Average Age (Female)	36.6	37.1	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,519	27,808	65,005
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$88,346	\$89,746	\$96,506
Average House Value	\$242,246	\$238,753	\$248,818

TRAFFIC COUNTS

Bells Ferry Road	22,600 VPD
Alabama Road	37,409 VPD
Interstate 59	94,200 VPD
Interstate 75	98,816 VPD





SECTION 4

AREA OVERVIEW



CITY OVERVIEW



Atlanta, GA



Hartsfield-Jackson Atlanta International Airport

ACWORTH, GA

Acworth is located in the northwest corner of Cobb County; approximately 30 miles northwest of Atlanta. The City's proximity to Interstate 75 and U.S. Highway 41 makes it easily accessible. Acworth is located in the foothills of the North Georgia mountains and is nestled along the banks of Lake Acworth and Lake Allatoona, hence its nickname "The Lake City." It is bordered by the city of Kennesaw to the southeast and by Bartow and Cherokee counties to the north. Acworth is an All-America City and one of the fastest growing cities in the metro-Atlanta region. According to the United States Census Bureau, the city has a total area of 8.8 square miles. The City of Acworth had a population of 23,564 as of July 1, 2022.

The local economy of Acworth is growing through redevelopment and new commercial businesses. The largest employment sector within the City of Acworth is Retail Trade, followed by Accommodation and Food Services and Educational services. Residents primarily travel to work along the I-75 Corridor to Cumberland and Downtown and to the major employment centers along GA-400. Located just off of I-75 in the northern areas of the Atlanta region, the City of Acworth has a great connection to the interstate system which connects the city to other employment centers in the Atlanta region and to the rest of the country. Located 40 miles from Hartsfield-Jackson Atlanta International Airport, the city has connections to the world. 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.

Acworth is one of the best, family-friendly destinations in the Atlanta region. The city boasts a rich history, a charming downtown, abundant outdoor recreational activities, a vibrant restaurant scene, and an active festival and events calendar. The Kennworth Park is located between Kennesaw and Acworth and hosts regular sports tournaments. This park also has amenities for tennis, softball and baseball. It also includes a playground for children. The city also has an excellent golf course. The Southern Museum of Civil War and Locomotive History is worth a visit. Nestled along the banks of Lake Acworth is Cobblestone Golf Course which was recently rated the #1 public course in Georgia by Golf Digest. Acworth has many community parks, as well as the 42-acre Acworth Sports Complex. Some of the festivals include Acworth Dragon Boat Festival, July 4th Concert and Fireworks, Spring Downtown Classic Car Cruise and Concert on the Green to name a few.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



MOUNTAIN EXPRESS
OIL COMPANY

TENANT OVERVIEW

Company:	Subsidiary
Founded:	2000
Locations:	750+
Headquarters:	Alpharetta, GA
Website:	mountainexpressoil.com

MOUNTAIN EXPRESS OIL COMPANY

Founded in 2000 and based in Alpharetta, GA., Mountain Express Oil currently owns or controls more than 330 gas stations and provides fuel to more than 750 stations across the United States under several major oil and regional fuel brands. With a geographic footprint covering 24 states, Mountain Express Oil has relationships with ExxonMobil, BP, Amoco, Shell, Chevron, Texaco, Sunoco, Valero, Gulf, CITGO, Diamond Shamrock, Marathon, Arco, Phillips 66, ConocoPhillips and 76 Motiva.

CONFIDENTIALITY AGREEMENT

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.



MOUNTAIN EXPRESS OIL COMPANY OFFICE BUILDING

5345 Bells Ferry Road - Acworth, GA 30102

Exclusively Marketed by:

Matt Sawyer // GA #414515

678.713.4959 // msawyer@SIGnnn.com

Matthew Riznyk // GA #404102

404.383.3244 // mriznyk@SIGnnn.com

Andrew Ackerman // GA #311619

770.626.0445 // aackerman@SIGnnn.com