



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

304 Sunset Avenue | Comer, GA 30629



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CITY OVERVIEW

- Comer, GA



Actual Property Image

Exclusively Marketed By: Sands Investment Group

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Chevron

PROPERTY SUMMARY

ADDRESS	304 Sunset Ave Comer, GA 30629
COUNTY	Madison
BUILDING AREA	3,384 SF
LAND AREA	0.35 Acres
BUILT	1965

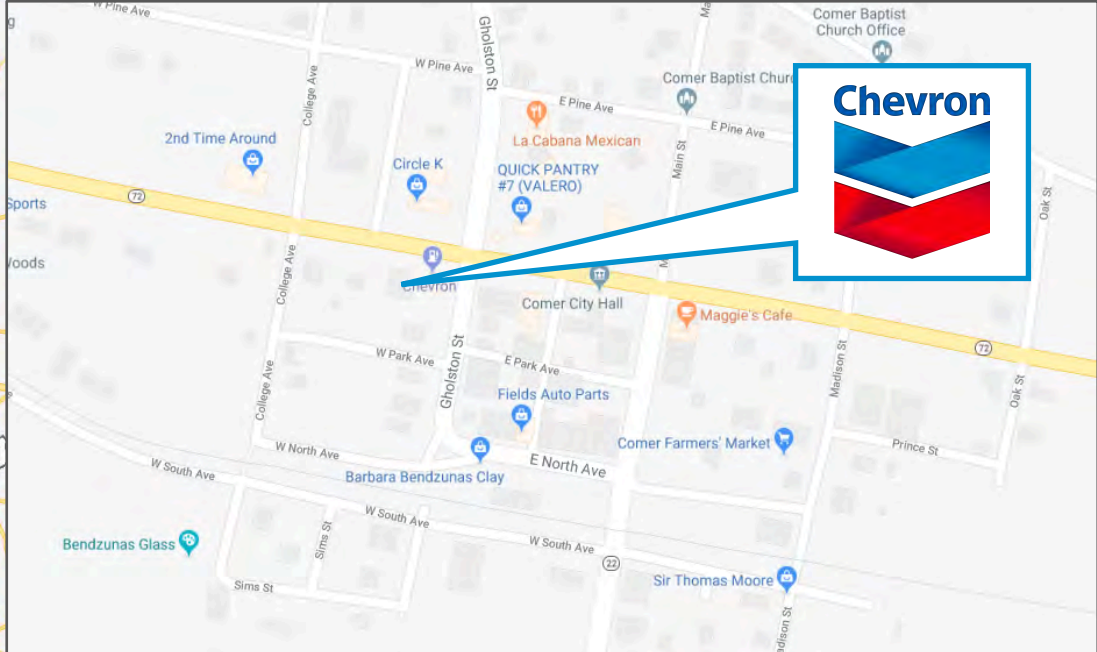
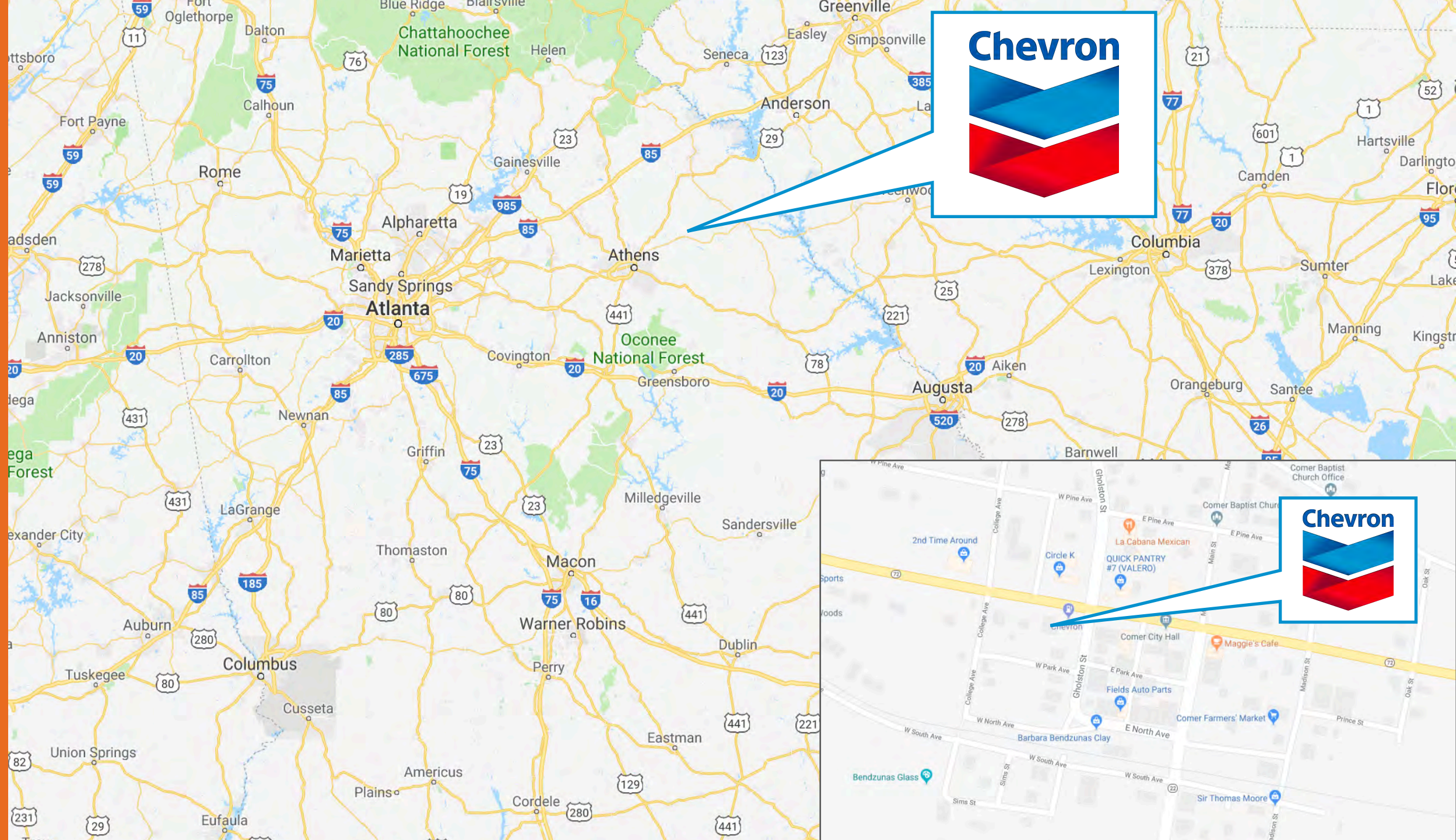
OFFERING SUMMARY

PRICE	\$1,703,226
CAP	7.75%
NOI	\$132,000
PRICE PER SF	\$503.32
YEARS REMAINING	15 Years
LEASE GUARANTY	RM Investments, Inc.



Investment Summary

- Located on a Signalized Hard Corner with Great Visibility and Access from the Property
- In the Heart of Downtown Comer, Chevron is Next to the Post Office, Police Department and City Hall
- Located Across from Comer Baptist Church, Comer Fire Department, Comer Baptist Church Office and Madison County Library
- Surrounded by Neighborhoods and Local/Regional Retail Tenants Including First Citizens Bank, Maggie's Café, Comer Farmer's Market and Next to a Large Strip Center with La Cabana Mexican, Unique Nails & Tan and More
- RM Investments Owns and Operates Over 24 Stores with a Net Worth of Over \$28 Million and Over a Decade of Experience
- Long Term Absolute NNN Lease – New Year 15 Lease with 1.25% Annual Increases and 4 x 5 Year Options
- Absolute Net Lease (NNN) – Tenant is Responsible for All Expenses Including Roof, Structure, Taxes, Insurance and Common Area Maintenance



2nd Time Around

Sunset Ave (7,770 VPD)

Gholston St (4,710 VPD)

Main St

Madison St



Comer Police Department

Comer City Hall



First Citizens Bank

Adams Small Engines and Repair

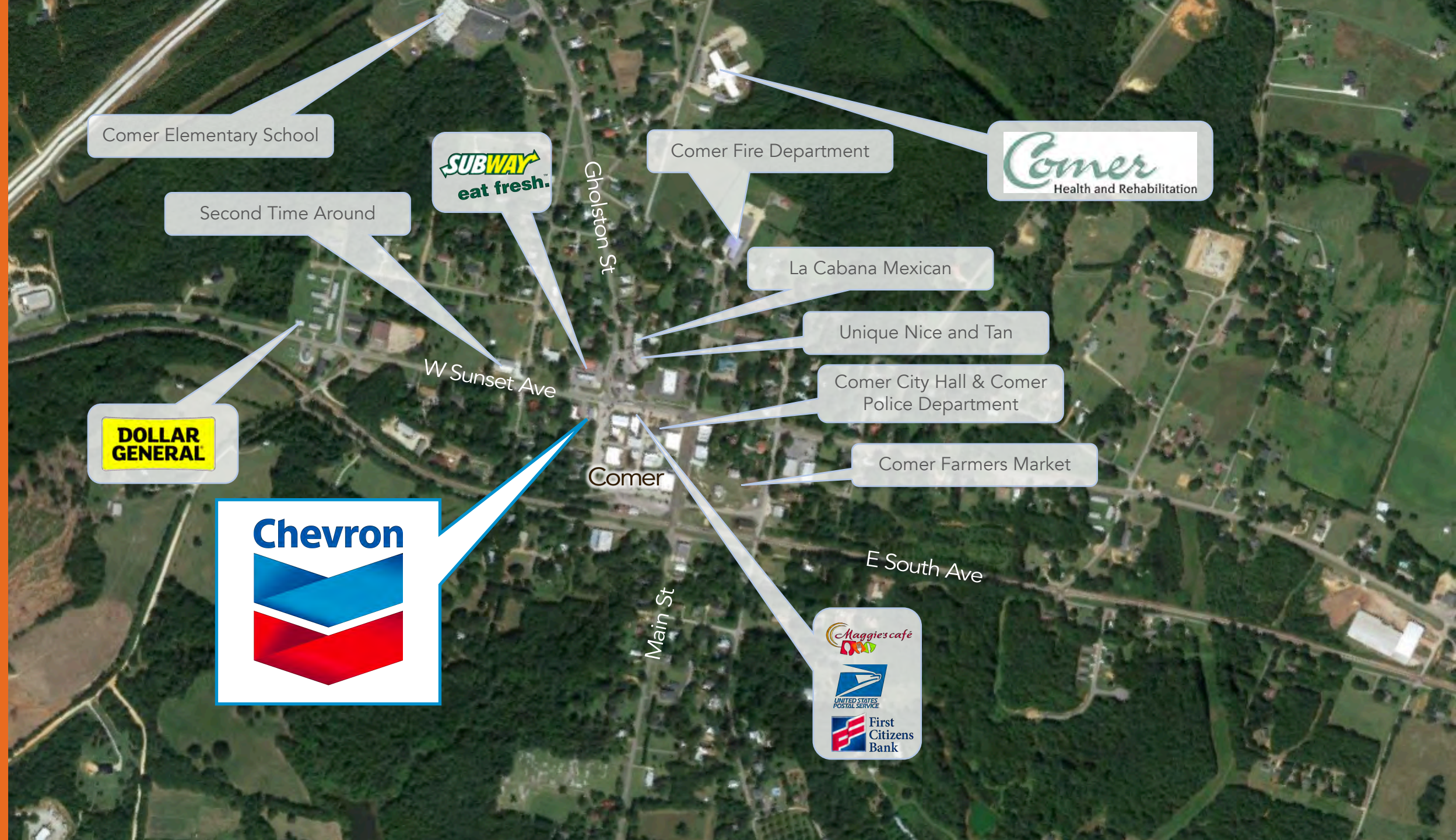


Fields Auto Parts

JadeSpring Wellness Center

SUBJECT PROPERTY DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population	2,421	5,650	23,601
Average Household Income	\$46,810	\$47,766	\$47,077



Comer Elementary School

Second Time Around



Gholston St

Comer Fire Department

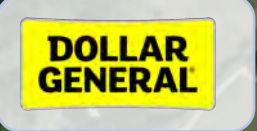


La Cabana Mexican

Unique Nice and Tan

Comer City Hall & Comer Police Department

Comer Farmers Market



W Sunset Ave

Comer



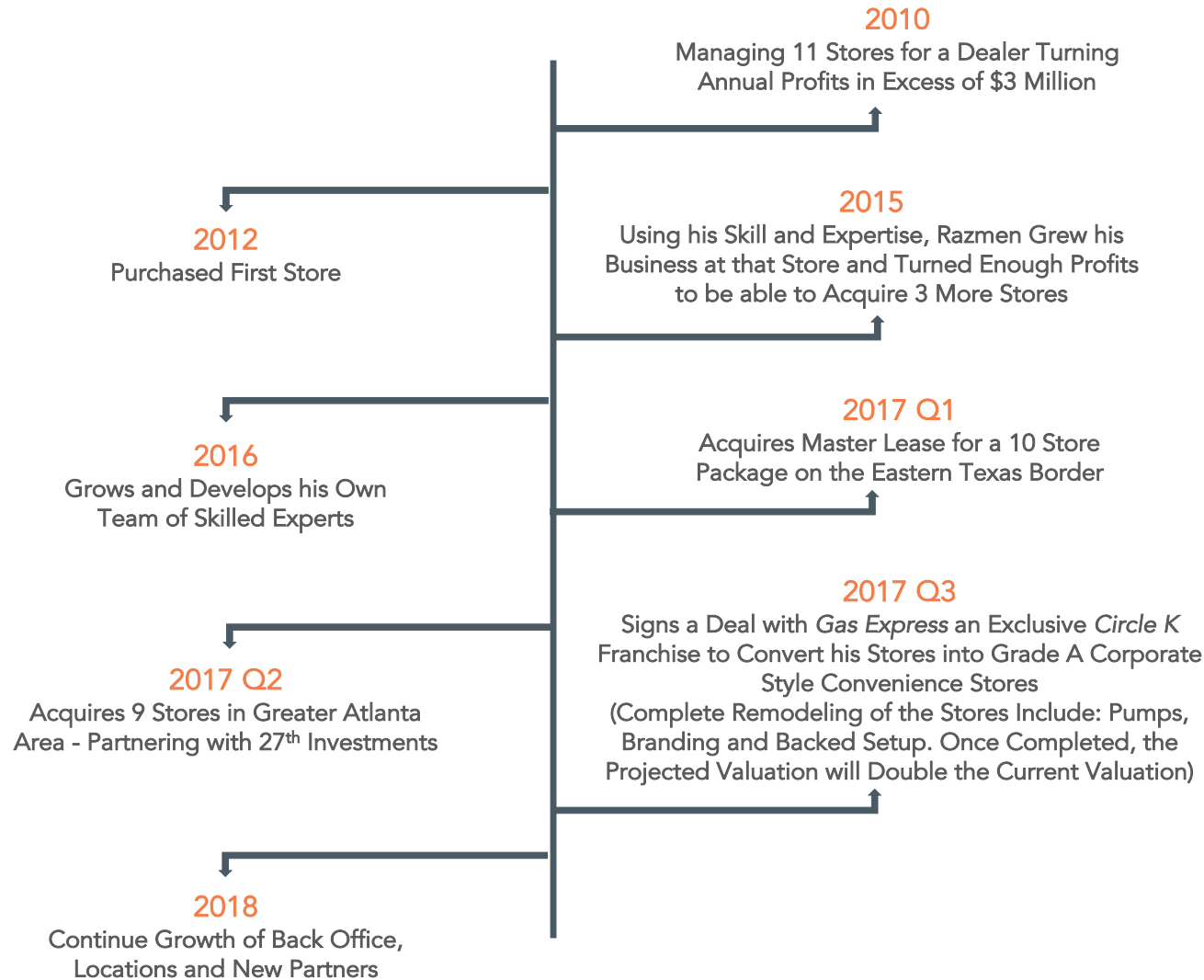
Main St



E South Ave

Ramzan Mosani Owner/Founder of *RM Investments Inc.* came to San Antonio, TX in 2004 with a background in accounting and finance. Starting from humble beginnings working in a convenient store, he quickly grew to become a store manager within a few years and kick started his expansion.

EXPANSION TIMELINE



RM INVESTMENTS INC.

QUICK FACTS

Over **25 Years** of Operations Experience

Net Worth of **\$28 Million**

Texas

Owens 12 Businesses + 3 Businesses & Property

Georgia

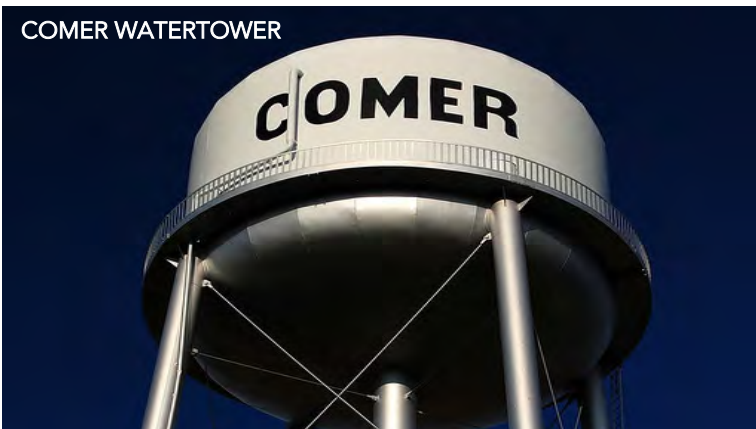
9 Businesses + 13 More Coming Soon...

LEASE SUMMARY

TENANT	RM Investments, Inc.
PREMISES	A Building of Approximately 3,384 SF
LEASE TERM	Brand New 15 Year Lease
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	1.25% Annually
LEASE TYPE	Absolute Triple Net (NNN)
USE	Convenience & Fuel
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



Actual Property Image



COMER WATERTOWER

COMER, GA

Comer is a city in Madison County, Georgia with a population of 1,160 in 2016. Comer is the largest city in Madison County based on population and total land area, with an annual population growth rate of approximately 3%. The City of Comer is included in the Athens-Clarke County, GA Metropolitan Statistical Area, which is included in the Atlanta- Athens-Clarke County-Sandy Springs, Georgia Combined Statistical Area that has a population of 6.3 million. The City of Comer is located in the Broad River sub-basin of the Savannah River basin and approximately 20 miles east of Athens.

ECONOMY

Comer Health and Rehabilitation Center is a 24/7 short or long term personal care facility that offers physical therapy, in house wound care and restorative care. Comer Health and Rehab is a subsidy of Ethical Health & Retirement Services and it is a 175-bed care facility. Madison County public education is served by the Madison County School District. The Madison County Board of Education oversees and operates the public charter school system in the School District. Madison County Board of Education operates five elementary schools, one middle school, one high school and one career academy.



MADISON COUNTY COURTHOUSE

CULTURE & CONTEMPORARY LIFE

A small town atmosphere with southern charm and hospitality coupled with varied retail businesses, early 20th Century buildings, recreational opportunities, good places to eat, and numerous art studios make Comer a very interesting community to live, visit, or shop. Located in a quaint hamlet, this artsy community is home to Bendzunas Glass Studio, a variety of antique shops and Watson Mill Covered Bridge State Park. The park is an ideal spot for an afternoon picnic or overnight stay in the quiet campground. Hiking, biking and horseback riding trails allow visitors to enjoy the thick forest and river.



WATSON MILL COVERED BRIDGE

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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.

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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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