



Sell It Right

The Furniture
Party ATL

Kg Enterprise



2869 Salem Rd SE,
Conyers, GA 30013



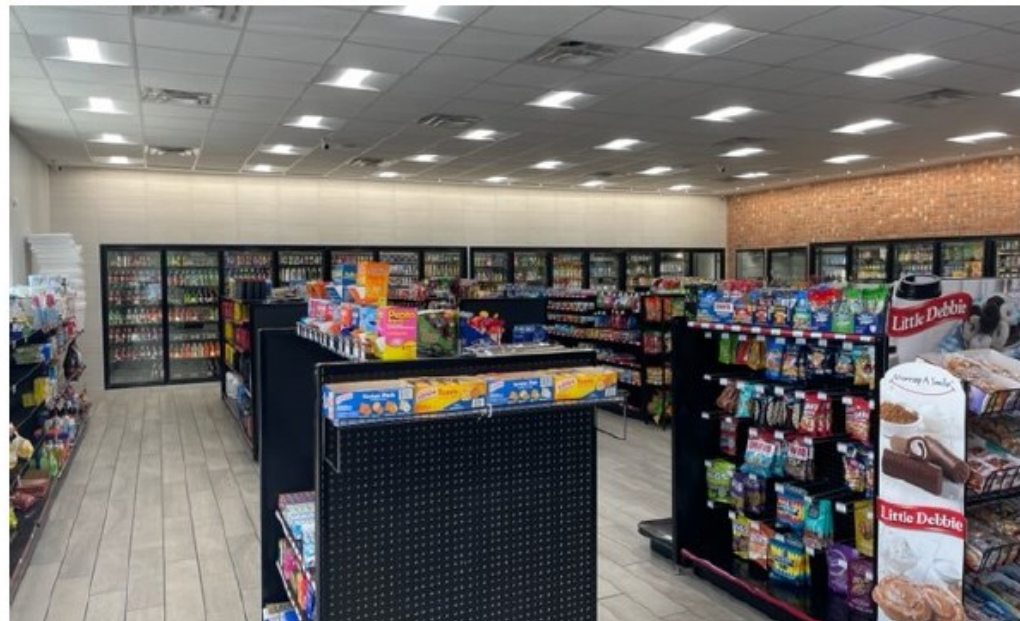


Kg Enterprise

Mame's Hair Braiding

Tokyo Health Studio







HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- Long term Lease—15 Years from COE
- New Construction
- Experienced Guarantor- 21 years of experience and 27 locations
- Located 1 Mile from Ingles Market Shopping Center—Nearby Tenants: O’Reilly’s Auto Parts, Pep Boys, Starbucks, Family Dollar, Taco Bell and KFC
- High Traffic Counts with 37,708 vehicles per day on Salem Road Southeast
- Affluent Market—\$81,273 average household income in a 3 Mile radius



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer this New Construction Shell Gas Station located at 2869 Salem Rd SE, Conyers, Georgia. This Absolute Net investment grade (A+) commercial real estate asset is being offered at a 6% Cap rate. A new investor will enjoy a lease with approximately 15 years from the Close of Escrow and one five years option with 1% annual rent increase. This subject property consists of a 2.3 Acre parcel with a 6,000 Square foot Shell Gas Station with five canopied dual fuel pumping stations. Nearby national tenants include Ingles Market, O’Reilly’s Auto Parts, Pep Boys, Starbucks, Family Dollar, Taco Bell and KFC



PROPERTY INFORMATION

Address	2869 Salem Rd SE, Conyers, GA 30013
Lease Type	NNN Lease
NOI	\$402,000.00
Price CAP	\$6,700,000.00 6% Cap
Building size	6,000 sq ft +/-
Lot Size	2.3 Acres
Building Built	2022
Building Renovated	New Construction



Tenant	Shell Gas Station
Guarantor	Nabeel Group of Companies (NGC)
Term Remaining	15 years
Lease Commencement Date	Close of Escrow
Options	one Five years option with 1% annual rent increase



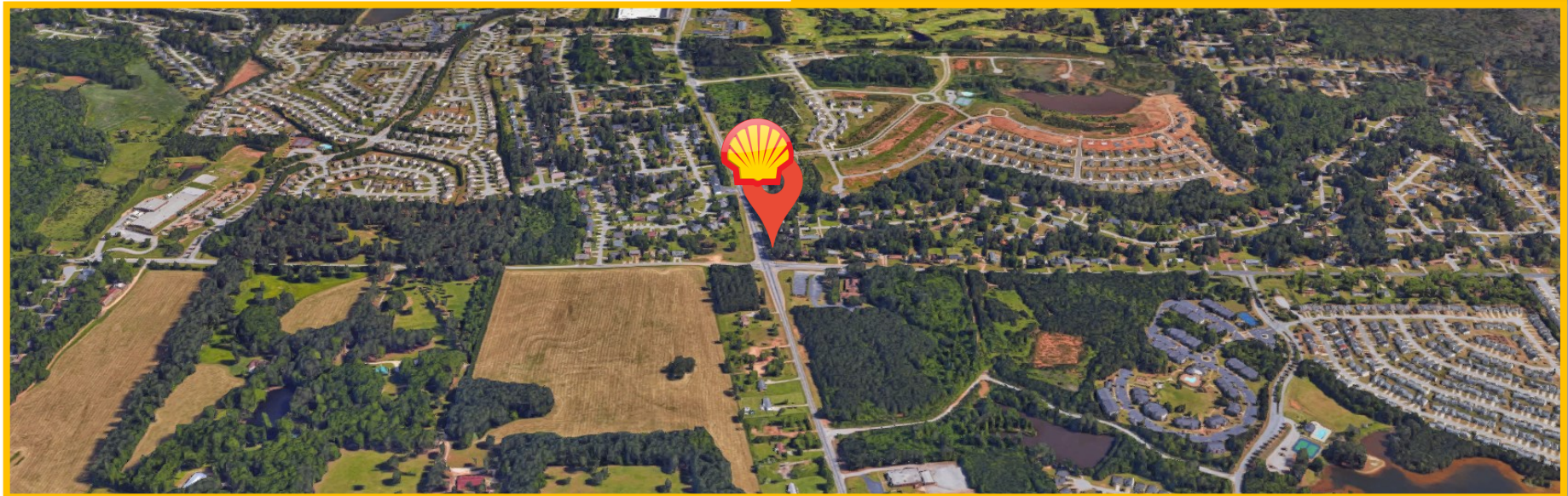
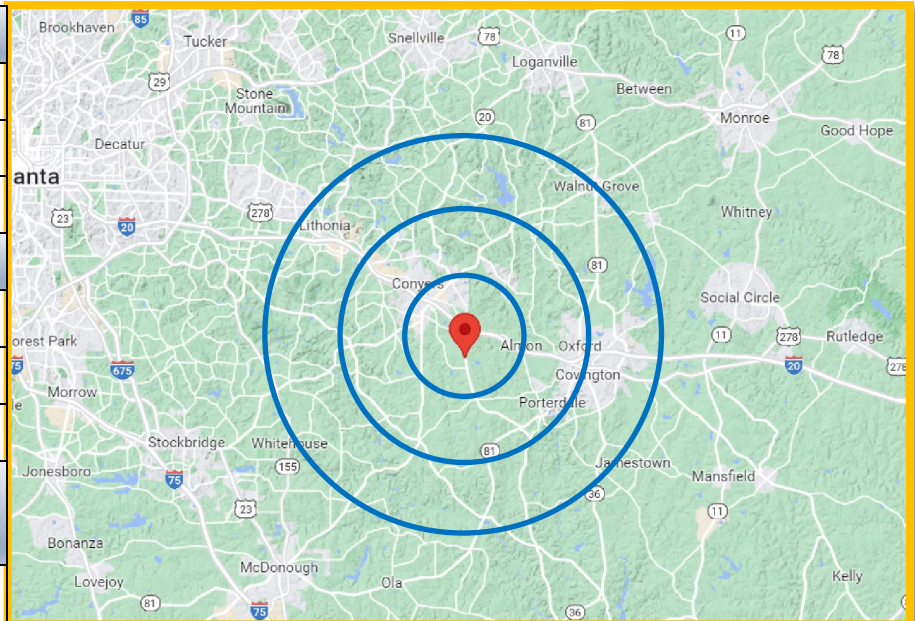


About the Tenant

Nabeel Group of Companies (NGC).has been in c-store and gas station development business for over twenty (21) years. The owner at age of 18 opened his and operated his first C store in Panama City Florida, he was The Youngest Florida Lottery Retailer in Florida history, than Moved to Atlanta Georgia and expanded his Work experience and locations. Now his company currently has twenty seven stores in its portfolio. He currently operate in Gwinnett, Fulton, Clayton, Barrow, Walton, Rockdale, Douglas and Henry counties in the state of Georgia. The business models include a combination of building, leasing, and operations. NGC is an approved franchisee of Circle K and is currently negotiating franchise rights with Race Trac.



Population	1 Mile	3 Mile	5 Mile
2027 Projection	5,740	42,963	97,971
2022 Estimate	5,630	40,349	92,358
2010 Census	5,541	35,057	82,548
Households	1 Mile	3 Mile	5 Mile
2027 Projection	2,021	15,339	34,872
2022 Estimate	1,980	14,394	32,868
2010 Census	1,942	12,457	29,311
Average Household Income	1 Mile	3 Mile	5 Mile
	\$75,972	\$81,273	\$77,011









Robert Gamzeh

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