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## Financial Overview

Price Range	\$5,647,059
Cap Rate	8.50%
NOI	\$480,000
Price per SF	\$273.39
Rent Per SF	\$23.24
Building SF	20,656
Acres	7.39
Lease Type	NNN
Options	4 X 5 Years
Lease Expiration	12/1/2034
Gallons	2,643,485
EBITDA To Rent	N/A
Company Type	Private
Guarantee Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
Number of Stores	80
Credit Rating	Non-Investment Grade
Company Size	Nano-Cap

## Investment Highlights

Brand New 20 Year NNN Lease with (4) 5 year options  
Annual 1.5% Increases  
Experienced Operator with over 50 Gas Stations and 20 Restaurants  
Recognizable National Brand  
Sell 3,000,000 Gallons Per Year

## Location Highlights

Located in 3rd Largest Gaming Market in USA  
Outparcel to A Grocery Anchored Center  
Located At Signalized Intersection  
Located In Front Of Casino Entrance  
Limited Competition Operator Controls The Market





**2969 Hwy 61, Lake Cormorant, MS 38641**

Price	\$1,767,541
Square Footage	3,500
Acres	1.97
NOI	\$150,241
Lease Commencement	At Closing
Lease Expiration	12/1/2034
Leaseterm Remaining	20 Years
Lease Type	NNN
Rent Increases	1.5% Annually
Option Periods	4 X 5 Years
Gallons	919,353
Company Type	Private
Guarantor Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
# of Stores	80
Credit Type	Non-Investment Grade
Company Size	Nano-Cap
Rent to EBITDA	N/A
Cap Rate	8.50%

**13336 Hwy 61 N. Robinsonville, MS 38664**

Price	\$1,046,976
Square Footage	7,167
Acres	1.88
NOI	\$88,993
Lease Commencement	At Closing
Lease Expiration	12/1/2034
Leaseterm Remaining	20 Years
Lease Type	NNN
Rent Increases	1.5% Annually
Option Periods	4 X 5 Years
Gallons	544,567
Company Type	Private
Guarantor Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
# of Stores	80
Credit Type	Non-Investment Grade
Company Size	Nano-Cap
Rent to EBITDA	N/A
Cap Rate	8.50%

**13060 Hwy 61 N. Robinsonville, MS 38664**

Price	\$564,706
Square Footage	3,000
Acres	1.40
NOI	\$48,000
Lease Commencement	At Closing
Lease Expiration	12/1/2034
Leaseterm Remaining	20 Years
Lease Type	NNN
Rent Increases	1.5% Annually
Option Periods	4 X 5 Years
Gallons	N/A
Company Type	Private
Guarantor Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
# of Stores	80
Credit Type	Non-Investment Grade
Company Size	Nano-Cap
Rent to EBITDA	N/A
Cap Rate	8.50%





5911 Casino Strip Resort Blvd., Robinsonville, MS 38664

Price	\$506,059
Square Footage	3,000
Acres	0.90
NOI	\$43,015
Lease Commencement	At Closing
Lease Expiration	12/1/2034
Leaseterm Remaining	20 Years
Lease Type	NNN
Rent Increases	1.5% Annually
Option Periods	4 X 5 Years
Gallons	919,353
Company Type	Private
Guarantor Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
# of Stores	80
Credit Type	Non-Investment Grade
Company Size	Nano-Cap
Rent to EBITDA	N/A
Cap Rate	8.50%



3234 Casino Center Drive, Robinsonville, MS 38664

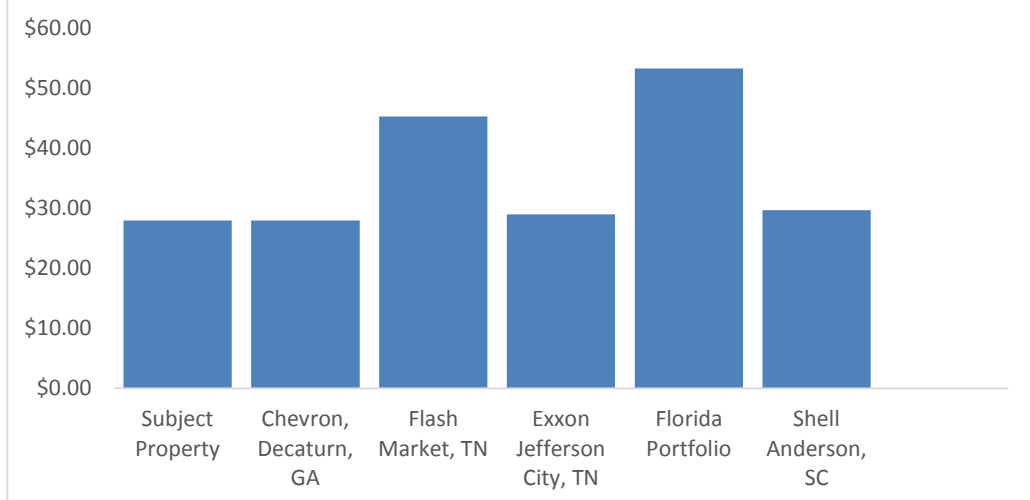
Price	\$1,761,765
Square Footage	3,989
Acres	1.24
NOI	\$149,750
Lease Commencement	At Closing
Lease Expiration	12/1/2034
Leaseterm Remaining	20 Years
Lease Type	NNN
Rent Increases	1.5% Annually
Option Periods	4 X 5 Years
Gallons	916,350
Company Type	Private
Guarantor Type	Corporate
Stock Symbol	N/A
Net Worth	\$5 Million
# of Stores	80
Credit Type	Non-Investment Grade
Company Size	Nano-Cap
Rent to EBITDA	N/A
Cap Rate	8.50%



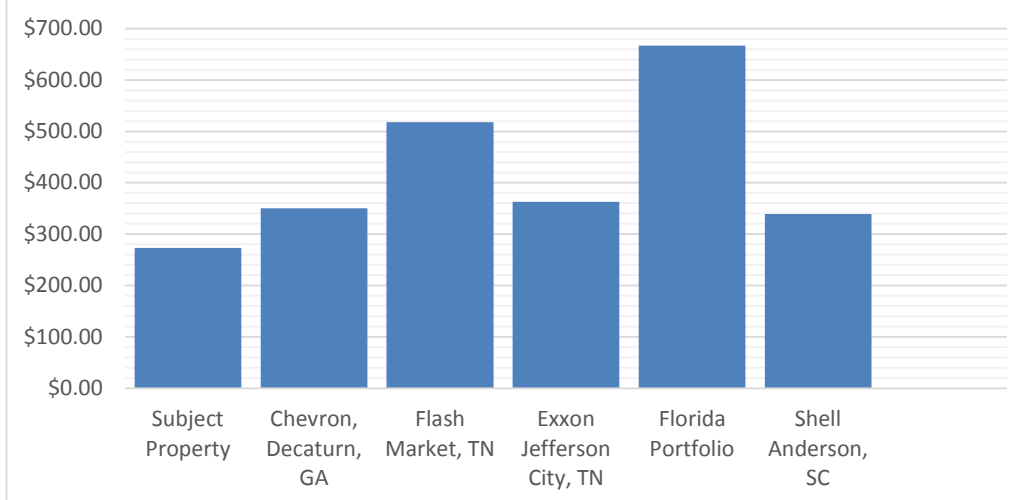


Deal Name	SF	Acres	Rent Per SF	Price Per SF	Remaining Term	Cap Rate	Price
Subject Property	20,656	1	\$28.00	\$273.39	20 Years	8.50%	\$5,647,059
Chevron, Decatur, GA	3,000	1	\$28.00	\$350.00	20 Years	8.00%	\$1,050,000
Flash Market, TN	3,300	1	\$45.34	\$518.15	5 Years	8.75%	\$1,709,909
Exxon Jefferson City, TN	2,604	1	\$29.03	\$362.90	20 Years	8.00%	\$945,000
Florida Portfolio	3,000	1	\$53.33	\$666.67	20 Years	8.00%	\$2,000,000
Shell Anderson, SC	4,000	1	\$29.68	\$339.19	5 Years	8.75%	\$1,356,743

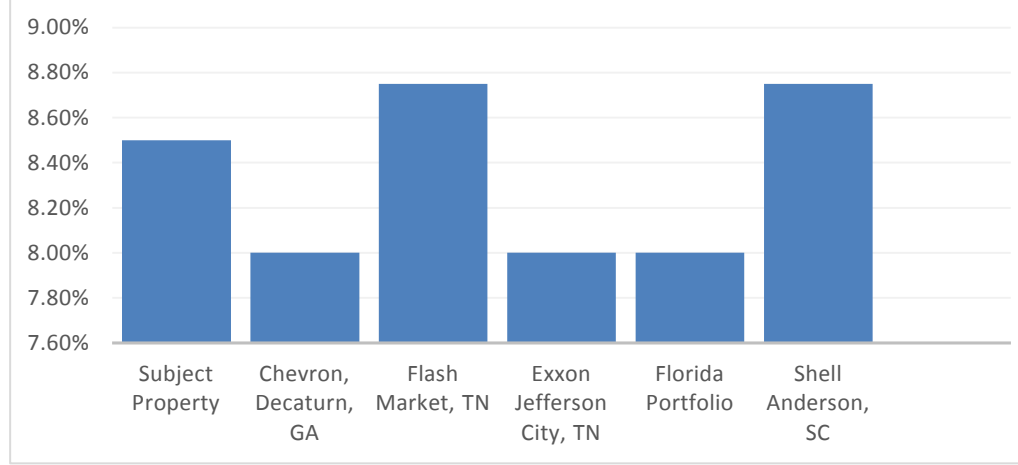
### Rent Comps



### Price Per SF



### Cap Rate Comps





## Tenant Summary

Mosaic Investments, Inc ("Mosaic") is a fully integrated investment firm that specializes in acquiring and managing operating businesses and real estate throughout the Southeastern United States and Costa Rica. Mosaic and its Partners have received multiple awards and acknowledgements from corporate partners for their ability to drive revenue through process & service-based management and innovative marketing strategies.



## Industry Overview

The U.S. convenience store count increased to a record 151,282 stores as of December 31, 2013, a 1.4% increase (2,062 stores) from the year prior, according to the latest NACS/Nielsen Convenience Industry Store Count. There are 126,658 convenience stores selling fuel in the United States, and these retailers sell an estimated 80% of all the fuel purchased in the country.



## Brand Overview

Exxon Mobil is the world's largest integrated oil company (ahead of Royal Dutch Shell and BP). Exxon Mobil engages in oil and gas exploration, production, supply, transportation, and marketing worldwide. In 2012 it reported proved reserves of 25.2 billion barrels of oil equivalent, including its major holdings in oil sands through Imperial Oil. Exxon Mobil's 32 refineries in 17 countries have a throughput capacity of 5.4 million barrels per day. The company supplies refined products to about 19,400 gas stations worldwide. Exxon Mobil is also a major petrochemical producer.



## Surrounding Area

The properties sit strategically throughout the Tunica area. 2 of the locations have a Subways. The Shell located on Casino Strip is on a hard corner at the entrance of the Fritz Casino & Hotel. The Exxon located on Casino Center is the only gas station located on a hard in or out of the entrance to all the major Casino's and Hotel such as: MGM GoldStrike, Harrah's Horseshoe, and Road House. The 3 locations on Hwy 61 service locals, tourist and transient customers. The Exxon and Texaco on Hwy 61 are not only located on a busy hwy but are an outparcel of The Casino Factory Shoppe, a 30-store Tunica outlet mall. The Exxon location located in Lake Cormorant is also located on a hard corner off of Hwy 61 placed to serve anyone entering the Tunica Area from Memphis.

## City & County

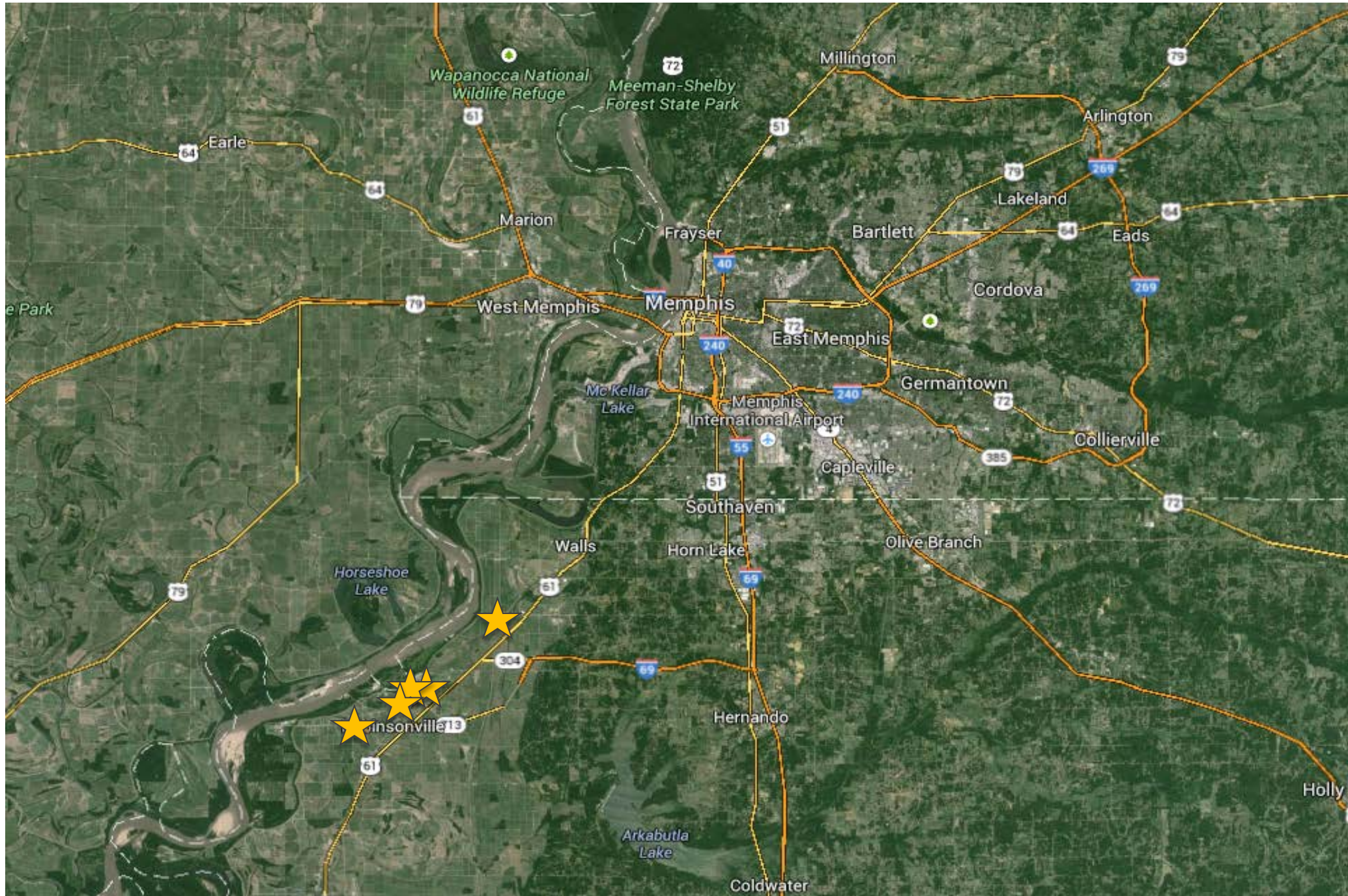
The Tunica area is now the third-largest gaming region in the United States, after Las Vegas and Atlantic City. Its effect on the local economy has spurred population growth. Since 1990, the town's name has been popularly associated with multiple casinos in proximity to the Mississippi River. However, the current group of casinos actually starts in the community of Tunica Resorts some ten miles north of the town of Tunica, and extends to the DeSoto County line. Tunica Resorts was originally named "Robinsonville", but the name was changed in 2005 to eliminate confusion over the location of the casinos, which have always used the name "Tunica" in reference to their location. Success of these gaming houses in northern Tunica County came at the expense of the area's first group of casinos in the early 1990s, located just northwest of Tunica proper. These casinos were closed or moved as larger resorts opened closer to Memphis.

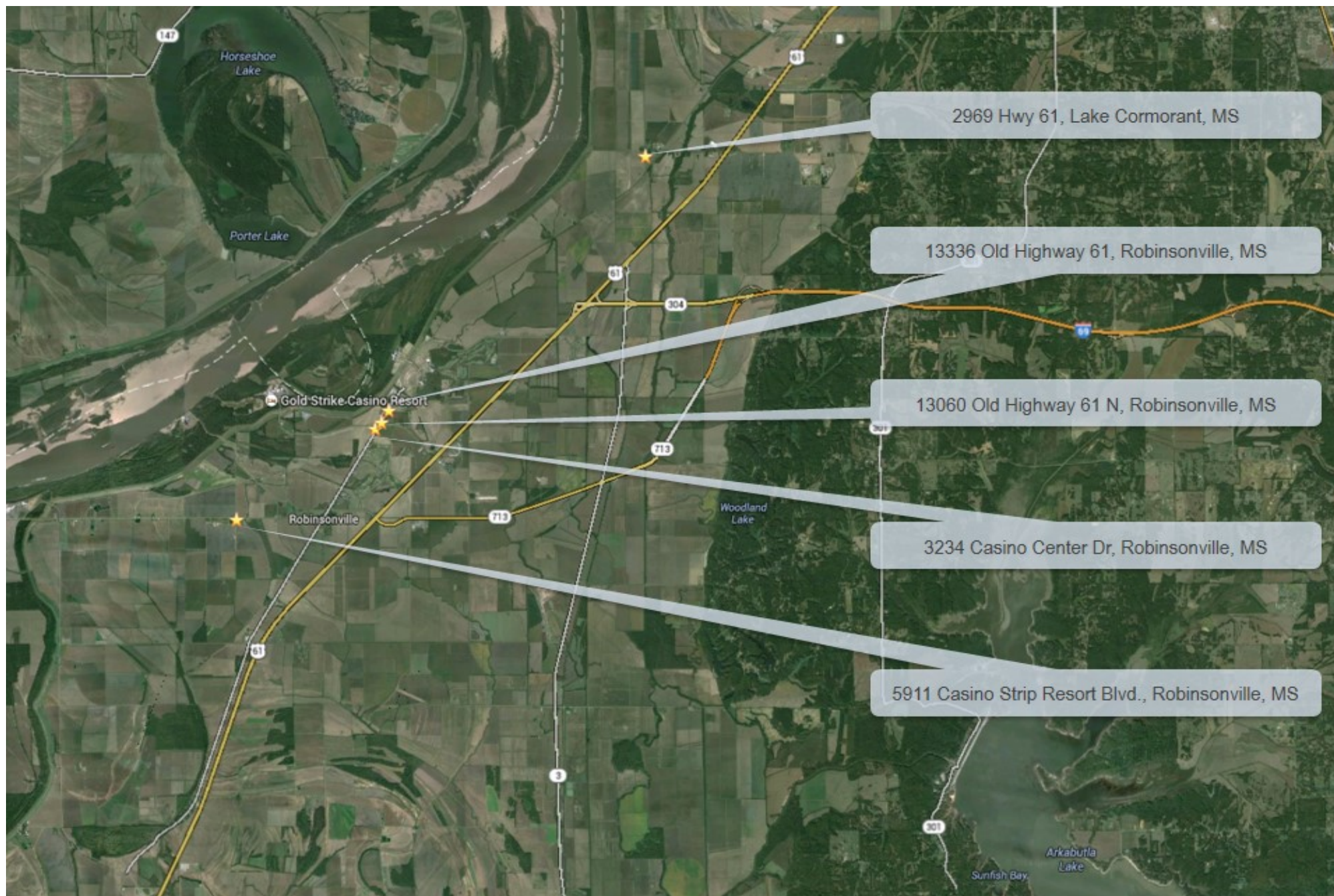
## Regional Overview

Several major investment projects and post-disaster reconstruction efforts will boost economic activity in the state over the coming years. A \$1.3 billion Toyota auto plant began production this fall. The \$300 million plant just completed by Schultz Extruded (metallurgical pipes) also went into operation in 2011. A \$570 million port upgrade at Gulfport, a \$1 billion natural gas pipeline (Spectra Energy and CenterPoint Energy), and a \$1.4 billion expansion at Chevron are underway.











The information contained in the following Proposal 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 Proposal 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.

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NET INVESTMENTS... NET RESULTS



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