

TITLEMAX CORP. GUARANTEE

398 Mannheim Rd • Bellwood, IL 60104

NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2017 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

TITLEMAX CORP. GUARANTEE
Bellwood, IL
ACT ID Y0070171

Marcus & Millichap

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,030,000
Net Operating Income	\$87,215
Capitalization Rate – Current	8.47%
Price / SF	\$200.43
Rent / SF	\$16.56
Lease Type	NN
Gross Leasable Area	5,139 SF
Year Built / Renovated	2009
Lot Size	0.19 acre(s)

FINANCING

Loan Amount	\$669,500
Loan Type	Financed - New Loan
Loan to Value	65.00%
Down Payment	35% / \$360,500
Interest Rate / Amortization	5% / 25 Years
Annual Loan Payment	\$46,966
Net Cash Flow After Debt Service	10.57% / \$38,121
Cash on Cash Return	10.57%

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Trinity Health Corporation	6,000
Healthcare Services Group Inc	5,026
McDonalds	4,802
Iypad International	4,000
US Post Office	3,210
Edward Hines Jr VA Hospital	3,000
Hines VA Hospital	3,000
McDonalds Usa LLC	3,000
Great Lakes Health Care System	2,800
Elmhurst Memorial Hospital	2,446
Pendum LLC	2,400
Lakeside Building Management	1,539

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2016 Estimate Pop	20,738	146,233	384,031
2010 Census Pop	20,526	144,207	378,276
2016 Estimate HH	6,656	48,528	142,895
2010 Census HH	6,554	47,546	139,793
Median HH Income	\$55,896	\$56,514	\$62,008
Per Capita Income	\$21,720	\$25,075	\$33,368
Average HH Income	\$67,353	\$75,291	\$89,231

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW

This investment property is leased to TitleMax of Illinois, Inc. and guaranteed by TMX Finance, LLC, which is the Corporate entity for all TitleMax operations. The lease features 2.5% annual increases, just over five years remaining, and minimal landlord obligations. The offering is priced at a 8.47% cap rate based on a very reasonable rent. The tenant also has two remaining renewal options at five years each that carry with them the 2.5% annual increases.

The subject property is located in the city of Bellwood, which is just a short 15 minute drive to downtown Chicago. The property's infill location boasts more 384,000 people living within a 5-mile radius. The Median household income in that radius is over \$62,000 as well. More than 25,000 cars per day drive past this location as it is situated along a main retail corridor. Other tenants in the surrounding immediate area include Aldi, CVS, BP, Burger King, Dunkin Donuts, AutoZone, Checker's, Dollar Tree, Family Dollar, Citgo, O'Reilly Auto Parts, and many others. The site is also less than five miles from multiple Union Pacific Railroad Stations, Gottlieb Memorial Hospital, The Edward Hines Jr. VA Hospital, Chicago O'Hare Airport, and multiple interstate's and affluent suburbs including Oak Brook, Western Springs, and Hinsdale which all made Forbes latest list of the top 100 wealthiest cities in the US.

INVESTMENT HIGHLIGHTS

- Corporate TitleMax Guarantee
- 2.5% Annual Increases
- Infill Chicago - More Than 384,000 Ppl. with Med. Inc.'s over \$62,000 w/in 5-Miles
- Located Along Main Retail Corridor - Visible to 25,000 + Cars Per Day
- Outparcel to Aldi Grocery Store
- Prominent Corner Location

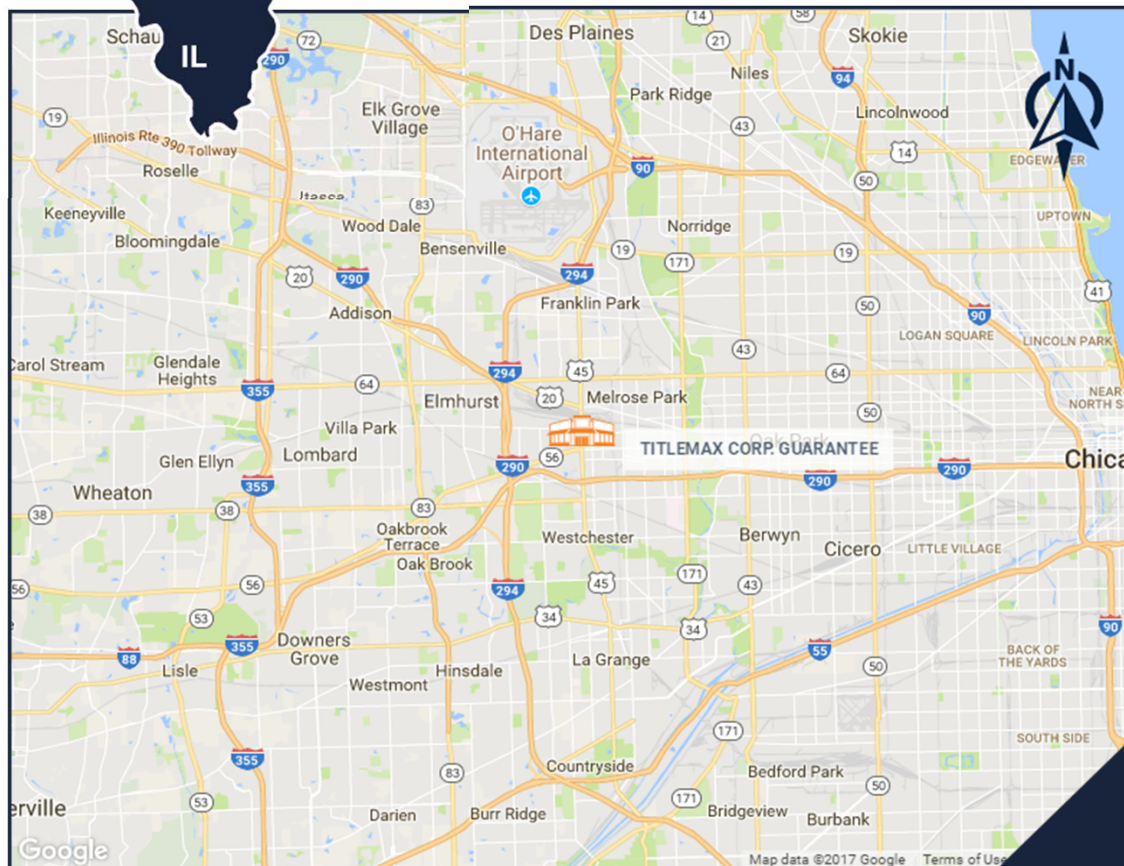


TitleMax



General Information	
Tenant Name	TitleMax
Website	TitleMax.com
Parent Company	TMX Finance LLC
Headquartered	Savannah, GA
Rentable Square Feet	5,139 SF
Percentage of RBA	100.00%
Lease Commencement	11/8/2013
Lease Expiration	11/30/2023
No. of Locations	1150

398 Mannheim Rd, Bellwood, IL 60104



- TitleMax Corporate Guarantee – B-
- 2.5% Annual Increases
- 384,000+ People in a 5-Mile Radius
- Signalized Hard Corner Location
- Aldi Outparcel - Main Retail Corridor
- Newer 2009 Construction

The subject property offers an investor the security of a TitleMax Corporate guarantee and annual 2.5% increases for the remaining 5+/- Years of guaranteed rent. The property is leased on a NN basis and is located just west of Chicago.

CLOSE PROXIMITY TO:



Airport



Hospital



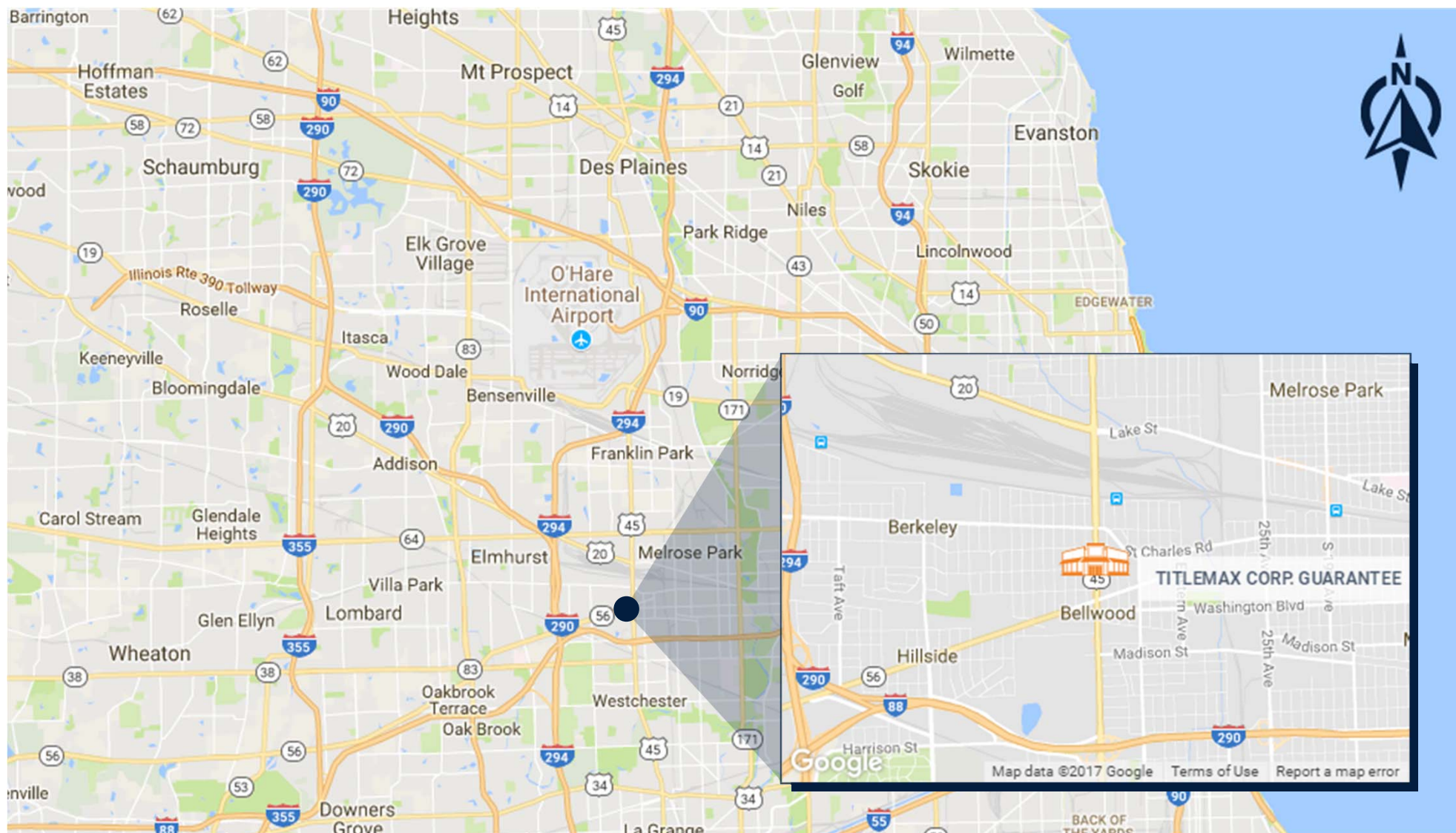
Downtown

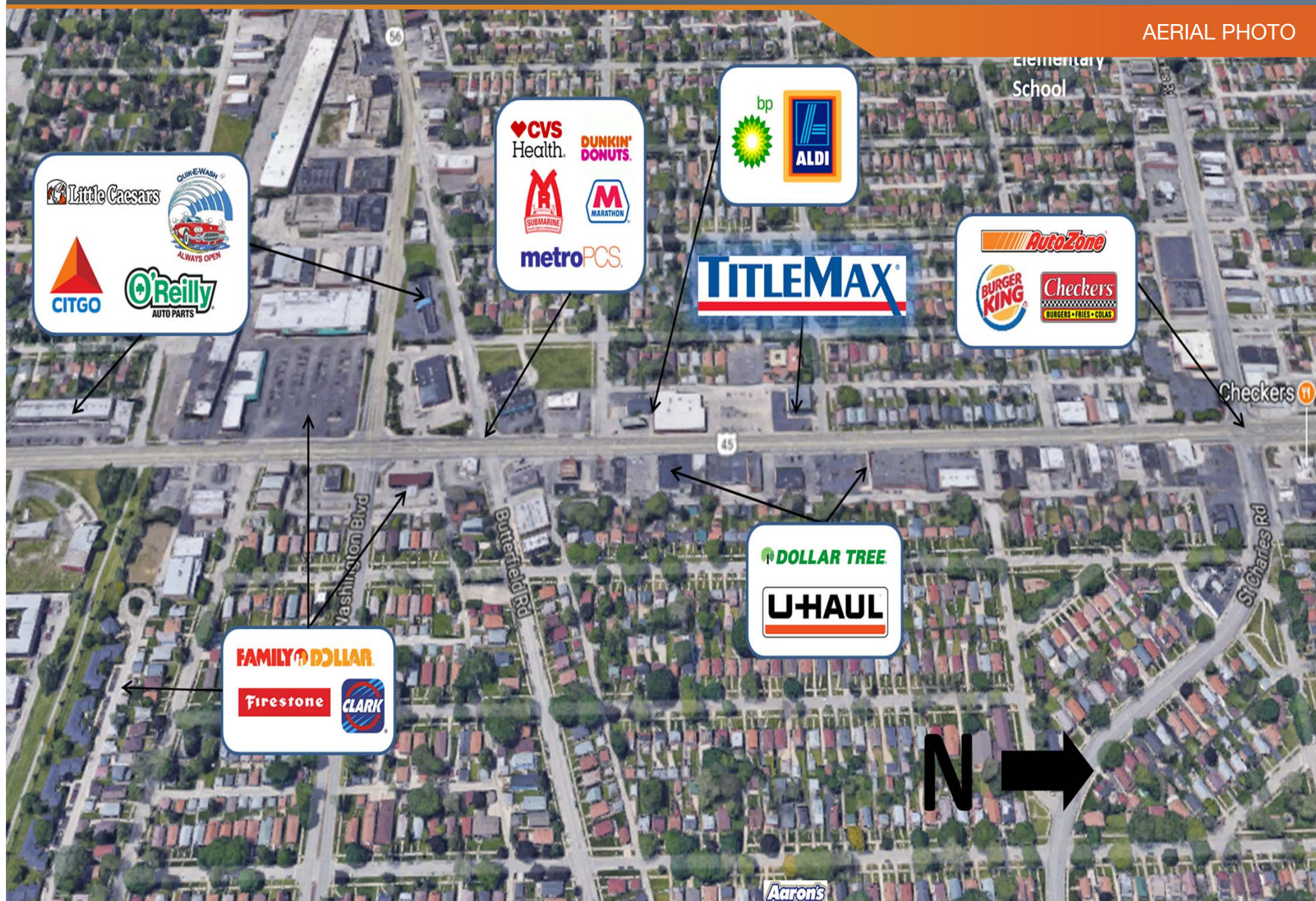


Public Transportation



Railroad

398 Mannheim Rd, Bellwood, IL 60104



PROPERTY SUMMARY

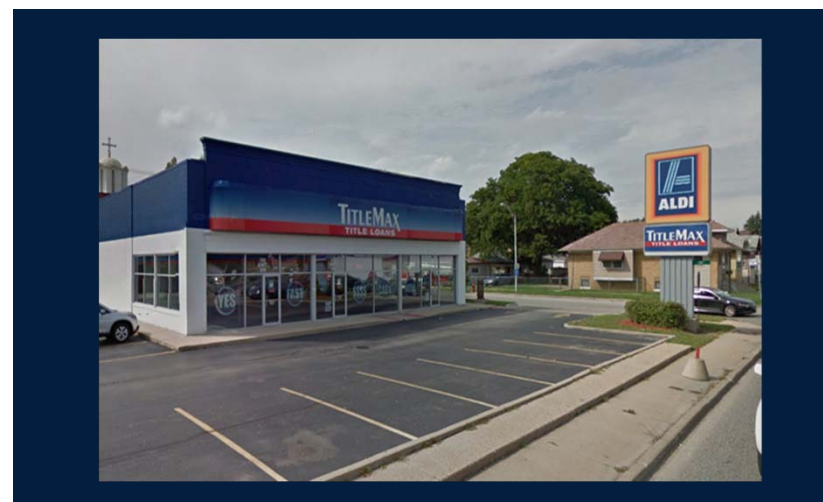
THE OFFERING	
Property	TitleMax Corp. Guarantee
Property Address	398 S Mannheim Rd. Bellwood, IL 60104
Price	\$1,030,000
Capitalization Rate	8.47%
Price/SF	\$200.43

PROPERTY DESCRIPTION	
Year Built / Renovated	2009
Gross Leasable Area	5,139 SF
Zoning	N/A
Type of Ownership	Fee Simple

LEASE SUMMARY	
Property Subtype	Net Leased Miscellaneous
Tenant	TitleMax of Illinois, Inc.
Rent Increases	2.5% Annually
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Commencement	11/8/2013
Lease Expiration	11/30/2023
Lease Term	10
Term Remaining on Lease (Years)	5.4
Renewal Options	2 - 5 Year Options
Landlord Responsibility	Roof and Structure
Tenant Responsibility	N/A
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION	
INCOME	
Net Operating Income	\$87,215

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$87,215	\$7,268	\$16.97
12/1/19 - 11/30/20	\$89,395	\$7,450	\$17.40
12/1/20 - 11/30/21	\$91,630	\$7,636	\$17.83
12/1/21 - 11/30/22	\$93,921	\$7,827	\$18.28
12/1/22 - 11/30/23	\$96,269	\$8,022	\$18.73



NOTES: TitleMax has the right to terminate this lease with one year advance notice, if and only if they terminate the operations of all 41 locations in Illinois.

DEMOGRAPHICS



CREATED ON NOVEMBER 8, 2017

	1 Miles	3 Miles	5 Miles
POPULATION			
2021 Projection	20,637	146,094	384,680
2016 Estimate	20,738	146,233	384,031
2010 Census	20,526	144,207	378,276
2000 Census	21,256	147,011	384,766
INCOME			
Average	\$67,353	\$75,291	\$89,231
Median	\$55,896	\$56,514	\$62,008
Per Capita	\$21,720	\$25,075	\$33,368
HOUSEHOLDS			
2021 Projection	6,646	48,674	143,690
2016 Estimate	6,656	48,528	142,895
2010 Census	6,554	47,546	139,793
2000 Census	6,741	48,729	143,180
HOUSING			
2016	\$162,097	\$192,756	\$226,771
EMPLOYMENT			
2016 Daytime Population	14,938	156,558	424,338
2016 Unemployment	8.97%	7.50%	5.95%
2016 Median Time Traveled	30	30	31
RACE & ETHNICITY			
White	23.84%	47.53%	66.88%
Native American	0.00%	0.02%	0.02%
African American	58.38%	31.15%	15.90%
Asian/Pacific Islander	1.43%	2.53%	3.78%