

TITLEMAX®



NET LEASE INVESTMENT OPPORTUNITY
ALBUQUERQUE, NEW MEXICO

Actual Site

 **SRS**
NATIONAL NET LEASE GROUP



EXCLUSIVELY MARKETED BY

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TITLEMAX
GET YOUR TITLE BACK WITH

3900
PONDEROSA

TITLEMAX
TITLE LOANS

3900

YES \$\$\$\$ FAST CASH NOW





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RENT ROLL
BRAND PROFILE

INVESTMENT SUMMARY

SRS Real Estate Partners is pleased to present the rare opportunity to acquire the fee simple interest (land and building) in a recently remodeled, freestanding, single tenant, net leased TitleMax investment property located in Albuquerque, NM. The tenant, TitleMax of New Mexico, Inc., demonstrated their commitment to the site by exercising their option term, and now has 5 years remaining in their term. The lease features 2% annual increases and tenant has 1 (5-year) option term remaining. The lease is corporate guaranteed and is net lease with landlord responsibilities limited to roof, structure, and parking lot.

The subject site is located at the hard corner intersection of San Mateo Boulevard NE and Ponderosa Ave NE (35,900 VPD). San Mateo Boulevard is considered to be one of Albuquerque's busiest arterial streets, and is also one of Albuquerque's densest retail corridors with major national/credit tenants located up and down the thoroughfare. The site is also located adjacent to numerous suburban communities - the ideal consumer base for TitleMax. The 5-mile trade area is supported by a dense population of approximately 312,000 residents with an average annual household income of \$66,600. Additionally, nearly 269,000 employees support the trade area.



OFFERING

PRICING:	\$600,000
NET OPERATING INCOME:	\$53,039
CAP RATE:	8.84%
GUARANTY:	Corporate
TENANT:	TitleMax of New Mexico, Inc.
LEASE TYPE:	Net Lease
LANDLORD RESPONSIBILITIES:	Roof, Structure, & Parking Lot

PROPERTY SPECIFICATIONS

RENTABLE AREA:	2,720 SF
LAND AREA:	0.32 Acres
PROPERTY ADDRESS:	3900 San Mateo Blvd NE Albuquerque, NM 87110
YEAR BUILT / REMODELED:	1969 / 2013
PARCEL NUMBER:	1-018-060-011-334-2-16-01
OWNERSHIP:	Fee Simple (Land and Building)

INVESTMENT HIGHLIGHTS

RECENTLY REMODELED BUILDING | ANNUAL RENTAL INCREASES | EXTENDED LEASE

- The building was recently remodeled in 2013 by the tenant who invested an estimated \$150,000 into the renovations
- Tenant demonstrated commitment to the site by exercising a 5-year option
- Annual 2.00% rental increases throughout primary and renewal terms, generating steady NOI growth and hedging against inflation

NET LEASED PROPERTY | FEE SIMPLE OWNERSHIP | LIMITED LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, insurance, and taxes
- Ideal, limited management investment for an out-of-state, passive investor
- Landlord responsibilities limited to roof, structure, and parking lot

LOCATED ALONG ONE OF ALBUQUERQUE'S MAJOR ARTERIES | HARD CORNER LOCATION

- The site is located at the intersection of San Mateo Boulevard NE and Ponderosa Ave NE (35,900 VPD)
- San Mateo Boulevard is considered to be one of Albuquerque's busiest arterial streets

ADJACENT TO NUMEROUS SUBURBAN COMMUNITIES | IDEAL CONSUMER BASE FOR THE TENANT

- The site is located adjacent to numerous suburban communities with a large residential consumer base
- Ideal consumer group for the tenant

STRONG DEMOGRAPHICS IN DENSE 5-MILE TRADE AREA

- More than 312,000 residents and nearly 270,000 employees support the trade area
- Average household income of \$66,600



PROPERTY OVERVIEW



ACCESS

There are four (4) access points with two (2) access points along San Mateo Boulevard NE and two (2) along Ponderosa Avenue NE.



TRAFFIC COUNTS

San Mateo Boulevard NE:35,900



IMPROVEMENTS

There is approximately 2,720 SF of existing building area.



PARKING

There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 4.78 stalls per 1,000 SF of leasable area.



YEAR BUILT

1969



PARCEL

Parcel Number: 1-018-060-011-334-2-16-01 Acres: 0.32 Square Feet: 13,939 SF



ZONING

C - Commercial





Stamps & Threads

Pyro's Smoke Shop

Just Brakes

LoanMax

Childcare

35,900
CARS PER DAY



AIGC
AMERICAN INDIAN
GRADUATE CENTER

STATE FARM
INSURANCE

metroPCS

O & A Wireless

PAPA JOHN'S

Batteries + Bulbs

O'Reilly AUTO PARTS

Gino's New York Style Pizza

Ponderoso Animal Clinic

TITLEMAX

Ponderosa Avenue NE

Young America Football League

Erna Fergusson
Public Library

Palo Duro Senior Center

N

ABQ Conference Centre

edible
arrangements
AVIS
H&R BLOCK
ALLIED
CASH ADVANCE
Check  Go
Budget

Albertsons

SKY
PROPERTY INVESTMENT
& INSURANCE, LLC

AutoZone

Starbucks
BANK OF THE WEST
BNP PARIBAS

ARA

POPEYES
jiffy lube

SANDBAR
WINE & GILL

Batteries + Bulbs

O'Reilly AUTO PARTS

LoanMax
TITLE LOANS

Paradise Village

ACE CASH EXPRESS

Childcare

STATE FARM
INSURANCE

35,900
CARS PER DAY 

BR
Bicycle
Racing

SECURITY
FINANCE

OASIS VAPE

acira group

Allstate
You're a good hands.

dd's
DISCOUNTS

MELROSE
Family Restaurant

CASHCO

LOYA
INSURANCE
GROUP

Erna Fergusson
Public Library

Palo Duro Senior Center

MyABQShop

McIntyre Carlene

Governor Bent Elementary School

Ponderosa Avenue NE

TITLEMAX



Desert Willow Family School

SAN MATEO BLVD. NE

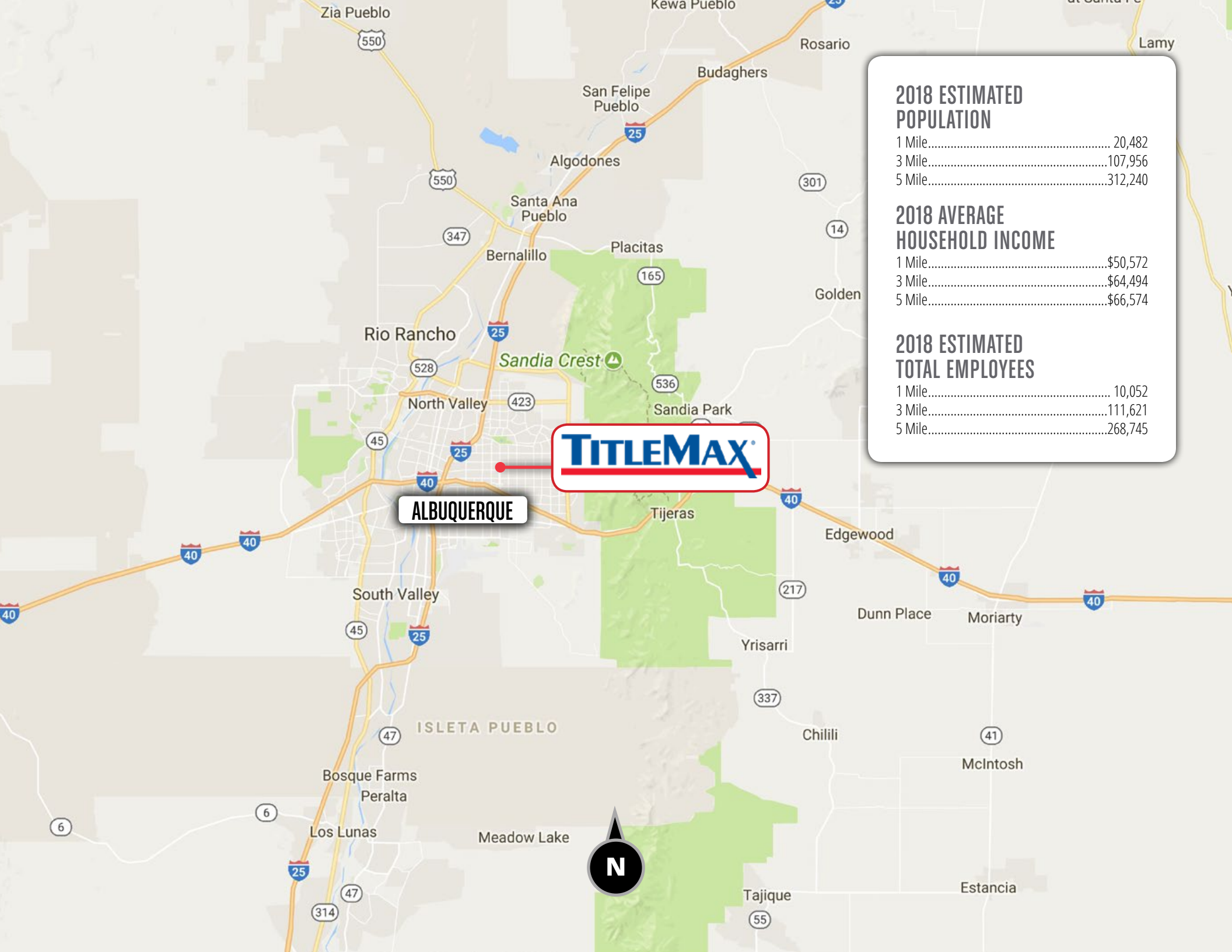


PYLON SIGN



PONDEROSA AVE. NE

TITLEMAX



**2018 ESTIMATED
POPULATION**

1 Mile.....	20,482
3 Mile.....	107,956
5 Mile.....	312,240

**2018 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$50,572
3 Mile.....	\$64,494
5 Mile.....	\$66,574

**2018 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	10,052
3 Mile.....	111,621
5 Mile.....	268,745

AREA OVERVIEW OF ALBUQUERQUE, NEW MEXICO

Albuquerque is the largest city in New Mexico and the seat of Bernalillo County. It is situated in west-central New Mexico on the upper Rio Grande. The city is noted as a center for health and medical services in the region, and government agencies, nuclear research, banking, and tourism are important to the economy. There is a growing high-tech center in Albuquerque, and Intel Corp.'s largest manufacturing facility is located there. The estimated population in the year 2015 is 559,121.

Albuquerque is the major commercial, trade, service and financial center of the state. It is located in the central part of the state, at the intersection of two major interstate highways, and served by both rail and air. The Albuquerque Metropolitan Statistical Area (MSA) includes Bernalillo, Sandoval, Torrance and Valencia Counties.

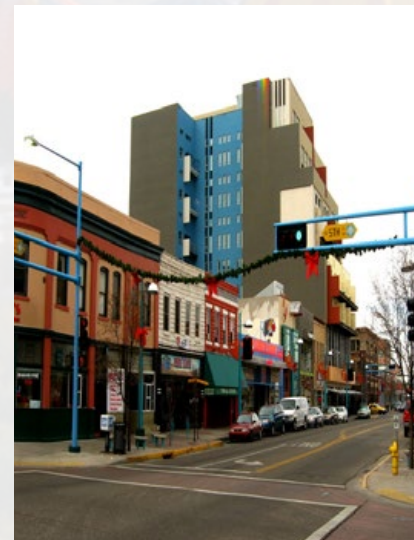
The largest city in New Mexico, Albuquerque is also its economic center; it accounts for nearly half of the state's economic activity. Part of its success can be attributed to a diverse economic base consisting of government, services, trade, agriculture, tourism, manufacturing, and research and development.

The University of New Mexico is a public school with several campuses throughout the state, including the main campus near downtown Albuquerque. This school has the widest variety of programs in the area with about 225 total options. This campus is made up of 12 different colleges and offers programs that can lead to associates, bachelors, masters, and doctoral degrees, as well as undergraduate and graduate certificates.

Albuquerque is in the heart of the Southwest, and its proximity to principal Western cities makes it an ideal location for transportation and distribution. Two major highways (I-25 and I-40) bisect the City of Albuquerque, providing easy access in all directions. New Mexico is a net-consumptive state, resulting in very competitive outgoing freight rates. Albuquerque rail service includes one freight line and one passenger line. The Burlington Northern & Santa Fe Railway (BNSF) offers a north-south line that connects in Albuquerque and an east-west line which connects in Belen, located 40 miles south of Albuquerque.

Albuquerque has a botanical and zoological complex called the Albuquerque Bio Park. The Sandia Peak Tramway, located adjacent to Albuquerque, is the world's second-longest passenger aerial tramway. It also has the world's third-longest single span.

One of the major art events in the state is the summertime New Mexico Arts and Crafts Fair, a non-profit show exclusively for New Mexico artists and held annually in Albuquerque since 1961. Albuquerque is home to over 300 other visual arts, music, dance, literary, film, ethnic, and craft organizations, museums, festivals and associations.



AREA OVERVIEW (CONTINUED)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	20,482	107,956	312,240
2023 Projected Population	20,693	109,287	318,103
2010 Census Population	20,363	107,037	306,962
Projected Annual Growth 2018 to 2023	0.21%	0.25%	0.37%
2018 Estimated Households	9,042	49,185	136,561
2023 Projected Households	9,111	49,659	138,650
2010 Census Households	9,068	49,085	135,388
Projected Annual Growth 2018 to 2023	0.15%	0.19%	0.30%
2018 Estimated White	61.20%	71.40%	70.90%
2018 Estimated Black or African American	3.60%	2.90%	3.00%
2018 Estimated Asian or Pacific Islander	2.00%	3.00%	3.20%
2018 Estimated American Indian or Native Alaskan	9.30%	6.10%	5.20%
2018 Estimated Other Races	17.80%	11.70%	12.60%
2018 Estimated Hispanic	47.70%	39.20%	42.40%
2018 Estimated Average Household Income	\$50,572	\$64,494	\$66,574
2018 Estimated Median Household Income	\$37,707	\$47,304	\$47,020
2018 Estimated Per Capita Income	\$22,622	\$29,766	\$29,524
2018 Estimated Total Businesses	964	8,718	18,352
2018 Estimated Total Employees	10,052	111,621	268,745



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM				RENTAL RATES			RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY		
Title Max	2,720	October 2013	October 2023	Current	-	\$4,333	\$1.59	\$51,999	Net Lease	1 (5-Year)
Corporate Guaranty				Nov 2018	2%	\$4,420	\$1.62	\$53,039		2% Annual Inc.
						2% Annual Increases				throughout options

FINANCIAL INFORMATION

Price: \$600,000
 Net Operating Income: \$53,039
 Cap Rate: 8.84%
 Lease Type: Net Lease

TENANT PROFILE

TITLEMAX



TitleMax is one of the nation's largest title lending companies. The company has more than 1,100 stores in 16 states. TitleMax serves individuals who generally have limited access to consumer credit from banks, thrift institutions, credit card lender and other traditional sources of consumer credit. TitleMax was founded in 1998 and is based in Savannah, Georgia.

PROPERTY SPECIFICATIONS

Year Built / Remodeled: 1969 / 2013
 Rentable Area: 2,720 SF
 Land Area: 0.32 Acres
 Address: 3900 San Mateo Boulevard NE, Albuquerque, NM 87110

Company Type: Private Website: www.titlemax.com
 Locations: 1,100



NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.