

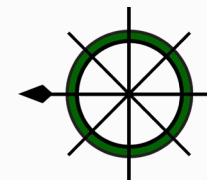
# TITLEMAX<sup>®</sup> TITLE LOANS

BAY CITY, TEXAS



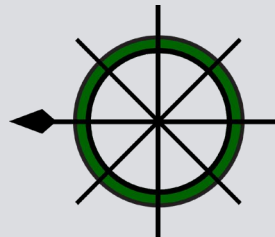
OPPORTUNITY ZONE

A NET LEASE INVESTMENT EXCLUSIVELY OFFERED BY



**DUWEST**  
CREATING · ENHANCING · PROTECTING · VALUE





# DUWEST

CREATING · ENHANCING · PROTECTING · VALUE

Will Walters  
Partner  
Investment Services  
willwalters@duwestrealty.com  
214 • 675 • 3665

W.P. Henderson  
Senior Associate  
Investment Services  
willhenderson@duwestrealty.com  
409 • 767 • 0601





## INVESTMENT OFFERING

DuWest Realty Investment Services is pleased to offer for sale a brand new TitleMax in Bay City, Texas. This lease is executed as it's Texas corporate subsidiary (TitleMax of Texas, Inc.) who holds all of their Texas leases. The newly-renovated 3,024 square-foot building is situated on .60 acres with 7<sup>th</sup> Street frontage and excellent visibility within a major retail corridor. The 5-year NNN lease carries a base rent of \$45,360 per year with the Landlord only being responsible for replacing the parking lot. Ten percent rent increases occur in each of the two, 5-year option periods in the lease agreement.

TitleMax is one of the nation's largest title lending companies. TitleMax was founded in Georgia in 1998 and has since expanded into 16 states with over 1,100 locations with over 3,300 employees. TitleMax of Texas is a subsidiary of TMX Finance LLC whose brands include: TitleMax, TitleBucks, and EquityAuto Loan.

The property is shadow anchored by several major retailers within Matagorda Plaza whose tenants include: ACE Hardware, Palais Royal, Rent-A-Car, and H&R block.

While it is unlikely that a buyer could benefit from the tax benefits associated because TitleMax will be in this location long-term, it should be noted that the property is in an Opportunity Zone. It is possible that a future Build-to-Suit project for a another tenant would qualify for the OZ tax incentives.

## PROPERTY HIGHLIGHTS

ADDRESS	3915 7 <sup>th</sup> Street
CITY	Bay City, Texas
COUNTY	Matagorda County
CONSTRUCTION YR	1981 (2019)
BUILDING SIZE	3,024
SITE SIZE	.60 Acres
TENANT	TitleMax of Texas, Inc.
TENANT LOCATIONS	275 in Texas
NOI	\$45,360
LEASE STRUCTURE	NNN
TRAFFIC COUNTS	7 <sup>th</sup> Street – 22,000 VPD
OWNERSHIP	Fee Simple

## PRICING

Price: \$605,000  
Cap Rate: 7.50%



## BRAND NEW CORPORATE LEASE

- Renovations completed and TitleMax open and operating in October 2019
- 5-year initial term with corporate Texas subsidiary; Two 5-year options
- 10% increases in each five-year option
- NNN lease structure with the only Landlord responsibility being parking lot replacement

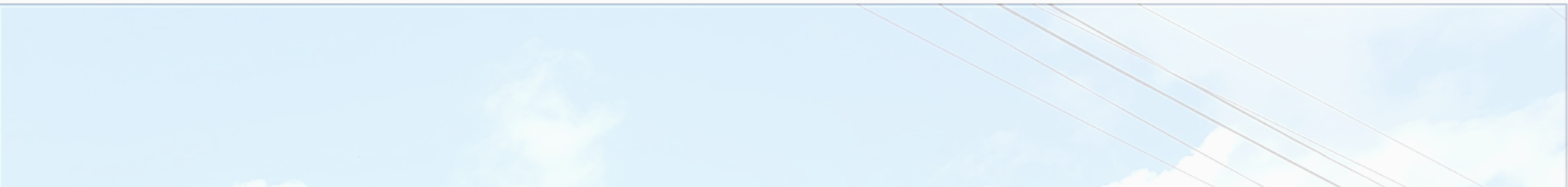
## PREMIER REGIONAL INTERSECTION

- Well located property on 7<sup>th</sup> Street, the main retail corridor for Bay City.
- 7<sup>th</sup> Street has strong traffic with nearly 22,000 VPD
- TitleMax is Located just outside of Matagorda Plaza whose tenants include: ACE Hardware, Palais Royal, Rent-A-Center, and H&R Block

## DEMOGRAPHIC PROFILE

- Daytime population of 22,536 within 5-mile radius
- Average household incomes of over \$69,000 within 1-mile radius
- Median home value in a 3-mile radius is \$115,500
- Unemployment rate of 4.4% within a 3-mile radius

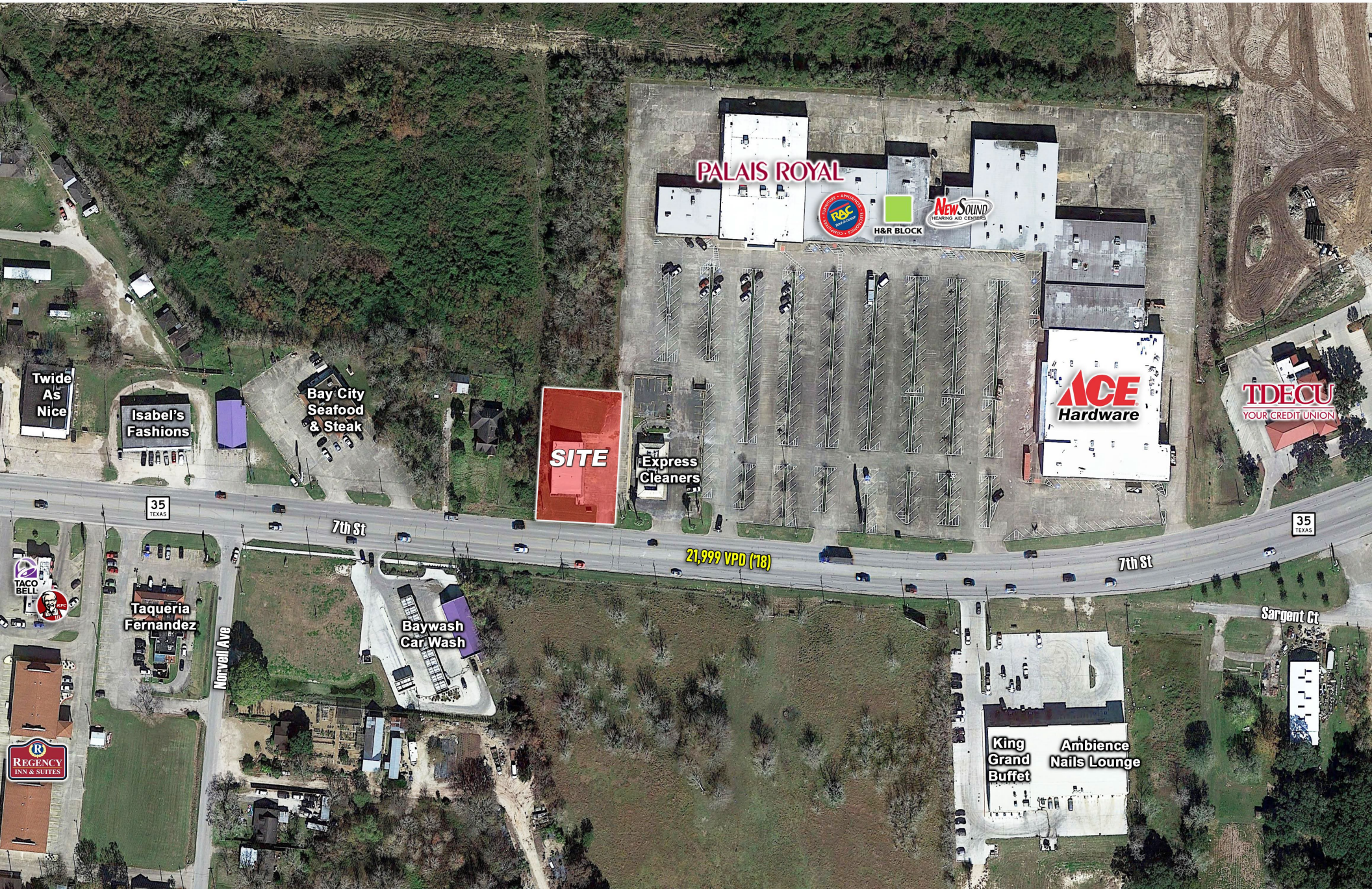




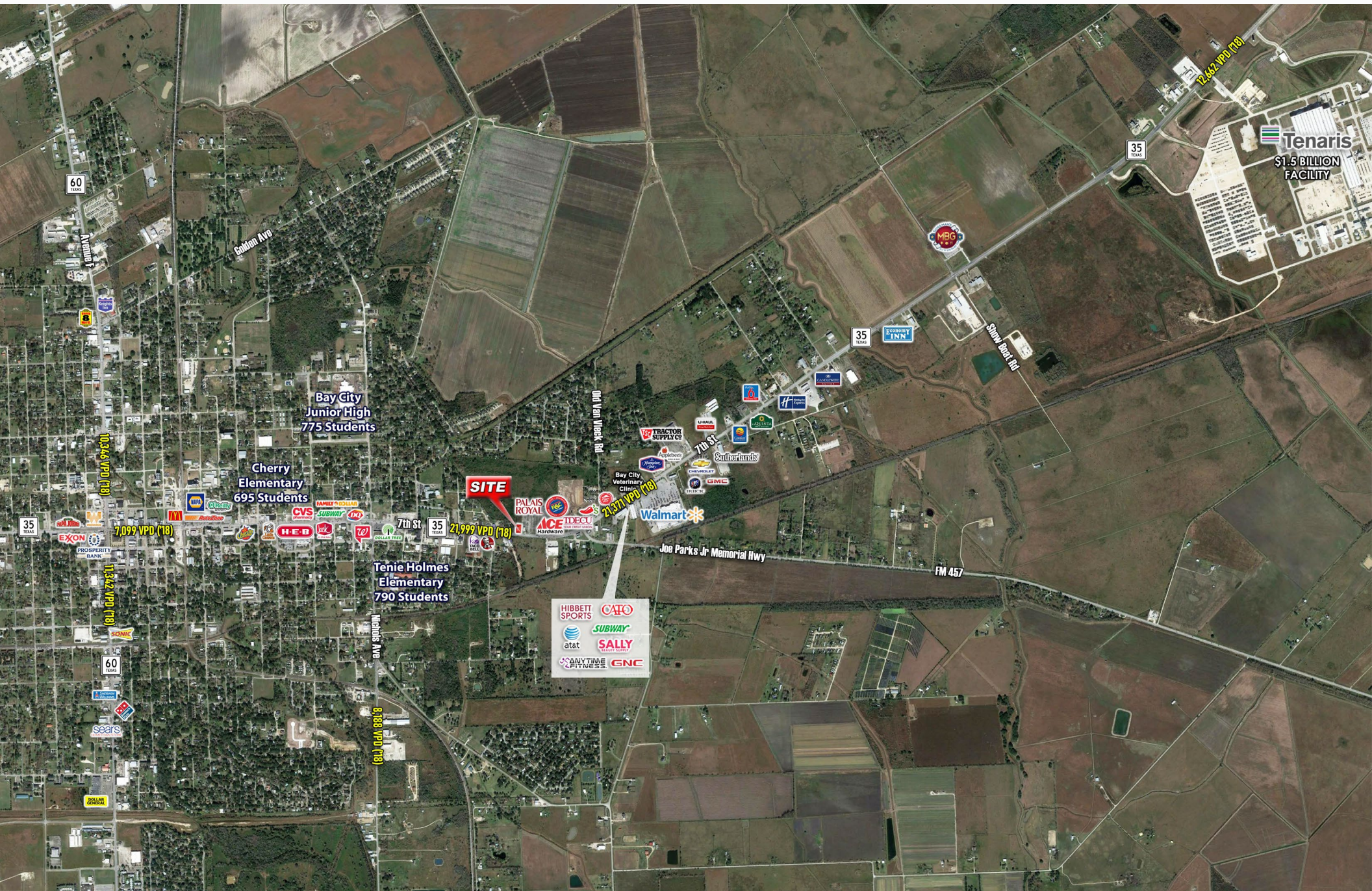
Tenant	Size (SF)	% of Total	Current Term		Current Base Rent			Date	Rental Increases		CAM Recover	Renewal Options
			Start	Expire	PSF	Annual	Monthly		PSF	Annual		
TitleMax of Texas, Inc.	3,024	100.0%	Est. 1/1/2020	Est.12/31/2024	\$15.00	\$45,360	\$3,780	-	-	-	NNN	Two, 5-Year Options: Option #1: \$16.50 PSF Option #2: \$18.15 PSF
Total Occupied	3,024	100.0%			\$15.00	\$45,360	\$3,780					
Total Vacant	0	0.0%										
Total GLA	3,024											



















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4403 N. Central Expy., Suite 300 | Dallas, Texas 75205 | [duwestrealty.com](http://duwestrealty.com)