



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



EZPAWN
1012 Santa Ursula Avenue
Laredo, TX 78040

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,800 SF EZPAWN at 1012 Santa Ursula Avenue in Laredo, Texas. This Opportunity Includes a Corporate Guaranteed Triple Net Lease Located in the City That is the #1 Trading Port in the U.S., Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$634,000
CAP	7.50%
NOI	\$47,538
PRICE PER SF	\$93.24
GUARANTOR	Texas EZPAWN L.P.

PROPERTY SUMMARY

ADDRESS	1012 Santa Ursula Avenue Laredo, TX 78040
COUNTY	Webb
BUILDING AREA	6,800 SF
LAND AREA	0.31 AC
BUILT	1910



E Z P A W N

HIGHLIGHTS

- Corporate Guaranteed Triple Net Lease
- EZPAWN Has Over 400 Locations Nationally
- 10% Increases Every 5 Years
- Long Term Historic Occupancy Since 2002 - Showing Commitment to Location
- Laredo Recently Became the #1 Trading Port in the U.S. Surpassing Los Angeles, CA
- Less Than 1-Mile From the U.S./Mexico Border
- More than \$20 Billion in Goods Pass Through Laredo's Border Crossing Annually
- Over 108,967 Residents Live Within a 3-Mile Radius and Over 185,210 Residents Live Within a 5-Mile Radius
- Nearby Tenants Include: Valero, MetroPCS, Burger King, McDonald's, Firestone, Dollar Tree, Melrose, Wells Fargo, Popeyes and More



LEASE SUMMARY

TENANT	EZPAWN
PREMISES	A Building of Approximately 6,800 SF
LEASE COMMENCEMENT	September 17, 2001
LEASE EXPIRATION	September 30, 2021
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

6,800 SF

\$47,583

\$7.00



ACTUAL PROPERTY IMAGES





TORTILLERIA LA FE
713-640-9035 832-967-2875

TRLA
Texas RioGrande Legal Aid

FAMILY DOLLAR

BOHLS
BEARINGS & EQUIPMENT

Raymond & Tirza
Martin High School

metro
by T-Mobile

CAVAZOS
AUTO SALES INC

IBS
NOTARY PUBLIC



SHERWIN
WILLIAMS



CEMEX

stripes



CEMEX

TORNADO
BUS COMPANY

Firestone



Webb County
Sheriff's Office



BBVA

San Bernardo Ave

Aguila Express

El Conejo



FIRST CASH PAWN



ANTONIO M. BRUNI
Elementary School



Scott Street Park

IBC
BANK



BOYS & GIRLS CLUBS
OF AMERICA

PRONTO
INSURANCE

BPMC
At The Back Porch

LAREDO IMPORT
GIFTS & ACCESSORIES



Santa Ursula Ave

EZ PAWN



U.S.A & Mexican
Border



Santa Ursula Ave

San Dario Ave



Laredo



Webb County
Sheriff's Office



Washington St

San Bernardo Ave

Bruni Plaza





Houston St



San Dario Ave





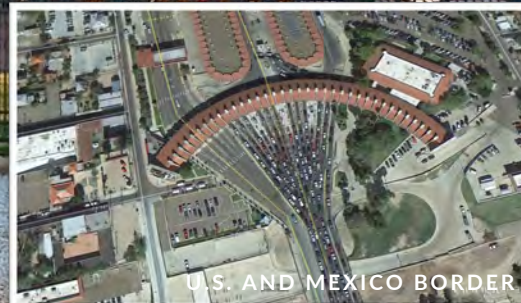
LAREDO MEDICAL CENTER

LAREDO | WEBB COUNTY | TEXAS

Laredo is the county seat of Webb County, Texas, United States, located on the north bank of the Rio Grande in South Texas, across from Nuevo Laredo, Tamaulipas, Mexico. It is part of the Laredo-Nuevo Metropolitan, which is the 178th-largest United States metropolitan area and has a population of 636,516 residents. The Laredo-Nuevo Laredo Metropolitan Area is one of six bi-national metropolitan areas along the United States-Mexican border connected by four International Bridges and an International Railway Bridge. The city's 2018 estimate population is about 261,639 residents. The city has four international bridges and one railway bridge.

Laredo's economy is based on international trade with Mexico. Most major transportation companies have a facility in Laredo. The city's location on the southern end of I-35 close to the manufacturers in northern Mexico promotes its vital role in trade between the two nations. Laredo is the largest inland port in the United States, and Nuevo Laredo the largest in Latin America. More than 47 percent of United States international trade headed for Mexico and more than 36 percent of Mexican international trade crosses through the Laredo port of entry. Laredo's economy revolves around commercial and industrial warehousing, import, and export. Laredo International Airport is within the Laredo city limits, while the Quetzalcoatl International Airport is nearby in Nuevo Laredo on the Mexican side.

The biggest festival, Washington's Birthday Celebration, is held during the later part of January and the majority of February, attracting hundreds of thousands of tourists. The Jalapeño Festival, Border Beer Fest, Stockmen's Ball, Princess Pocahontas Pageant, Mr. South Texas Luncheon, an air show, and two major parades are all held in conjunction with the Washington's birthday events. Lake Casa Blanca International State Park is located on Loop 20, containing a 1,680-acre artificial lake along with cookouts, camping, picnicking, lake swimming, skiing, boating, and mountain biking. The Republic of the Rio Grande Museum chronicles the short-lived independent nation, with displays on local culture and history. Next to Los Dos Laredo's Park, a bridge crosses the Rio Grande into Mexico. The Imaginarium of South Texas is a children's museum with hands-on exhibits.

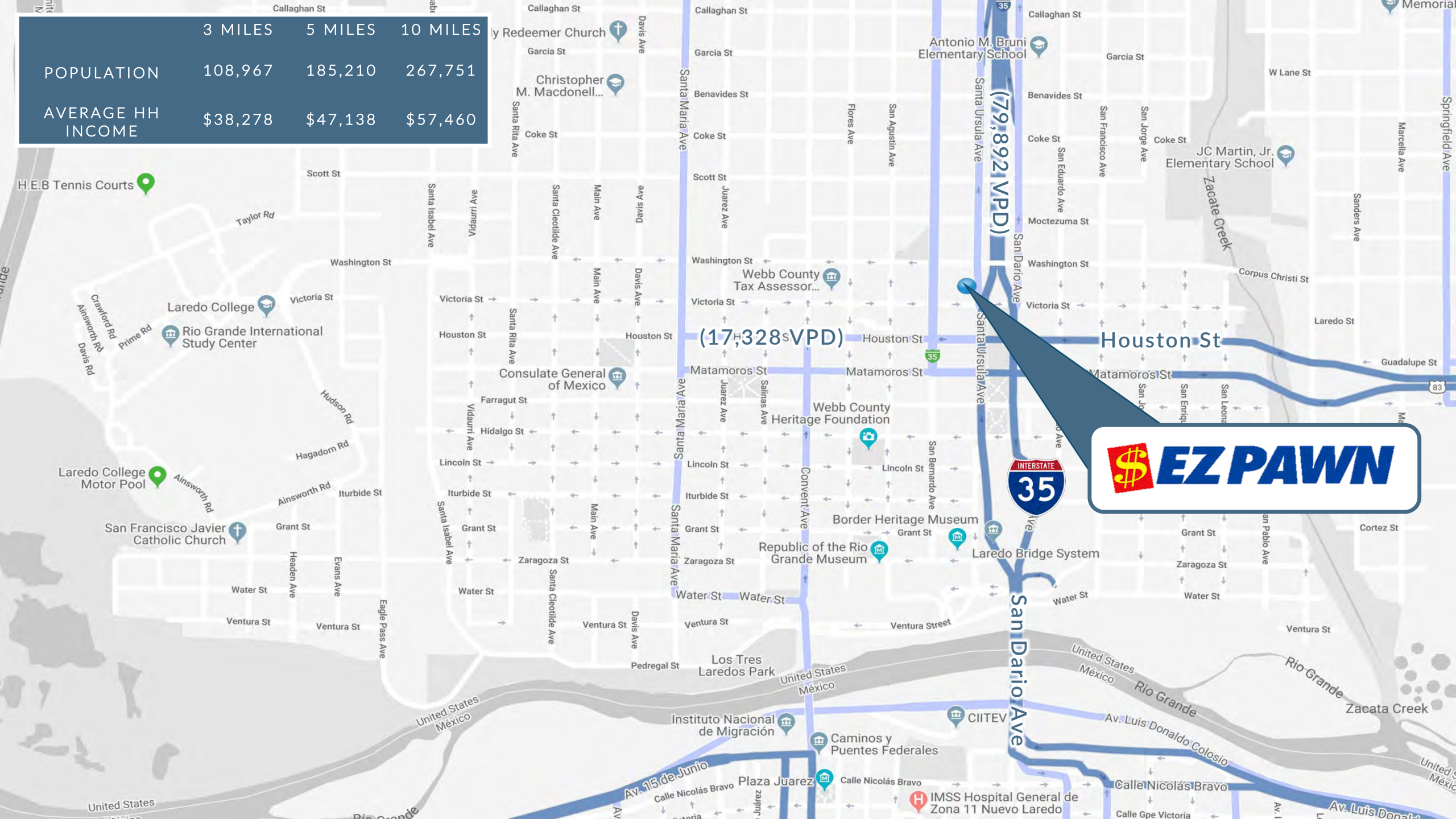


U.S. AND MEXICO BORDER



WEBB COUNTY COURTHOUSE

	3 MILES	5 MILES	10 MILES
POPULATION	108,967	185,210	267,751
AVERAGE HH INCOME	\$38,278	\$47,138	\$57,460



E Z P A W N

TENANT PROFILE



Since the company was founded in 1974 in Austin, Texas, their goal has remained the same: to make customers' lives easier. Today, at more than 400 pawn shops nationwide, they help hardworking, everyday people get quick access to cash and brand-name merchandise by pawning or selling quality items. The company takes pride in making the process easy.

EZPAWN is one of the nation's leading providers of pawn loans. The company does their best to loan more for customer's things than anyone else. Their knowledgeable and friendly team members will work with customers to ensure they get the most cash, without any hassles or credit checks. The types of loans the company handles are regular pawn loans, auto pawn loans and gun pawn loans. To help their customers, the company will take almost anything including: electronics, phones, tablets, tools, televisions, stereos, musical instruments, computers, jewelry and any small appliances. In return, they will provide fast and easy instant cash with no credit checks and on site storage, secure storage for any pawned items. EZPAWN has become the nation's easiest and most trusted pawn shop.



COMPANY TYPE
Private



FOUNDED
1974



OF LOCATIONS
400+



HEADQUARTERS
Rollingwood, TX



WEBSITE
ezpawn.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum 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 Offering Memorandum 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.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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