



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



EZPAWN  
1231 Irving Boulevard  
Irving, TX 75060

# EXCLUSIVELY MARKETED BY:



**DAN HOOGESTEGER**

Lic. # 01376759

310.853.1419 | DIRECT  
dan@SIGnnn.com



**ADAM SCHERR**

Lic. # 01925644

310.853.1266 | DIRECT  
adam@SIGnnn.com



**DANNY HELD**

Lic. # 01946205

310.853.1358 | DIRECT  
danny@SIGnnn.com

2101 South IH 35, Suite 402  
Austin, TX 78741  
844.4.SIG.NNN  
[www.SIGnnn.com](http://www.SIGnnn.com)



# TABLE OF CONTENTS

04

06

07

10

12

## INVESTMENT OVERVIEW

Investment Summary  
Investment Highlights

## LEASE ABSTRACT

Lease Summary  
Rent Roll

## PROPERTY OVERVIEW

Location, Aerial & Retail Maps

## AREA OVERVIEW

City Overview  
Demographics

## TENANT OVERVIEW

Tenant Profile

© 2019 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy, however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine it's accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,000 SF EZPAWN at 1231 Irving Boulevard in Irving, Texas. This Opportunity Includes a Corporate Guarantee Triple Net (NNN) Lease That Has Remained in the Same Location Since 2002, Providing For a Secure Investment.

## OFFERING SUMMARY

|              |                   |
|--------------|-------------------|
| PRICE        | \$638,000         |
| CAP          | 7.50%             |
| NOI          | \$47,916          |
| PRICE PER SF | \$159.50          |
| GUARANTOR    | Texas EZPAWN L.P. |

## PROPERTY SUMMARY

|               |   |
|---------------|---|
| ADDRESS       | 1231 Irving Boulevard<br>Irving, TX 75060 |
| COUNTY        | Dallas                                    |
| BUILDING AREA | 4,000 SF                                  |
| LAND AREA     | 0.18 AC                                   |
| BUILT         | 1960                                      |



ACTUAL PROPERTY IMAGE



# HIGHLIGHTS

- Corporate Guarantee Triple Net Lease
- EZPAWN Has Over 400 Locations Nationally
- Excellent Hedge Against Inflation With Annual 2.0% Rental Increases
- Long Term Historic Occupancy Since 2002 - Showing Commitment to Location
- Densely Populated Area With More Than 93,900 People Within a 3-Mile Radius
- Strong Demographics - the Average Household Income is \$66,113 Within a 5-Mile Radius
- E Irving Road Sees More than 26,000 VPD
- Property is Located 0.7-Miles From Texas State Highway 12 - Which Sees Over 130,000 VPD
- Nearby Tenants Include: AutoZone, Little Caesar's, O'Reilly Auto Parts, Domino's, Subway, Waffle House, ALDI, Dollar General and More





# LEASE SUMMARY

|                        |                                      |
|------------------------|--------------------------------------|
| TENANT                 | EZPAWN                               |
| PREMISES               | A Building of Approximately 4,000 SF |
| LEASE COMMENCEMENT     | April 1, 2002                        |
| LEASE EXPIRATION       | March 31, 2022                       |
| LEASE TERM             | 2+ Years Remaining                   |
| RENEWAL OPTIONS        | 2 x 5 Years                          |
| RENT INCREASES         | 10% at Options                       |
| 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 |
|----------------|------------------|-------------|
|----------------|------------------|-------------|

4,000 SF

\$47,916

\$11.98







GameStop Little Caesars



metroPCS

Market Latina

Global Bakery

B&B technical services

SHERWIN-WILLIAMS

Sun Valley Apartments

JEFFERSON DENTAL & ORTHODONTICS

FRED LOYA INSURANCE

PIZZA PATRÓN

O'Reilly AUTO PARTS

Auto Zone



THRIFT GIANT

Oak Grove Memorial Gardens

CVS pharmacy

LABORWORKS INDUSTRIAL STAFFING SPECIALISTS

RENT-A-TIRE

Santos Muffler Service

MT. CARMEL FUNERAL HOME



S Nursery Rd

DOLLAR GENERAL

Advance Auto Parts

ALANIZ Auto Ranch

Your Texas Benefits

Color Station, LLC



Fruteria Cano



**AutoZone** **FAMILY DOLLAR**



metroPCS



metroPCS

in the box



metroPCS

cricket

**FAMILY DOLLAR**



12  
TEXAS

**CHASE**



Bank of America



BBVA Compass



Comerica

**SUBWAY**

**EZ PAWN**



QuikTrip

**Exxon**

E Irving Blvd



DOLLAR GENERAL

metroPCS



**FAMILY DOLLAR**

metroPCS



Walgreens



**WAFFLE HOUSE**



## IRVING | DALLAS COUNTY | TEXAS

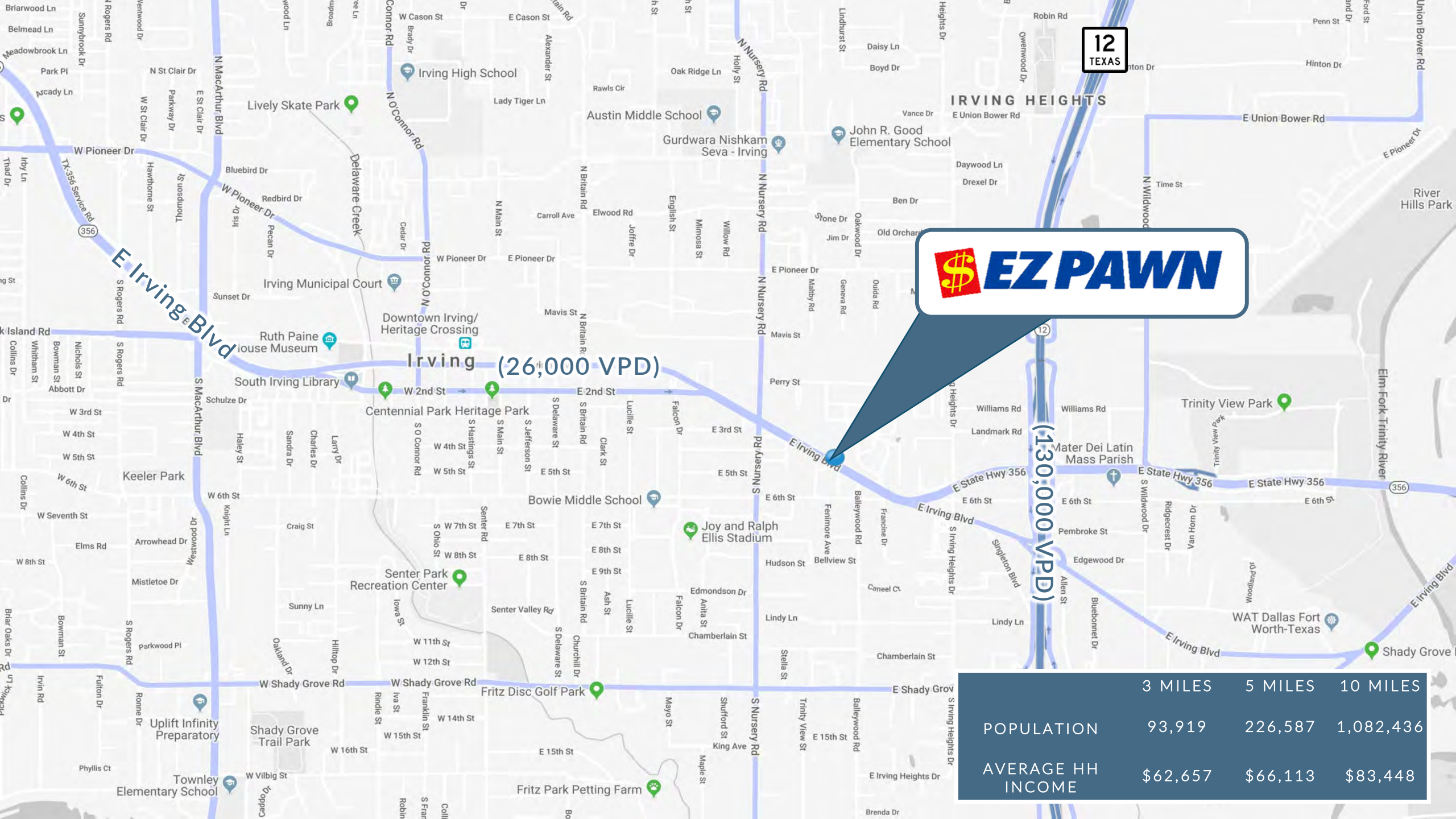
Irving is a principal city in Dallas County in the state of Texas and it is also an inner ring suburb of the city of Dallas. According to a 2018 estimate census, the city population was 242,242 residents making it the 13-most populous city in Texas and 93rd most populous city in the U.S. The city of Irving is part of the Dallas-Fort Worth metroplex. Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas-Fort Worth metroplex and the fourth most populous metropolitan area in the United States. The United States Census Bureau's estimate for the city's population increased to 1,345,047 as of 2018. Dallas has expanded so much, it was recently rated as a "beta plus" world city.

Due to the cities proximity, Dallas' economy affects Irving's. The city is the largest economic center of the 12-county Dallas-Fort Worth metroplex metropolitan area which had a population of 7,246,231 residents as of 2017. The metropolitan area's economy is the 10th largest in the world. As of January 2017, the metropolitan job count has increased to 3,558,200 jobs. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. The city is home to the third- largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). Dallas ranks 4th among 10 U.S. cities that are projected to soar the most this year in terms of financial stability, based on population growth, employment, and business opportunities.

The Irving Arts Center offers changing art exhibitions, outdoor installations, theater productions and concerts. Dallas is famous for many things; artistic and commercial, pleasant and poignant, and just for simply being big! Dallas is famous for professional sports teams. The Cowboys Stadium in Arlington is home of the Dallas Cowboys and the team's famous cheerleaders; other professional sports teams include the Texas Rangers, Dallas Mavericks, and FC Dallas. To get the most incredible view of Dallas the observation deck of Reunion Tower is the best place go. NorthPark Center is an impressive venue to shop. It's the second-largest mass of stores in the entire state of Texas and it ranks No. 21 in the US. Dallas has plenty of museums, green spaces, amusements parks, shopping venues and cool events.







12  
TEXAS



Irving (26,000 VPD)

(130,000 VPD)

|                   | 3 MILES  | 5 MILES  | 10 MILES  |
|-------------------|----------|----------|-----------|
| POPULATION        | 93,919   | 226,587  | 1,082,436 |
| AVERAGE HH INCOME | \$62,657 | \$66,113 | \$83,448  |



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](http://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.



# EXCLUSIVELY MARKETING BY:

**DAN HOOGESTEGE**

Lic. # 01376759

310.853.1419 | DIRECT

dan@SIGnnn.com

**ADAM SCHERR**

Lic. # 01925644

310.853.1266 | DIRECT

adam@SIGnnn.com

**DANNY HELD**

Lic. # 01946205

310.853.1358 | DIRECT

danny@SIGnnn.com



**SANDS INVESTMENT GROUP**

NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group Austin, LLC  
Lic. # 9004706 BoR: Max Freedman - Lic. # 644481



**EZPAWN**

1231 Irving Boulevard  
Irving, TX 75060