SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

EZPAWN

914 Federal Road
Houston, TX 77015

S A N D S   I N V E S T M E N T   G R O U P

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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,625 SF EZPAWN Located at 914 Federal Road in Houston, Texas. This Opportunity Includes a Corporate Guarantee on a High Quality Tenant That Has Over 400 Locations Nationally, Providing For a Great Investment Opportunity.

OFFERING SUMMARY

PRICE	$807,000
CAP	7.25%
NOI	$58,534
PRICE PER SF	$143.47
GUARANTOR	Texas EZPAWN L.P.

PROPERTY SUMMARY

ADDRESS	914 Federal Road Houston, TX 77015
COUNTY	Harris
BUILDING AREA	5,625 SF
LAND AREA	0.68 AC
BUILT	1980

HIGHLIGHTS

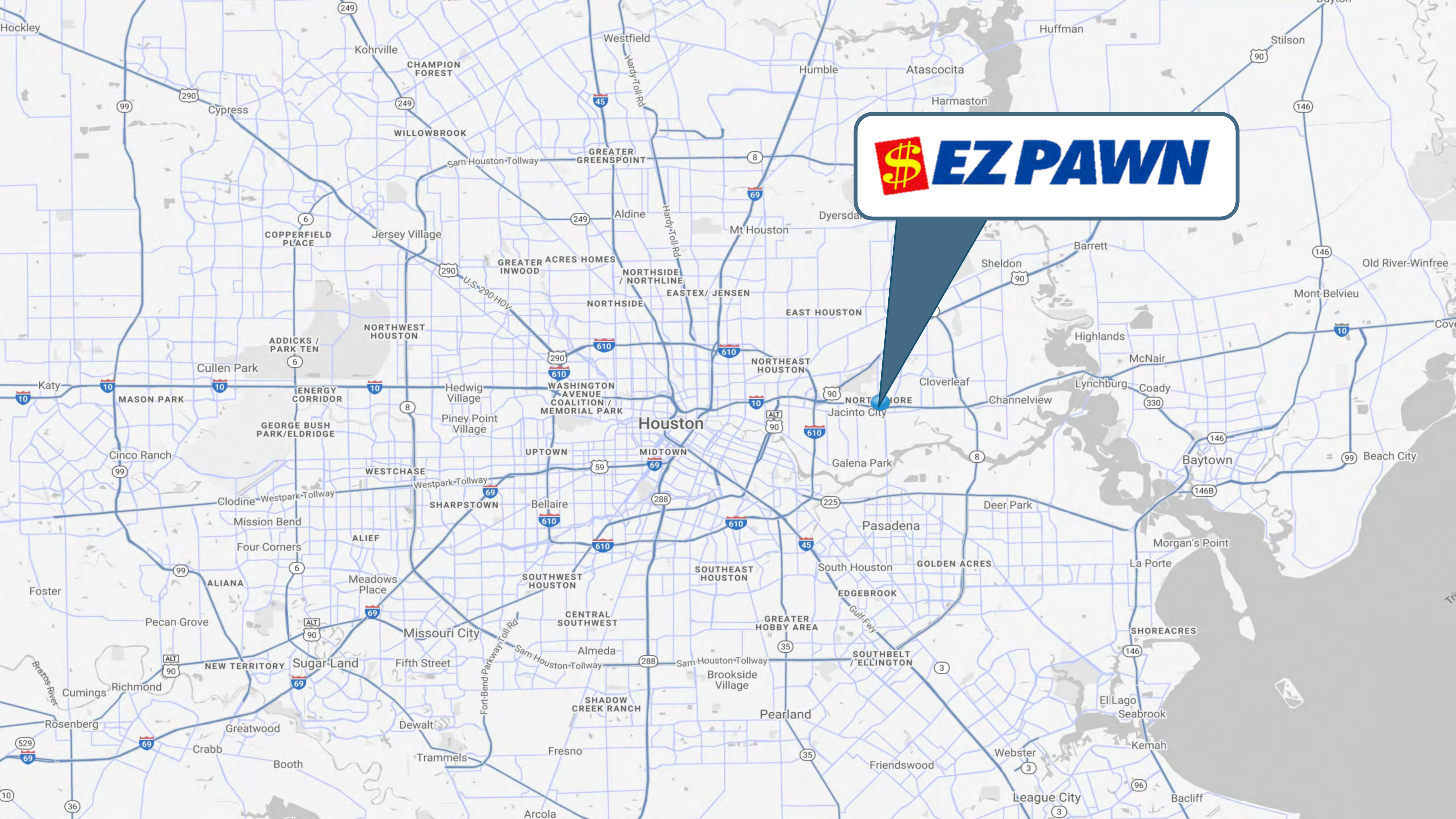
- Corporate Guarantee Triple Net (NNN) Lease
- EZPAWN Has Over 400 Locations Nationally
- Located on a Busy Retail Corridor
- Long Term Historic Occupancy Since 2001 – Showing Commitment to Location
- 10% Increases Every 5 Years
- Texas is an Income Tax Free State
- Located Less Than 1-Mile From Interstate 10 – Which Sees Over 188,600 Vehicles Per Day
- Over 85,710 Residents Live Within a 3-Mile Radius and Over 180,911 Residents Live Within a 5-Mile Radius of the Property
- Houston is the 4th Most Populous City in the Whole Country With Over 2.325 Million Residents in 2018
- Nearby Tenants Include: Harbor Freight Tools, Taco Bell, Popeyes, Burger King, Pizza Hut, Burlington, Family Dollar, Denny’s, Jason’s Deli and More

LEASE SUMMARY

TENANT	EZPAWN
PREMISES	A Building of Approximately 5,625 SF
LEASE COMMENCEMENT	April 27, 2001
LEASE EXPIRATION	April 30, 2021
LEASE TERM	1+ 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
5,625 SF	$58,534	$10.41

ACTUAL PROPERTY IMAGES


EZ PAWN
Hockley
Kohrville
Champion Forest
Westfield
Hardy Toll Rd
Humble
Atascocita
Huffman
Stilson
Harmaston
Cypress
Willowbrook
Sam Houston Tollway
Greater Greenspoint
Aldine
Mt Houston
Dyersdale
Copperfield Place
Jersey Village
Greater Inwood
Acres Homes
Northside / Northline
Eastex/ Jensen
Northside
East Houston
Sheldon
Barrett
Old River-Winfree
Mont Belvieu
Highlands
McNair
Addicks / Park Ten
Northwest Houston
Cullen Park
Northeast Houston
Cloverleaf
Lynchburg
Coady
Katy
Mason Park
Energy Corridor
Hedwig Village
Washington Avenue Coalition / Memorial Park
Houston
Jacinto City
Channelview
George Bush Park/Eldridge
Piney Point Village
Uptown
Midtown
Galena Park
Baytown
Beach City
Cinco Ranch
Westchase
Westpark Tollway
Sharpstown
Bellaire
Clodine
Mission Bend
Deer Park
Pasadena
Alief
Four Corners
Morgan's Point
South Houston
Golden Acres
La Porte
Foster
Aliana
Meadows Place
Southwest Houston
Southeast Houston
Edgebrook
Gulf Fwy
Pecan Grove
Missouri City
Central Southwest
Greater Hobby Area
Shoreacres
Fort Bend Parkway Toll Rd
Almeda
Southbelt / Ellington
New Territory
Sugar Land
Fifth Street
Brookside Village
Brazos River
Cumings
Richmond
Shadow Creek Ranch
El Lago
Seabrook
Pearland
Rosenberg
Greatwood
Dewalt
Kemah
Crabb
Trammels
Fresno
Webster
Friendswood
Booth
League City
Bacliff
Arcola

LaQuinta Inn & Suites
China Star
Hibachi Grill Supreme Buffet
Fire Equipment
Summit Companies
MoneyGram
Louisiana Kitchen Popeyes
Jim Adler Associates
Interstate 10
East Fwy
Pizza Hut
Loya Insurance Group
Taco Bell
KFC
Shiloh Printing
Sellers Bros.
Harbor Freight
Quality Tools Lowest Prices
metro by T-Mobile
Federal Rd
cricket wireless
CITITRENDS
Speedy Cash
EZ Pawn
Diesel Machine Shop
Las Ranas
Aguas • Smoothies • Fruit Cocktail & More
$ EZ PAWN


EHPG
EAST HOUSTON PHYSICIANS GROUP
Coolwood Oaks Apartment
PAPPASITOS Cantina
Timber Ridge Apartments
MARBELLA APARTMENTS
Rollingwood Apartments
Maxey Village
FAMILY DOLLAR
Falls of Birchbrook
PL$
BARRI FINANCIAL GROUP
Tepatitlán
SPEEDY CASH
boost mobile
Maxey Rd
LAS RANAS
Aguas • Smoothies • Fruit Cocktail & More
DIESEL MACHINE SHOP
Federal Rd
EZ PAWN
$ EZ PAWN


EZ PAWN
DOLLAR TREE
NTB
SUBWAY
T Mobile
Chevron
Days Inn
Rainbow
PAPPASITOS Cantina
AMERICAN FREIGHT FURNITURE - MATTRESS
FAMILY DOLLAR
Denny's
Red Roof
Fiesta
Burlington
cricket
Pizza Hut
Kentucky Fried Chicken
LOUISIANA KITCHEN POPEYES
TACO BELL
metroPCS
Bank of America
Jack in the box
Comerica
Jason's deli
HANCOCK WHITNEY
LA QUINTA INNS & SUITES
FAMILY DOLLAR
Walgreens
LOUISIANA KITCHEN POPEYES
SHIPLEY DO-NUTS
Little Caesars
SUBWAY
NAPA
DOLLAR GENERAL
cricket
LA MICHOACANA MEAT MARKET
East Fwy
INTERSTATE 10
Market Rd
avenue
CINEMARK
SALTGRASS STEAK HOUSE
MARBLE SLAB CREAMERY
goodwill
cicis
DISCOUNT TIRE
24 HOUR FITNESS
Holiday Inn Express
Sprint
Luby's
HARBOR FREIGHT TOOLS
CITITRENDS
PALAIS ROYAL
Comfort INN
CANDLEWOOD SUITES
Exxon
SUBWAY
Public Storage
BURGER KING
cricket
AutoZone
O'Reilly AUTO PARTS
Chevron
SONIC
Federal Rd
VALERO
Super 8
Advance Auto Parts
CIRCLE K

HOUSTON | HARRIS COUNTY | TEXAS

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States with an estimated population of 2.325 million residents in 2018. The city is the most populous city in the Southern U.S. and on the Gulf Cost of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expansive city in the whole country.

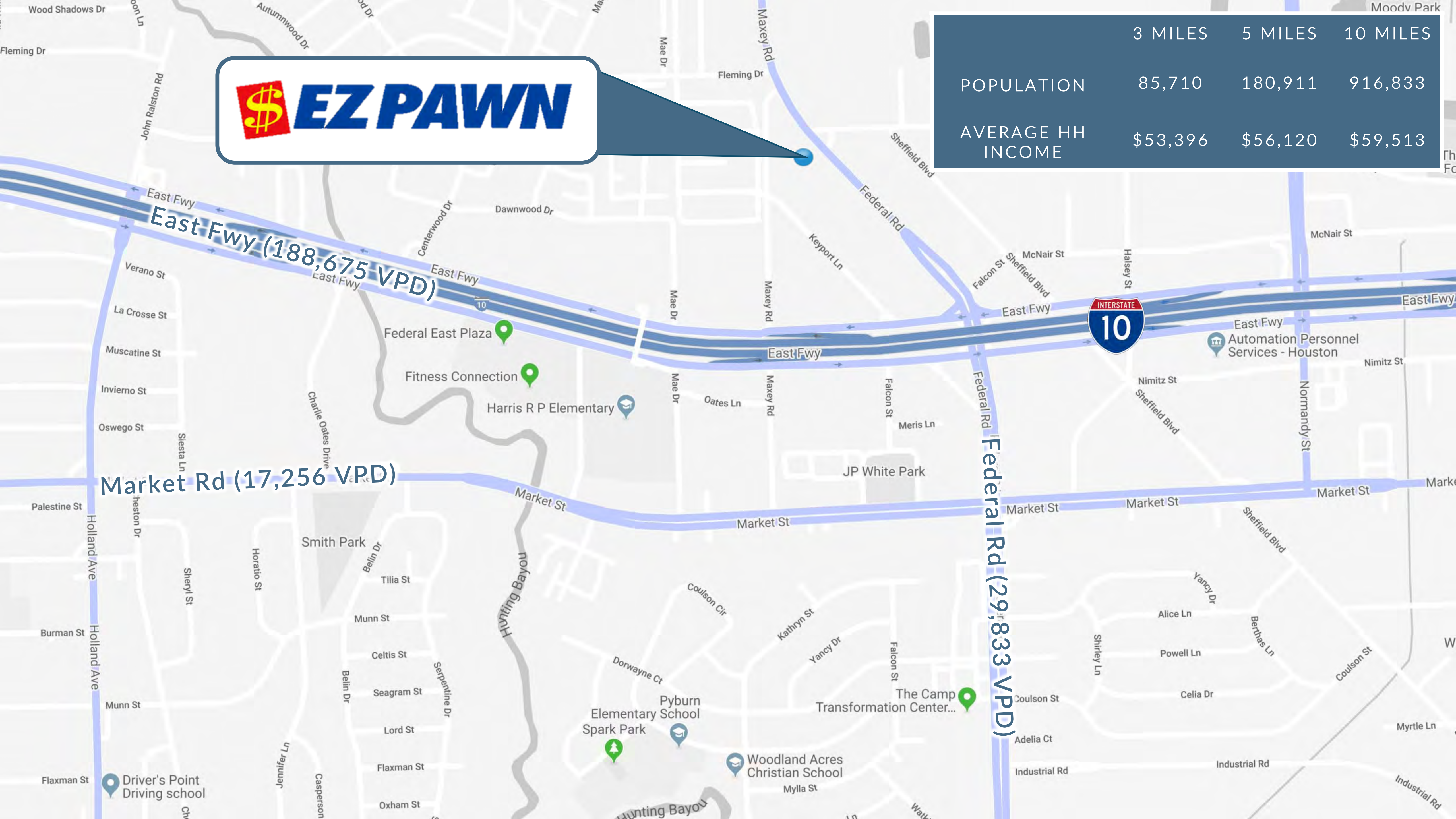
Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.

NASA SPACE CENTER

PORT OF HOUSTON

HOUSTON, TX



	3 MILES	5 MILES	10 MILES
POPULATION	85,710	180,911	916,833
AVERAGE HH INCOME	$53,396	$56,120	$59,513

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	FOUNDED	# OF LOCATIONS	HEADQUARTERS	WEBSITE
Private	1974	400+	Rollingwood, TX	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.

ACTUAL PROPERTY IMAGE

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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