



SAMBAZIS
RETAIL GROUP



TITLEMAX

FAIRLAWN, VIRGINIA



ADDRESS

7429 Lee Highway
Fairlawn, VA 24141

PRICE

\$600,000

CAP RATE

9.00%

NOI

\$54,056

FINANCIAL OVERVIEW

PRICE	\$600,000
CAP RATE	9.00%
GROSS LEASABLE AREA	6,000 SF
YEAR BUILT / RENOVATED	1990/2014
LOT SIZE	0.614 +/- Acres

Lease Summary

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
RENT COMMENCEMENT	3/1/2014
LEASE EXPIRATION	6/30/2024
INCREASES	2% Annually
OPTIONS	Three, 5-Year
RIGHT OF FIRST REFUSAL	None

Rent Roll

TERM	ANNUAL RENT	MONTHLY RENT
Current - 12/31/2020	\$54,056	\$4,505
1/1/2021 - 12/31/2021	\$55,137	\$4,595
1/1/2022 - 12/31/2022	\$56,240	\$4,687
1/1/2023 - 12/31/2023	\$57,364	\$4,780
1/1/2024 - 6/30/2024	\$58,512	\$4,876

INVESTMENT *HIGHLIGHTS*

- 4 Years Remaining on Absolute NNN Lease
- 2% Annual Increases
- Corporate Guarantee
- Directly Across from Kroger Anchored Center
- Located Along Major Highway with 29,000 Cars Per Day
- Below Replacement Cost Due to Low Rent/Square-Foot at \$8.00/SF
- 1/2-Mile from 24-Hour Walmart Supercenter & Lowe's
- 2.5-Miles from Radford University with 9,900 Students
- 12-Miles from Virginia Tech with 38,175 Students and Employees





TENANT OVERVIEW

OWNERSHIP: PRIVATE
TENANT: CORPORATE
GUARANTOR: TMX FINANCE LLC

TitleMax is one of the nation's largest and most reputable title lending companies. Since its inception in 1998, TitleMax has expanded to over 1,350 stores spanning 16 states. TitleMax strives to offer some of the lowest interest rates on title loans in the industry, while providing a superior level of customer service. They offer a number of different products to fit all types of lifestyles and budgets, including car title loans, car title pawns, motorcycle title pawns, signature loans, and personal loans.

TMX Finance is one of the largest, fastest growing and most profitable consumer specialty finance companies in the United States. Their family of brands includes TitleMax, TitleBucks, TMX Credit and InstaLoan.



HEADQUARTERED IN
SAVANNAH,
GEORGIA



1,350+
LOCATIONS



FOUNDED IN
1998



PROPERTY PHOTOS
TITLEMAX



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