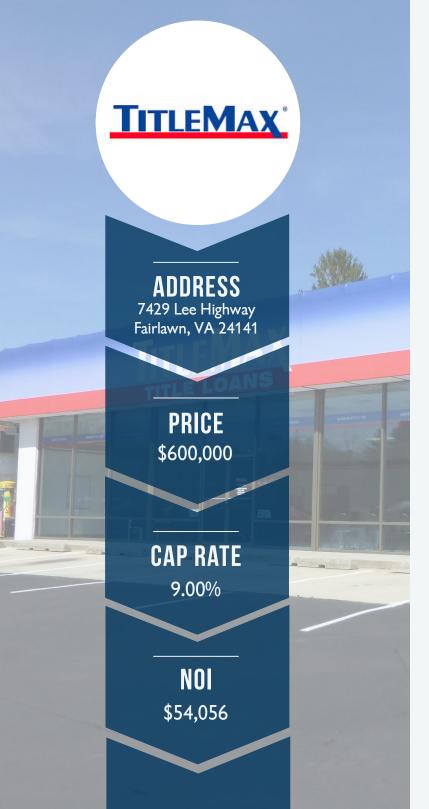




TITLEMAX

FAIRLAWN, VIRGINIA



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
		/ (D3Oldte 1 VI VI V
ROOF & STRUCTURE		Tenant Responsible
ROOF & STRUCTURE RENT COMMENCEMENT		
		Tenant Responsible
RENT COMMENCEMENT		Tenant Responsible 3/1/2014
RENT COMMENCEMENT LEASE EXPIRATION		Tenant Responsible 3/1/2014 6/30/2024

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, motorcyle 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+



FOUNDED IN 1998





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TITLEMAX

FAIRLAWN, VIRGINIA

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