

A photograph of a TitleMax storefront at dusk. The building is white with a blue and pink horizontal stripe. A large blue sign on a pole to the left reads "TITLEMAX". A banner on the building says "Introducing Personal Loans - No Title Needed -". The sky is a mix of orange, pink, and blue. There are trees and a parking lot in the foreground.

TITLEMAX



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

TITLEMAX
TITLE LOANS

Introducing
Personal Loans
- No Title Needed -

TitleMax

3101 N Navarro Street
Victoria, TX 77901

EXCLUSIVELY MARKETED BY:



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com



JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT
jmansour@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com

305 Camp Craft Road, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With Sands Investment Group
Austin, LLC Lic. # 9004706

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

Demographics
City Overview

TENANT OVERVIEW

Tenant Profile

© 2020 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 its 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 2,057 SF TitleMax at 3101 N Navarro Street in Victoria, TX. This Opportunity Includes a Corporately Backed Lease on a Privately Owned Title Lending Business With Over 1,100 Locations in 16 States, Providing For a Unique Investment.

OFFERING SUMMARY

PRICE	\$871,714
CAP	7.00%
NOI	\$61,020
PRICE PER SF	\$423.78
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3101 N Navarro Street Victoria, TX 77901
COUNTY	Victoria
BUILDING AREA	2,057 SF
LAND AREA	0.52 AC
BUILT	1979



HIGHLIGHTS

- Corporately Backed Lease - TitleMax, Inc. is a Privately Owned Title Lending Business With Over 1,100 Locations in 16 States
- Recent Lease Extension - TitleMax, Inc. Recently Extended a New 5 Year Lease in April of 2019
- Double Net (NN) Lease With Over 4 Years Remaining
- Recession Proof Tenant - the Title Lending Business Has Proven to Be Resilient During Economic Downturns as Consumers Depend More on Short Term Lending to Act as a Bridge Through Difficult Times
- Located 5 Minutes From the University of Houston-Victoria Which is a Public Research University on Over 20 Acres and Serving More Than 5,000 Students
- The Property Benefits From Its Dual Access Location on the Corner of E Circle Street and North Navarro Street
- North Navarro Street is the Main Retail Corridor Through Victoria, TX and Sees Over 32,500 VPD
- Excellent Demographics - 32,218 Residents Live Within a 2-Mile Radius With an Average Household Income of \$63,852
- Minutes From the Riverside Golf Course, Running Trails, Disc Golf Course and the Texas Zoo
- Major Employers in the Region Include: Formosa Plastics, Inteplast Group, Dow, Invista, Caterpillar and Alcoa
- Victoria, TX is Located 30-Miles From Many Popular Beach Destinations Along the Gulf of Mexico and Serves a Retail Trade Area of Over 250,000 People
- Nearby Users Include: Tyler Athletic Club and Swim Center, Jack Elementary School, Bruno's Pizza & Pasta, Hagen's Lighting, Super Food Mart, Pump Jax Urban Axe Throwing, Christ Church South, Blue Coral Pools and More



LEASE SUMMARY

TENANT	TitleMax of Texas, Inc.
PREMISES	A Building of Approximately 2,057 SF
LEASE COMMENCEMENT	March 1, 2014
LEASE EXPIRATION	March 31, 2024
LEASE TERM	4 Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	13% at Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Title/Payday Loans
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Shared Responsibility
ROOF & STRUCTURE	Landlord'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

2,057 SF

\$61,020

\$29.66







Autumn's Park



AEP
Texas



E Circle St

Vickers
Auto Services



DOUBLE DAVE'S
PIZZAWORKS

OneMain
Financial



COLDWELL BANKER

St Joseph
High School

VICTORIA PLACE
Apartments

CVS
pharmacy

Walgreens

Davita
Kidney Care

Crescent View
MEDICAL CLINIC

Victoria County Public
Health Department

Royal Place
Community

FRESENIUS
MEDICAL CARE

Long John
Silver's

EZ PAWN



The
Armory

PODIATRY
ASSOCIATES
OF VICTORIA

SONIC

VeraCruz
Restaurant

TITLEMAX

PIZZA
PAPA JOHN'S

N Navarro St

Vickers
Auto Services



**HARBOR
FREIGHT
TOOLS**

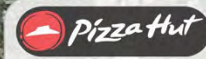


peter piper pizza

SUBWAY

N Navarro St

TITLEMAX



LONG JOHN SILVER'S



tropical
SMOOTHIE
CAFE



cricket

Firestone



N Laurent St



Walmart
Supercenter



SUBWAY



metro
by T-Mobile

GNC
LIVE WELL



Walgreens

CVS pharmacy



N Main St



True Value Firestone



Walgreens



POPEYES

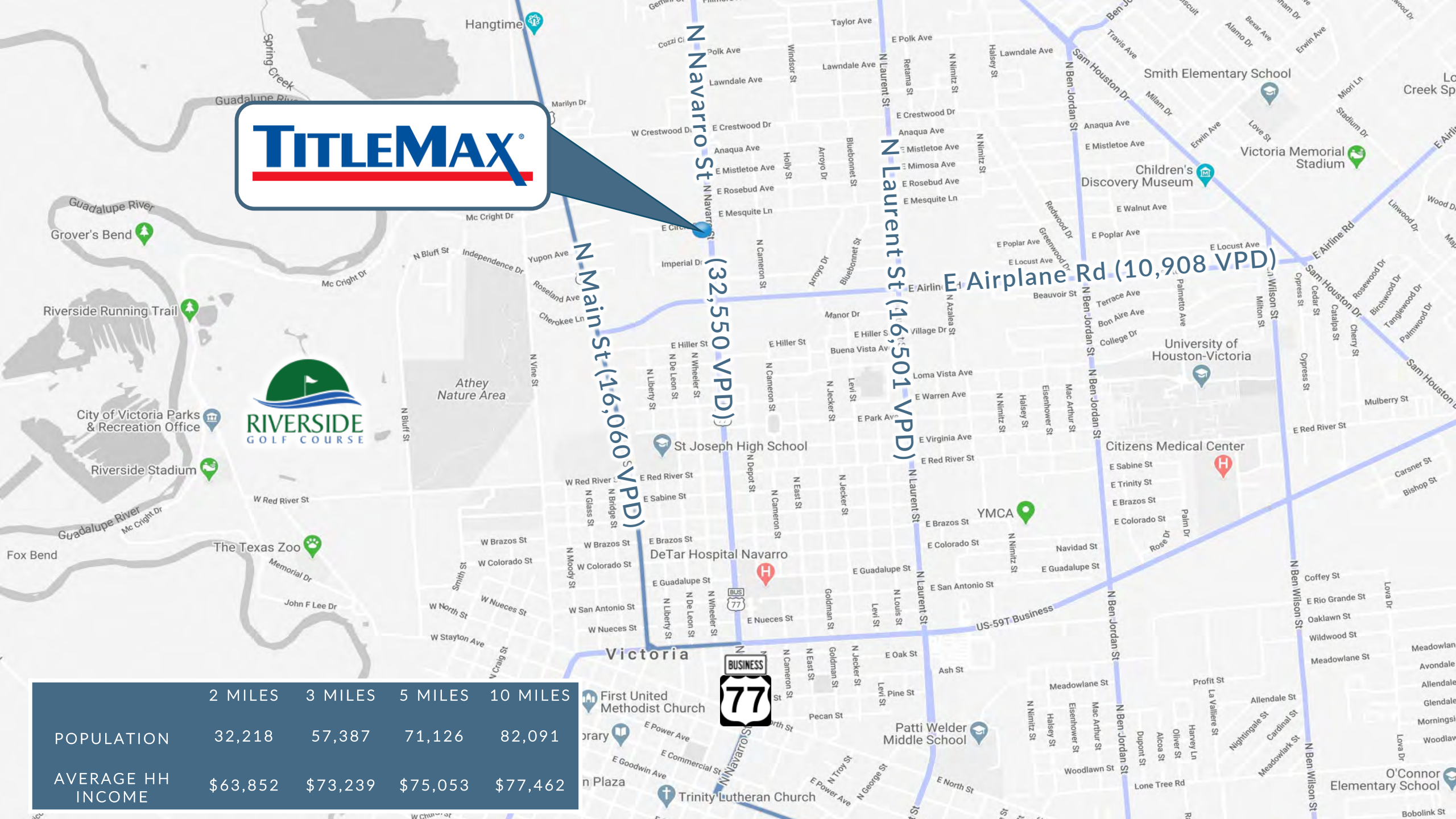


SUBWAY
SUPERCUTS





	2 MILES	3 MILES	5 MILES	10 MILES
POPULATION	32,218	57,387	71,126	82,091
AVERAGE HH INCOME	\$63,852	\$73,239	\$75,053	\$77,462



VICTORIA | VICTORIA COUNTY | TEXAS

Victoria is the largest city and county seat of Victoria County in the state of Texas. The county's population was estimated to be around 92,035 residents as of the 2018 census. The three counties of the Victoria Metropolitan Statistical Area had a population of 111,163 residents as of the 2018 census. Victoria is located 30 miles inland from the Gulf of Mexico. It is a regional hub for a seven-county area known as the "Golden Crescent", and serves a retail trade area of over 250,000 people. Victoria is known as "The Crossroads" because of its location within a two-hour drive of Corpus Christi, Houston, San Antonio and Austin.

Victoria's economy is a mix of education, health, retail, agriculture, and industry. Its access to major highways, the Victoria Regional Airport, railway terminals, the shallow draft Port of Victoria, and the deep water Port of Port Lavaca-Point Comfort help to sustain a healthy environment for business. Major industrial employers in the region include Formosa Plastics Corp, Inteplast Group, Dow, Invista, Caterpillar and Alcoa. Victoria is the retail, medical, and higher education hub of the region which encompasses over 250,000 people. Victoria's primary retail trade area encompasses over 30 communities in the region, reaching a high population of people. These communities provide the region a wide variety of industries, as well as opportunities for retailers to provide services and goods.

Victoria is home to the Texas Zoo which is home to multiple exotic and ingenious animals. The city also includes the Children's Discovery Museum which is a bright venue for kids to enjoy hands-on activities. Several museums are located in Victoria. They include the McNamara House (a social history museum), the Nave Art Museum, and the Museum of the Coastal Bend (MCB). The MCB showcases the rich multicultural heritage of the region, and includes prominent displays of artifacts found from La Salle's colony in the late 17th century. The Victoria Art League is home to many local artist and is located in one of the Texas Registered Historical Landmark buildings.



VICTORIA COUNTRY CLUB



MUSEUM OF THE COASTAL BEND



VICTORIA COUNTY COURTHOUSE

TITLEMAX, INC.

TENANT PROFILE

TitleMax, Inc. is a privately owned title lending business with corporate offices in Dallas, Texas and Savannah, Georgia. TitleMax® is one of the nation's largest title lending companies. Every day, TitleMax® helps thousands of people get the cash they need with a title loan, title pawn or now in select states, with a personal loan. They offer rates that are very competitive, while providing a superior level of customer service. Since the first stores opening in 1998 in Georgia, TitleMax® has expanded to more than 1,100 stores in sixteen states.

TitleMax serves individuals who generally have limited access to consumer credit from banks, thrift institutions, credit card lenders, and other traditional sources of consumer credit. TitleMax offers title loan and title pawn products which allows customers to meet their liquidity needs by borrowing against the value of their vehicles while retaining use of their vehicle during the term of the loan. With more than 2,000 team members nationwide, the company prides itself on providing customers with clarity and confidence.



COMPANY TYPE
Private



FOUNDED
1998



LOCATIONS
1,100+



HEADQUARTERS
Savannah, GA



WEBSITE
titlemax.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.



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With Sands Investment Group
Austin, LLC Lic. # 9004706

EXCLUSIVELY MARKETING BY:

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com

JOHN MANSOUR

Lic. # 735640

512.543.4828 | DIRECT
jmansour@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



TitleMax

3101 N Navarro Street
Victoria, TX 77901