



**EZ PAWN**

222 SOUTH FRAZIER STREET  
CONROE, TEXAS 77301

**PRESENTED BY FRIEDMAN REAL ESTATE**

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CREATING VALUE BEYOND REAL ESTATE





## OFFERED EXCLUSIVELY BY



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# EXECUTIVE SUMMARY

The information and opinion contained herein are furnished as a real estate brokerage service by Friedman Real Estate based upon information provided to us by third parties and certain financial underwriting assumptions. This document is not intended as an appraisal and should not be used for financing purposes. Friedman is not a Member of the Appraisal Institute (MAI) or a Certified Appraiser, nor is it qualified or authorized to give legal or tax advice in regard to any proposed transaction. If you desire such advice, you are encouraged to consult with a professional appraiser, attorney and/or accountant.

## LEASE SUMMARY

LEASE TYPE	NN
TAXES/CAM/INSURANCE	Tenant Responsibility
ROOF/STRUCTURE	Tenant Responsibility
ORIGINAL LEASE TERM	10 Years
TERM REMAINING	5.75 Years
COMMENCEMENT DATE	01/2016
TERM EXPIRATION	01/2026
INCREASES	None





**SIZE**  
4,000 SF



**LAND ACRAGE**  
0.37 ACRES



**OCCUPANCY**  
100%



**ZONING**  
1



**YEAR BUILT**  
1983

## INVESTMENT SUMMARY



**SALE PRICE** \$785,000



**PRICE/SF** \$196.25



**NOI** \$51,000



**YEAR 6 NOI** \$56,100

## INVESTMENT HIGHLIGHTS

- Double Net Leased Asset with Corporate Guarantee and Strong Demographics
- Located in Very Dense Residential Area with Limited Competition
- Very Low Rent Net Leased Asset in Rapidly Growing Market
- Nearby Population Growth Exceeded 47% in the Past 10 Years
- Corporate Guarantee by EZ Pawn (NASDAQ: EZPW) with over 750 Stores Worldwide
- Tenant has a 19 Year Operating History at this Site and Extended Early in 2016
- Recently Replaced Roof, Repaired Parking Lot



# TENANT PROFILE

EZPAWN began in Austin, Texas as EZPAWN and Rentals in 1974. In 1989, EZCORP, Inc. was formed as the parent company of EZPAWN. Two years later, the company went public with its first stock offering and traded on the NASDAQ under the ticker symbol EZPW. By 1994, the company had grown to operate 234 pawnshops in nine states. The company had also expanded its business to offer payday loan services in its locations. The first stand-alone payday loan stores were opened in 2003 and branded “EZMONEY.”

Since EZPAWN was founded in 1974 in Austin, Texas, their goal has remained the same: to make their customers’ lives easier. Today, at more than 400 pawn shops nationwide, EZPAWN helps hardworking, everyday people get quick access to cash and brand-name merchandise by pawning or selling quality items. As of 2013, EZCORP revenues had reached \$1.01 billion.

In July 2015, EZCORP announced the company’s focus on growing core pawn brokering operations in the U.S. and Mexico, while ceasing involvement with payday, auto title, and installment lending in the U.S.

## HIGHLIGHTS

- EZPAWN is under the parent company of EZCORP, Inc.
- In 2013, total revenues reached \$1.01 billion
- Today, EZPAWN has more than 400 pawn shops nationwide

COMPANY	EZPAWN
FOUNDED	1974
TOTAL REVENUE	\$1.01 Billion (2013)
AREA SERVED	Nationwide
HEADQUARTERS	Austin, Texas
WEBSITE	<a href="http://www.ezcorp.com">www.ezcorp.com</a>



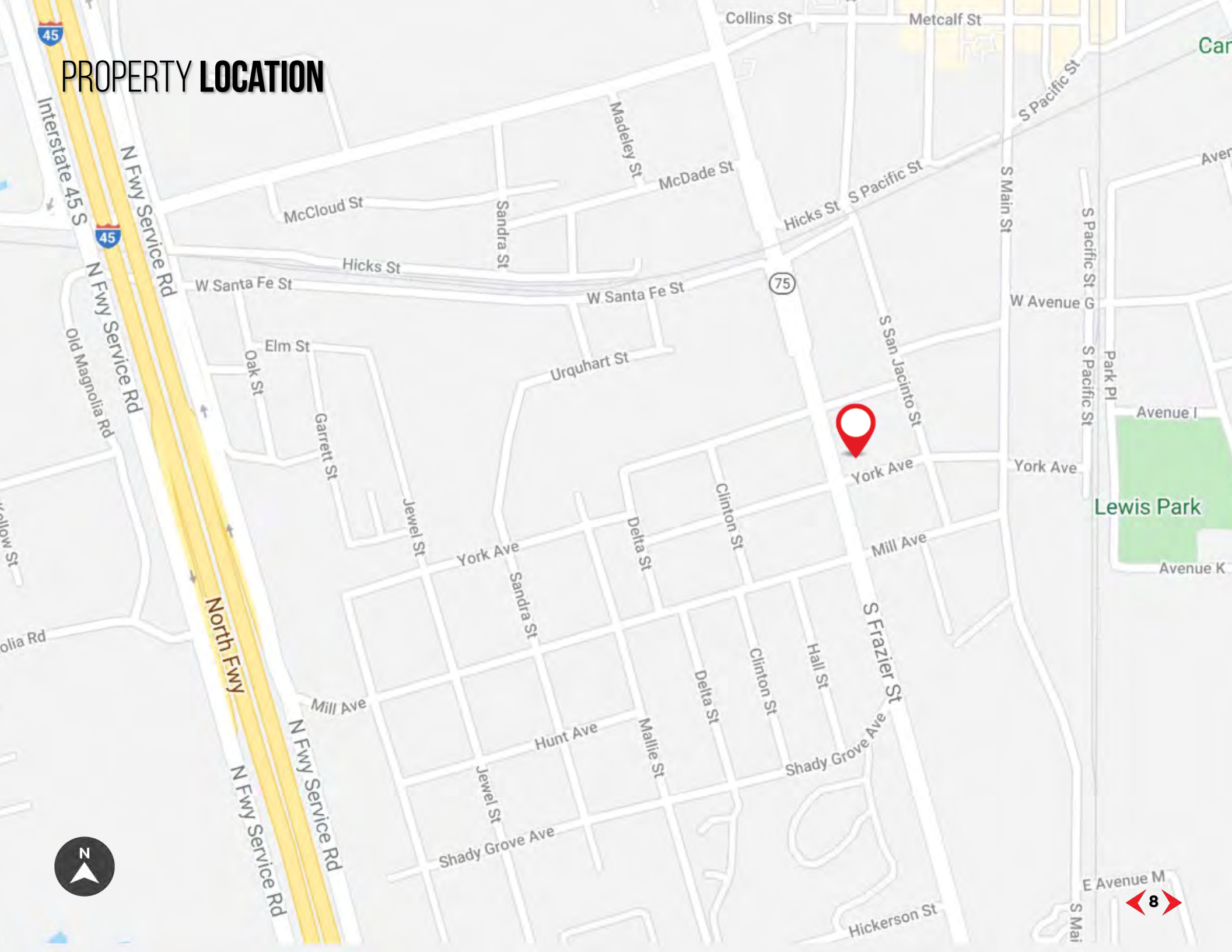


# PROPERTY PHOTOS





# PROPERTY LOCATION





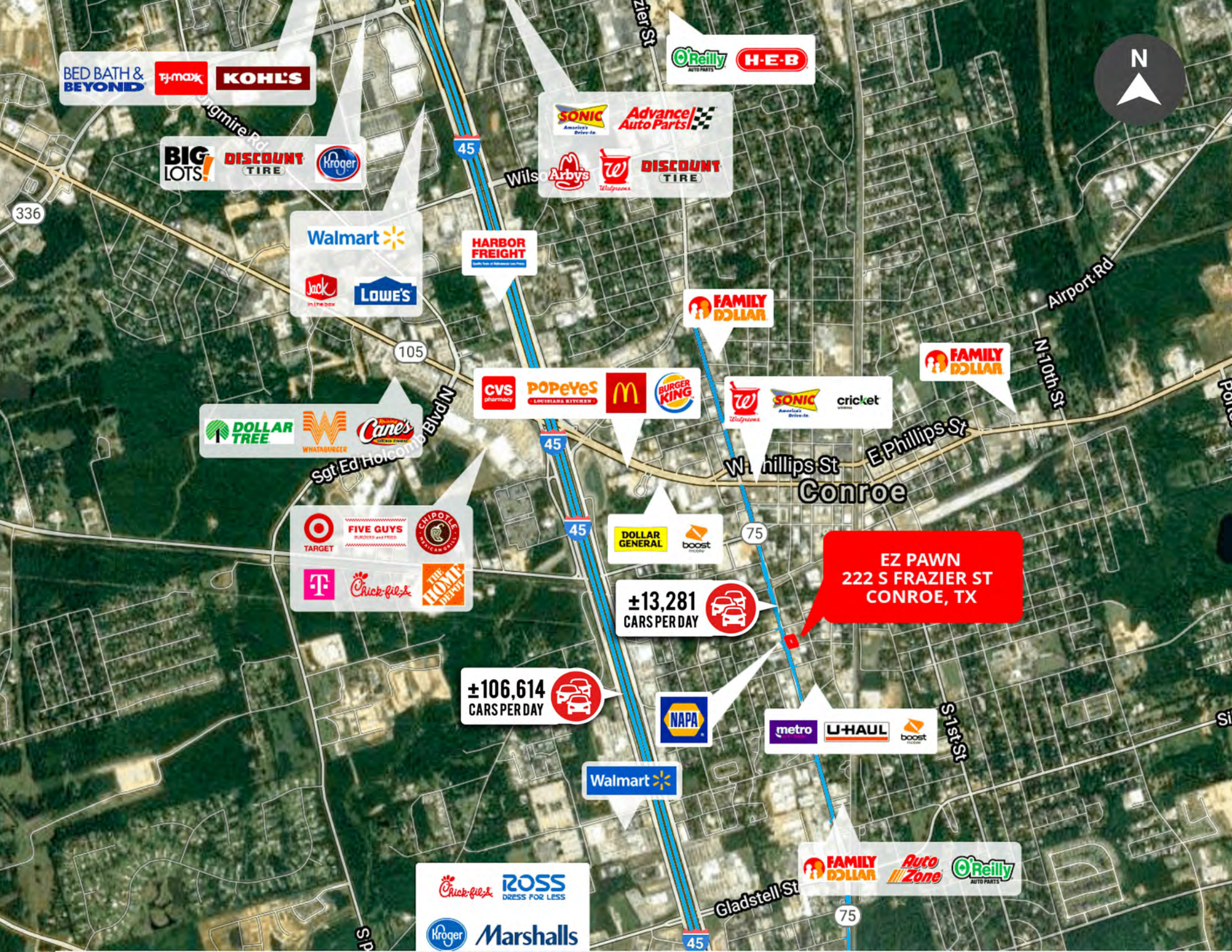
BIRD'S EYE VIEW

N FRAZIER ST

YORK AVE







BED BATH & BEYOND

TJ-MAXX

KOHL'S

O'Reilly  
AUTO PARTS

H-E-B

SONIC  
America's Drive-In

Advance  
Auto Parts

BIG LOTS!

DISCOUNT  
TIRE

Kroger

Arbys

Wendy's

DISCOUNT  
TIRE

Walmart

HARBOR  
FREIGHT

Jack  
in the box

LOWE'S

FAMILY  
DOLLAR

CVS  
pharmacy

POPEYES  
LOUISIANA KITCHEN

McDonald's

BURGER  
KING

Wendy's

SONIC  
America's Drive-In

cricket

FAMILY  
DOLLAR

DOLLAR  
TREE

WHATABURGER

Cane's  
OLD FASHIONED  
HICKORY SMOKED

TARGET

FIVE GUYS  
BURGERS and FRIES

CHIPOTLE  
MEXICAN GRILL

T-Mobile

Chick-fil-A

THE MOUNTAIN  
DEPT.

DOLLAR  
GENERAL

boost  
mobile

±13,281  
CARS PER DAY



±106,614  
CARS PER DAY



NAPA

Walmart

metro

U-HAUL

boost  
mobile

Chick-fil-A

ROSS  
DRESS FOR LESS

Kroger

Marshalls

FAMILY  
DOLLAR

Auto  
Zone

O'Reilly  
AUTO PARTS



## REGIONAL LOCATION

Conroe is a city in Texas, United States. It is the seat of Montgomery County and a principal city in the Houston-The Woodlands-Sugar Land metropolitan area. It is about 40 miles (64 km) north of Houston.

As of 2018, the population was 87,654, up from 56,207 in 2010. According to the Census Bureau, Conroe was the fastest-growing large city in the United States between July 1, 2015, and July 1, 2018.

During the first decade of the 21st century, the city attracted many new residents from the Houston area. Renée C. Lee of the Houston Chronicle said that in 2002 Conroe was "a sleepy, backwater town" and that at the time, Conroe city officials needed to use financial incentives to attract home developers to Conroe. Between 2003 and 2006, Conroe became a hotbed of construction of new houses. As a result, Conroe's population grew from 36,811 in 2000 to 56,207 in 2010.

The city is named after Northern-born Union Cavalry officer and Houston lumberman Isaac Conroe. Conroe founded a sawmill there in 1881. The city originally gained in wealth due to the lumber and oil industries. Attractions in Conroe include the 7 Acre Wood, W. Goodrich Jones State Forest, Southern Star Brewing Company, Moorhead's Blueberry Farm and Lake Conroe Park.

	2019 TOTAL POPULATION	2019 AVERAGE HH INCOME	2019 TOTAL HOUSEHOLDS
CONROE	90,223	\$78,103	33,656
MONTGOMERY	606,927	\$102,469	219,539
HOUSTON-WOODLANDS SUGARLAND	7.12 M	\$92,175	2.57 M





# THE **FRIEDMAN** DIFFERENCE

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While skilled in all aspects of the real estate business, Friedman is especially adept in the field of crisis management. For nearly two decades now, our property specialists have assisted banks, special servicers and other financial institutions in evaluating, securing, protecting, managing, repositioning and ultimately liquidating their distressed commercial assets.

Friedman currently maintains offices in the states of Michigan, Ohio, Illinois, Texas and Arizona.

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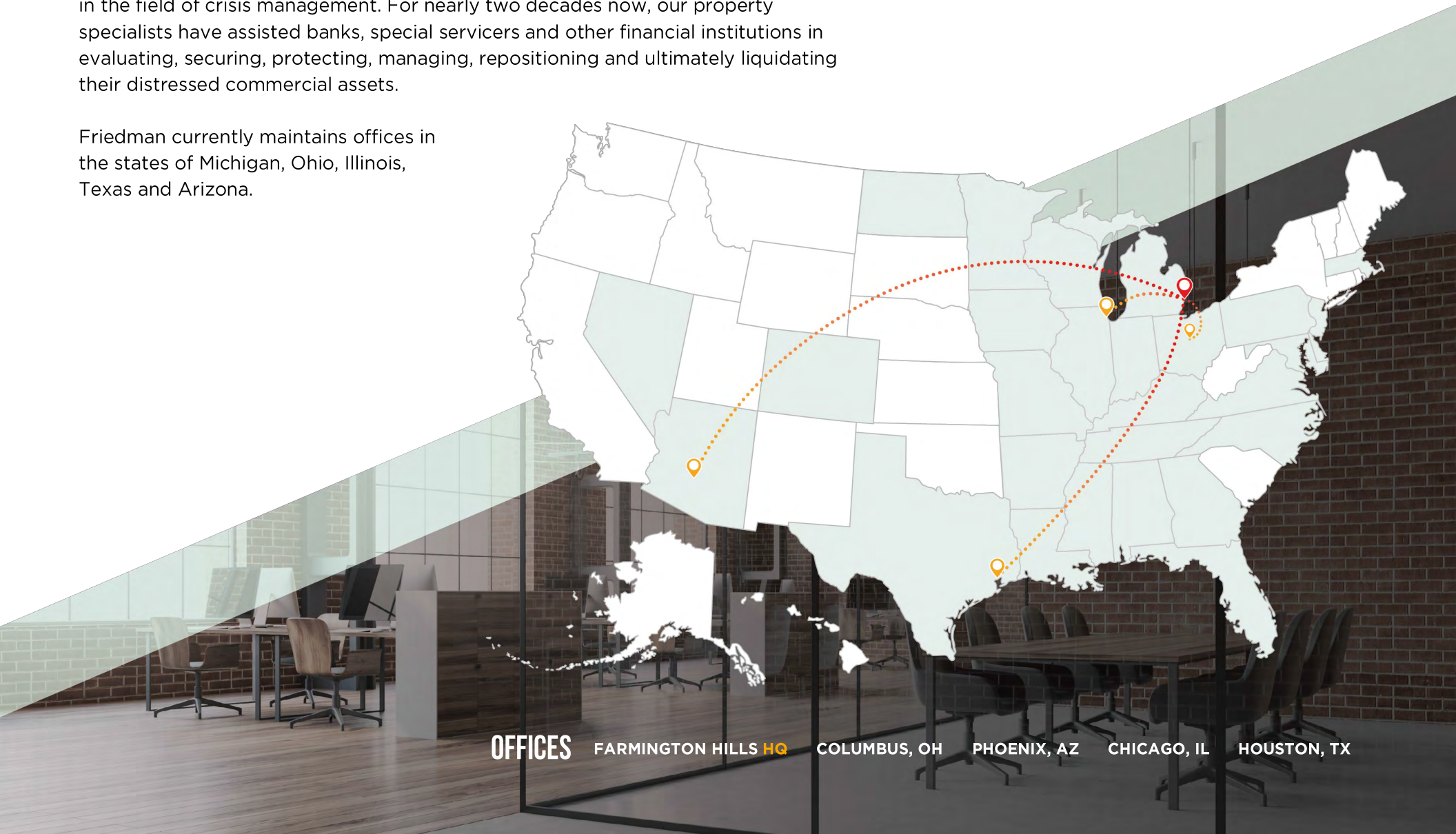
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