



TITLEMAX PORTFOLIO

FOUR (4) PROPERTY PORTFOLIO
GEORGIA & SOUTH CAROLINA

PORTFOLIO PRICE: \$2,407,564 | 7.75% CAP

- Four (4) Single-Tenant Properties | Offered Together or Separate
- Essential Businesses | Financial Services | No Rent Interruption During COVID
- Southeast Markets | Georgia and South Carolina
- All Sites Located in County Seats
- Low Price Points | NN and NNN Leases



DEMOGRAPHIC SUMMARY

5 MILE RADIUS

2019 POPULATION	153,986
AVERAGE HH INCOME	\$57,686

TITLEMAX[®]

420 OLD NATIONAL HIGHWAY
COLLEGE PARK, GEORGIA
ATLANTA MSA



\$857,143

7.00% CAP

PRICE | CAP RATE



4,400 SF

GROSS LEASABLE AREA



NN

LEASE TYPE



0.60^{+/-} AC

LOT SIZE



125 ELBERT STREET
ELBERTON, GEORGIA



\$532,650

8.00% CAP

PRICE | CAP RATE



2,876 SF

GROSS LEASABLE AREA



NNN

LEASE TYPE



0.70^{+/-} AC

LOT SIZE



DEMOGRAPHIC SUMMARY

5 MILE RADIUS

2019 POPULATION	10,918
AVERAGE HH INCOME	\$49,363



3120 WHITE HORSE ROAD
GREENVILLE, SOUTH CAROLINA

\$ \$617,771
7.00% CAP
PRICE | CAP RATE

 2,016 SF
GROSS LEASABLE AREA

 NN
LEASE TYPE

 0.68^{+/-} AC
LOT SIZE

DEMOGRAPHIC SUMMARY

5 MILE RADIUS

2019 POPULATION	116,397
AVERAGE HH INCOME	\$66,138



1006 ELM STREET
HAMPTON, SOUTH CAROLINA



\$400,000

9.00% CAP

PRICE | CAP RATE



2,432 SF

GROSS LEASABLE AREA



NN

LEASE TYPE

0.82^{+/-} AC

LOT SIZE



SUBJECT PROPERTY

LOCAL RESTAURANT



ELM ST WEST

MAGNOLIA ST W

DEMOGRAPHIC SUMMARY

5 MILE RADIUS

2019 POPULATION

7,689

AVERAGE HH INCOME

\$50,394

PORTFOLIO PRICE: \$2,407,564 | 7.75% CAP



CONTACT AGENT FOR FULL OFFERING MEMORANDUM

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