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EXECUTIVE SUMMARY

TITLEMAX + TUNE UP ▶ SPRING | TEXAS





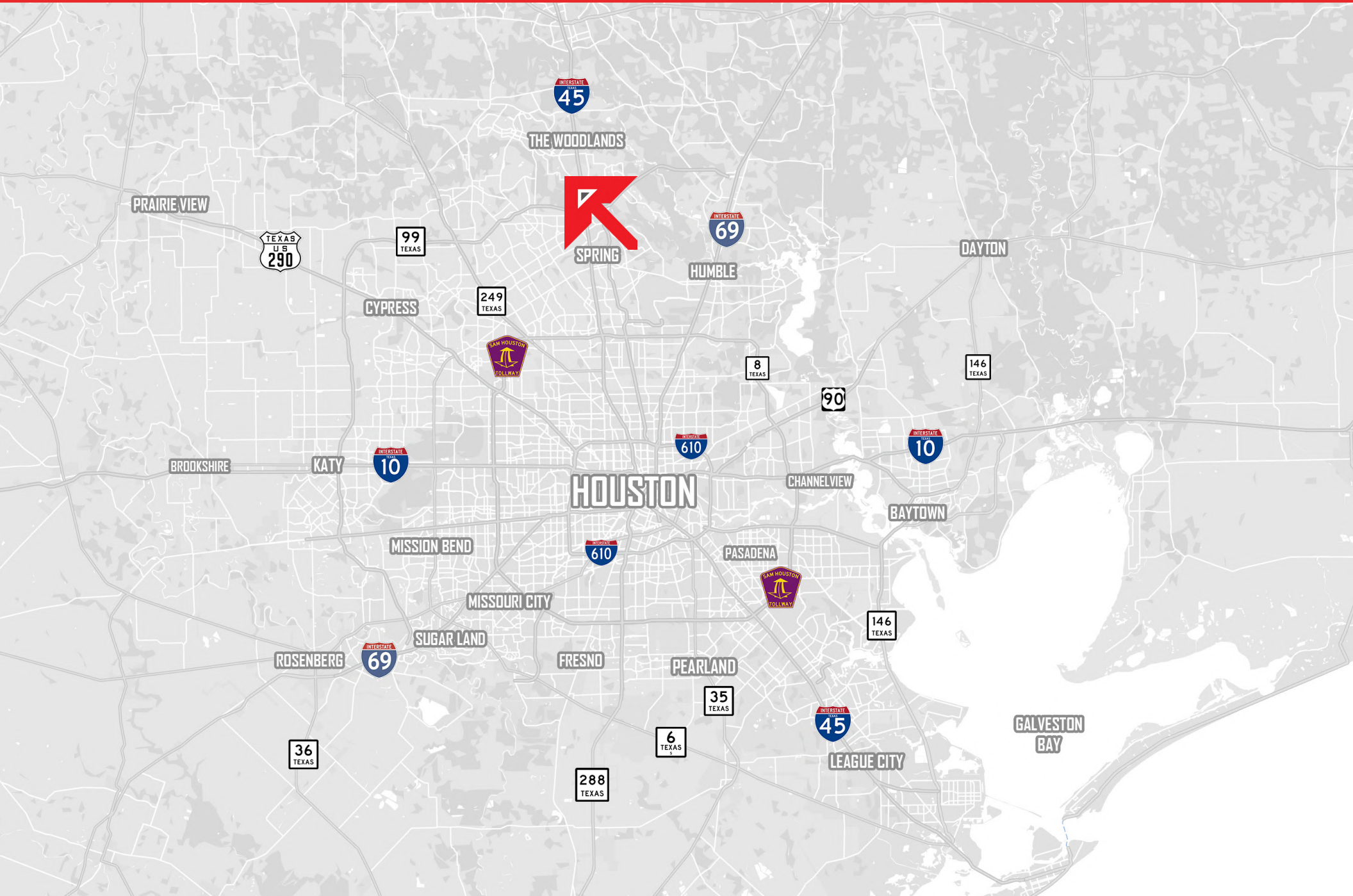
Property:	TitleMax + Tune Up
Address:	513 Sawdust Road Spring TX, 77380
Purchase Price:	\$1,587,692
NOI:	\$103,200
Cap Rate:	6.5%
Occupancy:	100%
Building Size:	3,000
Year Built:	1995/2019

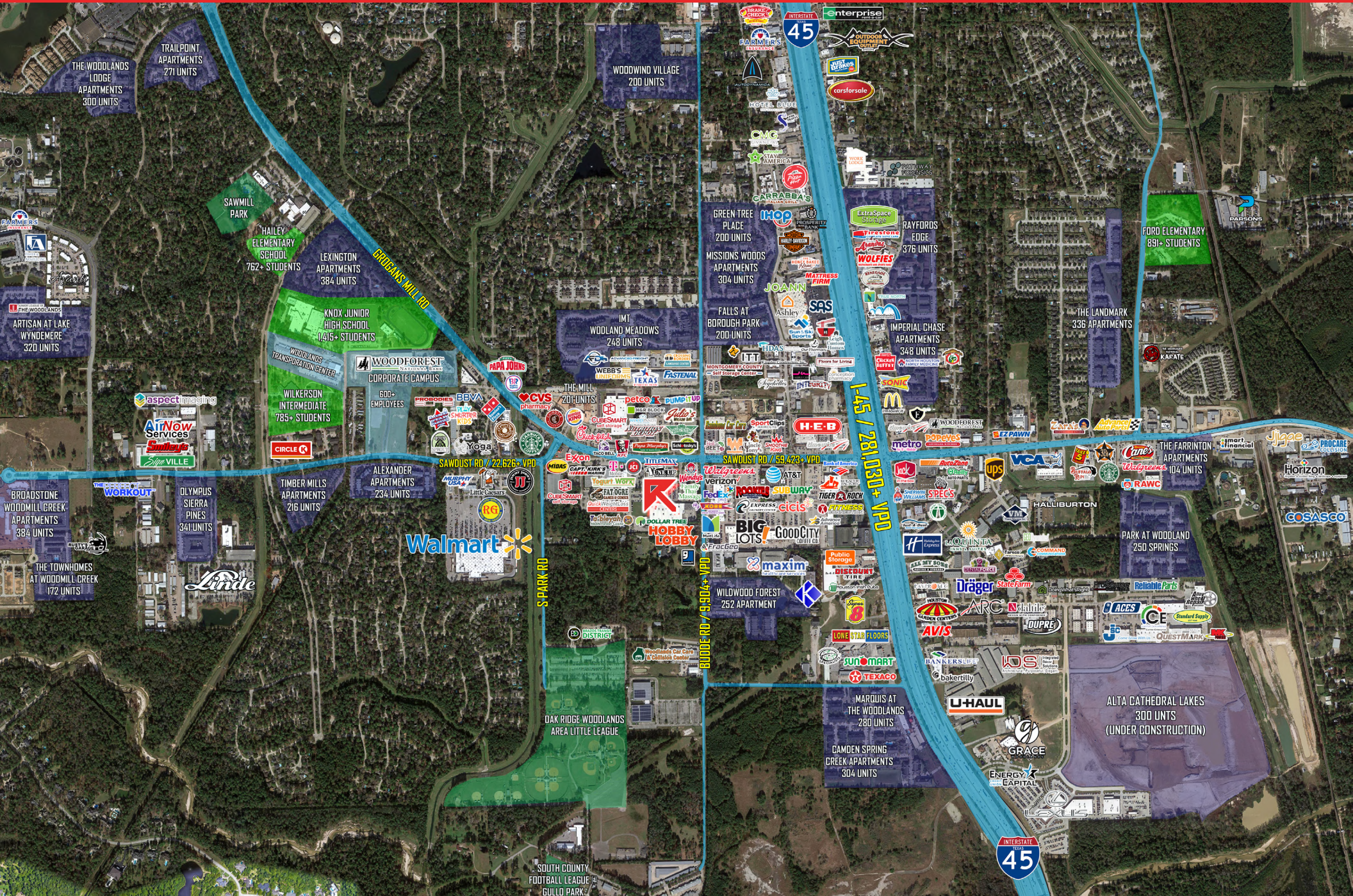
Real Capital Investments is pleased to offer to qualified investors the opportunity to acquire a two-tenant, 3,000 square foot center that is leased to TitleMax and Tune Up The Manly Salon. The property is situated near the signalized, hard corner intersection of Sawdust Road and Budde Road, in an extremely high barrier to entry trade area. Traffic counts on Sawdust Road exceed 59,000 vehicles per day, with an additional 281,000+ vehicles per day traveling on Interstate 45. This is a dense, infill area with over 198,000 people living in a 5-mile radius of the property. Average household income within this 5-mile radius exceeds \$116,000. Sawdust is the "back door" entrance to The Woodlands, a 43 square mile, master-planned community with amenities such as a resort, country club tournament golf course, 147 parks, 220 miles of trails and 3 award-winning school districts. The property is positioned within a mile of Hailey Elementary School, Wilkerson Intermediate School and Knox Junior High School that collectively have more than 2,900 students enrolled. Situated across from the property is the Woodforest National Bank corporate headquarters with more than 650 employees. In addition to the high population of residents, the area has a high daytime population with over 22 million square feet of office, 7.4 million square feet of industrial and more than 96,000 employees in a 5-mile radius. The multifamily density in this area is tremendous with more than 6,400 units within a mile of the property. The Woodlands is an affluent, multi-generational north Houston neighborhood that enjoys a reputation for a high quality of life thanks to its safety, affordability, prestigious schools, convenient access to many major employers and a multitude of nearby amenities. This TitleMax + Tune Up offering provides an investor the opportunity to acquire a property that will bring income for decades due to its positioning in a high barrier to entry market, with a growing population and excellent real estate fundamentals. The property was recently redeveloped with newly executed leases in place and no upcoming capital improvement requirements, which results in minimal landlord responsibility and a stable income stream for an investor.



- Low Price-Point Two-Tenant Asset with Rental Increases Throughout the Initial Term and Option Periods, Growing the NOI and Providing a Strong Hedge Against Inflation
- Great Real Estate Fundamentals – Situated in a Major Throughfare with Excellent Access and Visibility
- Both Tenants Have NNN Leases That Reimburse for CAM, Taxes and Insurance, Providing an Ideal Lease Structure for a More Passive Investor
- Well Positioned in an Extremely High Barrier to Entry Trade Area Containing Over 2.6 Million Square Feet of Retail and Restaurant Space – Only Market Penetration Opportunities are High-Cost Redevelopment
- High Traffic Location with More Than 59,000 Vehicles Per Day on Sawdust Road with an Additional 281,000+ Vehicles Per Day Traveling on Interstate 45
- Densely Populated Location with Excellent Demographics – More Than 198,000 People Living in a 5-Mile Radius with Average Household Income Exceeding \$116,000

- Tremendous Recent Growth – Over 127% Population Growth in a 5-Mile Radius Since the 2000 Census
- Located at the Back Door to The Woodlands, a 43 Square Mile, Master-Planned Community with Amenities Such as a Resort and Country Club Tournament Golf Course – Home to 147 Parks, 220 Miles of Trails and 3 Award-Winning School Districts
- Positioned within 1 Mile of Hailey Elementary School, Wilkerson Intermediate School and Knox Junior High School with Collectively More Than 2,900 Students Enrolled
- Situated Across from the Woodforest National Bank Headquarters with Over 650 Employees
- High Daytime Population – Over 22 Million Square Feet of Office, 7.4 Million Square Feet of Industrial and More Than 96,000 Employees in a 5-Mile Radius
- Tremendous Multifamily Density with Over 6,400 Apartment Units within a Mile of the Property
- Texas is an Income Tax Free State with a Strong Economy, Providing an Ideal Location for a 1031 Exchange Asset







PROPERTY DESCRIPTION

TITLEMAX + TUNE UP ▸ SPRING | TEXAS



Address:	513 Sawdust Road Spring, TX 77380
Parcel ID:	56157
Land Size:	Approximately .26 Acres
Access:	One Curb Cut on Sawdust Road
Signage:	Pylon & Building Signage
Year of Construction:	1995/2019
Building Size:	Approximately 3,000 Square Feet
Parking:	18 Parking Spaces on Site
Drive Areas:	Concrete Pavement, Concrete Curbs
Zoning:	Commercial
Traffic Counts:	Sawdust Road: 59,432 VPD Interstate 45: 281,030 VPD



Tenant Name: Lady Taylor, LLC dba Tune Up The Manly Salon

Property Location: 513 Sawdust Road
Suite A
Spring, TX 77380

Lease Start: February 4, 2019

Lease Expiration: February 28, 2026

Lease Type: NNN

Base Lease Term: 7 Years

Renewal Options: One (1) Additional (5-Year) Option to Renew

Suite Size: 1,800 Square Feet (60% of the GLA)

Annual Base Rent:
Months 1-6 (2/4/2019 – 8/31/19): \$3,750/month
Months 7-12(9/1/2019 – 2/29/20): \$4,500/month
Years 2-3 (3/1/2020 – 2/28/22): \$61,200
Years 4-5 (3/1/2022 – 2/29/24): \$63,000
Years 6-7 (3/1/2024 – 2/28/26): \$66,150

Annual Option Rent: Years 8-12: Market Rate

Estoppel: Upon Landlord Request

Tenant Name: TitleMax of Texas, Inc.

Property Location: 513 Sawdust Road
Suite B
Spring, TX 77380

Lease Start: December 7, 2018

Lease Expiration: December, 31, 2023

Lease Type: NNN

Base Lease Term: 5 Years

Renewal Options: One (1) Additional (5-Year) Option to Renew

Suite Size: 1,200 Square Feet (40% of the GLA)

Annual Base Rent:
Years 1-2 (12/7/2018 – 12/31/2020): \$39,600
Years 3-5 (1/1/2021 – 12/31/2023): \$42,000

Annual Option Rent: Years 6-10 (1/1/2024 – 12/31/2029): \$46,200

Estoppel: Within 15 Business Days



FAMILY OF COMPANIES

\$806.9 MILLION TOTAL REVENUE [2019]

\$247.6 MILLION NET INCOME [2019]



1150+
LOCATIONS
IN **16** STATES



FOUNDED IN **1998**
HEADQUARTERS IN
SAVANNAH, GA

- + \$5 BILLION MEN'S GROOMING MARKET
- + ONE OF THE FASTEST GROWING GROOMING FRANCHISES IN THE COUNTRY
- + EACH UNIT EXCEEDS INDUSTRY AVERAGE SALES
- + 22 FRANCHISES WITH MORE LOCATIONS OPENING IN FLORIDA AND CALIFORNIA



54+
LOCATIONS
IN **3** STATES



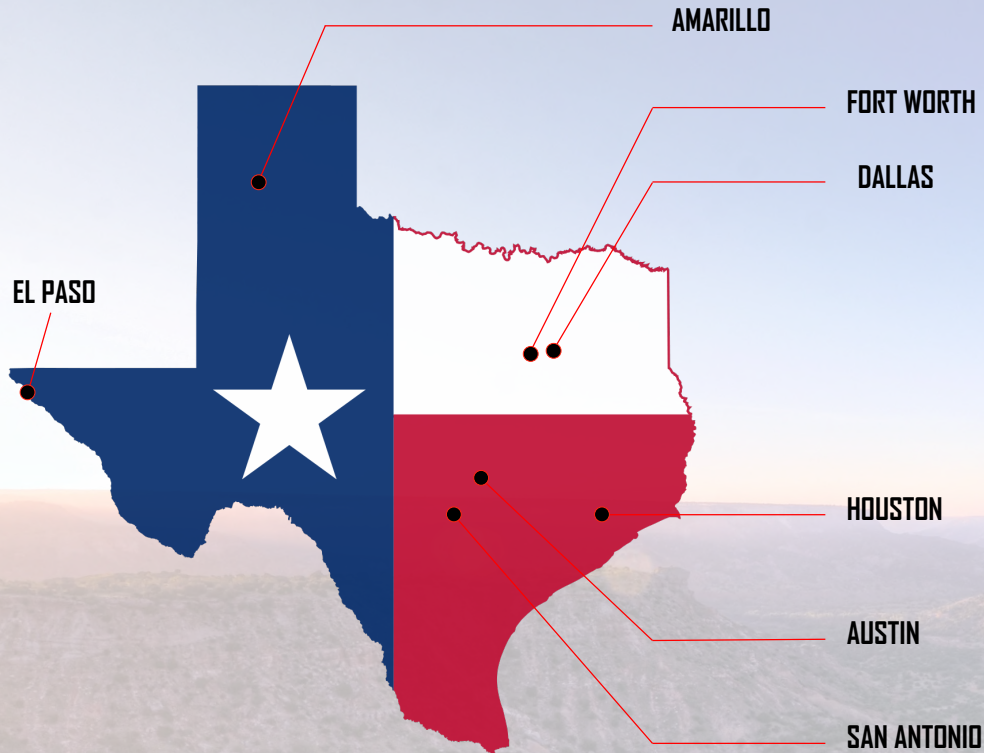
FOUNDED IN **2015**
HEADQUARTERS IN
THE WOODLANDS, TX



MARKET OVERVIEW

TITLEMAX + TUNE UP ▸ SPRING | TEXAS





POPULATION
29,900,000+



Fastest growing
strongest & most
resilient economy in
the United States

2nd

LARGEST CIVILIAN
LABOR WORKFORCE IN THE U.S.
13+ MILLION WORKERS



TOP STATE FOR
JOB GROWTH

350,000+ JOBS CREATED IN 2019



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



ACCOUNTS FOR 10% OF MANUFACTURING
IN THE UNITED STATES EVERY YEAR
LARGEST PRODUCER OF WIND POWER
IN AMERICA, CREATING 3x MORE THAN THE
NEXT CLOSEST STATE

54

FORTUNE 500
COMPANIES
IN TEXAS



BY ITSELF, TEXAS WOULD BE THE
10TH LARGEST ECONOMY
IN THE ENTIRE WORLD
and IS THE 2ND LARGEST IN THE U.S.



NO STATE INCOME TAX
MAKING IT AN IDEAL LOCATION
FOR A 1031 EXCHANGE ASSET



RATED 2nd BEST
STATE FOR BUSINESS
BY FORBES MAGAZINE

4th LARGEST CITY
IN THE UNITED STATES
METRO POPULATION: 6,997,384

1st LARGEST CITY
IN THE STATE OF TEXAS
CITY POPULATION: 2,325,502



18.2% POPULATION GROWTH
INCREASE BETWEEN 2010 & 2018
(METRO AREA)



1,574,365+ CIVILIAN LABOR FORCE
UP 4.6% SINCE APRIL 2018

18+ MILLION
VISITORS COME TO
THE CITY EVERY YEAR



2 COMMERCIAL AIRPORTS



4 INTERSTATE HIGHWAYS

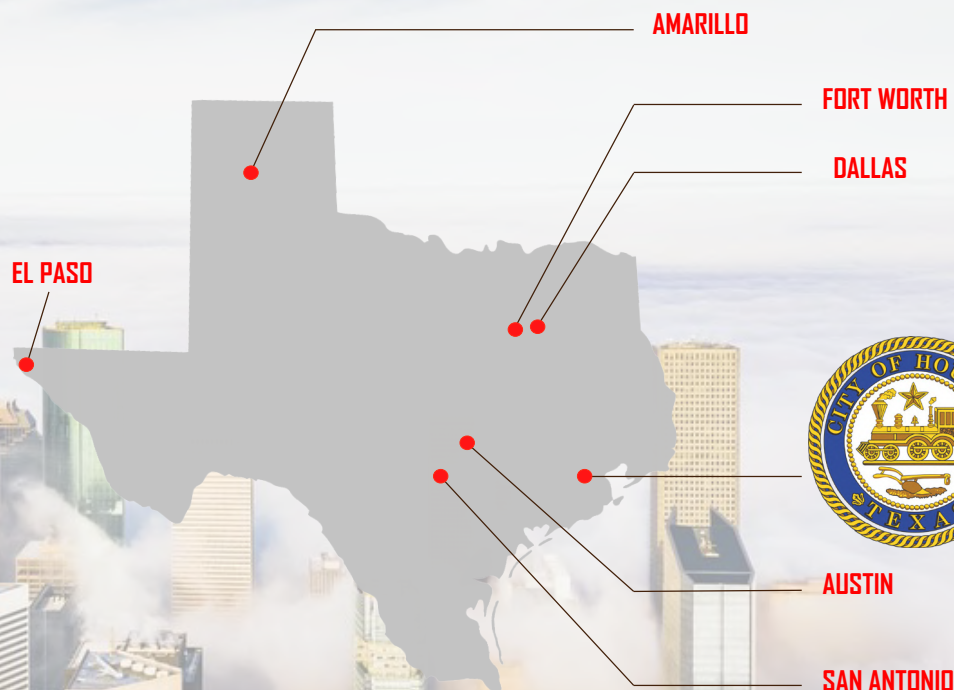


7 RAILWAY PORTS

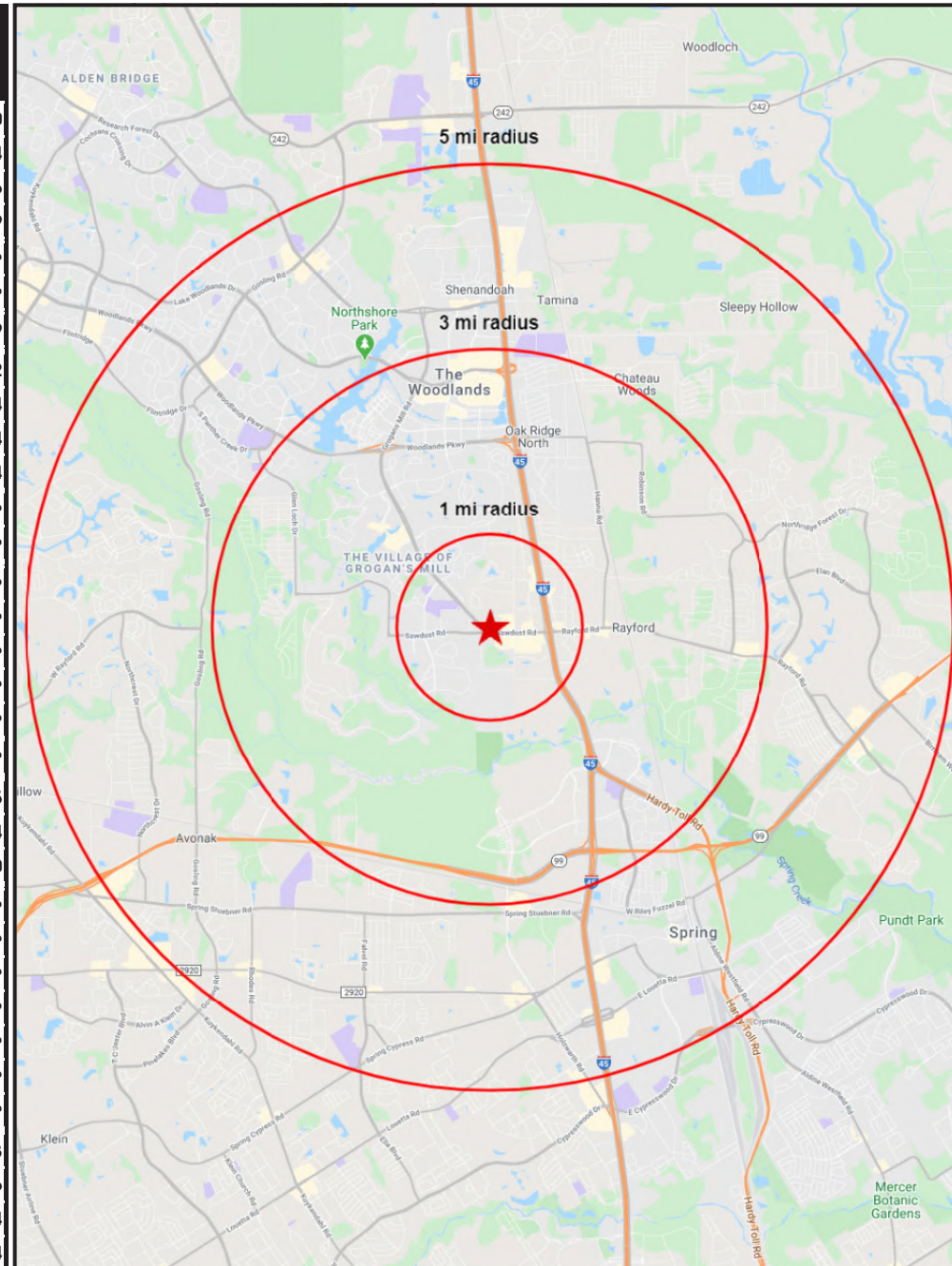
**25 FORTUNE
500 COMPANIES**
BASED IN HOUSTON MSA

**2nd LARGEST CONCENTRATION OF FORTUNE 1000
COMPANIES IN THE COUNTRY (49) BEHIND ONLY
NEW YORK (72)**

- HOME TO THE **WORLD'S LARGEST MEDICAL CENTER**
TEXAS MEDICAL CENTER
- PORT HOUSTON IS THE NATION'S **LARGEST PORT**
IN FOREIGN TONNAGE HANDLING OVER 247 MILLION
TONS OF CARGO ANNUALLY
- HOME TO **4 PROFESSIONAL SPORTS FRANCHISES:**



Sawdust Rd Spring, TX 77380				
	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	12,902	58,114	198,340
	2025 Projected Population	15,010	66,459	220,534
	2010 Census Population	12,155	48,629	138,346
	2000 Census Population	9,750	36,662	87,249
	Projected Annual Growth 2020 to 2025	3.3%	2.9%	2.2%
	Historical Annual Growth 2000 to 2020	1.6%	2.9%	6.4%
	2020 Median Age	32.1	35.6	35.9
HOUSEHOLDS	2020 Estimated Households	5,451	23,594	73,672
	2025 Projected Households	6,107	26,237	80,584
	2010 Census Households	5,078	19,206	50,734
	2000 Census Households	3,946	13,848	31,364
	Projected Annual Growth 2020 to 2025	2.4%	2.2%	1.9%
	Historical Annual Growth 2000 to 2020	1.9%	3.5%	6.7%
RACE AND ETHNICITY	2020 Estimated White	70.9%	75.8%	74.9%
	2020 Estimated Black or African American	8.1%	8.1%	8.9%
	2020 Estimated Asian or Pacific Islander	7.0%	5.3%	5.7%
	2020 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.5%
	2020 Estimated Other Races	13.5%	10.3%	9.9%
	2020 Estimated Hispanic	30.1%	25.2%	24.1%
INCOME	2020 Estimated Average Household Income	\$95,818	\$115,340	\$116,295
	2020 Estimated Median Household Income	\$68,180	\$80,559	\$93,514
	2020 Estimated Per Capita Income	\$40,509	\$46,842	\$43,210
EDUCATION (AGE 25 +)	2020 Estimated Elementary (Grade Level 0 to 8)	2.3%	2.5%	2.1%
	2020 Estimated Some High School (Grade Level 9 to 11)	9.2%	5.1%	4.3%
	2020 Estimated High School Graduate	15.2%	16.8%	16.8%
	2020 Estimated Some College	19.2%	23.4%	21.8%
	2020 Estimated Associates Degree Only	9.7%	9.1%	8.8%
	2020 Estimated Bachelors Degree Only	28.6%	28.4%	30.9%
	2020 Estimated Graduate Degree	15.7%	14.8%	15.4%
BUSINESS	2020 Estimated Total Businesses	1,740	5,533	10,243
	2020 Estimated Total Employees	10,718	52,305	96,666
	2020 Estimated Employee Population per Business	6.2	9.5	9.4
	2020 Estimated Residential Population per Business	7.4	10.5	19.4



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 subagency 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 infor-

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 interest 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

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 that 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

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of considering the purchase of the TitleMax & Tune Up located at 513 Sawdust Rd (the "Property") and is not to be used for any other purposes. This information should not, under any circumstances, be made available or disclosed to any third party without the express written consent of Real Capital Investments or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Real Capital Investments nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Real Capital Investments with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Real Capital Investments and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Real Capital Investments, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Real Capital Investments from any liability with respect hereto.

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