



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



TitleMax
3013 Highway 80 E
Pearl, MS 39208

EXCLUSIVELY MARKETED BY:



WILL SCHUHMACHER

Lic. # 629275

512.277.5924 | DIRECT

will@SIGnnn.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With:
Sands Investment Group Mississippi, LLC - Lic. #22675
BoR: Andrew Ackerman - Lic. #22616

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,104 SF TitleMax Located at 3013 Highway 80 E in Pearl, Mississippi. This Deal Includes an Absolute Triple Net (NNN) Lease With a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$760,943
CAP	7.00%
NOI	\$53,266
PRICE PER SF	\$245.15
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	3013 Highway 80 E Pearl, MS 39208
COUNTY	Rankin
BUILDING AREA	3,104 SF
LAND AREA	0.7 AC
BUILT RENOVATED	1975 2009



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Deal includes an Absolute Triple Net (NNN) Lease and a Strong Corporate Guarantee
- Low Rent at \$17.16/SF With 2% Annual Increases
- Situated on Major Retail Corridor With Traffic Counts Exceeding 31,829 VPD
- Great Demographics With a Population of 55,710 Residents Making an Average Household Income of \$65,371 Within a 5-Mile Radius
- Minutes From the Outlets of Mississippi With Anchors Such as: Nike, Bath & Body Works, Under Armour, Skechers and Adidas
- Just 4.5-Miles to the Jackson-Medgar Wiley Evers International Airport
- Trustmark Park Baseball Stadium is Less Than 5 Minutes Away and is Home to the Mississippi Braves AA Affiliate of the Atlanta Braves Baseball Team; The Park Can Hold Over 8,400 Fans
- Pearl is Part of the Jackson MSA and is the 12th Largest City in the State; It's Called the "Jewel of the Crossroads" as it is Nestled Between I-55, I-20 and US Highways 80 and 49
- Just 13 Minutes From Downtown Jackson, Jackson State University and Many Historic Sites
- Nearby Tenants Include: Bass Pro Shops, Sam's Club, Planet Fitness, Firestone; O'Reilly Auto Parts, Kroger, Harbor Freight, Pizza Hut, Rally's, Dollar General, Aarons and Walgreens



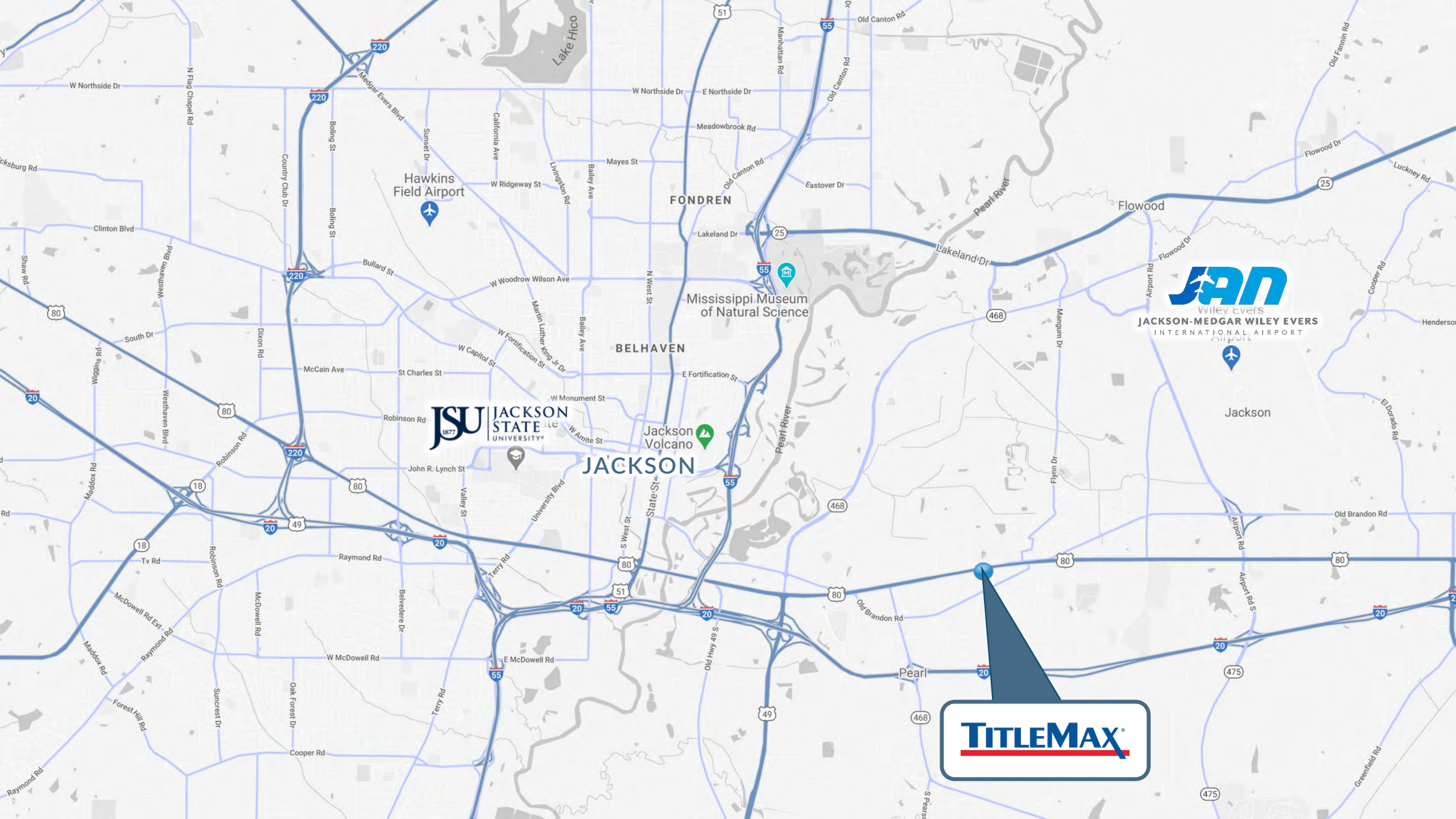
LEASE SUMMARY

TENANT	TitleMax of Mississippi, Inc.
PREMISES	A Building of Approximately 3,104 SF
LEASE COMMENCEMENT	February 20, 2009
LEASE EXPIRATION	February 19, 2024
LEASE TERM	~3 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Title/Payday Loans
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes (30 Days)

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
3,104 SF	\$53,266	\$17.16



ACTUAL PROPERTY IMAGES





Kroger
FRESH FOR EVERYONE™

TRADE DAYS
DE JONES CENTER FLEA MARKET

The Pizza Shack



SOUTHERN IMPORT SPECIALIST

REGIONS

Rankin Square Apartments

Storage Choice



Little Caesars

XTREME

SUBWAY



Church's

CVS
pharmacy

Walgreens

Aaron's

DOLLAR GENERAL

Waffle House

FAMILY DOLLAR

Dirt Cheap



TACO BELL

Yummy Japanese Express

Capital PAWN

ROSES

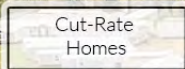
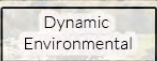
SHOE SHOW
MEGA

planet fitness

SPEEDEE
CASH

Little Willie's
BBQ Pearl

TITLEMAX

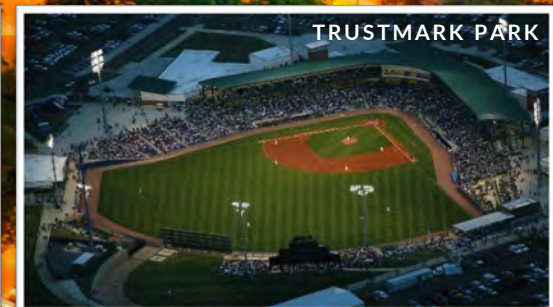




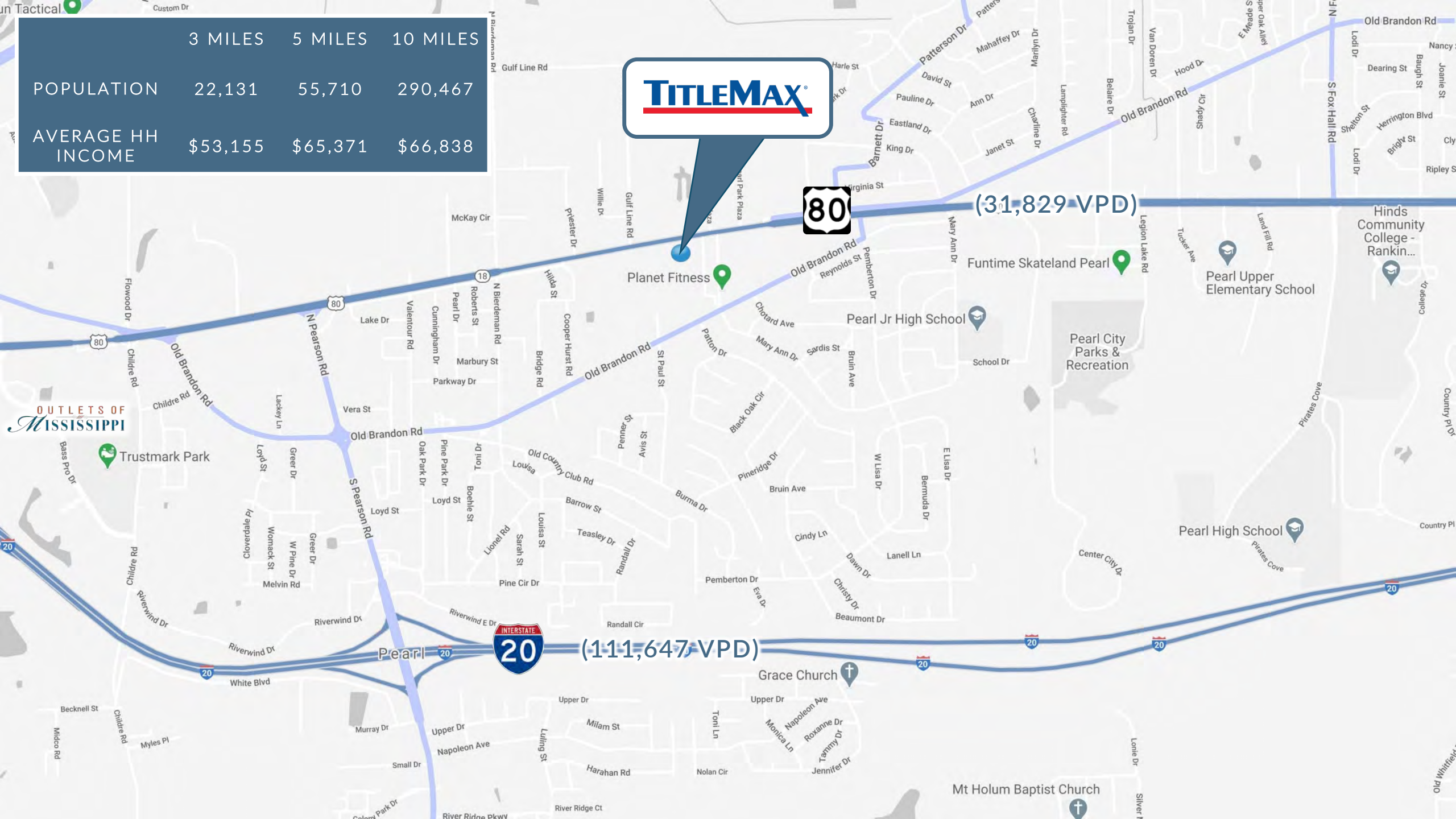
The City of Pearl, is nestled along four transportation arteries in Mississippi: Interstate 55 and Interstate 20, U.S. Highways 80 and 49, and provides easy access to national and international destinations with the Jackson-Evers International Airport in the backyard. With a 2020 population of 26,778, it is the 12th largest city in Mississippi. Since being incorporated in 1973, Pearl has always worked hard for its residents, businesses and visitors. Pearl continues to shine as the “Jewel of the Crossroads”. Pearl, Mississippi is located 3 miles SE of Jackson, Mississippi and 160 miles N of New Orleans, Louisiana. It is in Rankin county and part of the Jackson metro area.

When it comes to working, Pearl has a strong, business-friendly community with diverse employment opportunities. From retail to dining, hotels and manufacturing, as well as higher education and state offices, Pearl has it all. The Pearl Chamber of Commerce is recognized as a centerpiece for business promotion and economic development. When doing business in Pearl, one is not only reaching the city’s citizens but the entire metro Jackson area, as well as thousands of travelers every day. Pearl also has its own TV and radio broadcast stations in PMBtv20 and 104.5 FM “The Pirate”.

When it comes to play, there are state-of-the-art parks and recreation re-development ongoing, tremendous shopping opportunities all over the city including Bass Pro Shops, Sam’s and the Outlets of Mississippi. The Mississippi Braves, the AA franchise of the mighty Atlanta Braves, have called Trustmark Park and Pearl their home since 2005. Other unique entertainment options include Cinemark XD Movie Theatre, E-Plex Connection City Virtual Gaming, the D-Bat baseball training facility, Launch Trampoline Park, Fun Time Skateland, and Mac & Bones Mini-Golf. Local museums and historical sites include Eudora Welty House, Old State Capitol, the Mississippi Museum of Natural Science and the Mississippi Museum of Art. The Mississippi Agriculture and Forestry Museum showcases exhibits on the agricultural, aviation and ethnic heritage of the region. The Pearl Municipal Golf Course is nearby, and the Patton Plaza Shopping Center is a popular local shopping malls. The community also celebrates Pearl Day on June 29 of every year.



	3 MILES	5 MILES	10 MILES
POPULATION	22,131	55,710	290,467
AVERAGE HH INCOME	\$53,155	\$65,371	\$66,838



(31,829 VPD)



(111,647 VPD)

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 1,000 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
1,000+



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.



ACTUAL PROPERTY IMAGE

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