

EZ Pawn

1600 North State Street, Clarksdale, MS 38614



OFFERING SUMMARY

		
Listing Price	Cap Rate	Price/SF
\$292,000	8.32%	\$30.42

FINANCIAL

Listing Price	\$292,000
NOI	\$24,284
Cap Rate	8.32%
Price/SF	\$30.42

OPERATIONAL

Lease Type	Gross Lease
Guarantor	Corporate Guarantee
Lease Expiration	4/30/2026
Rentable SF	9,600 SF
Lot Size	1.17 Acres (49,222 SF)
Year Built	1985



EZ PAWN

1600 North State Street, Clarksdale, Mississippi 38614

INVESTMENT OVERVIEW

The subject property is a well-located EZ Pawn in the heart of Clarksdale, Mississippi. The tenant recently extended the lease for a brand new, five-year term, showing strong dedication to the location. Additionally, this is one of the only national pawn shops in the community, uniquely meeting demand for the city and the surrounding MSA. EZ Pawn is a publicly traded corporation based in Austin, Texas with over 1,400 locations across the world. It specializes in "non-recourse loans" collateralized by tangible personal property, also known as pawning. The company also offers payday loans and fee-based credit services to its customers.

Clarksdale is a city in northwest Mississippi and the seat of Coahoma County. Located along the banks of the Mississippi river, Clarksdale boasts a population of almost 18,000 residents and has a well-diversified agricultural and trade-based economy. The subject property is just west of a major medical facility and has frontage on North State Street, which runs right through the heart of the city.

INVESTMENT HIGHLIGHTS

Brand New 5-Year Lease Extension Just Signed by EZ Pawn Corporate

Extremely Sustainable Rent for Tenant

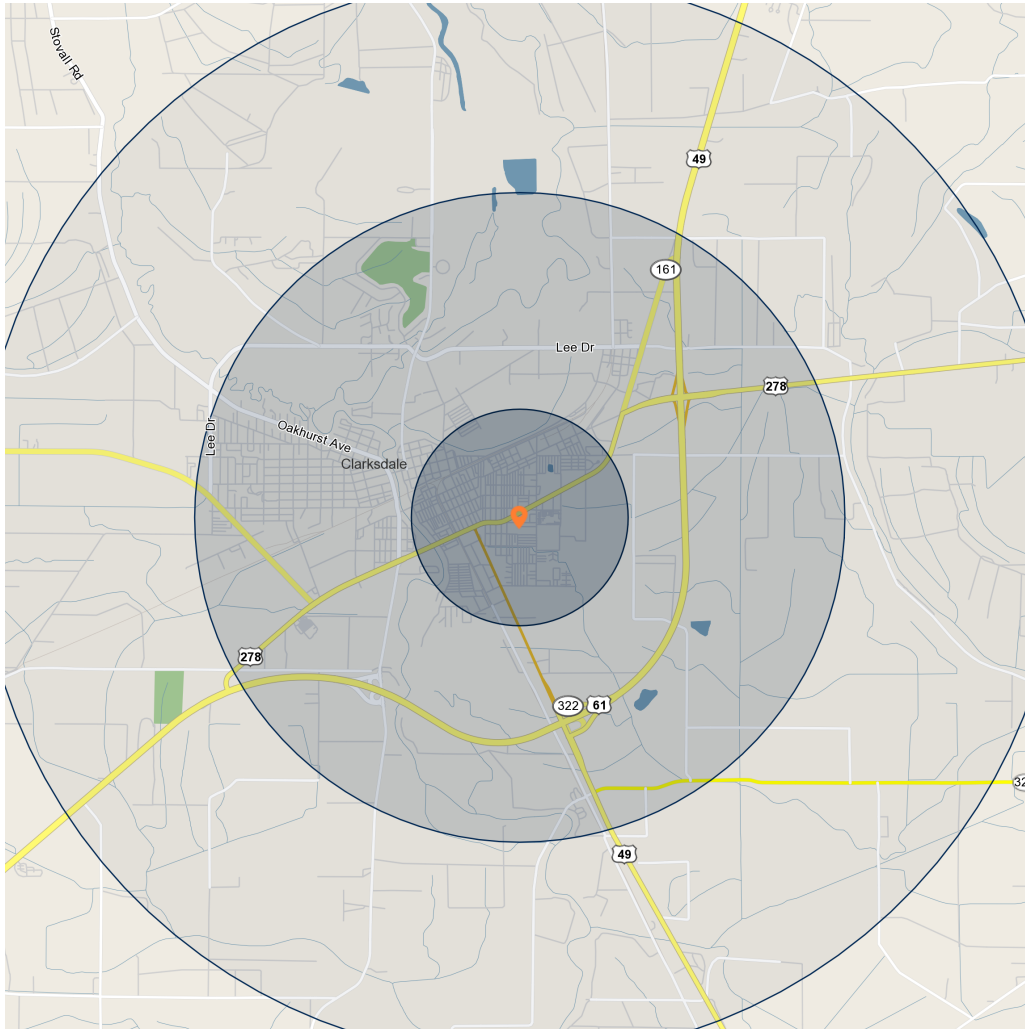
Lease Guaranteed by EZ Pawn Corporate, Publicly Traded on NASDAQ

Located Just East of Northwest Mississippi Regional Medical Center on Major Thoroughfare

AERIAL VIEW // EZ Pawn



EZ Pawn // DEMOGRAPHICS



POPULATION

	1 Mile	3 Miles	5 Miles
2025 Projection	6,520	15,661	17,165
2020 Estimate	6,686	16,034	17,559
2010 Census	7,500	18,092	19,771
2000 Census	10,150	21,134	22,947

HOUSEHOLD INCOME

Average	\$35,139	\$45,114	\$46,653
Median	\$21,971	\$29,735	\$30,585
Per Capita	\$12,913	\$16,454	\$16,909

HOUSEHOLDS

2025 Projection	2,378	5,658	6,154
2020 Estimate	2,417	5,755	6,257
2010 Census	2,765	6,579	7,147
2000 Census	3,421	7,384	7,971

HOUSING

Median Home Value	\$50,968	\$61,061	\$62,614
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EMPLOYMENT

2020 Daytime Population	7,205	16,365	18,257
2020 Unemployment	10.97%	8.27%	8.19%
Average Time Traveled (Minutes)	25	23	23

EDUCATIONAL ATTAINMENT

High School Graduate (12)	28.16%	30.12%	29.86%
Some College (13-15)	18.10%	21.01%	20.78%
Associate Degree Only	14.29%	12.20%	12.05%
Bachelor's Degree Only	8.84%	11.75%	12.04%
Graduate Degree	5.51%	5.73%	6.20%

FINANCIAL DETAILS // EZ Pawn

THE OFFERING

Price	\$292,000
Capitalization Rate	8.32%
Price/SF	\$58.72

PROPERTY DESCRIPTION

Year Built / Renovated	1985
Gross Leasable Area	4,973 SF
Type of Ownership	Fee Simple
Lot Size	1.17 Acres

LEASE SUMMARY

Tenant	EZ Pawn
Rent Increases	In the Options
Guarantor	Corporate Guarantee
Lease Type	Gross Lease
Lease Commencement	5/1/2021
Lease Expiration	04/30/2026
Renewal Options	Two 5-Year Options
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	Maintenance, Taxes, Insurance
Tenant Responsibility	Interior Maintenance

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$31,944	\$2,662	\$6.42

ANNUALIZED OPERATING INFORMATION

INCOME	\$31,944
Base Rental Income	\$31,944
Operating Expenses	\$7,660
Net Operating Income	\$24,284

OPERATING EXPENSES

Taxes	\$5,360
Insurance	\$2,300
Total Expenses	\$7,660

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