

**FOR SALE**

# EZCorp & Precision Tune Auto Care

**4213 - 4215 S Clear Creek Rd | Killeen, TX 76549**

EZCorp (NYSE:EZPW) & Precision Tune Auto (275 locations, 6 countries)



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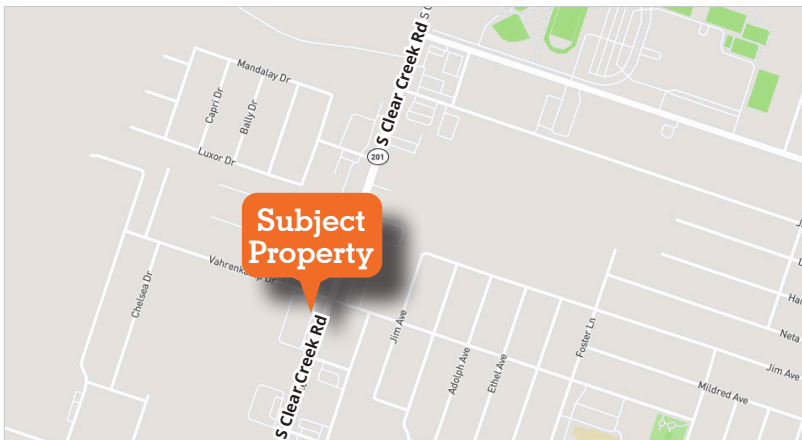
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# Investment highlights



# Executive summary



## Property Highlights

- 2010/2015 construction
- Signalized intersection
- 8.64% population growth
- Two very strong tenants
- Recession/Ecommerce proof
- High growth area
- Long term leases

## Property Overview

The two tenants, EZCORP (NYSE:EZPW) and Precision Tune Auto (275 service facilities in 6 countries; 45 years in business) provide a diversified and ecommerce/recession resistant tenant base backed by experienced track records of success and stocky credit guarantees. Ten and five-year remaining leases ensure that conversations about lease negotiations are far from a current concern. The property was built in 2010 for the pawn shop, and then expanded in 2015 for Precision Tune Auto with high-quality tilt-wall construction built to last.

## Offering Summary

<b>Property Type</b>	Retail
<b>Building Size</b>	14,188 SF
<b>Year Built</b>	2010/2015
<b>Sale Price</b>	\$3,408,914.81
<b>Cap Rate</b>	6.75%
<b>NOI</b>	\$230,101.85
<b>Combined RPSF</b>	\$16.21
<b>Lease Type</b>	NN

## Location Overview

Conveniently located at the signalized intersection of Clear Creek Rd and Vahrenkamp Dr, this property sees a combined, bi-directional VPD count of over 36,000 cars. Dense and growing population assure an increasing customer base in what is already an established market. This is a very high-growth area of Killeen experiencing significant retail, medical office, and residential development with much of the undeveloped road-frontage properties either under construction or slated for development in the next twelve to twenty-four months.



# Tenant Overview



Formed with 16 pawn stores in 1989, EZCORP has grown into a leading provider of pawn loans in the United States and Latin America. At our pawn stores, we also sell merchandise, primarily collateral forfeited from pawn lending operations and used merchandise purchased from customers. Our Stores in Canada specialize in offering consumers non-collateralized short-term loans. We are dedicated to satisfying the short-term cash needs of consumers who are both cash and credit constrained and providing an industry-leading customer experience.

We provide numerous convenient options to obtain short-term cash, including non-recourse pawn loans collateralized by personal property. We also sell pre-owned merchandise to consumers seeking good value.

Headquartered in Austin, Texas, EZCORP is traded on NASDAQ under the ticker symbol EZPW.

<https://www.ezcorp.com/about/>



Precision Tune Auto Care has been taking care of cars and the people who depend on them for nearly 45 years, providing car owners with a one-stop shop for factory scheduled maintenance service and repairs for autos, SUVs, MiniVans, and Hybrids. Our trained and certified technicians can perform the same service as a dealer, only at a much greater value and with more convenience.

Precision Tune Auto Care is not just another car repair and tune up service provider. While we are experts on cars, we're also focused on the people who drive in them. We understand how people drive, and based on that, we can determine the appropriate plan for your vehicle with services backed by our best-in class warranty. It's just another example of how Precision Tune Auto Care is in tune with our customers. Servicing 2.5 million vehicles each year and providing the driving public with car care education for personal safety and environmental health, PTAC is a global player with 275 professional service facilities in 6 countries. Contact us or stop in to a location near you today to learn more about Precision Tune Auto Care.

<https://www.precisiontune.com/about-us/>

# Financial summary





# Financials

## Occupancy

TENANT	SF OCCUPIED	LEASE TERM	OPTIONS
CASHPAWN	9,888 SF	Feb.11, 2015 - Feb. 10, 2030	Two Ten-Year Options with same 1% Escalations
PRECISION AUTO TUNE	4,300 SF	Nov. 01, 2014 - Oct. 30, 2024	Two Five-Year Options at rent subject to LESSOR
TOTAL OCCUPANCY	100.00%	--	--

YEAR	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
CASHPAWN	\$160,501.85	\$162,106.87	\$163,727.93	\$165,365.21	\$167,018.87	\$168,689.05	\$170,375.94	\$172,079.70	\$173,800.50	\$175,538.51
PRECISION AUTO TUNE	\$69,600.00	\$69,600.00	\$69,600.00	\$69,600.00	\$76,560.00*	\$76,560.00*	\$76,560.00*	\$76,560.00*	\$76,560.00*	\$76,560.00*
TOTAL REVENUES	\$230,101.85	\$230,706.87	\$233,327.93	\$234,965.21	\$243,578.87	\$245,249.05	\$246,935.94	\$248,639.70	\$250,360.50	\$252,098.51

*\*Precision tune has two five-year options starting in 2024 at a lease rate to be determined by the LESSOR*

# Area Overview

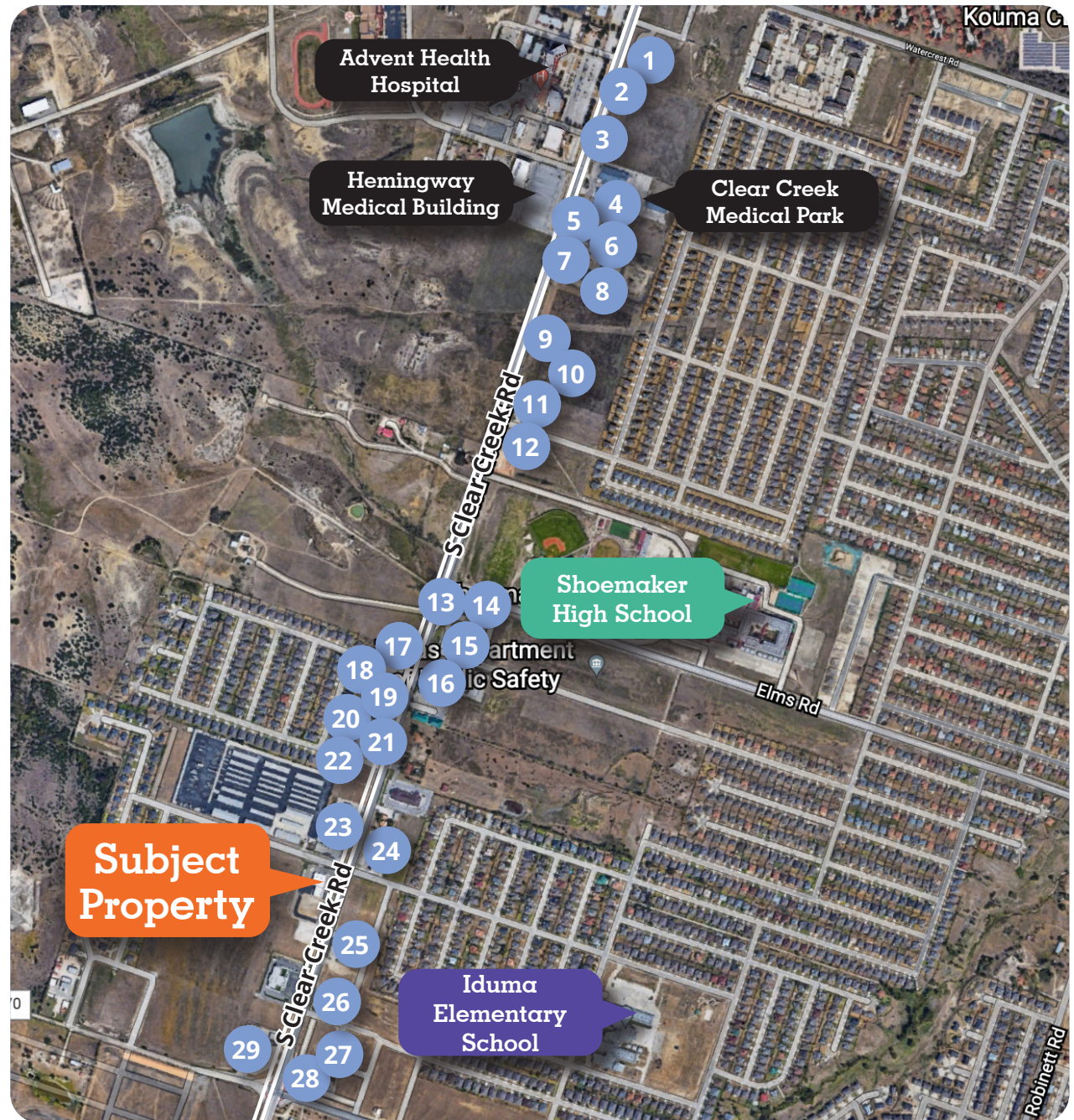




# Surrounding Retailers

- 1 Starbucks
- 2 Zaxby's
- 3 Dunkin'
- 4 Kogibowl Sushi Bar
- 5 Little Caesars Pizza
- 6 Mango Cup Yogurt
- 7 Bite the Bagel Deli Cafe
- 8 Village Pizza
- 9 Burger King
- 10 Walmart Neighborhood Market
- 11 Family Dollar
- 12 Today's Car Wash
- 13 7-Eleven
- 14 Marco's Pizza
- 15 McDonald's
- 16 Wendy's
- 17 Freddy's Frozen Custard
- 18 Bush's Chicken
- 19 AutoZone Auto Parts
- 20 Menos Mexican Grill Clear Creek
- 21 CEFCO Convenience Store
- 22 Pizza Hut
- 23 Life Storage
- 24 Royal Caribbean Restaurant
- 25 Taco Bell
- 26 Sonic Drive-In
- 27 Jack in the Box
- 28 Texaco
- 29 Chevron

In addition to the existing retail, medical office, and residential - there are multiple sites on this corridor that have been sold to investors/developers with construction slated for the upcoming 12-24 months. This goes to show that this trade area is strong and with more people moving this direction, this area will continue to thrive for years to come. Contact broker for inside scoop.





# Aerial View





# Area Growth



With occupancies in the mid-90% range, the Killeen office market remains healthy in spite of the coronavirus pandemic. Absorption has been inconsistent - normal for a smaller metro, though with very little spec supply in the immediate pipeline, vacancies could improve in the next few quarters if the metro has any pent up demand postpandemic. Due to the presence of Fort Hood, Killeen's economy is heavily weighted toward the government sector. The metro has about a 70% higher concentration of government-related employment than the national average. Furthermore, much of the government employment isn't tied to private office properties, meaning the office market is tight, but also slow and steady, especially in contrast to other larger Texas metros that can have structurally high vacancies and/or are prone to energy-industry-related boom/bust cycles.



# Market demographics



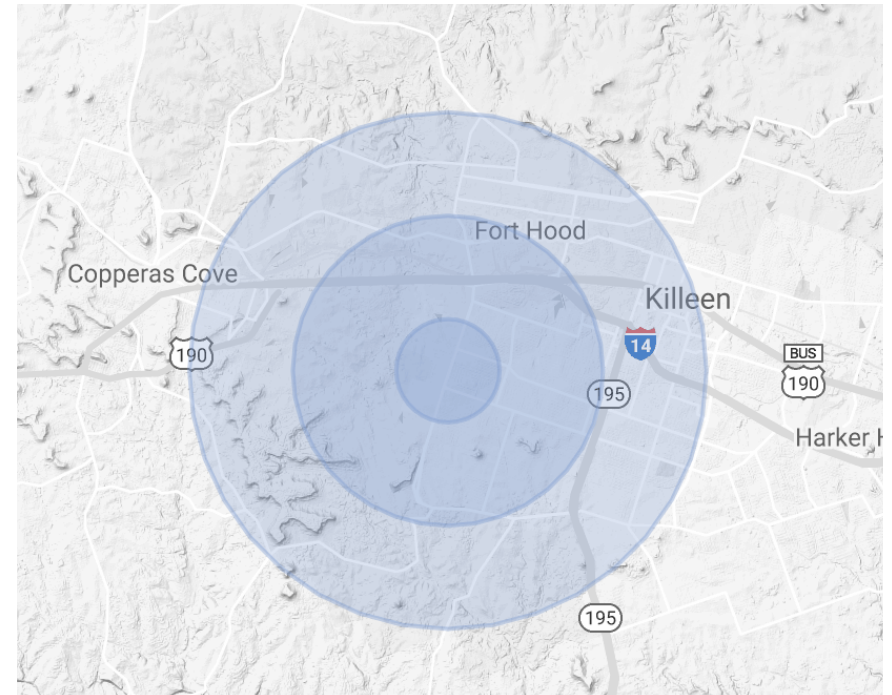


# Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population	6,236	44,217	97,625
Average age	24.6	23.9	24.3
Average age (Male)	24.0	22.8	22.9
Average age (Female)	25.1	24.8	25.6

Households & Income	1 Mile	3 Miles	5 Miles
Total households	1,978	12,324	28,080
# of persons per HH	3.2	3.6	3.5
Average HH income	\$57,294	\$53,556	\$51,271
Average house value	\$134,402	\$119,791	\$117,007

\* Demographic data derived from 2010 US Census





# Let's talk.



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