

**FOR SALE**

# Net Leased Investment Opportunity

# EZ Pawn

2707 TX-361 | Ingelside, TX 78362

**Confidential  
Offering  
Memorandum**

**Landan Dory**

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A photograph of an EZPAWN storefront at night, with a dark blue overlay. The building has a corrugated metal roof and a large blue sign with the EZPAWN logo. The entrance has glass doors with a sign that says "You've Got Options". To the right of the entrance is a sign that says "Cash For" and a "RESERVED PARKING" sign with a wheelchair icon. A silver pickup truck is parked on the left side of the frame. The text "Investment highlights" is overlaid in white, bold, sans-serif font.

# Investment highlights

# Executive summary



## Property Overview

Avison Young is pleased to offer for purchase a net lease EZ Pawn (NYSE:EZPW) located in Ingleside, TX. EZ Pawn purchased the operations at this site from a previous pawn operator in 2015 after identifying this property and this market as an excellent addition to the existing 400+ location EZ Corp family. As a booming port and manufacturing city, Ingleside is a growing and stable blue-collar market which has supported, and will continue to support established businesses like EZ Pawn for years to come.

## Location Overview

Located on the main city street of TX 361, this property sees nearly 16k vehicles per day as travelers commute between Corpus/Gregory and the coast. A brand new 13-acre multifamily development was just completed directly across the road, and an existing apartment complex just recently completed a multi-million dollar renovation across the street. In addition, the property is conveniently located between United Rentals and Spanky's Liquor - Ingleside's only liquor store. HEB is also located .2 miles away. Finally, the recent completion of four major hotels to the west provide a revolving door of transient workers, vacationers, fishers, hunters, and other guests.

## Property Highlights

- NN lease through 2030 with 1% annual escalations
- New roof installed 2013 with a 15-year warranty
- Tenant pays taxes and insurance
- Corporate guaranteed lease
- RPSF is \$13.27 which falls below the market average of \$14.49 (Costar data)
- Two, five, and ten-mile population density of 7,874, 18,307, and 44,354 respectively.
- 15,676 VPD
- 2% annual population growth
- Transient blue collar market well-serves pawn business.

## Offering Summary

Property Type	Retail
Building Size	4,800 SF
Year Built	1971
Sale Price	\$821,822
Cap Rate	7.75%
NOI	\$63,691.21
Lease Type	NN
Occupancy	100%



A photograph of an EZPAWN storefront at night, with a dark blue overlay. The building has a sign that reads "EZPAWN" in white letters on a blue background. To the right of the entrance, there is a sign that says "Cash For" with a picture of a gun. A white pickup truck is parked on the left side of the frame. The entrance has glass doors with posters on them. There are yellow bollards in front of the entrance. A blue handicapped parking symbol is painted on the asphalt in the foreground. The text "Financial summary" is overlaid in the center in a large, white, serif font.

# Financial summary

# Financials

YEAR	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
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MONTHLY NOI	\$5,307.60	\$5,360.68	\$5,414.28	\$5,468.43	\$5,523.11	\$5,578.34	\$5,634.13	\$5,690.47	\$5,747.37	\$5,804.84
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ANNUAL NOI	\$63,691.21	\$64,328.12	\$64,971.40	\$65,621.12	\$66,277.33	\$66,940.10	\$67,609.50	\$68,285.60	\$68,968.45	\$69,658.14
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CAP RATE	7.75%
OFFERING PRICE	\$821,822.05
SF	4,800
PPSF	\$171.21
RPSF	\$13.27





# Area Overview





# Surrounding Retailers & Developments



1	Chalet Sports Bar & Grill	7	Taco Bell	13	Stripes	19	Dollar General
2	Blackbeard's Too	8	Buckhorn Saloon	14	Whataburger	20	Sonic Drive-In
3	Little I's Snow Cones	9	Thirsty's Tavern	15	Subway	21	Studio 6
4	H-E-B	10	Grace Buffet	16	Donut Palace	22	Best Western
5	Pizza Hut	11	City Tortilla Factory	17	Dairy Queen	23	Sleep Inn & Suites
6	Domino's Pizza	12	Aztec Coffee	18	Snap Fitness Ingleside	24	Quality Inn



# Aerial View





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# Market demographics



# Demographics

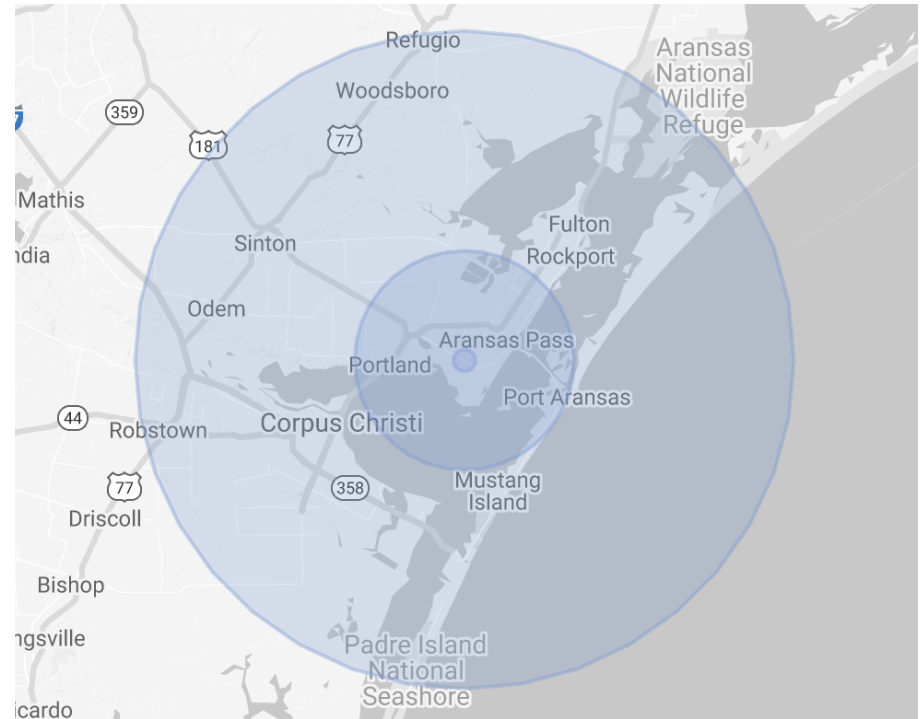
Population	1 Mile	10 Miles	30 Miles
Total Population	773	34,064	369,747
Average age	34.7	35.4	35.1
Average age (Male)	32.9	33.9	33.9
Average age (Female)	35.6	35.7	36.0

Households & Income	1 Mile	10 Miles	30 Miles
Total households	276	12,475	134,534
# of persons per HH	2.8	2.7	2.7
Average HH income	\$57,693	\$63,795	\$59,378
Average house value	\$128,257	\$152,335	\$129,948

*\* Demographic data derived from 2010 US Census*

## Market Overview

Ingleside is a coastal Texas market between Metropolitan Corpus Christi (the world's 6th largest shipping port) and Port Aransas (a popular Texas vacation destination). Ingleside is experiencing a boom in growth as a result of manufacturing and is home to large industry partners Kiewit Offshore Services, Helix Energy, Signet Maritime, Gulf Marine Fabricators, OxyChem, Voestalpine and other big players in the international business arena. 60% of liquid hydrocarbons for the United States get exported through the port of Corpus Christi. Multifamily rents are rising and new apartment development is growing as more and more workers move here to obtain these manufacturing and development jobs.



# Let's talk.

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