



**EZ PAWN - INDIANAPOLIS MSA - 250K+ RESIDENTS**

3376 W 10TH ST, INDIANAPOLIS, IN 46222

**\$904,615**

6.5% CAP

Actual Property

TRINITYREIS.COM





INDIANAPOLIS, IN

**\$904,615 | 6.5% CAP**

- EZ PAWN NN Lease With Over 4.5 Years Remaining
- Tenant Recently Extended Lease for 5 Years
- EZ Pawn is Paying \$5.81 per SF - Low Price per SF of \$92.92
- Strong Population Growth Rate of Over 8% From 2010-2021 Within 1-Mile Radius
- Extremely Dense 5-Mile Population of Over 250K Residents
- Situated on Hard Corner of W. 10th Street With Daily Traffic Counts Exceeding 23K Vehicles
- 1.5 Miles Away From the Indianapolis Motor Speedway - Home of the Indianapolis 500 Which Attracts About 300,000 Visitors on Race Day
- Located 4 Miles From Downtown Indianapolis, the State Capital With a Population of Nearly 1 Million Residents
- Corporate Guaranty - EZPAWN has Over 500 Locations and has a 48 Year Proven Track Record of Success

## EXCLUSIVELY MARKETING BY:

**CODY CRIST**

817.584.2000 | cody@trinityreis.com

**ERIC KELLEY**

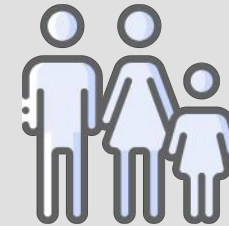
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## INVESTMENT OVERVIEW:

Base Annual Rent:	\$58,800
Rent Per SF:	\$5.81
Rent Commencement Date:	10/1/1994
Lease Expiration Date:	12/31/2026
Lease Term Remaining:	4+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Since 1974, EZPAWN has Served Millions of Customers and Today has 500+ Stores



EZPAWN Provides Hardworking, Everyday People With Quick Access to Cash and Brand-Name Merchandise



Indianapolis is the State Capital and the Most Populous City in the State of Indiana

## PROPERTY DETAILS:

Building Area:	10,125 SF
Land Area:	.63 AC
Year Built:	1986
Guarantor:	EZCORP, Inc. (NASDAQ: EZPW)
Price Per SF:	\$89.34

## ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent Per SF	Cap Rate
Current Term	1/1/2022-12/31/2026	\$58,800	\$5.81	6.50%
One (1), 5-Year; 2% Increase	1/1/2027-12/31/2032	\$60,000	\$5.93	6.63%



## RESPONSIBILITIES BREAKDOWN

### TAXES

#### PAID BY TENANT

Tenant shall pay Landlord, in the time and manner as provided in Section 3 (a), as additional rent, an amount equal to one-twelfth of the most recent tax year's total taxes and assessments.

### INSURANCE

#### PAID BY TENANT

Tenant shall provide fire and extended coverage insurance, including vandalism and malicious mischief, on the buildings and other improvements on the Leased Premises up to the full replacement value of the improvements.

### PARKING /ROOF & STRU.

#### PAID BY LANDLORD

Landlord shall maintain the foundation, exterior. (walls (except glass; windows; doors; door closure devices; locks, and hardware; and interior painting of exterior walls), gutters, downspouts, roof, and the parking areas and common areas serving the Leased Premises in a first-class condition during the term of this lease, including the prompt performance of all repairs and maintenance incident thereto.

### HVAC

#### PAID BY TENANT

Tenant shall keep the leased Premises in good, clean condition. reasonable wear and tear excepted, including the HV AC, electrical, plumbing and other utility systems, and shall at its sole cost and expense, make all needed repairs and replacements...





## 5 MILE RADIUS OF SUBJECT PROPERTY

### TOTAL POPULATION



	1 Mile	3 Mile	5 Mile
<b>2010</b> Census	13,809	83,989	232,038
<b>2021</b> Estimated	14,998	90,581	250,967
<b>2026</b> Projected	15,481	93,627	259,408

### POPULATION GROWTH



	1 Mile	3 Mile	5 Mile
<b>2010 - 2021</b>	8.61%	7.85%	8.16%
<b>2021 - 2026</b>	3.22%	3.36%	3.36%

### HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
<b>Median</b>	\$33,033	\$36,262	\$41,132
<b>Average</b>	\$40,286	\$46,388	\$58,753

Demographic data provided by CoStar





# INDIANAPOLIS

Indianapolis, otherwise known as the “Crossroads of America,” is the Capital and largest city in Indiana. Indy is the 2nd largest state capital and 14th most populous city in the US. The city is home to 7 Fortune 500 companies, two major league sports teams, and the largest-capacity sports venue in the world. Indianapolis is the Racing Capital (home of the Indianapolis 500) and Amateur Sports Capital of the World, attracting tourists and locals alike.

0.61% Annually  
2022 Population Growth



1.8M+  
2022 Total Population



\$61,830  
2022 Median Household Income





## RETAILER MAP

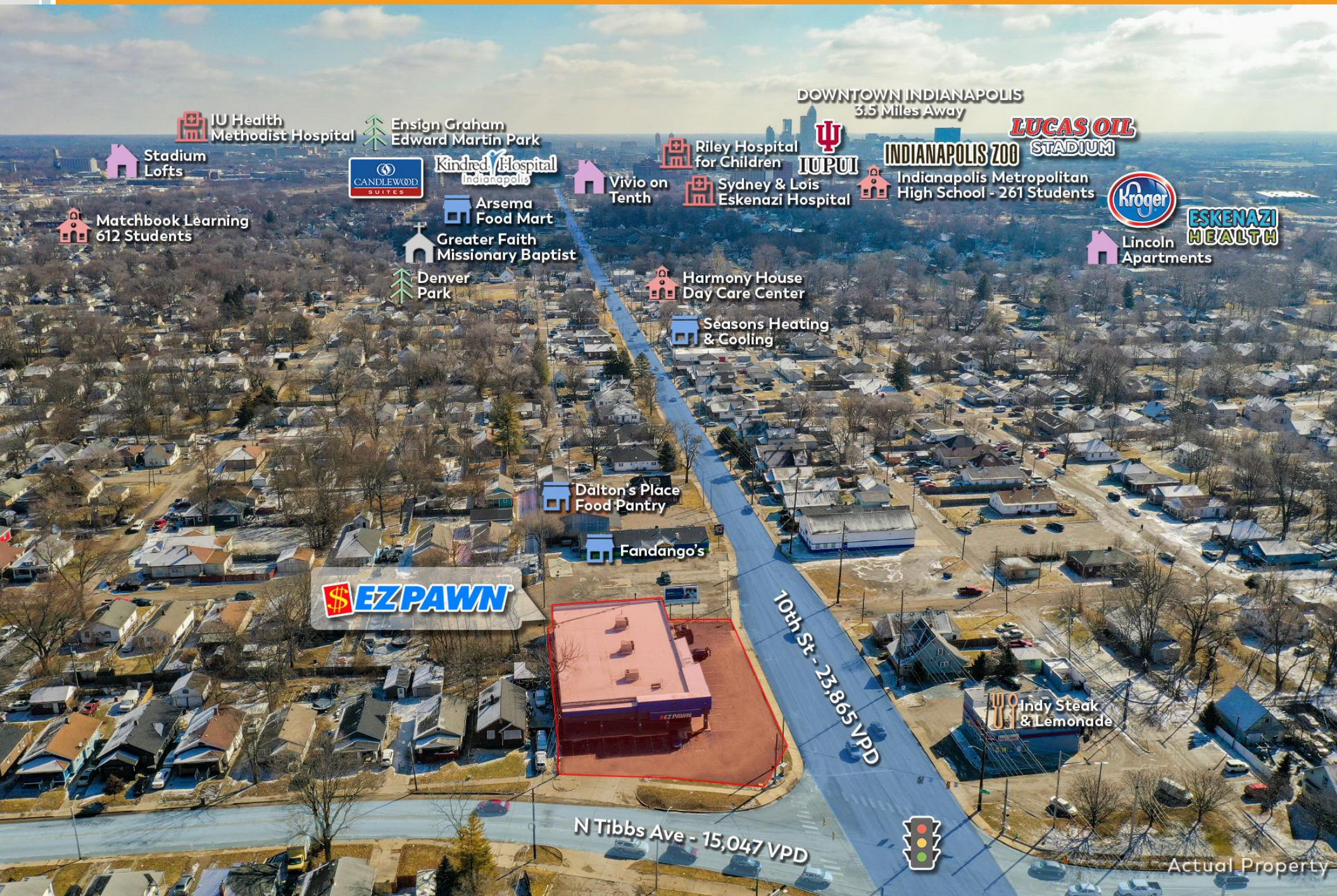
3376 W 10TH ST | INDIANAPOLIS, IN





# RETAIL MAP

3376 W 10TH ST | INDIANAPOLIS, IN







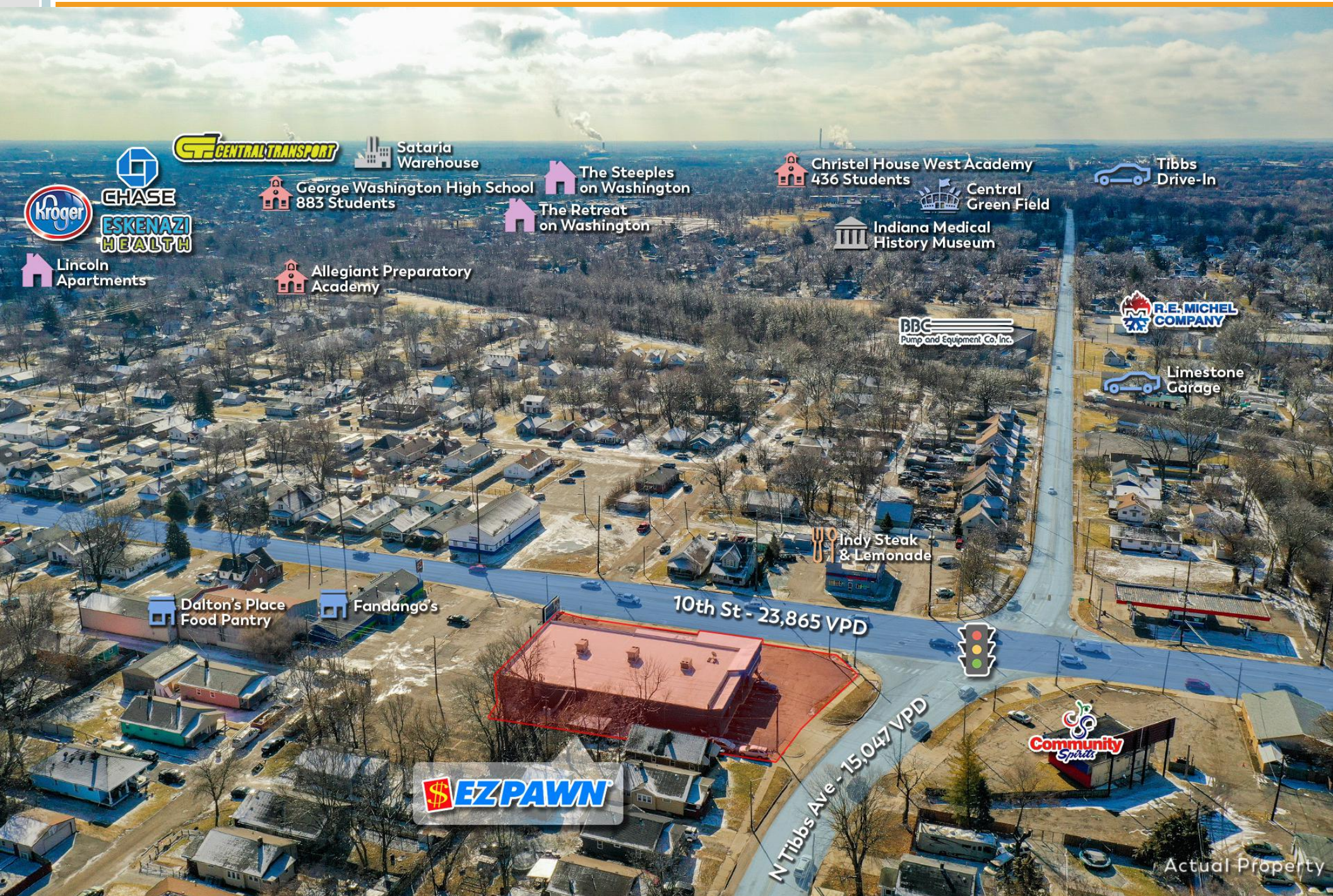






# PROPERTY PHOTO

3376 W 10TH ST | INDIANAPOLIS, IN







Actual Property





Actual Property



# TENANT OVERVIEW

3376 W 10TH ST | INDIANAPOLIS, IN



**48 Years**  
of Success



**Guaranteed by**  
EZCORP Inc.  
NASDAQ: EZPW



**7,300+**  
Employees



**Austin, TX**  
Headquarters



**500+**  
Locations



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Actual Property





REAL ESTATE INVESTMENT SERVICES

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**BROKER OF RECORD**

**BRIAN BROCKMAN**

Bang Realty, Inc.

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