

LOANSTAR TITLE LOANS

8078 ANTOINE DR
HOUSTON, TX 77088



OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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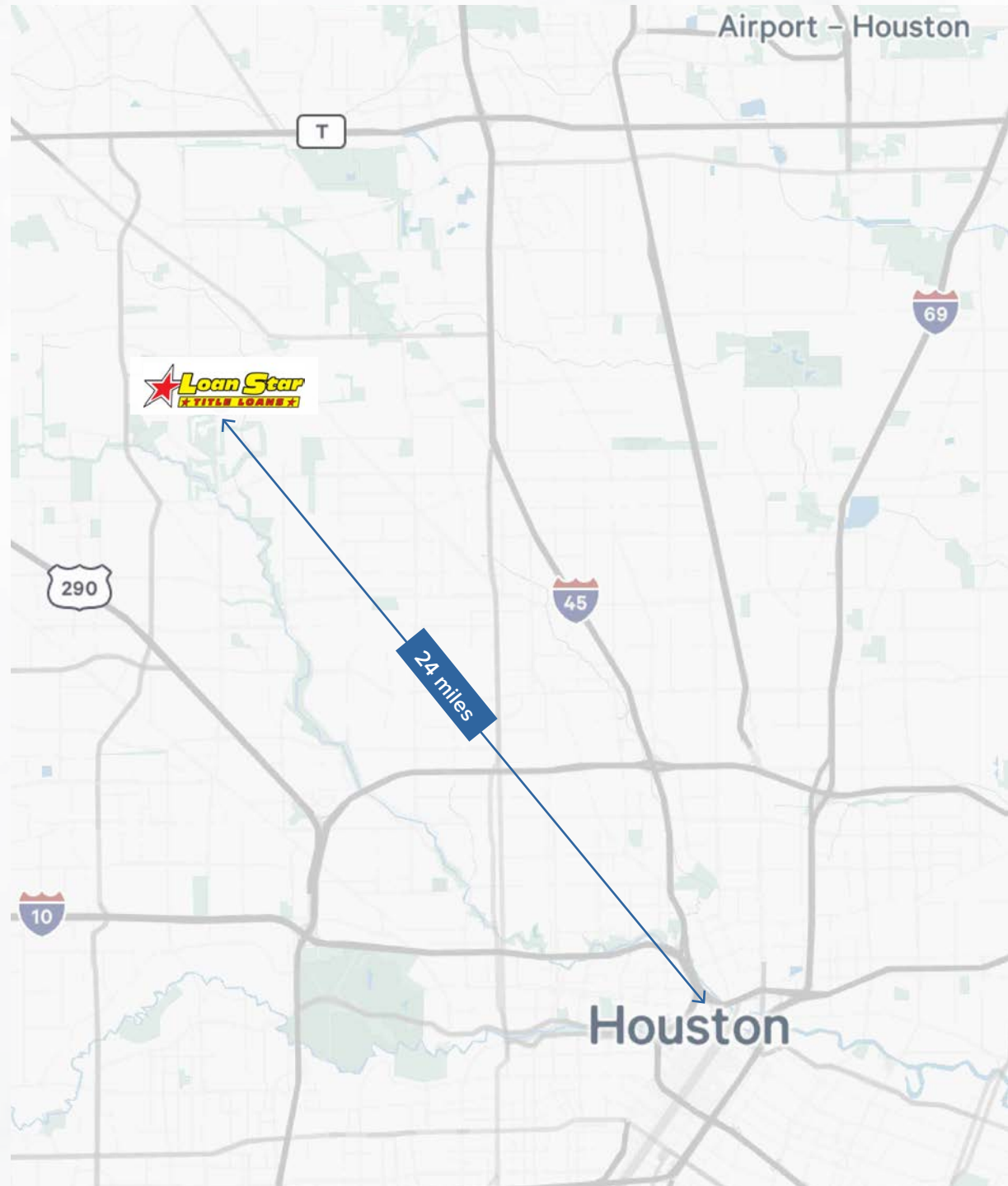
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INVESTMENT SUMMARY



PRICING

\$481,525



CAP RATE

6.00%



NOI

\$28,891.50



LEASE TERM

18.5+ YEARS



INCREASES

3% ANNUALLY

INVESTMENT HIGHLIGHTS

LOANSTAR TITLE LOANS

LoanStar Title Loans (North American Title Loans) is a financial services company specializing in short-term title loans. They offer title loans, where borrowers use their vehicle's title to secure loans up to \$10,000. LoanStar's mission is to provide assistance to customers using a process that is convenient and hassle-free with terms that are straightforward and transparent.

LONG-TERM ABSOLUTE TRIPLE NET (NNN) LEASE

There are 18.5+ years remaining on an Absolute Triple Net (NNN) lease, resulting in zero landlord management responsibilities. Tenant is responsible for property taxes, insurance, and all repairs & maintenance at the property, including the roof and structure. There are 3% annual rental increases built into the lease, providing positive rent growth and a hedge against inflation.

STRATEGIC RETAIL LOCATION

The property is across the street from the Inwood Central Shopping Mall, an outdoor shopping center anchored by dd's Discounts and Dollar General. Other major retailers in the immediate vicinity include T-Mobile, Church's Chicken, Chevron, UPS, Subway, and more. This site also benefits from the driver centric Houston sprawl and strong demographics, with a 130,000+ population within 3 miles.

CORPORATE GUARANTEE FROM SELECT MANAGEMENT RESOURCES

The lease is corporately guaranteed by Select Management Resources, LLC, the parent company of LoanStar Title Loans/North American Title Loans, which has 425+ locations in 20 states across the United States and is rapidly expanding nationwide.

EXCELLENT SITE-LEVEL VISIBILITY

The subject property benefits from its location on Antoine Drive and near the intersection with W Gulf Bank Road. Daily traffic counts on Antoine Dr passing by the site exceed 23,578 cars per day.

LEASE ABSTRACT

Tenant	LoanStar Title Loans
Address	8078 Antoine Dr, Houston, TX 77088
Price	\$481,525
Cap Rate	6.00%
NOI	\$28,891.50
Gross Leaseable Area	1,700 SF
Lot Size	0.24 AC
Year Built	1982

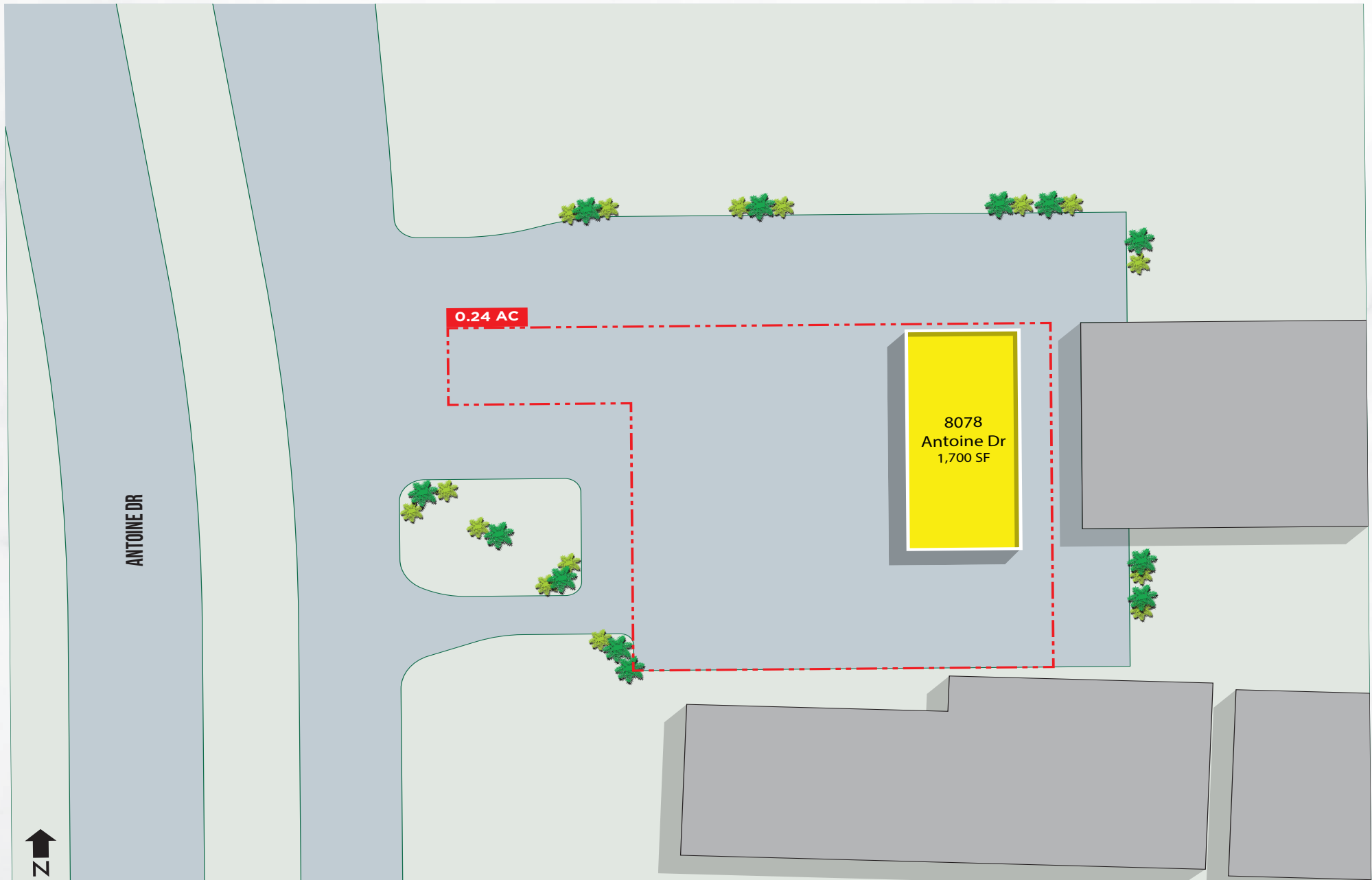
Lease Type	Absolute Triple Net (NNN)
Original Lease Term	20 Years
Rent Commencement Date	9/27/2024
Lease Expiration Date	9/30/2044
Term Remaining	18.5+ Years
Rental Increases	3% Annually
Renewal Options	2, 5-Year
Lease Guarantor	Select Management Resources, LLC

Absolute Net Lease	This Lease is an absolute net lease and Landlord shall not be required to provide any services or do any act or thing with respect to the Premises or the appurtenances thereto.
Taxes	Tenant shall be responsible for all Taxes with respect to the Premises. Landlord shall furnish Tenant with all applicable tax bills, public charges and other assessments or impositions and Tenant shall forthwith pay the same either directly to the taxing authority or, at Landlord's option, to Landlord.
Insurance	Tenant shall be responsible for all Insurance Charges with respect to the Premises. "Insurance Charges" shall mean the premiums and deductibles paid by Tenant for commercial general liability insurance, property damage insurance, and any other insurance coverage which Landlord reasonably determine necessary.
Utilities	Tenant shall pay for all public and other utilities and related services rendered and furnished to the Premises during the Term, including but not limited to, gas, heat, light, power, telephone, water, sprinkler charges and other utilities and services used on or provided to the Premises.
Repairs & Maintenance	<p>Tenant shall maintain and repair, at Tenant's sole cost and expense any and all portions of the Building and the Premises, in good repair, including, but not limited to, all electrical panels, utilities (except for exterior sewer lines), fire suppression systems, plumbing, electrical systems, landscaping, parking areas, sidewalks, lighting, HVAC units and systems, roof, and structural elements serving the Building, and shall keep the Premises in good and sanitary condition.</p> <p>Landlord shall not be required to make any alterations, reconstructions, replacements, changes, additions, improvements, repairs or replacements, or perform any maintenance, of any kind or nature whatsoever to the Premises or the Building.</p>

RENT SCHEDULE					
Dates	Annual Base Rent	Increases	Dates	Annual Base Rent	Increases
Current - 9/30/2026	\$28,891.50	-	10/1/2035 - 9/30/2036	\$38,827.76	3%
10/1/2026 - 9/30/2027	\$29,758.25	3%	10/1/2036 - 9/30/2037	\$39,992.59	3%
10/1/2027 - 9/30/2028	\$30,650.99	3%	10/1/2037 - 9/30/2038	\$41,192.37	3%
10/1/2028 - 9/30/2029	\$31,570.52	3%	10/1/2038 - 9/30/2039	\$42,428.14	3%
10/1/2029 - 9/30/2030	\$32,517.64	3%	10/1/2039 - 9/30/2040	\$43,700.99	3%
10/1/2030 - 9/30/2031	\$33,493.17	3%	10/1/2040 - 9/30/2041	\$45,012.02	3%
10/1/2031 - 9/30/2032	\$34,497.96	3%	10/1/2041 - 9/30/2042	\$46,362.38	3%
10/1/2032 - 9/30/2033	\$35,532.90	3%	10/1/2042 - 9/30/2043	\$47,753.25	3%
10/1/2033 - 9/30/2034	\$36,598.89	3%	10/1/2043 - 9/30/2044	\$49,185.84	3%
10/1/2034 - 9/30/2035	\$37,696.85	3%			



SITE PLAN



TENANT OVERVIEW



Tenant Name

LoanStar Title Loans

Business Summary

Founded in 1990 in Jonesboro, GA , LoanStar is one of America's most respected companies helping hardworking Americans use the equity in their vehicle to access the cash they need. LoanStar's mission is to provide assistance to customers using a process that is convenient and hassle-free with terms that are straight-forward and transparent. While their reach is nationwide in over twenty states, LoanStar believes in operating as a trusted member of each community that they serve. LoanStar offers discreet cash loans on car titles up to \$10,000.

The lease is guaranteed by Select Management Resources, the parent company of LoanStar Title Loans, which has 425+ locations in 20 states across the United States and is rapidly expanding nationwide.

COMPANY FAST FACTS

Tenant Name

LoanStar Title Loans (North American Title Loans)

Website

<https://www.loanstartitleloans.net/en>

Guarantor

Select Management Resources, LLC

Guaranty

Corporate

Sector/Industry

Financial

Number of Locations

425+

LOCATION OVERVIEW



HOUSTON, TX

With a population of $\pm 7,800,000$, Houston is the fourth largest city in the nation. Houston is a dense core market with a regional GDP as of 2023 of \$697 billion annually making it the seventh largest metro economy in the United States. Houston is home to one of the largest ports in the country, The Port of Houston which is the largest port on the gulf and the 2nd largest in the United States. Houston also boasts two international airports and is home to 24 Fortune 500 companies.

Houston is known as the energy capital of the world, home to 39 of the nation's largest publicly traded oil and gas exploration/production firms. Houston also has the worlds largest medical complex, Texas Medical Center.

Some of the largest employers include Memorial Hermann Health System (27,000 employees), Houston Methodist (25,000 employees) The University of Texas MD Anderson Cancer Center (21,700 employees), HCA (13,000 employees), United Airlines (14,000 employees) alongside ExxonMobil and Shell Oil Co with a combined 23,000 employees.

Source: CBRE Research



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Population - Current Year Estimate	19,691	131,250	316,480
HOUSEHOLD INCOME			
2024 Average Household Income	\$71,153	\$78,219	\$85,847
2024 Median Household Income	\$52,223	\$56,989	\$59,727

Source: CBRE Research





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