



LOOMIS

SECURE ARMORED TRANSPORT & CASH MANAGEMENT

INVESTMENT GRADE TENANT
TRUE NNN LEASE | TAX-FREE STATE

LUBBOCK, TX



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

ACTUAL SITE

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Marcus & Millichap
NNN DEAL GROUP

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LOOMIS

SECURE ARMORED TRANSPORT & CASH MANAGEMENT

INVESTMENT SUMMARY

515 I -27, LU B BOC K , T X 79403

PRICE: \$3,600,700

CAP: 6.35%

NOI: \$228,645

OVERVIEW

PRICE	\$3,600,700
GROSS LEASABLE AREA (GLA)	29,840 SF
LOT SIZE	3.57 Acres
BASE RENT	\$228,645
YEAR BUILT / RENOVATED	1972 & 2000 / 2018

ANNUAL RENT

BASE TERM	ANNUAL RENT
CURRENT	\$228,645
Years 11-15	\$251,510
OPTIONS 1-3	FMV (Not To Exceed 3% Per Annum)

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	9/1/2018
LEASE EXPIRATION	9/1/2033
REMAINING TERM	7.5 Years
RENEWAL OPTIONS	3x5
INCREASES	10% at year 11, FMV increases in Option Periods
LANDLORD OBLIGATION	None

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INVESTMENT HIGHLIGHTS

NNN

ABSOLUTE NNN LEASE

Ideal passive investment opportunity, backed by a true triple-net lease with zero financial landlord responsibilities



INVESTMENT-GRADE TENANT

Loomis is a nationally recognized cash-management and secure-logistics operator with an investment-grade credit profile (S&P BBB) and a long history of stable performance



TERM & RENT INCREASES

Over 7 years remaining on the base term, with a 10% increase in 2028



TEXAS TAX BENEFITS

Texas has no personal or corporate income tax which enhances overall investor yield and long-term return potential



STRATEGIC LUBBOCK INDUSTRIAL LOCATION

With efficient access to regional highways and rail, Lubbock serves as a key distribution and manufacturing hub for West Texas, Eastern New Mexico, and the broader Southwest



RESILIENT MARKET FUNDAMENTALS

Lubbock benefits from a stable labor base and a diversified economy anchored by Texas Tech University, healthcare, agriculture, and manufacturing, supporting consistent industrial demand







LUBBOCK SKYLIGHT
MANUFACTURING

I-27/U.S. HIGHWAY 87 - 29,615 VPD



ERSKINE STREET - 1,613 VPD



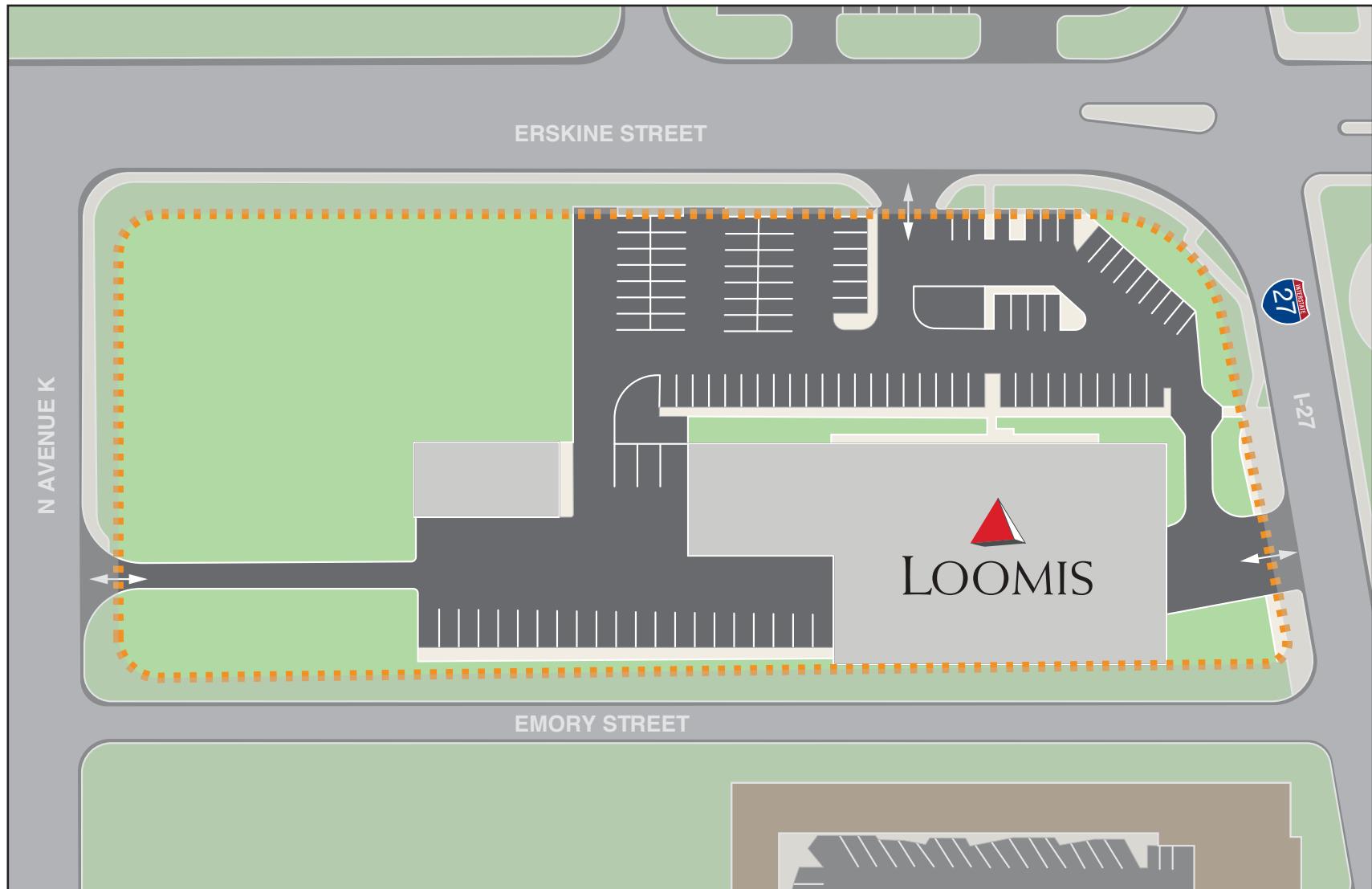
BASF
We create chemistry



CORONADO INN



LOOMIS



TENANT SUMMARY



Loomis is a global leader in cash handling and secure cash-logistics with roots tracing back more than a century through the historic armored-car businesses of Wells Fargo Armored and Loomis Armored. Today the company operates in over twenty countries with more than four hundred branches, serving banks, retailers, ATM networks, and businesses that rely on secure transportation, vaulting, and automated cash-management solutions.

Loomis has steadily evolved from a traditional cash-in-transit operator into a more diversified and higher-margin service provider, expanding into smart safes, ATM servicing, automated cash technology, and payment solutions. This shift has supported healthy organic growth, rising margins, and a larger share of recurring revenue. Its scale positions it as the number two cash-logistics provider worldwide behind Brink's, giving it meaningful market share and competitive strength.

Financially the company is solid, producing strong cash flow, maintaining moderate leverage, and consistently reinvesting through targeted acquisitions to expand automated solutions in the United States. These characteristics helped S &P assign Loomis a BBB credit rating with a stable outlook, placing the company firmly in investment-grade territory.



Headquarters

**STOCKHOLM,
SWEDEN**



Year Founded

1925

(As Loomis Armored Car Service in Portland, OR)

1997

(As modern Loomis after merge with Wells Fargo Armored Service)



Publicly Traded

**NASDAQ OMX
STOCKHOLM**



Credit Rating

S&P: BBB
(Investment Grade)



Locations

400+
(Nearly 200 based in U.S.)



Employees

25,000+

LUBBOCK

Home to Texas Tech University, one of the largest universities in the state, Lubbock is the most populous metro in the western Texas and eastern New Mexico region. Made up of Crosby, Lubbock and Lynn counties, the metro is home to 339,000 residents, most of whom live in Lubbock proper. The area is known for its oil production and is a major agricultural exporter. The Midland Basin, which encompasses Lubbock, is one of the largest contiguous oil fields in the United States. Lubbock is also the region's entertainment and cultural hub.

Economy

- Lubbock is home to Texas Tech University — the largest employer in the metro, with nearly 21,000 jobs. It enrolls more than 40,000 undergraduate students. Other higher education institutions in the metro include Lubbock Christian University, Wayland Baptist University and South Plains College.
- The metro's health care industry is also important to the local economy, providing services to the majority of western Texas and eastern New Mexico. Covenant Health is the largest institution, with around 2,500 employees. Grace Clinic and Lubbock Heart Hospital are also located here.
- Monsanto, now part of Bayer AG, operates a seed processing facility that contributes to the area's cotton industry, while also bolstering the local economy with higher-paying jobs.



Lubbock, TX

METRO HIGHLIGHTS

AGRICULTURAL PRODUCTION



The market has a thriving agriculture industry. The United States Department of Agriculture does plant, livestock and water conservation research in the area.

ADVANCED TECHNOLOGY



Energy efficiency, telecommunications and technology have a strong impact on the local economy, accounting for 15 percent of Lubbock's total gross product.

EDUCATIONAL INSTITUTIONS



The metro is home to more than 55,000 college students who attend the several universities in the area, providing a young and skilled labor pool.

DEMOGRAPHICS / LUBBOCK, TX

POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2030 Projection	1,425	50,897	113,762	2025 Estimated Population by Age	1,376	49,656	110,863
2025 Estimate	1,376	49,656	110,863	Under 4	4.3%	4.9%	5.7%
Growth 2025 - 2030	3.54%	2.50%	2.62%	5 to 14 Years	9.8%	9.7%	11.4%
2010 Census	1,373	50,420	110,704	15 to 17 Years	5.1%	3.6%	3.7%
2020 Census	1,277	48,951	109,551	18 to 19 Years	3.0%	14.4%	8.2%
				20 to 24 Years	12.2%	20.7%	17.8%
				25 to 29 Years	8.3%	7.2%	7.9%
				30 to 34 Years	10.3%	5.8%	6.5%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES	35 to 39 Years	6.0%	4.5%	5.3%
2030 Projections	532	18,515	44,069	40 to 49 Years	15.9%	8.5%	9.4%
2025 Estimate	498	17,860	42,660	50 to 59 Years	11.5%	7.5%	8.4%
Growth 2025 - 2030	6.87%	3.67%	3.30%	60 to 64 Years	4.4%	3.9%	4.3%
2010 Census	438	16,537	39,739	65 to 69 Years	3.9%	3.4%	3.8%
2020 Census	432	16,610	39,976	70 to 74 Years	2.5%	2.4%	2.9%
				Age 75+	2.9%	3.6%	4.8%
2025 EST. HOUSEHOLDS				2024 Median Age	32.0	29.0	30.0
BY INCOME	1 MILE	3 MILES	5 MILES				
\$200,000 or More	0.67%	1.99%	3.43%	2025 Population 25+ by Education Level	903	23,210	58,973
\$150,000 - \$199,999	0.97%	1.85%	2.94%	Elementary (0-8)	4.82%	6.55%	5.05%
\$100,000 - \$149,999	13.48%	6.72%	9.79%	Some High School (9-11)	15.19%	14.14%	10.91%
\$75,000 - \$99,999	14.51%	6.32%	9.40%	High School Graduate (12)	46.93%	33.93%	30.82%
\$50,000 - \$74,999	23.65%	16.42%	17.66%	Some College (13-15)	18.66%	18.11%	20.48%
\$35,000 - \$49,999	14.25%	13.70%	14.42%	Associates Degree Only	5.22%	5.63%	5.74%
\$25,000 - \$34,999	7.97%	12.65%	12.02%	Bachelors Degree Only	4.92%	9.52%	13.75%
\$15,000 - \$24,999	11.20%	15.33%	11.88%	Graduate Degree	2.31%	8.20%	10.09%
\$10,000 - \$14,999	5.54%	9.50%	7.34%				
Under \$9,999	7.77%	15.52%	11.13%				
2025 Est. Average Household Income	\$61,468	\$54,170	\$63,033				
2025 Est. Median Household Income	\$52,489	\$41,170	\$49,330				
2025 Est. Per Capita Income	\$20,210	\$19,607	\$24,543				

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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



Information About Brokerage Services

2-10-2025

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at www.trec.texas.gov IABS 1-1



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