



OFFERING MEMORANDUM

- JAL Equity Corp. Portfolio
- 25 Yr Absolute Net Lease
- 3.0% Rent Increases/Yr

Leader in the Acquisition of Marketing, Printing, E-com & Signage Production Companies

Fast-Growing Private Equity Company w/ \$20B+ History

Both Locations are Paramount to its respected Division (Signage + E-Com)

LOUISIANA & ARKANSAS LOCATIONS



TSHIRTS
COM







Capital Signs & Awnings
Bunkie, LA



Tshirts.com
Jonesboro, AR

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Lease property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a Net Lease property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a Net Lease property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any Net Lease property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the 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, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this Net Lease property.

Marcus & Millichap

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marcusmillichap.com

JAL Equity Corp. Portfolio

Jonesboro, AR + Bunkie, LA

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer the opportunity to acquire the fee-simple interest (land & building) in two prominent properties located in Jonesboro, AR and Bunkie, LA. Both businesses and properties were acquired by JAL Equity Corp. in 2022-2023 to enhance their E-Commerce and Signage capabilities. The Jonesboro location was formerly Master Marketing Group, but is now operating as Tshirts.com's main location while the property in Bunkie, LA is still operating as Capital Signs & Awnings. Both play a vital role in JAL's portfolio as their respectful division leaders (e-commerce & signage).

The Arkansas property is a 28,815 sf building sitting on a corner 1.95 acre lot along the main east/west artery of E Highland Dr. (AR Hwy 18). Jonesboro, AR is located in Northeast Arkansas near the border of Tennessee and Missouri. It sits about an hour drive from Memphis and two hours from Little Rock. The eastern side of Jonesboro is a heavy industrial and manufacturing corridor with a lot of national & international businesses including: Hytrol, ABB, Anchor Packaging, Nestle, FedEx, Unilever, Frito-Lay. After JAL's acquisition of this property, they renovated and moved several pieces of equipment from another location where this will serve as Tshirts.com main hub. Their Rent of \$7.73/SF is slightly below the Jonesboro Market average of \$8.10/SF.

The Louisiana property is a large 88,675 sf building sitting on 4.26 acres along the main artery through the city (LA Hwy 71). Bunkie, LA is located in Central Louisiana about 50 miles north of Lafayette and 40 miles to the south of Alexandria, just east of I-49. Capital Signs & Awnings has been at this location for 20+ years and have expanded a few times to its present-day size. They are currently paying \$4.32/SF, which represents only +/- 4% of revenue generated out of this property. This location serves a wide territory along the Southern US from Texas to Florida., and has a robust customer list for multiple brands including Bass Pro, Raising Cane's, and Popeye's. Beyond the sign fabrication, they also have the heavy equipment to install & maintain signs throughout the region.

This portfolio presents an opportunity to acquire two long-term, stable cashflow properties with above market rental increases of 3% per year at an average yearly yield of 9.88%. These properties can be acquired individually or together, but the Lease Terms are identical to simplify your underwriting purposes.

INVESTMENT HIGHLIGHTS

Absolute NNN Lease (zero LL Responsibilities)

Long Term 25 Yr Lease | Over 23 years remaining

Above Market 3% Annual Rent Increases | Low Rent/SF

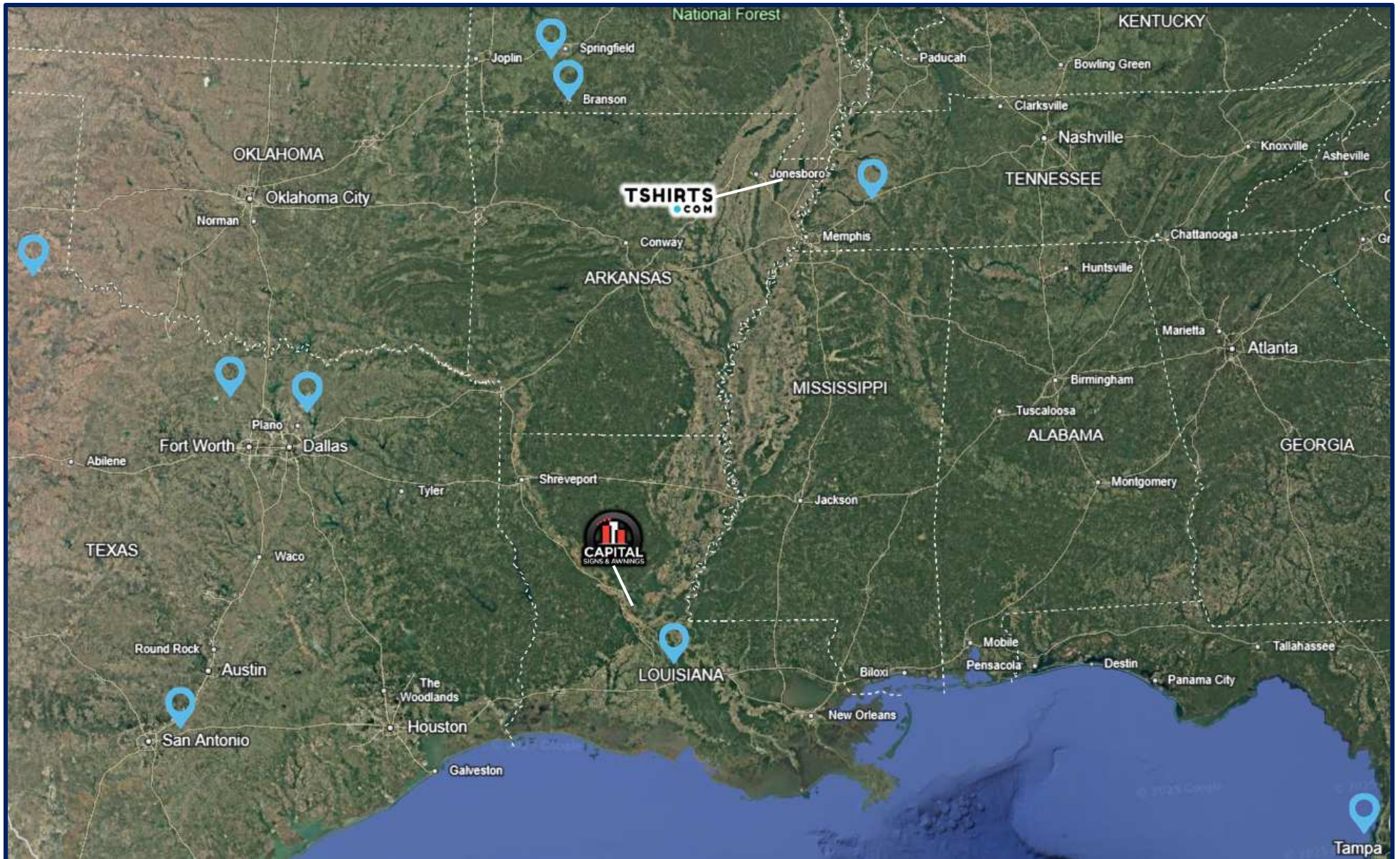
Strong Corp. Guaranty from JAL Equity Corp. | \$300M+ Revenue in 2024

Leading Private Equity Group in the Marketing, E-Com, Print, Signage Industry

Marcus & Millichap

JAL Equity Corp. Portfolio

Jonesboro, AR + Bunkie, LA



 Other JAL Equity Locations

Marcus & Millichap

PROPERTY OVERVIEW

PORTFOLIO SUMMARY

Tshirts.com + Capital Signs & Awnings
Arkansas & Louisiana



FINANCIAL SUMMARY

Price	\$8,656,943
Cap Rate	7.00%
Net Operating Income	\$605,986
Building SqFt	117,490 SF
Rent/SF	\$5.16/SF
Year Built	1987/2013
Lot Size	6.21 acres

LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Tshirts.com
Guarantor	JAL Equity Corp.
Landlord Responsibilities	None
Primary Term	25 Years
Lease Commencement	09/01/2023
Lease Expiration	08/31/2048
Term Remaining	23 years
Rental Increases	3% Annually

OPERATING DATA

Lease Years	Annual Rent	Yield
09/01/23 – 08/31/24	\$571,200	6.60%
09/01/24 – 08/31/25	\$588,336	6.79%
09/01/25 – 08/31/26	\$605,986	7.00%
09/01/26 – 08/31/27	\$624,166	7.21%
09/01/27 – 08/31/28	\$642,891	7.43%
09/01/28 – 08/31/29	\$662,177	7.65%
09/01/29 – 08/31/30	\$682,043	7.88%
09/01/30 – 08/31/31	\$702,504	8.11%
09/01/31 – 08/31/32	\$723,579	8.36%
09/01/32 – 08/31/33	\$745,286	8.61%
YRS 11 – 15 (Avg)	\$815,106	9.42%
YRS 16 – 20 (Avg)	\$944,931	10.92%
YRS 21 – 25 (Avg)	\$1,095,434	12.65%



PROPERTY OVERVIEW

Tshirts.com dba Capital Signs & Awnings
902 NW Main St.
Bunkie, LA



FINANCIAL SUMMARY

Price	\$5,474,243
Cap Rate	7.00%
Net Operating Income	\$383,197
Building SqFt	88,675 SF
Rent/SF	\$4.32/SF
Year Built	1987/2013
Lot Size	4.26 acres

LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Tshirts.com
Guarantor	JAL Equity Corp.
Landlord Responsibilities	None
Primary Term	25 Years
Lease Commencement	09/01/2023
Lease Expiration	08/31/2048
Term Remaining	23 years
Rental Increases	3% Annually

OPERATING DATA

Lease Years	Annual Rent	Yield
09/01/23 – 08/31/24	\$361,200	6.60%
09/01/24 – 08/31/25	\$372,036	6.79%
09/01/25 – 08/31/26	\$383,197	7.00%
09/01/26 – 08/31/27	\$394,693	7.21%
09/01/27 – 08/31/28	\$406,534	7.43%
09/01/28 – 08/31/29	\$418,730	7.65%
09/01/29 – 08/31/30	\$431,292	7.88%
09/01/30 – 08/31/31	\$444,230	8.11%
09/01/31 – 08/31/32	\$457,557	8.36%
09/01/32 – 08/31/33	\$471,284	8.61%
YRS 11 – 15 (Avg)	\$515,435	9.42%
YRS 16 – 20 (Avg)	\$597,530	10.92%
YRS 21 – 25 (Avg)	\$692,701	12.65%

JALEquity

PROPERTY OVERVIEW

Tshirts.com
5115 E Highland Dr.
Jonesboro, AR



FINANCIAL SUMMARY

Price	\$3,182,700
Cap Rate	7.00%
Net Operating Income	\$222,789
Building SqFt	28,815 SF
Rent/SF	\$7.73/SF
Year Built	1987
Lot Size	1.95 acres

LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	Tshirts.com
Guarantor	JAL Equity Corp.
Landlord Responsibilities	None
Primary Term	25 Years
Lease Commencement	09/01/2023
Lease Expiration	08/31/2048
Term Remaining	23 years
Rental Increases	3% Annually

OPERATING DATA

Lease Years	Annual Rent	Yield
09/01/23 – 08/31/24	\$210,000	6.60%
09/01/24 – 08/31/25	\$216,300	6.79%
09/01/25 – 08/31/26	\$222,789	7.00%
09/01/26 – 08/31/27	\$229,473	7.21%
09/01/27 – 08/31/28	\$236,357	7.43%
09/01/28 – 08/31/29	\$243,448	7.65%
09/01/29 – 08/31/30	\$250,751	7.88%
09/01/30 – 08/31/31	\$258,273	8.11%
09/01/31 – 08/31/32	\$266,022	8.36%
09/01/32 – 08/31/33	\$274,002	8.61%
YRS 11 – 15 (Avg)	\$299,671	9.42%
YRS 16 – 20 (Avg)	\$347,401	10.92%
YRS 21 – 25 (Avg)	\$402,733	12.65%



TENANT OVERVIEW

The logo for TSHIRTS.COM is displayed within a white oval on a dark blue background. The word "TSHIRTS" is in a large, bold, black sans-serif font, and ".COM" is in a smaller, black sans-serif font with a small teal dot before the "C".

TSHIRTS
COM

TENANT

Tshirts.com

HEADQUARTERS

Jonesboro, AR

DATE FOUNDED

1999

EMPLOYEES

25+

www.tshirts.com



TSHIRTS.com operates a network of e-commerce and wholesale businesses focusing on apparel and related products. They offer direct sales of branded apparel, custom apparel for both online and wholesale customers, and proprietary designs through their e-commerce network. Their products are available for both men and women, include t-shirts, hoodies, sweatshirts, tank tops, socks, and beanies, often featuring hand-dyed tie-dye, themed graphics, humorous designs, and personalized options, all crafted with soft-style fabrics.

TSHIRTS.com functions as a design, sourcing, and manufacturing solutions provider for apparel and promotional products, running multiple e-commerce brands. The company aims to provide customers with comfortable, stylish, and unique apparel choices.

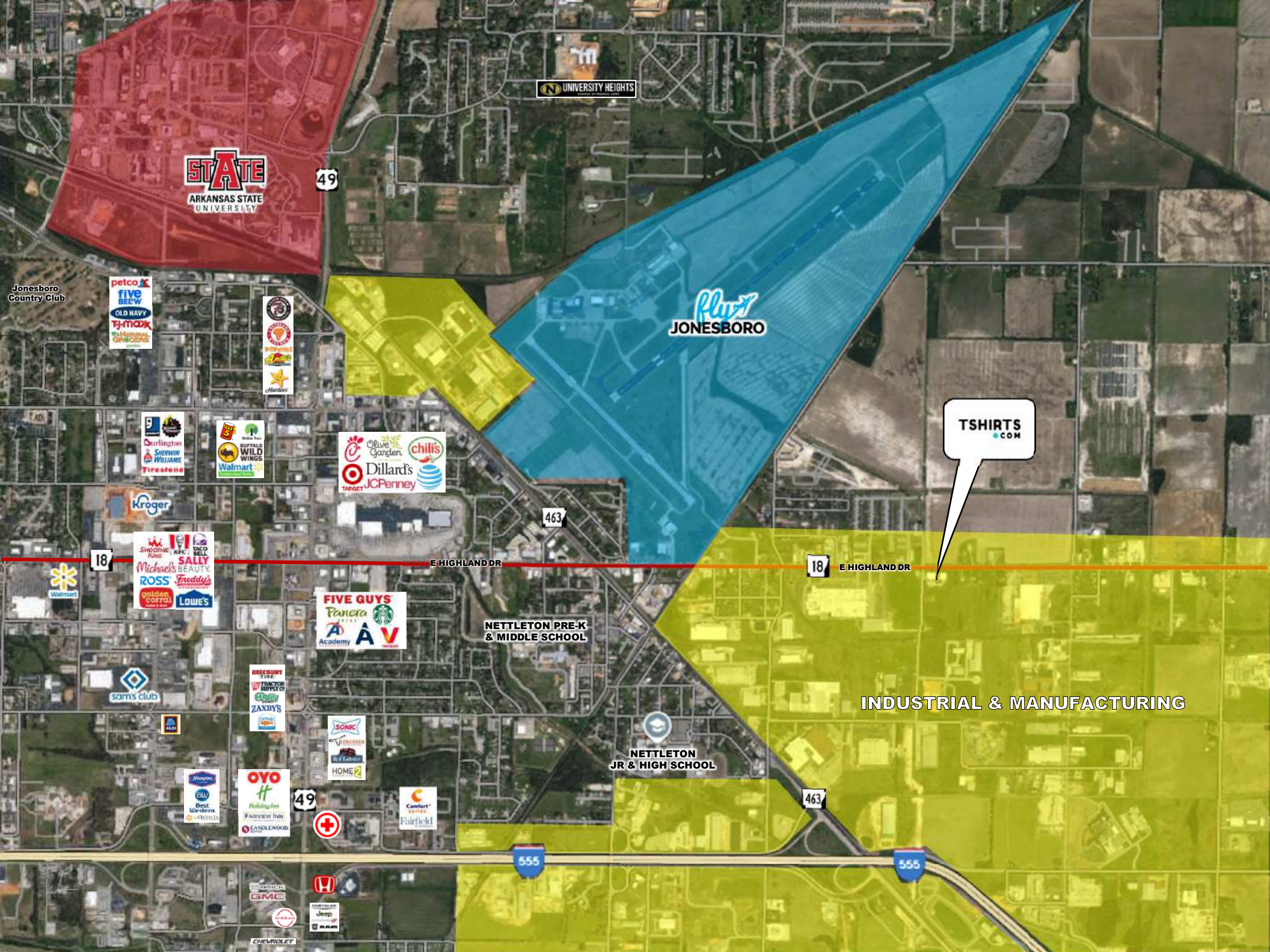


SITE PLAN

TSHIRTS
COM

5115 E Highland Dr.
Jonesboro, AR





STATE
ARKANSAS STATE
UNIVERSITY

UNIVERSITY HEIGHTS

49

Plus
JONESBORO

TSHIRTS
COM

E HIGHLAND DR

18 E HIGHLAND DR

**NETTLETON PRE-K
& MIDDLE SCHOOL**

**NETTLETON
JR & HIGH SCHOOL**

INDUSTRIAL & MANUFACTURING

555

555

463

49

Jonesboro
Country Club

petco
five
DEW
OLD NAVY
TJ-maxx
National
Groceries

Starbucks
Chick-fil-A
Wendy's
Sonic Drive-Ins
Burger King
Taco Bell
Subway
Domino's
Papa John's
Little Caesars
Krispy Kreme
Dunkin' Donuts
Coca-Cola
Pepsi
7-Eleven
Walmart
Target
Kroger
Safeway
H-E-B
Meijer
Kmart
Walgreens
CVS
Rite Aid
Dollar General
Dollar Tree
Family Dollar
Kmart
Walgreens
CVS
Rite Aid
Dollar General
Dollar Tree
Family Dollar

Walmart
Sally's Beauty
Ross
Freddie's
Golden Corral
Lowe's

FIVE GUYS
Panera
Academy
A V

DISCOUNT
TIRE
TACO BELL
ZAXBY'S

SONIC
HOME

OYO
Holding Inn
Fairview Inn
CAMPWOOD

Comfort
Fairfield

CHEVROLET
GMC
Jeep
RAM

TENANT OVERVIEW



TENANT

Tshirts.com
dba Capital Signs & Awnings

HEADQUARTERS

Bunkie, LA

DATE FOUNDED

2003

EMPLOYEES

10+

www.capitalsignco.com



CAPITAL SIGNS & AWNINGS was founded in 2003 in Central Louisiana, and stands as a premier provider of signs and awnings throughout the South. Driven by a commitment to quality and customer satisfaction, their expertise encompasses manufacturing, installation, and maintenance while delivering consistently exceptional results. Equipped with an impressive 88,000 square foot facility, they possess the capacity to execute projects of any scale, serving both individual clients and large-scale productions across the Southern US. As a multi-plant organization with a reputation for tackling complex installations, Capital Signs & Awnings provides comprehensive sign and awning services from Texas to Florida, earning the trust of a distinguished client base that includes some of the most recognizable companies in the United States.



SITE PLAN



902 NW Main St.
Bunkie, LA





Ducman Wood Products



71

NW MAIN ST.



Shirley Rd

McDonald's



W Dr McConnell Blvd

Lacour St

Williams St

N Gayle Blvd

N Weir Ave

N Sewell Pl

Mitch Ln

Oak Villa Dr

N Sweetbriar Dr

Hickory St

GUARANTOR OVERVIEW

GUARANTOR

JAL Equity Corp.

HEADQUARTERS

Sarasota, FL

DATE FOUNDED

2008

ACQUISITIONS

50+

VOLUME

\$20Bn+

EMPLOYEES

2,500+

TOTAL SF

2Mn+

www.jalequity.com



JAL EQUITY is a private equity firm founded in 2008 and based in Sarasota, Florida that focuses on acquiring and operating established middle-market companies in North America and Europe within specific industries such as:

- Marketing services
- Commercial printing and direct mail
- E-commerce and fulfillment
- Sign manufacturing and installation
- Promotional products
- Data services

JAL EQUITY began operations in 2008 under the name of Prospect Marketing Group. Since its inception, the company has completed numerous acquisitions and investments. In 2022 alone, JAL Equity executed 17 acquisitions, generating nearly \$500 million in revenue. JAL companies employ approximately 2,000 employees across 34 global locations. Eran Salu, JD, MBA, CPA, manages JAL Equity, bringing over 25 years of experience in the acquisition business and having executed over \$20 billion in transaction value as an advisor and/or principal.

JAL EQUITY operates as an owner and operator of the businesses it acquires. The firm seeks to acquire businesses with a long operating history, a solid customer base, and a successful team. JAL focuses on growing businesses in specific sectors through strategic investments and hands-on operational management, which spans various sectors.

JAL EQUITY has made numerous investments over the last 12 months in companies like Stratis Visuals, Knepper Press, Anchor Graphics, Executive Mailing Services, and Mossberg & Co. within the Printing Services (B2B) industry.

GUARANTOR OVERVIEW

GUARANTOR

JAL Equity Corp.

HEADQUARTERS

Sarasota, FL

DATE FOUNDED

2008

ACQUISITIONS

50+

VOLUME

\$20Bn+

EMPLOYEES

2,500+

TOTAL SF

2Mn+

www.jalequity.com

JAL Equity

E-COMMERCE

PRINT

SIGNAGE

Marketing.com
Marketing Redefined

ColorArt
BrandDepot

EP
EYE
PRODUCTS

money mailer

Growmail

Socky Sock

SOUTHLAND ENVELOPE

**SUPERB
SELECTION**

CITY TEES

**TSHIRTS
COM**

**KNEPPER
PRESS**

FRYE-WILLIAMSON PRESS

MMG
MASTER
MARKETING
GROUP

LEBCOGRAPHICS

Topform Medical

NPC
NEWSPAPER PRINTING COMPANY

**cockrell
enovation**
GIBSON & DEHN

CAPITAL
SIGNS & AWNINGS

eleMoose
imaginative signage

BRANT INSTORE

STRATIS VISUALS

hbp
ideas empowered

K·N
KUBIN·NICHOLSON

Anchor Graphics Inc.
The Race Breed Est. 1980

*businesses acquired by JAL Equity, but not limited to

GUARANTOR OVERVIEW

GUARANTOR

JAL Equity Corp.

HEADQUARTERS

Sarasota, FL

DATE FOUNDED

2008

ACQUISITIONS

50+

VOLUME

\$20Bn+

EMPLOYEES

2,500+

TOTAL SF

2Mn+

www.jalequity.com

Condensed Customer List

intuit

Walmart

ORION

SUBARU

macy's

HELLO FRESH

nielsen

Abbott

POPEYES
LOUISIANA KITCHEN

VW

Syneos Health

IOWA

Schneider Electric

American Red Cross

SCARBOROUGH RESEARCH

BERTELSMANN

Ritter Communications

Quicken

magicJack

CARFAX

Nestle

pumpkin

CR Consumer Reports

iPLEDGE
Accepted as Regulatory Provider

Applebee's
GRILL & BAR

Tyson

FIRST COMMUNITY BANK
When community comes first.

success
CREDIT UNION

Mercer

Cetera FINANCIAL GROUP

PPD

Deutsche Post

POLARIS

camfil

The Nature Conservancy

TEXAS CATTLE FEEDERS ASSOCIATION

AARP

amazon

Staples

FAMILY DOLLAR

Class Pro Shops

HYTROL

EXCHANGE

Pearson

INTEGRITY Solutions

BUTLER UNIVERSITY

Disney Parks

Smithfield
Food Food Responsibility

GUARANTOR OVERVIEW

GUARANTOR

JAL Equity Corp.

HEADQUARTERS

Sarasota, FL

DATE FOUNDED

2008

ACQUISITIONS

50+

VOLUME

\$20Bn+

EMPLOYEES

2,500+

TOTAL SF

2Mn+

www.jalequity.com

JAL Equity





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