



OFFERING MEMORANDUM

LOAN STAR TITLE LOANS TEXAS PORTFOLIO

PORTFOLIO OF 6 SITES ALL WITH NEW 20YR NNN LEASES WITH 3% ANNUAL INCREASES

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In Conjunction With Broker of Record

BANG REALTY - Texas Inc Brian Brockman

Broker License #: 701472

LET'S TRANSACT!



EXECUTIVE SUMMARY

TD Commercial Group is proud to present an exceptional portfolio of six prime Loan Star Title Loans properties, each offering stable income streams and strategic locations with long-term ABSOLUTE NNN leases from the renowned Loan Star Title Loans. Known for providing quick and accessible short-term loan solutions, Loan Star Title Loans has established a strong presence in the financial services market.

The property at **8304 Camp Bowie, Fort Worth, TX** - Situated in the dynamic Fort Worth metropolitan area, this property boasts a large lot and significant reported business activity. Its high-traffic location makes it a prime investment opportunity, catering to a wide range of customers seeking financial solutions.

At **333 Red Bluff Rd, Pasadena, TX** - Located in a vibrant commercial area with strong industrial and residential bases, this property benefits from substantial consumer traffic and excellent accessibility. It serves a diverse clientele in need of title loan services.

The retail property at **2924 Highway 365, Nederland, TX** - Positioned in a thriving commercial corridor, this property attracts a large customer base from Nederland and the surrounding areas, ensuring consistent returns. It is strategically placed to provide easy access to financial services.

921 Highway 83, McAllen, TX - This well-located retail space in McAllen is in a high-traffic area, offering modern amenities and ample parking. It benefits from the robust economic activity in the region and caters to the financial needs of the local community.

The property at **12011 Bammel N Houston Rd, Houston, TX** - Located in a growing suburban community, this property features modern retail space with excellent parking and accessibility. It is strategically placed to attract significant consumer traffic, providing essential financial services to the area.

Finally, **8078 Antoine Dr, Houston, TX** - This prime retail space in Houston benefits from high visibility and accessibility in a city known for its diverse economy and strong consumer base. It serves a vital role in offering title loan services to the local population.

Investment Highlights

Loan Star Title Loan's portfolio consists of properties secured with long-term NNN leases, ensuring stable and reliable income streams. Strategically located in thriving markets, these high-performing properties offer exceptional investment opportunities with intrinsic value. Each site has a brand new 20yr NNN lease with 3% annual increases that is corporately guaranteed.

ACCESS THE OM HERE:

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PROPERTY ADDRESS	STORE #	PRICE	NOI	CAP RATE	SQFT	LOT SIZE	LEASE TYPE	LEASE START	LEASE EXPIRATION	OPTIONS	INCREASES
8304 Camp Bowie, Fort Worth TX	TX298	\$754,800	\$47,175	6.25%	1,922	0.40	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually
3333 Red Bluff Rd, Pasadena TX	TX386	\$720,800	\$45,050	6.25%	3,789	0.41	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually
2924 Highway 365, Nederland TX	TX409	\$974,390	\$59,925	6.15%	3,550	0.52	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually
921 Highway 83, McAllen TX	TX445	\$1,078,048	\$66,300	6.15%	1,104	0.26	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually
12011 Bammel North, Houston TX	TX607	\$788,800	\$49,300	6.25%	2,500	0.24	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually
8078 Antoine Dr, Houston TX	TX1130	\$448,800	\$28,050	6.25%	1,700	0.24	NNN	10/01/2024	10/01/2044	2 / 5yr	3% annually

PORTFOLIO PRICE: \$4,748,390.00 BLENDED CAP RATE: 6.22%





Information About Brokerage Services

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

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
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 Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Exclusively Marketed By:

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