

**TITLEMAX**<sup>®</sup>



ACTUAL LOCATION

# OFFERING MEMORANDUM

NET LEASE INVESTMENT OPPORTUNITY

6.7% CAP RATE | FOREST PARK, GA



ACTUAL LOCATION

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# EXECUTIVE SUMMARY

## TITLEMAX ● NNN LEASE

5970 OLD DIXIE HIGHWAY, FOREST PARK, GA 30297

\$802,242 ● 6.7% CAP RATE

### INVESTMENT OFFERING

This “bite-size” NNN investment property is located in Forest Park, GA, part of the Atlanta MSA. The ±2971 SF store, a former Wendys, is on a large ±89-acre parcel. TitleMax, headquartered in Savannah, GA, opened this location in December of 2007 and has 13 years remaining on a 30-year NNN lease with rare 2% annual rent increases.

The store is located on busy Old Dixie Hwy (US 41) with traffic counts of 20,200 VPD. This Clayton County, GA location is in close proximity to Interstate 75, Interstate 285, Southlake Mall and Hartsfield Jackson International Airport. The immediate area has many retail establishments, residential neighborhoods & apartments, churches, Public Storage, a Travelodge and a Super 8 Motel. Clayton State University, Southlake Mall and Southern Regional Medical Center. This densely populated area has a 5-mile population of 186,656 with an average household income of \$70,517.

TitleMax, Inc., founded in 1998, is the lease guarantor and industry leader in the title lending business. They operate over 900 locations in 14 states. This fee simple NNN investment is offered at \$802,242 or a 6.7% cap rate.

### INVESTMENT HIGHLIGHTS

- Rare “bite-size” NNN national tenant based in Savannah, GA with 2% annual rent increases!
- Operating at this location since 2007 with lease and options through December 2037
- Traffic counts more than 20K VPD and five-mile population over 186,000
- Projected population growth through 2029 of .25%
- Vibrant trade area close to major interstates and Hartsfield-Jackson International Airport

REPRESENTATIVE PHOTO

# PROPERTY INFORMATION

5970 OLD DIXIE HIGHWAY, FOREST PARK, GA 30297

## PROPERTY OVERVIEW

ADDRESS:	5970 Old Dixie Highway Forest Park, GA 30297
COUNTY:	Fulton
BUILDING SIZE:	±2,971 SF
SITE SIZE:	±0.89 Acres
YEAR BUILT:	1977
TYPE OF OWNERSHIP:	Fee Simple
TENANT NAME:	TitleMax
LEASE TYPE:	NNN
ORIGINAL LEASE TERM:	30 years
LEASE COMMENCEMENT:	12/1/2007
LEASE EXPIRATION:	11/30/2037
REMAINING LEASE TERM:	13 years
TERMINATION OPTIONS:	Tenant has an option to terminate the lease with 90 days written notice to the Landlord before 12/1/2027 or 12/1/2032
GUARANTOR:	TitleMax of Georgia, Inc.
LANDLORD RESPONSIBILITIES:	Payment of property tax insurance which are reimbursed by Tenant.
TENANT RESPONSIBILITIES:	Utilities, all exterior & interior maintenance, liability insurance and full reimbursement for taxes & property insurance.
RIGHT OF FIRST REFUSAL:	Yes



**ASKING PRICE**  
\$802,242



**CAP RATE**  
6.7%



**NOI**  
\$54,007



**RENT INCREASES**  
2% annually



**PRICE/SF**  
\$270.02



**RENT/SF**  
\$18.18

REPRESENTATIVE PHOTO



# RENT SCHEDULE

5970 OLD DIXIE HIGHWAY, FOREST PARK, GA 30297

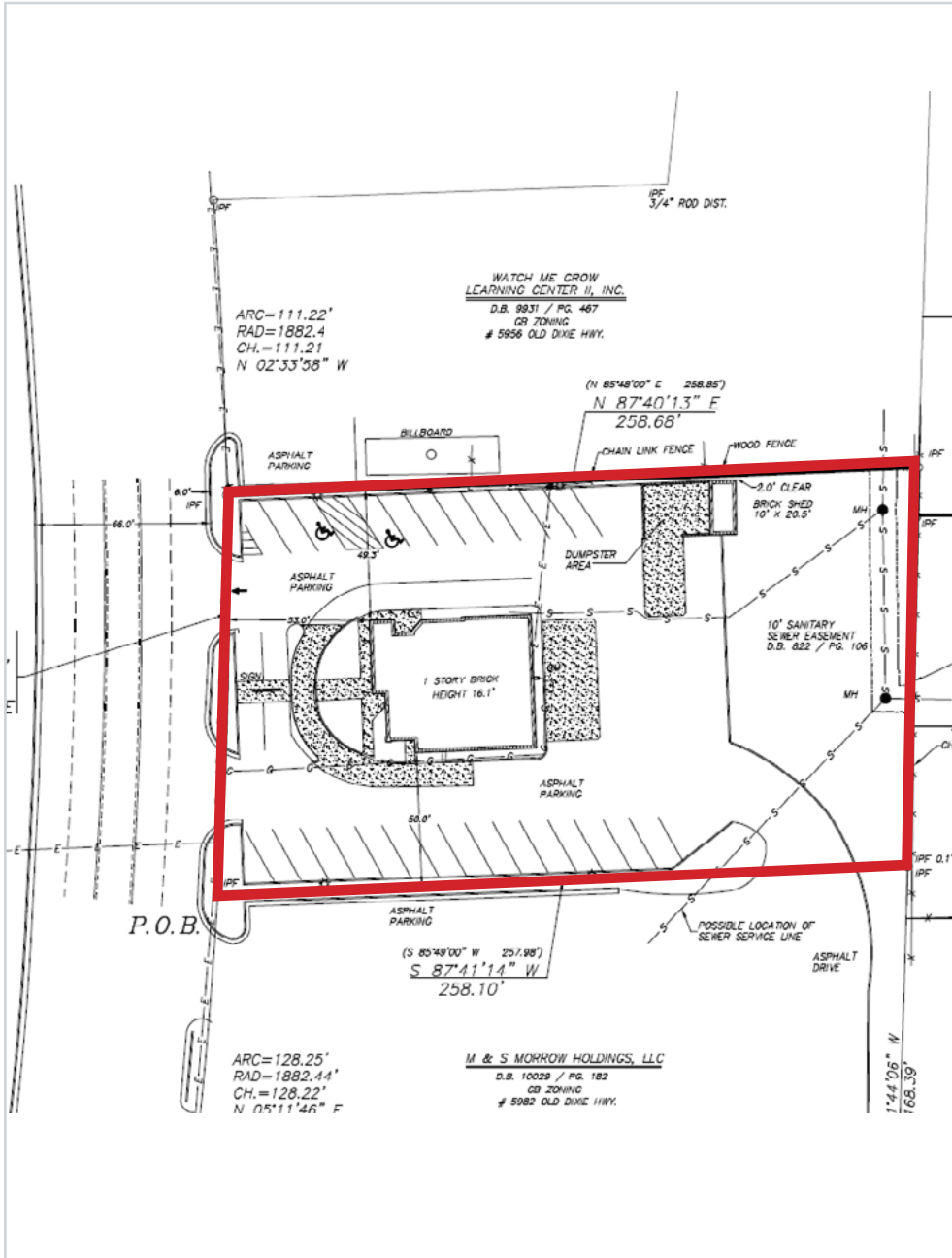
## SUMMARY OF LEASE TERMS

LEASE YEARS	STARTING DATE	ENDING DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES
Initial	12/1/2022	11/30/2023	\$4,325.83	\$51,909.96	2%
Initial	12/1/2023	11/30/2024	\$4,412.33	\$52,947.96	2%
Initial	12/1/2024	11/30/2025	\$4,500.58	\$54,006.96	2%
Initial	12/1/2025	11/30/2026	\$4,590.58	\$55,086.96	2%
Initial	12/1/2026	11/30/2027	\$4,682.42	\$56,189.04	2%
Initial	12/1/2027*	11/30/2028	\$4,776.08	\$57,312.96	2%
Initial	12/1/2028	11/30/2029	\$4,871.58	\$58,458.96	2%
Initial	12/1/2029	11/30/2030	\$4,969.00	\$59,628.00	2%
Initial	12/1/2030	11/30/2031	\$5,068.42	\$60,821.04	2%
Initial	12/1/2031	11/30/2032	\$5,169.75	\$62,037.00	2%
Initial	12/1/2032*	11/30/2033	\$5,273.17	\$63,278.00	2%
Initial	12/1/2033	11/30/2034	\$5,378.67	\$64,544.04	2%
Initial	12/1/2034	11/30/2035	\$5,486.25	\$65,835.00	2%
Initial	12/1/2035	11/30/2036	\$5,595.92	\$67,151.04	2%
Initial	12/1/2036	11/30/2037	\$5,707.83	\$68,493.96	2%

\* Tenant has an option to terminate the lease with 90 days written notice to the Landlord prior to asterisked date.



# SITE MAPS



# IN THE AREA AND DEMOGRAPHICS

## FOREST PARK, GA





# FOREST PARK & THE ATLANTA MSA

## HISTORY OF FOREST PARK

Forest Park is a city located in Clayton County, Georgia, about 9 miles south of downtown Atlanta. It's known for its proximity to Hartsfield-Jackson Atlanta International Airport and offers a mix of suburban and urban living. The city was officially incorporated in 1908 and has experienced substantial growth during the mid-20th century, partly due to its location near Atlanta and major transportation routes. Major highways such as I-75 and I-285 provide easy access to and from the city. Public transportation options are also available.

## BUSINESS-FRIENDLY CITY

Forest Park is a bedroom community of Atlanta, GA. Atlanta is the capital and most populous city in Georgia, is the ninth-largest metro in the United States with over 5.9 million residents. It prides itself on its low business costs, tax-friendly environment, diverse economy and suburb quality of life. Encompassing a GDP over \$270 billion, the Atlanta metropolitan area is a true "world city."

## HOME TO 13 FORTUNE 500 COMPANIES

Atlanta has the third-highest concentration of Fortune 500 headquarters in the U.S., and over 75% of the Fortune 1000 conduct business in the Atlanta Metropolitan Area. The city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, UPS and Newell-Rubbermaid.

## CONTINUOUS ECONOMIC DEVELOPMENT

The city's continuous growth is expected to continue with recently executed or announced corporate relocations such as UPS, Mercedes-Benz, NCR, Honeywell, and General Electric. Atlanta has also become a mega center for movie production due to tax credits implemented in 2008.

## MAJOR EMPLOYERS



## ATLANTA QUICK FACTS



**#1 TOP TRAVELED AIRPORT IN THE WORLD**



**\$270 BILLION GDP IN METRO-ATLANTA**



**13 FORTUNE 500 HQ IN ATLANTA**



**TOP U.S. METRO WITH #1 LOWEST COST OF DOING BUSINESS**

**TOP 10 AMONG U.S. METROS IN STUDENTS ENROLLED, RESEARCH SPENDING AND DEGREES EARNED."**

- DISCOVER ATLANTA



**#8 LARGEST METRO AREA IN THE U.S. 2020**

- U.S. CENSUS BUREAU POPULATION DIVISION

# TENANT PROFILE



# TITLEMAX<sup>®</sup>



**COMPANY NAME**  
TitleMax

**FOUNDED IN**  
1998

**# OF EMPLOYEES**  
2,000+

**# OF LOCATIONS**  
900+

## TITLEMAX

TitleMax is one of the nation's largest title lending companies providing title loans to over 2,500 people every day. They are one of the nation's largest and most reputable title pawn and title lending companies. The company was built with the concept of providing an alternative for quality loans without long approval waiting times. TitleMax also strives to provide lower rates and superior customer service than its' competitors.

TitleMax specializes in car title loans, but also offer car title pawns, motorcycle title loans and title pawns, signature loans and personal loans. The company has over 900 locations and employs over 2,000 employees. Its parent company, TMX Finance, is based in Savannah, GA and operates 1,500+ locations across 24 states.

For more information, please visit [www.titlemax.com](http://www.titlemax.com).

## TMX FINANCE

TitleMax is a part of TMX Finance, which owns several companies. Besides TitleMax, TMX Finance also owns TitleBucks, EquityAuto Loan, Community Choice Financial, and InstaLoan. These subsidiaries are part of TMX Finance's broader consumer lending operations, which include title loans, title pawns, and personal loans.



For more information, please visit [www.tmxfinancefamily.com](http://www.tmxfinancefamily.com).



Representative Photo

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# BROKER PROFILE



## **NANCY MILLER, CCIM, MBA**

President, Net Lease Investment Group  
Nancy@BullRealty.com  
404-876-1640 x 118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multitenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs appears on the Commercial Real Estate Show, a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



## **ADAM WILLHITE**

V.P. Net Lease Investment Group  
Adam@BullRealty.com  
404-876-1640 x 119

Adam adds value for clients with single tenant net lease acquisitions, dispositions, 1031 exchanges and consulting. Utilizing Bull Realty's advanced marketing, research and database technology, he delivers industry-leading client experience and results.

Prior to pursuing his passion of real estate and joining Bull Realty, Adam worked in the field of physician recruitment where he received multiple awards as his firm's 18-time top producer of the year.

Adam graduated with a Bachelor's Degree from Kennesaw State University and is a longtime resident of downtown Atlanta. In his free time, Adam is active in dog rescue, music, home renovations and volunteering to help preserve historic Atlanta landmarks.



# ABOUT BULL REALTY

Bull Realty is a commercial real estate sales, leasing, and advisory firm headquartered in Atlanta. The firm was founded in 1998 by Michael Bull on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the government office, medical office, private sector office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

Bull Realty has become known as an innovative leader in the industry, providing a powerful platform of services. The firm utilizes a productive team approach of well trained and well supported brokers, working together to provide unprecedented value for clients.

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants including Bull Realty's founder Michael Bull share market intelligence, forecasts and strategies. The weekly show started as a radio show on one station in Atlanta in 2010 and grew to 60 stations around the country. The show is now available on-demand wherever you get your podcasts or on the show website [www.CREshow.com](http://www.CREshow.com).

# CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

## I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 5970 Old Dixie Highway, Forest Park, GA 30297. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

## II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

## III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this \_\_\_\_\_ day \_\_\_\_\_ of , 20\_\_.

Receiving Party \_\_\_\_\_

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Title \_\_\_\_\_

Company Name \_\_\_\_\_

Address \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

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# DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve 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 with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.