



3333 RED BLUFF RD,
PASADENA, TX 77503

LOAN STAR TITLE LOANS

NET LEASED DISCLAIMER

TD Commercial Group, LLC. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, TD Commercial Group, LLC. has not and will not verify any of this information, nor has TD Commercial Group, LLC Conducted any investigation regarding these matters. TD Commercial Group, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. TD Commercial Group, LLC 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 Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to TD Commercial Group, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from TD Commercial Group, LLC, and should not be made available to any other person or entity without the written consent of TD Commercial Group, LLC. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. TD Commercial Group, LLC. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property.

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INVESTMENT HIGHLIGHTS

3333 RED BLUFF RD, PASADENA, TX

OVERVIEW

TD Commercial Group is pleased to present an exclusive opportunity to acquire the Loan Star Title Loans property located at 333 Red Bluff Rd, Pasadena, TX. Strategically positioned in a vibrant commercial area, this property benefits from a prime location that enhances Loan Star Title Loans' operational efficiency.

Loan Star Title Loans has been a fixture at this site for several years, providing essential financial services to the local community. The property boasts an Absolute NNN lease with a long-term commitment, along with multiple renewal options, ensuring a stable income stream for investors. The area is home to many national tenants, including Walmart, H-E-B, AutoZone, Taco Bell, Starbucks, and various other retail and dining establishments, making it a highly desirable investment opportunity.

ATTRACTIVE ECONOMICS

The new lease terms offers investors a rare opportunity to acquire a portfolio deal with a 20 year lease under \$5Million that offers a return on 6.25%.

ENORMOUS COMMITMENT

Tenant recently agreed to a 20 year lease with 3% Annual increases built into the lease.

3% ANNUAL INCREASES

425+ LOCATIONS

SMR currently has 425+ locations in 16 states across the United States And is rapidly growing Nationwide.

NO LANDLORD RESPONSIBILITIES

Tenant is responsible for all maintenance, utilities, taxes and insurance. There is ZERO Landlord Responsibilities except cashing the monthly Rent check!
This is a pure PASSIVE Income Investment.

**Available individually or as a portfolio.*

INVESTMENT OVERVIEW

3333 RED BLUFF RD, PASADENA, TX

\$

\$720,800
Price

\$

\$45,050
NOI

%

6.25%
Cap Rate



Lease: 20 YEAR NNN
LEASE WITH 3% ANNUAL
INCREASES



OFFERING SUMMARY

3333 RED BLUFF RD, PASADENA, TX

OVERVIEW

3333 Red Bluff Rd, Pasadena TX

Tenant	North American Title Loans
Purchase Price	\$720,800
Cap Rate	6.25%
NOI	\$47,175

PROPERTY DESCRIPTION

3333 Red Bluff Rd, Pasadena TX

Lease Type	Absolute NNN
Lease Term	20 Years with 3% annual increase
Gross Leasable Area (GLA)	3,789 SF
Lot Size	+/- 0.41 ACRES
Traffic Count	Red Bluff Rd: +/-18,800 VPD



AERIAL MAP

3333 RED BLUFF RD, PASADENA



3333 RED BLUFF RD

eurofins
Taco Town SONIC

Big SUPERMAN AUTO SALES
713-473-8833
BigCarAutoSales.com

ACE AUTO COLLISION EXPERTS

TOBY'S CAR WASH

Ray Reglo

PARKS ELEMENTARY SCHOOL

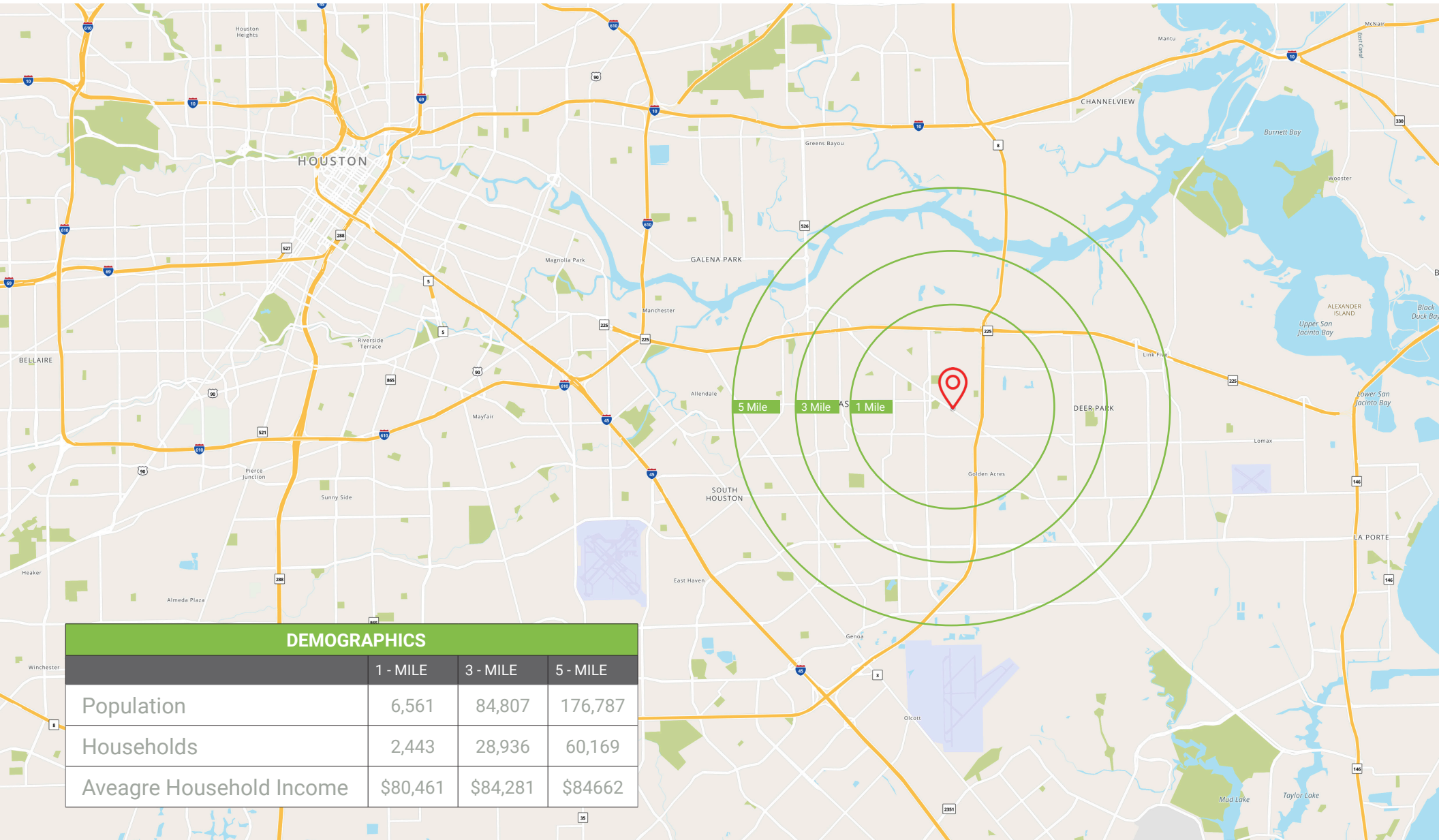
AERIAL MAP

3333 RED BLUFF RD, PASADENA



DEMOGRAPHICS

3333 RED BLUFF RD, PASADENA, TX



LOCATION OVERVIEW

3333 RED BLUFF RD, PASADENA, TX

Located in the thriving city of Pasadena, Texas, 3333 Red Bluff Road presents an excellent opportunity for real estate investment. This area, known for its economic vitality and vibrant community, offers a blend of commercial and residential appeal.

LOCATION:

Pasadena, a suburb of Houston, enjoys a strategic location with easy access to major highways, making it convenient for both businesses and residents. The property at 3333 Red Bluff Rd benefits from its proximity to key commercial areas, dining options, and recreational facilities, positioning it as a prime spot for investment.

ECONOMY:

Pasadena's economy is diverse, driven by sectors such as petrochemicals, manufacturing, and healthcare. The city's strong industrial base and its close ties to Houston's economic activities contribute to a stable and growing economy, providing a solid foundation for business ventures and property investments.

CULTURE AND RECREATION:

The area around Red Bluff Road is rich in local culture and recreational options. Nearby, you'll find a variety of restaurants like Micheladas el Guero, offering local dining experiences that reflect the community's diverse culinary scene. Additionally, residents have access to parks and recreational facilities, making it an appealing place for families and individuals who enjoy outdoor activities (MapQuest) (Chamber of Commerce).

EDUCATION:

Pasadena boasts several reputable schools and educational institutions, enhancing the area's attractiveness for families. The city's focus on education ensures a well-educated workforce and supports community growth.

REAL ESTATE MARKET:

The real estate market in Pasadena is dynamic, with a mix of residential and commercial properties. The area around 3333 Red Bluff Rd is particularly appealing due to its accessibility and the ongoing development in the region. Whether you're looking to invest in commercial spaces or residential properties, this location offers a variety of opportunities.

SUMMARY:

3333 Red Bluff Rd, Pasadena, TX, stands out as a promising investment location with its strategic positioning, strong economic backdrop, rich cultural scene, and dynamic real estate market. Explore the potential this area holds for your next investment and take advantage of the growth opportunities in Pasadena.

ABOUT US

OVER \$1.75 BILLION IN CLOSED TRANSACTIONS AND COUNTING

We have transacted over \$1.75+ Billion in Commercial Real Estate Transactions Across the United States in 40 States we are well-versed in many different CRE Sectors with a sole focus on investment Properties and Development Opportunities. We look forward to learning about your successes and finding ways To Add Value to your Commercial Real Estate Portfolio.

MOST RECENT TRACK RECORD



St. Cloud | MN

Red Lobster

\$5,879,352
6.95% CAP



South Vienta | OH

Dollar General

\$1,515,000
6.7% CAP



Knoxville | TN

KFC

\$1,152,000
6.25% CAP



Clinton Township | MI

Chipotle

\$1,850,000
6.3% CAP



Pensacola | FL

Dollar General

\$2,328,080
6% CAP



Milledgeville | GA

Mavis

\$2,735,043
6.7% CAP



Hockessin | DE

Wawa

\$4,583,333
6% CAP



Milwaukee | WI

Red Lobster

\$8,250,000
5.5% CAP



Dover | PA

CVS Pharmacy

\$8,175,000
6.10% CAP





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:
 - 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.

Bang Realty-Texas, Inc	9007017	bor@bangrealty.com	513-898-1551
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

OFFERING MEMORANDUM

3333 RED BLUFF RD,
PASADENA, TX 77503

LOAN STAR TITLE LOANS

LET'S TRANSACT!

Exclusively Marketed By:

JOSHUA SYMONETTE (Lead)

Co-Broker

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EVAN WHELAN

Co-Broker

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In Conjunction With Broker of Record

BANG REALTY - Texas Inc Brian Brockman

Broker License #: 701472

LET'S TRANSACT!

