

INVESTMENT OVERVIEW INVESTMENT HIGHLIGHTS ■ Abs. NNN Lease | Zero Landlord Responsibility Marcus & Millichap is pleased to exclusively present for sale this absolute netleased North American Title Loans property located at 110 Liberty Lane in Rock ■ Brand New 20-Year Lease Port, Missouri. The offering features a 1,056-square-foot freestanding building Attractive 3% Annual Increases situated on a 0.34-acre parcel with excellent visibility and convenient regional access. Corporate Guarantee | Backed by North American Title Loans Positioned just eight miles east of the Missouri River, Rock Port is a close-knit Fee Simple Allowing for Depreciation community serving as the county seat of Atchison County. While the immediate population is modest, the location supports a broader rural trade area, drawing customers from nearby towns and highways. The surrounding area includes several residential communities such as Fair Oaks Apartments, The Avenue Apartments, Arbor Village Apartments, and Fulton Villa Apartments, contributing to steady local foot traffic. Complementary nearby retailers include Stoner Drug Company, NAPA Auto Parts, Fireworks World, and Lone Tree Saloon, creating additional consumer draw to the area. The asset is backed by a 20-year triple-net (NNN) lease with zero landlord responsibilities, offering investors a passive, long-term income stream. The lease is corporately guaranteed, and runs through January 23, 2045 with two five-year renewal periods thereafter. Notably, the lease also includes 3% annual rental increases, providing attractive built-in rent growth. North American Title Loans, affiliated with Mid-American Title Loans, is a highly established operator in the consumer finance space. Founded in 1990, the company operates in over 20 states and specializes in short-term title loan services.

THE OFFERING



North American Title Loans

110 Liberty Lane Rock Port, Missouri 64482



PROPERTY DETAILS

Lot Size
Rentable Square Feet
Price/SF
Year Built

14,810 SF (0.34 Acres)

1,056 SF \$304.8 1999

FINANCIAL OVERVIEW

List Price

Down Payment

Cap Rate

Type of Ownership

\$321,111

100% / \$321,111 6.75%

Fee Simple

PROPERTY RENT DATA

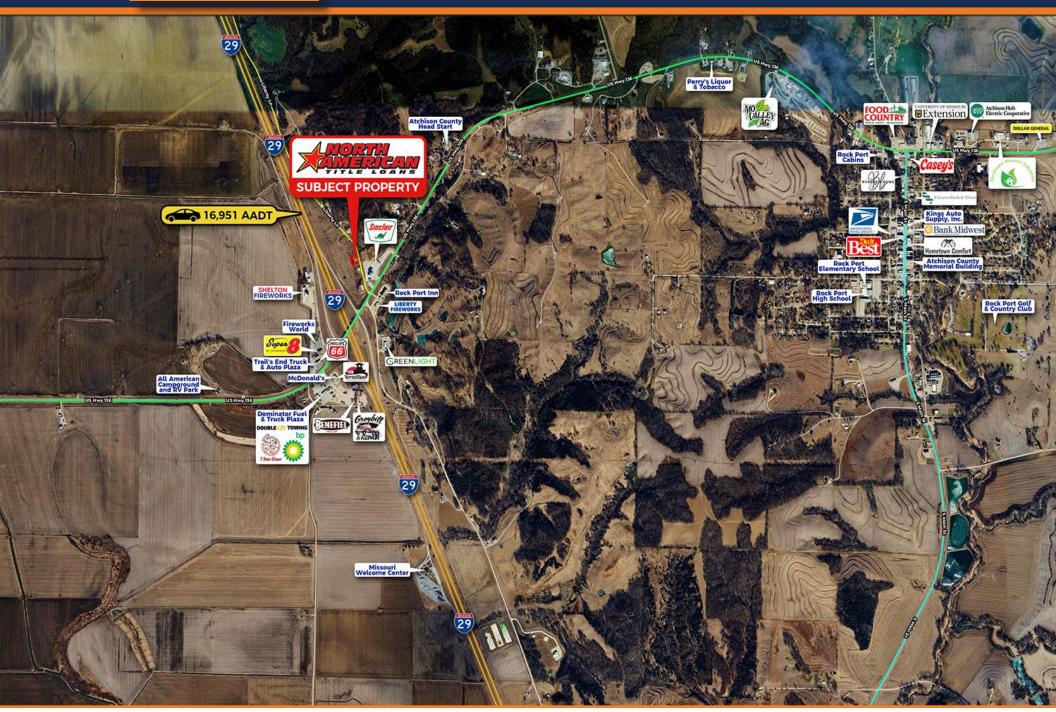
RENT INCREASES	MONTHLY RENT	ANNUAL RENT
01/24/2025 - 01/23/2026	\$1,806	\$21,675
01/24/2026 - 01/23/2027	\$1,860	\$22,325
01/24/2027 - 01/23/2028	\$1,916	\$22,995
01/24/2028 - 01/23/2029	\$1,974	\$23,685
01/24/2029 - 01/23/2030	\$2,033	\$24,395
01/24/2030 - 01/23/2031	\$2,094	\$25,127
01/24/2031 - 01/23/2032	\$2,157	\$25,881
01/24/2032 - 01/23/2033	\$2,221	\$26,658
01/24/2033 - 01/23/2034	\$2,288	\$27,457
01/24/2034 - 01/23/2035	\$2,357	\$28,281
01/24/2035 - 01/23/2036	\$2,427	\$29,129
01/24/2036 - 01/23/2037	\$2,500	\$30,003
01/24/2037 - 01/23/2038	\$2,575	\$30,903
01/24/2038 - 01/23/2039	\$2,653	\$31,830
Base Rent (\$20.53 / SF) Net Operating Income		\$21,675 \$21,675.00
TOTAL ANNUAL RETURN	CAP 6.75%	\$21,675

LEASE ABSTRACT

	Tenant Trade Name	North American Title Loans		
A	Tenant	Corporate Store		
-	Ownership	Private		
	Guarantor	Corporate Guarantee		
ı	Lease Type	NNN		
	Lease Term	20 Years		
ı	Lease Commencement Date	01/24/2025		
ı	Rent Commencement Date	01/24/2025		
	Expiration Date of Base Term	01/23/2045		
TATE	Increases	3% Annually		
	Options	Two 5-Year Options		
N. VAN	Term Remaining on Lease	20 Years		
	Landlord Responsibility	None		
	Tenant Responsibility	All		
7. TOTAL	Property Type	Net Leased Store		
No. of Lot	Right of First Refusal	No		



RESEARCH LOCAL STREET AERIAL







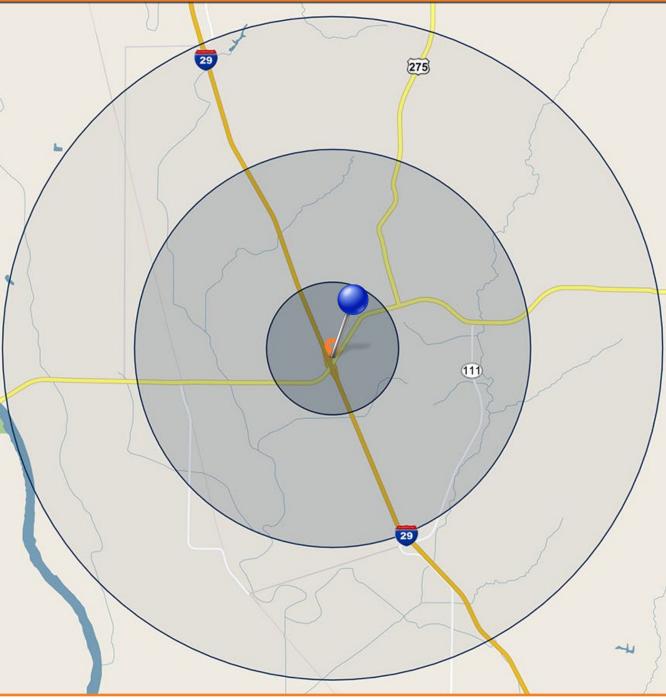
Founded in 1990 in Jonesboro, GA as Instant Cash Loans on Car Titles, Inc., NorthAmerican is one of America's most respected companies helping hardworking Americans use the equity in their vehicle to access the cash they need. NorthAmerican and its affiliated companies operate in more than twenty states nationwide.

For 25 years, we have been committed to helping customers get the hassle-free cash they need. Our company's mission is to provide assistance to our customers in accessing the cash they need using a process that is convenient and hassle-free and terms that are straight-forward and transparent. We do all this while providing you with the excellent customer service you deserve and the honesty and integrity that you would expect.

While our reach is nationwide, NorthAmerican believes in operating as a trusted member of each community that we serve. NorthAmerican, its affiliates, and its sole owner, Rod Aycox, through his charitable foundation, have donated to numerous charities and organizations including the Martin Luther King, Jr. Memorial in Washington, DC., Christmas toy drives for underprivileged children, programs to feed the homeless, youth organizations that provide computer training and after-school tutors, as well as local fire and police departments.

www.northamericantitleloans.net

Total Population 45 1,541 1,774	POPULATION	1 Mile	3 Miles	5 Miles
Total Population 45 1,541 1,774 2024 Estimate Total Population 46 1,556 1,790 2020 Census Total Population 47 1,565 1,799 2010 Census Total Population 53 1,715 1,969 Daytime Population 2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census 1 5 5 Miles 5 Miles Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate 2		1 Mile	J WIIIES	J Miles
Total Population	•	45	1 541	1 774
Total Population 46 1,556 1,790 2020 Census Total Population 47 1,565 1,799 2010 Census Total Population 53 1,715 1,969 Daytime Population 3024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection 3 Miles 5 Miles 5 Miles 2024 Estimate 14 646 759 2024 Estimate 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census 14 652 766 2010 Census 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$149,999 3.5% 4.0% 4.0% \$150,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% <	Stories review from the stories	70	1,041	1,777
2020 Census 47 1,565 1,799 2010 Census Total Population 53 1,715 1,969 Daytime Population 2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$150,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,00		46	1 556	1 790
Total Population 47 1,565 1,799 2010 Census Total Population Daytime Population 3 1,715 1,969 Daytime Population 2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.1% 5 Mil		-10	1,000	1,700
2010 Census Total Population 53 1,715 1,969 Daytime Population 2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$149,999 3.5% 4.0% 4.0% \$150,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5%		47	1.565	1 799
Total Population 53 1,715 1,969 Daytime Population 2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 2020 Census Total Households 14			1,000	1,700
Daytime Population 2024 Estimate 51 1,372 1,558		53	1.715	1.969
2024 Estimate 51 1,372 1,558 HOUSEHOLDS 1 Mile 3 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$150,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 11.1% 11.2% Under \$			1,7 10	1,000
HOUSEHOLDS 5 Miles 5 Miles 2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$149,999 3.5% 4.0% 4.0% \$150,000-\$149,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 11.1% 11.2%		51	1.372	1,558
2029 Projection Total Households 14 646 759 2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.6% 17.5% 7.5% 7.5% Under \$15,000 6.5% 7.5% 7.5% <t< td=""><td>HOUSEHOLDS</td><td>1 Mile</td><td></td><td></td></t<>	HOUSEHOLDS	1 Mile		
2024 Estimate Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	2029 Projection			
Total Households 14 648 762 Average (Mean) Household Size 2.3 2.3 2.3 2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	•	14	646	759
Average (Mean) Household Size 2.3 2.3 2.3 2020 Census 14 652 766 2010 Census 3 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate 2024 Estimate 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	2024 Estimate			
2020 Census Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	Total Households	14	648	762
Total Households 14 652 766 2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$\frac{2}{3}\$ \text{4.3\%} \text{4.4\%}\$ \$150,000-\$199,999 3.5\% \text{4.0\%} \text{4.0\%} \text{4.0\%}\$ \$15.3\% \text{15.6\%}\$ \$75,000-\$99,999 15.8\% \text{15.7\%} \text{15.5\%}\$ \$50,000-\$74,999 17.8\% \text{17.0\%} \text{17.0\%} \text{17.2\%}\$ \$35,000-\$49,999 12.6\% \text{11.0\%} \text{11.0\%} \text{10.8\%}\$ \$25,000-\$34,999 12.6\% \text{11.1\%} \text{11.2\%} \text{13.9\%}\$ \$15,000-\$24,999 12.9\% \text{11.1\%} \text{11.1\%} \text{11.2\%}\$ Under \$15,000 6.5\% \text{7.5\%} \text{7.5\%} \text{7.4\%}\$ Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	Average (Mean) Household Size	2.3	2.3	2.3
2010 Census Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	2020 Census			
Total Households 16 728 854 HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	Total Households	14	652	766
HOUSEHOLDS BY INCOME 1 Mile 3 Miles 5 Miles 2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	2010 Census			
2024 Estimate \$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	Total Households	16	728	854
\$200,000 or More 4.2% 4.3% 4.4% \$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
\$150,000-\$199,999 3.5% 4.0% 4.0% \$100,000-\$149,999 14.1% 15.3% 15.6% \$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	2024 Estimate			
\$100,000-\$149,999	\$200,000 or More	4.2%	4.3%	4.4%
\$75,000-\$99,999 15.8% 15.7% 15.5% \$50,000-\$74,999 17.8% 17.0% 17.2% \$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$150,000-\$199,999	3.5%	4.0%	4.0%
\$50,000-\$74,999	\$100,000-\$149,999	14.1%	15.3%	15.6%
\$35,000-\$49,999 12.6% 11.0% 10.8% \$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$75,000-\$99,999	15.8%	15.7%	15.5%
\$25,000-\$34,999 12.6% 14.2% 13.9% \$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$50,000-\$74,999	17.8%	17.0%	17.2%
\$15,000-\$24,999 12.9% 11.1% 11.2% Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$35,000-\$49,999	12.6%	11.0%	10.8%
Under \$15,000 6.5% 7.5% 7.4% Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$25,000-\$34,999	12.6%	14.2%	13.9%
Average Household Income \$74,783 \$75,450 \$75,775 Median Household Income \$47,395 \$41,649 \$41,624	\$15,000-\$24,999	12.9%	11.1%	11.2%
Median Household Income \$47,395 \$41,649 \$41,624	Under \$15,000	6.5%	7.5%	7.4%
	Average Household Income	\$74,783	\$75,450	\$75,775
Per Capita Income \$32,250 \$32,755 \$32,883	Median Household Income	\$47,395	\$41,649	\$41,624
	Per Capita Income	\$32,250	\$32,755	\$32,883





GEOGRAPHY: 5 MILE



POPULATION

In 2024, the population in your selected geography is 1,790. The population has changed by -9.09 percent since 2010. It is estimated that the population in your area will be 1,774 five years from now, which represents a change of -0.9 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 39.0. The population density in your area is 23 people per square mile.



HOUSEHOLDS

There are currently 762 households in your selected geography. The number of households has changed by -10.77 percent since 2010. It is estimated that the number of households in your area will be 759 five years from now, which represents a change of -0.4 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2024, the median household income for your selected geography is \$60,667, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 50.30 percent since 2010. It is estimated that the median household income in your area will be \$71,211 five years from now, which represents a change of 17.4 percent from the current year.

The current year per capita income in your area is \$32,883, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$75,775, compared with the U.S. average, which is \$101,307



EMPLOYMENT

In 2024, 789 people in your selected area were employed. The 2010 Census revealed that 52.1 percent of employees are in white-collar occupations in this geography, and 26.3 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 19.00 minutes.



HOUSING

The median housing value in your area was \$152,101 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 608.00 owner-occupied housing units and 246.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 24.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.8 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 47.0 percent in the selected area compared with the 19.7 percent in the U.S.





CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap Real Estate Investment Services. This Marketing Brochure 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. Marcus & Millichap 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased 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 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 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 leased 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 leased 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 leased 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 leased property.



SPECIAL COVID-19 NOTICE

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, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



EXCLUSIVELY LISTED BY:

BROKER OF RECORD:

DAVID SAVERIN P: (314) 889-2500

E: David.Saverin@marcusmillichap.com

LIC #: 2008013520

RONNIE ISSENBERG

Senior Managing Director

Senior Director, National Retail Division

MIAMI OFFICE

Office: (786) 522-7013

Rissenberg@marcusmillichap.com

GABRIEL BRITTI

Senior Managing Director

Senior Director, National Retail Division

MIAMI OFFICE

Office: (786) 522-7017

Gbritti@marcusmillichap.com

RICARDO ESTEVES

Senior Director

Director, National Retail Division

MIAMI OFFICE

Office: (786) 522-7054

Resteves@marcusmillichap.com



OFFICES NATIONWIDE www.marcusmillichap.com