



REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to exclusively present for sale this absolute net-leased North American Title Loans property located at 110 Liberty Lane in Rock Port, Missouri. The offering features a 1,056-square-foot freestanding building situated on a 0.34-acre parcel with excellent visibility and convenient regional access.

Positioned just eight miles east of the Missouri River, Rock Port is a close-knit 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.

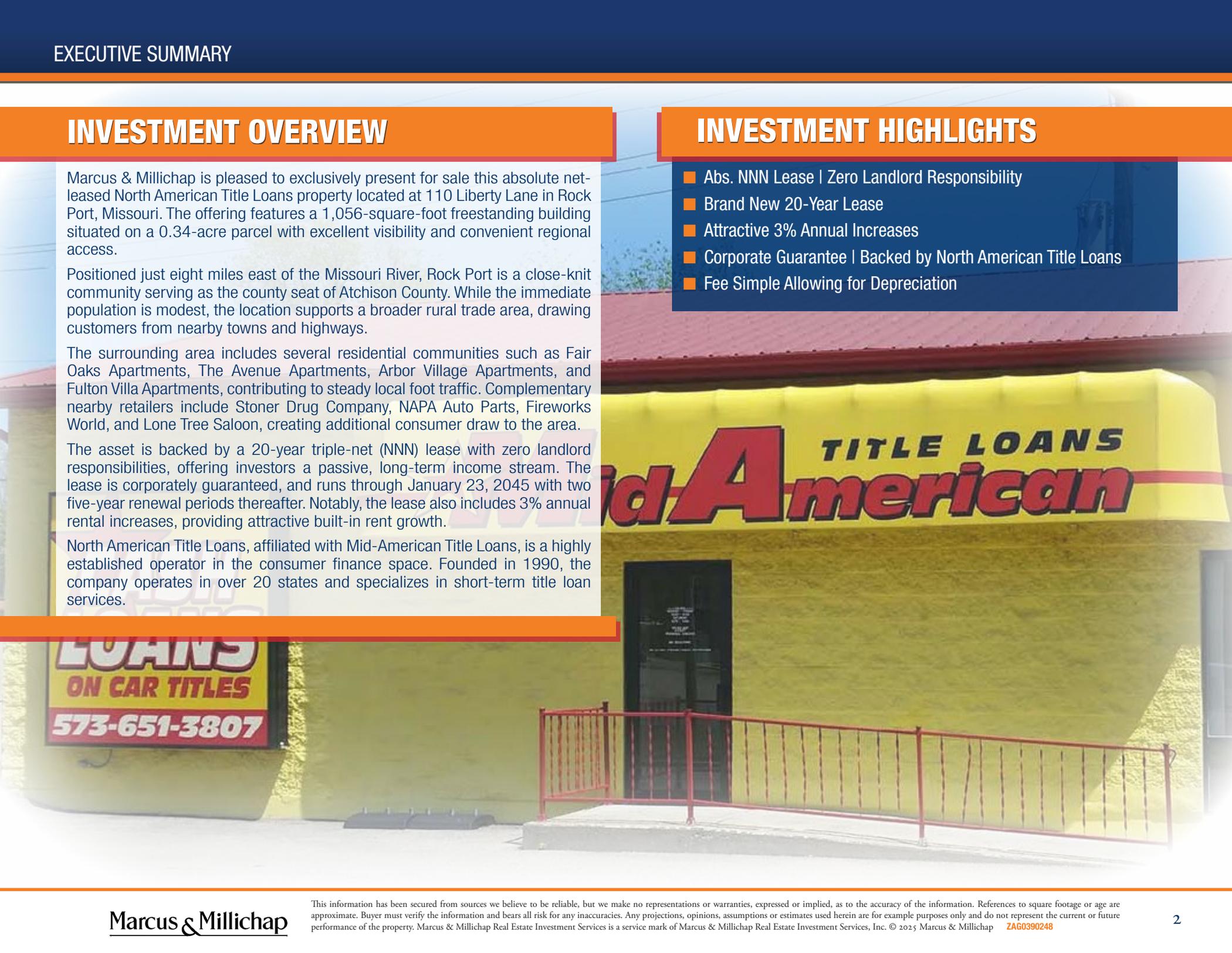
The surrounding area includes several residential communities such as Fair Oaks Apartments, The Avenue Apartments, Arbor Village Apartments, and Fulton Villa Apartments, contributing to steady local foot traffic. Complementary nearby retailers include Stoner Drug Company, NAPA Auto Parts, Fireworks World, 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.

INVESTMENT HIGHLIGHTS

- Abs. NNN Lease | Zero Landlord Responsibility
- Brand New 20-Year Lease
- Attractive 3% Annual Increases
- Corporate Guarantee | Backed by North American Title Loans
- Fee Simple Allowing for Depreciation



LOANS
ON CAR TITLES
573-651-3807

THE OFFERING

North American Title Loans
 110 Liberty Lane
 Rock Port, Missouri 64482



PROPERTY DETAILS

Lot Size	14,810 SF (0.34 Acres)
Rentable Square Feet	1,056 SF
Price/SF	\$293.22
Year Built	1999

FINANCIAL OVERVIEW

List Price	\$309,642
Down Payment	100% / \$309,642
Cap Rate	7.00%
Type of Ownership	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)		\$21,675
Net Operating Income		\$21,675.00
TOTAL ANNUAL RETURN	CAP 7.00%	\$21,675

LEASE ABSTRACT

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



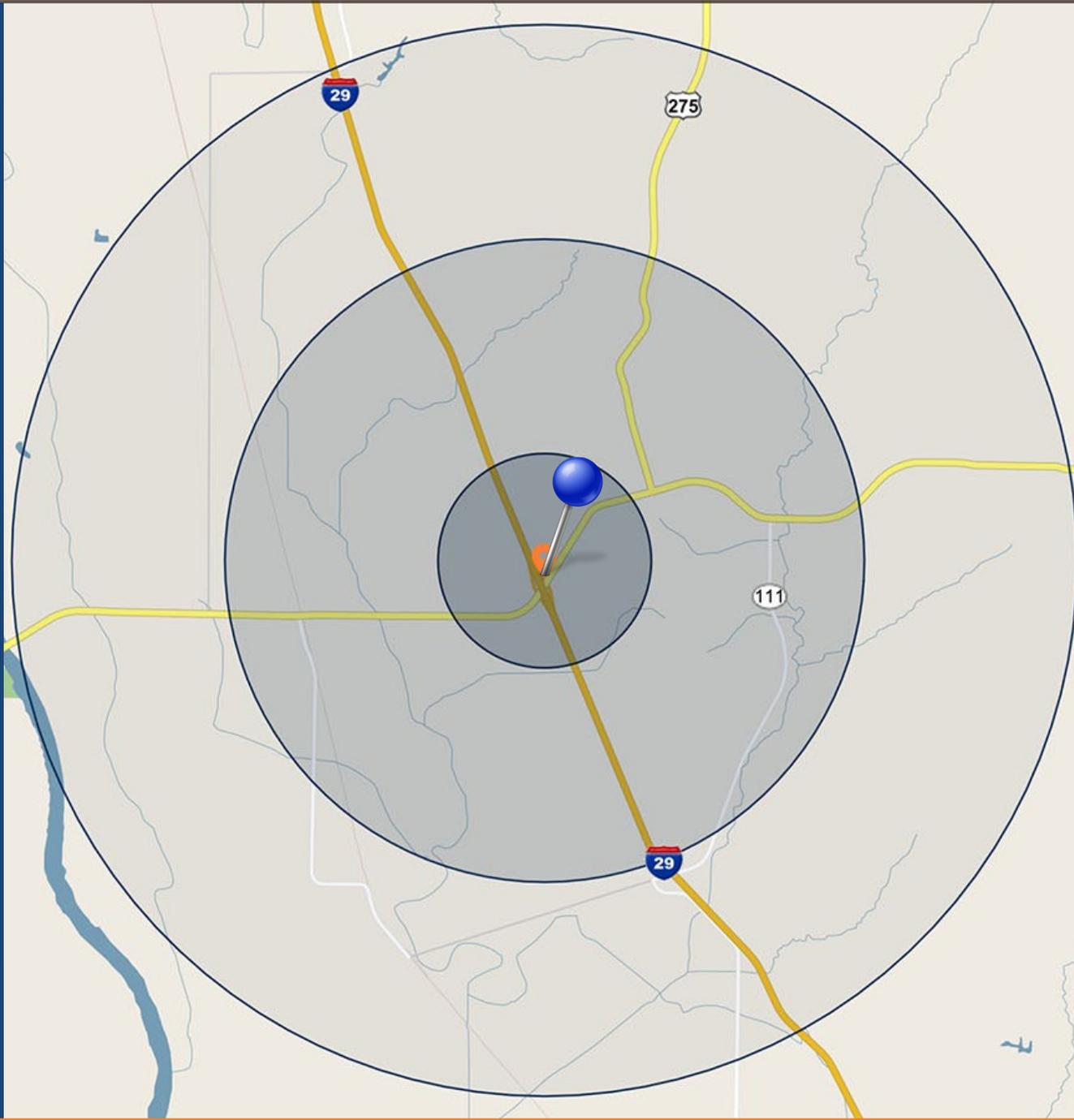


Founded in 1990 in Jonesboro, GA as Instant Cash Loans on Car Titles, Inc., NorthAmerican is one of America's most respected companies helping hardworking Americans use the equity in their vehicle to access the cash they need. NorthAmerican and its affiliated companies operate in more than twenty states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



POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
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			
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
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.

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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.

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SPECIAL COVID-19 NOTICE

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Marcus & Millichap

Real Estate Investment Sales + Financing

The Retail Real Estate Investment Leader

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