

TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

TEXAS CAR TITLE & PAYDAY LOAN
SERVICES, INC.



HighStreet
NET LEASE GROUP
Net Lease Expertise

5851 San Felipe
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Investment Summary



OFFERING SUMMARY

PRICE	\$1,220,000
COST/ BUILDING SF	\$259
COST/ LOT SF	\$90
NOI	\$76,301
CAP RATE	6.25%

PROPERTY SUMMARY

ADDRESS	821 FM 1960 Houston, Texas 77090
COUNTY	Harris
BUILDING AREA	4,700 SF
LAND AREA	+/- 13,477 SF (0.31 acres)
BUILT	1978, Renovated in 2015

RENT ROLL

TENANT NAME	SIZE		MONTHLY RENT			LEASE TERM				
	SQUARE FOOTAGE	% OF PROPERTY	MONTHLY RENT	BASE \$ / SF	% OF TOTAL	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Texas Car Title and Payday Loans, Inc.	4,700	100%	\$6,358.43	\$16.23	100%	Feb. 1 st Each Year	3% Annually	1/16/2015	1/31/2025	N/A
OCCUPIED SF	4,700	100%	\$6,358.43	\$16.23	100%					
VACANT SF	0	0.00%	0	0	0.00%					
TOTAL / WTD AVG	4,700	100%	\$6,358.43	\$16.23	100%					



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Investment Overview



- 4,700 SF retail building that is 100% occupied by Texas Car Title and Payday Loans, Inc.
- Corporate lease with well established company, over 114 locations throughout Texas. Parent company is Community Loans of America, Inc., with over 1,000 locations throughout 25 states.
- Tenant remained open and current with rent throughout entirety of pandemic.
- Tenant has occupied building since 2015: just renewed for an additional 5 years (through 2025) with 3% increases annually.
- Lease Type: NN (Landlord responsible for roof & structure)
- Built in 1978, renovated in 2015.
- Located on the south side of FM 1960 (Cypress Creek Pkwy) less than 1 mile from I-45
- Traffic counts along FM 1960 of approximately 57,000 cars per day.
- Prime Location, Great Visibility, Excellent Investor Opportunity.



DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	17,231	114,468	299,358
AVERAGE H.H. INCOME	\$54,768	\$74,203	\$80,256



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Lease Abstract



LEASE SUMMARY

LEASE TERM	+/-3 years remaining
TENANT	Texas Car Title and Payday Loans, Inc. – 114 locations across Texas
PREMISES	4,700 SF building on approximately 0.31 acres of land.
LEASE COMMENCEMENT	January 16, 2015
LEASE EXPIRATION	January 31, 2025
RENEWAL OPTIONS	N/A
INCREASE DATES	3% on 2/1/2023 3% on 2/1/2024
LEASE TYPE	NN
INSURANCE	Paid by Tenant
PARKING LOT MAINTENANCE	Paid by Tenant
PROPERTY TAXES	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord
UTILITIES	Paid by Tenant

ESTIMATED OPERATING INFORMATION

INCOME

GROSS POTENTIAL RENT	\$76,301
EXPENSE REIMBURSEMENT	NNN
EFFECTIVE GROSS INCOME	\$76,301
LESS EXPENSES	NNN
NET OPERATING INCOME	\$76,301



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TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Aerial Photo

TEXAS CAR TITLE & PAYDAY LOAN
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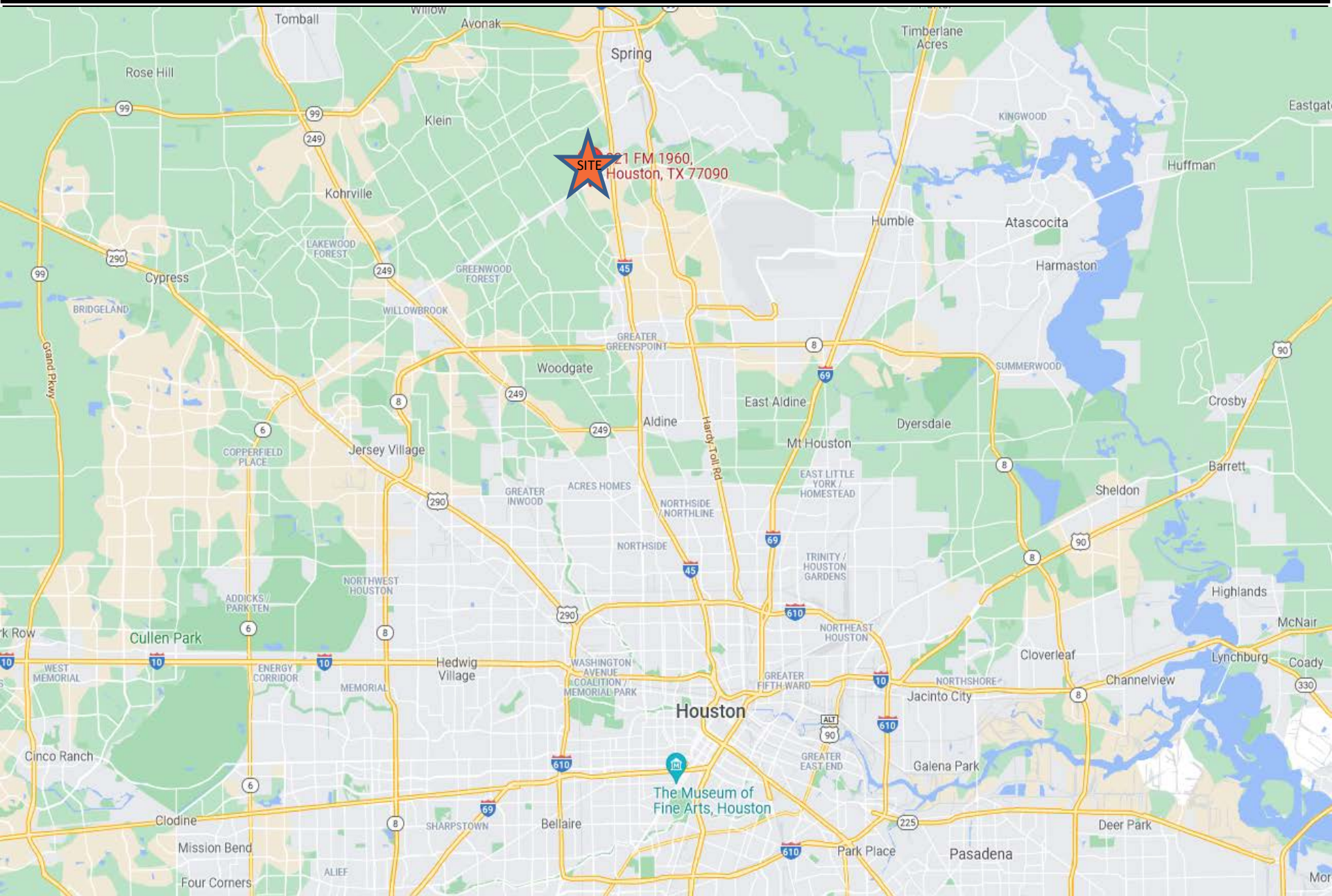
TEXAS CAR TITLE & PAYDAY LOAN
SERVICES, INC.



TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Location Map

TEXAS CAR TITLE & PAYDAY LOAN
SERVICES, INC.



TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Area Retail Map Looking West

TEXAS CAR TITLE & PAYDAY LOAN
SERVICES, INC.



Walgreens

CVS
pharmacy

Foodtown
Shop Foodtown. That's Smart!

LA MICHOGACANA
MEAT MARKET
SINCE 1980

Quest
Diagnostics

Red Oak Dr.

SMOOTHIE KING
PAPA JOHN'S
metroPCS
SUBWAY

DUNKIN'
DONUTS



FM 1960 – 57,000 CPD

Comerica



TEXAS CAR TITLE & PAYDAY LOAN

TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Area Retail Map Looking North

TEXAS CAR TITLE & PAYDAY LOAN
SERVICES, INC.



HCA Houston
Healthcare

Luby's



FM 1960 - 57,000 CPD

Comenca



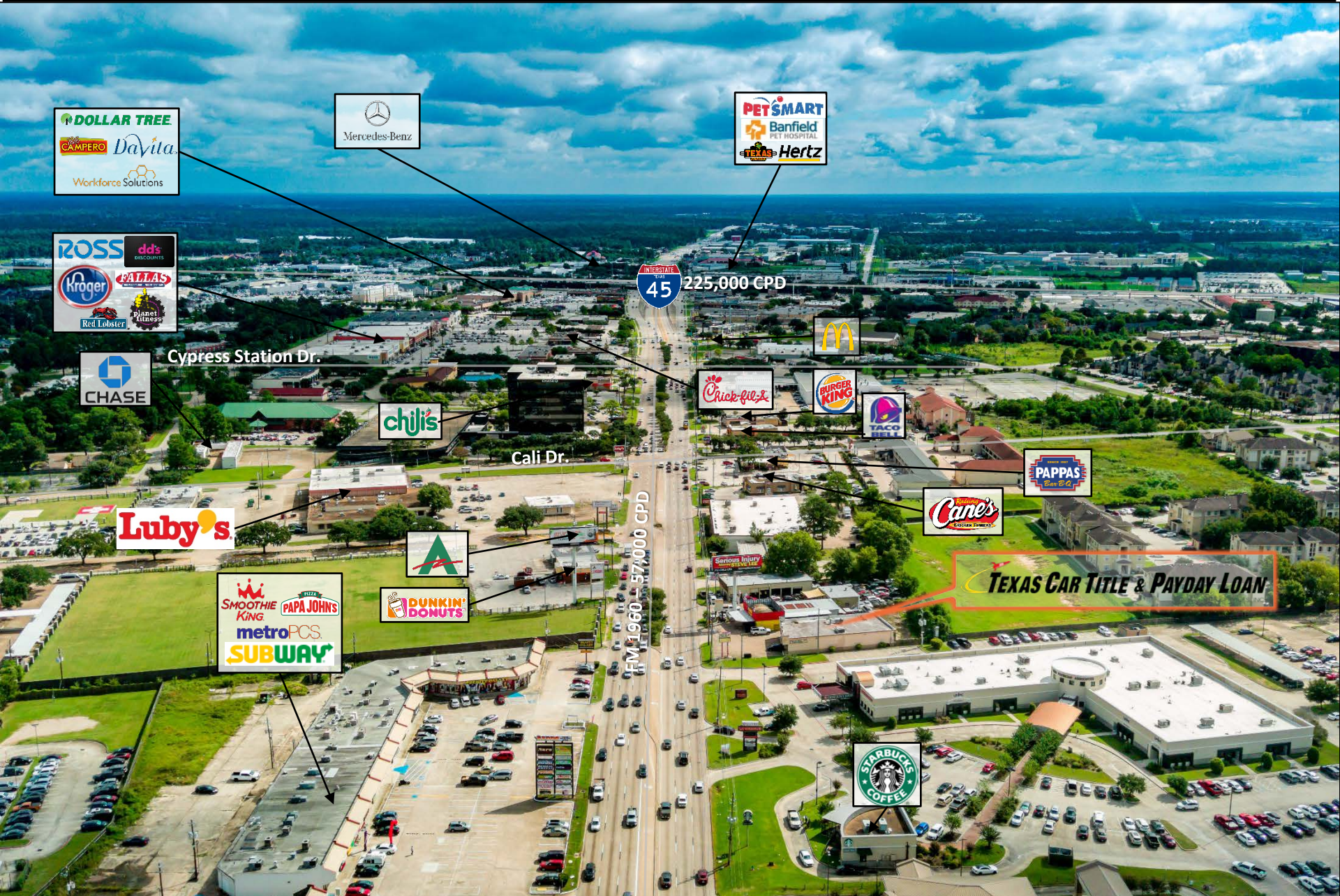
TEXAS CAR TITLE & PAYDAY LOAN



TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Area Retail Map Looking East

TEXAS CAR TITLE & PAYDAY LOAN
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TEXAS CAR TITLE & PAYDAY LOAN – Houston, Texas

Site Plan

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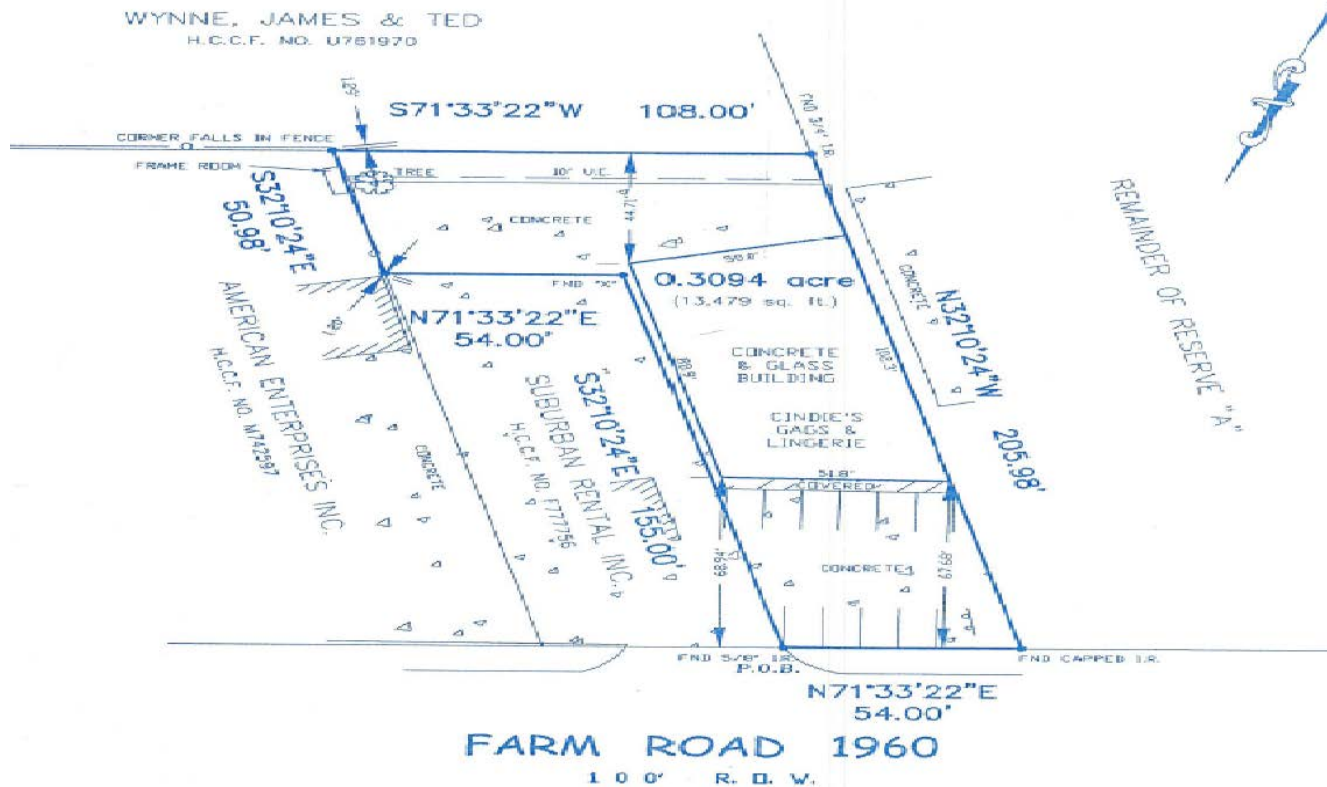
This property IS NOT located in
the 100 year flood plain & is
in insurance rate map zone X
as per map 48201C/D265J
dated 11-6-96.

SCALE: 1" = 40'

LEGEND:

U.E.—UTILITY EASEMENT
R.O.W.—RIGHT OF WAY
I.R.—IRON ROD
—O—CHAIN LINK FENCE

WYNNE, JAMES & TED
H.C.C.F. NO. U761970



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With 114 locations across the state, Texas Car Title and Payday Loan Services assists clients in getting title loans, payday loans or signature installment loans to handle any financial emergency that may arise.

With experience and professionalism, Texas Car Title and Payday Loan Services, Inc. offers clients fast access to cash in as little as thirty minutes. The company's statewide network allows clients to access the cash they need without ever having to leave the comfort of their home.

Consumer Loans of America, Inc. is the parent company. Based in Georgia and established in 1994, they operate over 1,000 locations across 25 states, including the Texas Car Title & Payday Loan brand.



Houston, Texas

Houston is the most populous city in Texas with more than 2.33 million people, and the 4th largest city in the United States, behind only New York, Los Angeles, and Chicago. Houston is home to the 2nd largest concentration of Fortune 1000 companies in the country with 49, behind only New York. Houston is recognized worldwide for its energy industry, which has helped the city top rankings for job creation in recent years, but the economy of the city has become widely diversified amongst healthcare, manufacturing, aeronautics, transportation, finance, information technology, and trade. The Port of Houston is the top ranked port in the U.S. for international tonnage and is the largest container port along the entire Gulf Coast, making it a major economic driver for Houston and the surrounding region.

Houston is the most diverse city in Texas and has been described as the most diverse city in the U.S., thanks to a large and growing international community. More than 145 different languages are spoken in Houston. The Museum District is home to a multitude of cultural institutions which attract over 8 million visitors annually.

Even with the adjustment in oil prices starting in late 2014, the Houston metro area added more jobs from July 2014 to July 2015 than any other metro area in America. The Houston population has grown by approximately 1,000,000 people since 2010, and projections indicate that Houston will overtake Chicago as the 3rd largest city in the U.S. within the next decade. Houston holds the top spot for the largest increase in population between 2010 – 2018, adding nearly 232,000 people.



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