

Net Lease | 7.9% cap rate
Forest Park, GA
Investment Opportunity



Actual Site Photo

For more information, please contact:

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Title Max

\$575,000 | 7.9% cap rate

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Investment Highlights



Old Dixie Highway
Forest Park, Georgia

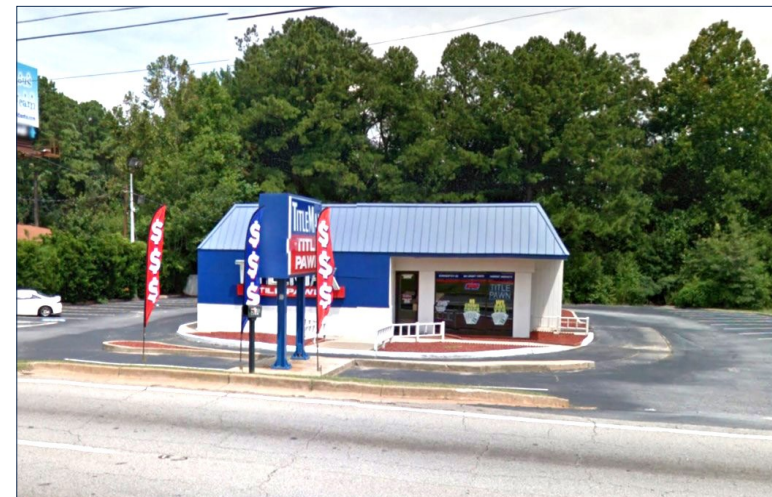
- Established true NNN lease single tenant investment property
- Offered at 7.9% cap rate* and blended average cap rate over the remaining term of 9.54%
- 21 years remaining on original 30 year term with periodic tenant termination options
- Annual 2% rent increases
- Located in Atlanta MSA in busy four lane southside location with over 20K vehicles per day
- Abundant area retail, medical, university, self storage, & other traffic generators
- 5 mile population over 169,699
- Corporate guaranteed by Georgia based TMX Finance LLC



Bull Realty is pleased to offer this single tenant TitleMax triple net lease investment in Forest Park, Georgia. This 30 year lease, which commenced in December 2007, increases 2% per year. This +/- 2,971 sq ft store is located on a +/- .89 acre site on a major retail artery with traffic counts of 20,840 vehicles per day. The population is over 169,699 with an average household income just over \$43,867 within a 5 mile radius.

Forest Park is located in Clayton County, which is in the southern portion of the Atlanta MSA. The site is located near the major interstates as well as near several large malls, universities, medical center, and Atlanta's Hartsfield Jackson International Airport.

TitleMax is one of the nation's largest title lending companies providing title loans to over 2,500 people every day. Since its inception in 1998, TitleMax has grown to over 1,400 stores in 17 states, including Alabama, Arizona, California, Delaware, Georgia, Illinois, Mississippi, Missouri, Nevada, New Mexico, Ohio, South Carolina, Tennessee, Texas, Utah and Virginia. There are nearly 200 locations in Georgia alone.



Offered for SALE at \$575,000 or a 7.9% cap rate



Property Information



Old Dixie Highway
Forest Park, Georgia

Property Information

Subject Property:	Single Tenant
Property Address:	5970 Old Dixie Highway Forest Park, GA 30297 Clayton County
Price:	\$575,000
Rentable Square Feet:	+/- 2,971 sq ft
Price per Square Foot:	\$193.54
Current NOI:	\$44,305
Cap Rate:	7.9%*
Blended Cap Rate for Term:	9.54%
Rent/sq ft:	\$14.62/sq ft
Year Built:	1977
Lot Size:	+/- .89 acres
Type of Ownership:	Fee Simple

* as of 12/1/15

Expenses:

Tenant Responsibilities: Utilities, all exterior and interior maintenance, full reimbursement for real estate taxes and insurance.

Landlord Responsibilities: Purchase of property Insurance and payment of real estate taxes, both of which are 100% reimbursed by Tenant.

Rent Schedule

Blended			Blended		
Year	Base Rent	CAP	Year	Base Rent	CAP
12/1/14 - 11/30/15	\$44,305		12/1/25 - 11/30/26	\$55,087	
12/1/15 - 11/30/16	\$45,191		12/1/26 - 11/30/27	\$56,189	9.4%
12/1/16 - 11/30/17	\$46,095	7.9%	12/1/27 - 11/30/28	\$57,313	
12/1/17 - 11/30/18	\$47,017		12/1/28 - 11/30/29	\$58,459	
12/1/18 - 11/30/19	\$47,957		12/1/29 - 11/30/30	\$59,628	
12/1/19 - 11/30/20	\$48,916		12/1/30 - 11/30/31	\$60,821	
12/1/20 - 11/30/21	\$49,894		12/1/31 - 11/30/32	\$62,037	10.4%
12/1/21 - 11/30/22	\$50,892	8.5%	12/1/32 - 11/30/33	\$63,278	
12/1/22 - 11/30/23	\$51,910		12/1/33 - 11/30/34	\$64,544	
12/1/23 - 11/30/24	\$52,948		12/1/34 - 11/30/35	\$65,835	
12/1/24 - 11/30/25	\$54,007		12/1/35 - 11/30/36	\$67,151	
			12/1/36 - 11/30/37	\$68,494	11.5%

Lease Summary

Tenant Trade Name:	TitleMax
Tenant:	TitleMax of Georgia, Inc.
Lease Guaranty:	TMX Finance, LLC
Lease Type:	Triple Net Lease
Rent Commencement:	December 1, 2007
Lease Expiration:	November 30, 2037
Rent Escalations:	2% annually
Percentage Rent:	No
Early Termination Option:	On the 10th, 15th, 20th and 25th anniversary of the Rent Commencement Date with not less than 90 days written notice.
Right of First Refusal:	Tenant has 30 days to exercise after receipt of offer notice.



Retail Aerial View



Old Dixie Highway
Forest Park, Georgia

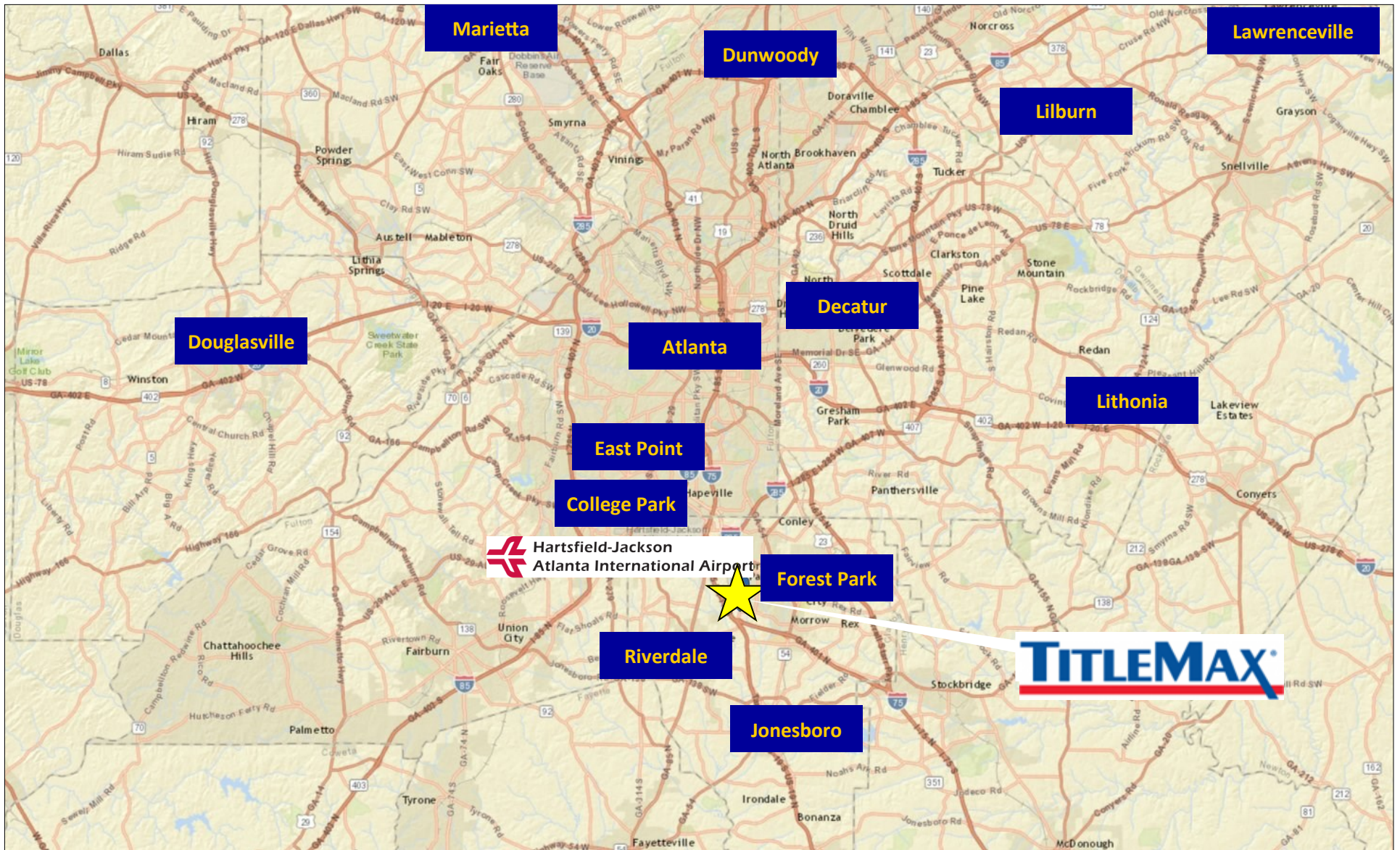




Location Maps



Old Dixie Highway
Forest Park, Georgia



Demographics & Traffic Count



Old Dixie Highway
Forest Park, Georgia

2015 Demographics (Esri)	
	1 mile
Population	10,828
Households	3,454
Average Household Income	\$36,674
	3 mile
Population	71,289
Households	25,496
Average Household Income	\$39,831
	5 mile
Population	169,699
Households	60,415
Average Household Income	\$43,867



Tenant Overview



Old Dixie Highway
Forest Park, Georgia



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. It's parent company, TMX Finance is based in Savannah, GA.



TMX Finance, the parent company and guarantor, is based in Savannah, GA. It has grown to over 1,400 stores in 17 states, including Alabama, Arizona, California, Delaware, Georgia, Illinois, Mississippi, Missouri, Nevada, New Mexico, Ohio, South Carolina, Tennessee, Texas, Utah and Virginia. They serve individuals who generally have limited access to consumer credit from other lending sources. The title loan products that they offer, at competitive rates, allow customers to meet their liquidity needs by borrowing against the value of their vehicles while still retaining the use of the vehicles during the term of the loan.

In addition to the TitleMax brand, TMX Finance has a family of brands which includes TitleBucks and InstaLoan.



The tenant has the conditional right to terminate their lease only if governmental laws/restrictions are enacted that have a negative material impact on tenant's business regarding title pawn regulation in the state of Georgia.

TitleMax [WEBSITE](#)





Forest Park, Georgia

The City of Forest Park is located in northern Clayton County nine miles south of the City of Atlanta. The city has an advantageous geographic location in the southern metropolitan region, having convenient access to Interstate 75 and Interstate 285 and five miles east of Hartsfield-Jackson International Airport. The City of Forest Park also includes the Fort Gillem Military Reservation which encompasses 1,465 acres and is located in the northern section of the city.

History:

From one square mile known as Forest Station/ Astor when chartered in 1908 to today's nine point three square miles known as Forest Park the identity of this area has changed dramatically. Early settlers were primarily farming families with an influx of railroad employees as the town became an important railroad point.

Today Forest Park has a population of approximately 21,447 and operates with a council-manager form of government providing a full complement of support services to it's citizens.

Area Attractions:

State Farmers Market: With 146 acres, the State Owned Market is the distribution hub for the S.E. and Eastern Seaboard and contributes direct economic impact of \$3 billion overall.

Clayton State University: Clayton State University was founded in 1935 and has since developed into a well-known college, located just outside the City of Forest Park.

Downtown Atlanta: Forest Park is a prime location for Atlanta workers who want an easy commute into the city.



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NANCY MILLER

Nancy Miller joined Bull Realty in 2001 after being a client of the firm. She specializes in income producing properties, including single and multi-tenant retail properties. Her primary focus is on national credit tenant investment properties. Since joining Bull Realty, Nancy has successfully brokered nearly \$250M in investment sales. She and the Net Lease Investment Group list and sell single tenant properties throughout the US, and are recognized retail net lease industry leaders. They publish a quarterly investor newsletter, a monthly electronic newsletter, periodic retail industry surveys, and contribute to the company's retail blog. In addition, Nancy periodically appears on the Commercial Real Estate Show, a national weekly radio show hosted and produced in Atlanta by broker Michael Bull.

Nancy has held a real estate license for over 25 years and is licensed in several southeastern 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 holds the prestigious CCIM designation. She also holds a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School.



William Jackel
Associate | National Net
Lease Investment Group
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WJackel@BullRealty.com

WILL JACKEL

Will Jackel joined Bull Realty and its National Net Lease Investment Group, led by 14-year Bull Realty veteran broker and Senior Vice President, Nancy Miller, in late 2013. Will recently completed his course work for the prestigious CCIM designation. In just over one year, he has been involved in over \$14M in single tenant transactions.

Prior to joining the Bull Realty team, Will played professional baseball from 2007—2011 with the Florida Marlins and the Philadelphia Phillies. He brings his strong leadership and competitive skills honed on the baseball diamond to better serve his clients.

Most recently, Will owned and operated a baseball recruiting service, where he developed his passion for giving back through helping student athletes obtain college scholarships. Baseball taught Will the value of preparation and how to persevere through adversity toward a goal which makes him an outstanding real estate professional.

Will attended Florida State University and when not working, he enjoys hunting, fishing, hiking and most of all, spending quality time with his two-year-old son.



Confidentiality Agreement



Old Dixie Highway
Forest Park, Georgia

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 TitleMax, 5970 Old Dixie Highway, Forest Park, Georgia. 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, n or 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 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 Bull Realty, Incorporated 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.

Accepted and agreed to this _____ day of _____, 2015.

Receiving Party

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

Fax _____

Broker

Signature _____

You may return the executed agreement by fax (404-876-7073) or email.

Bull Realty, Inc. | 50 Glenlake Parkway, Suite 600 | Atlanta, GA 30328

Bull Realty GA license #20209 | Nancy Miller GA license #126108 | Will Jackel GA license #355203

