

LOANSTAR TITLE LOANS

2924 FM 365
NEDERLAND, TX 77627



OFFERING MEMORANDUM

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

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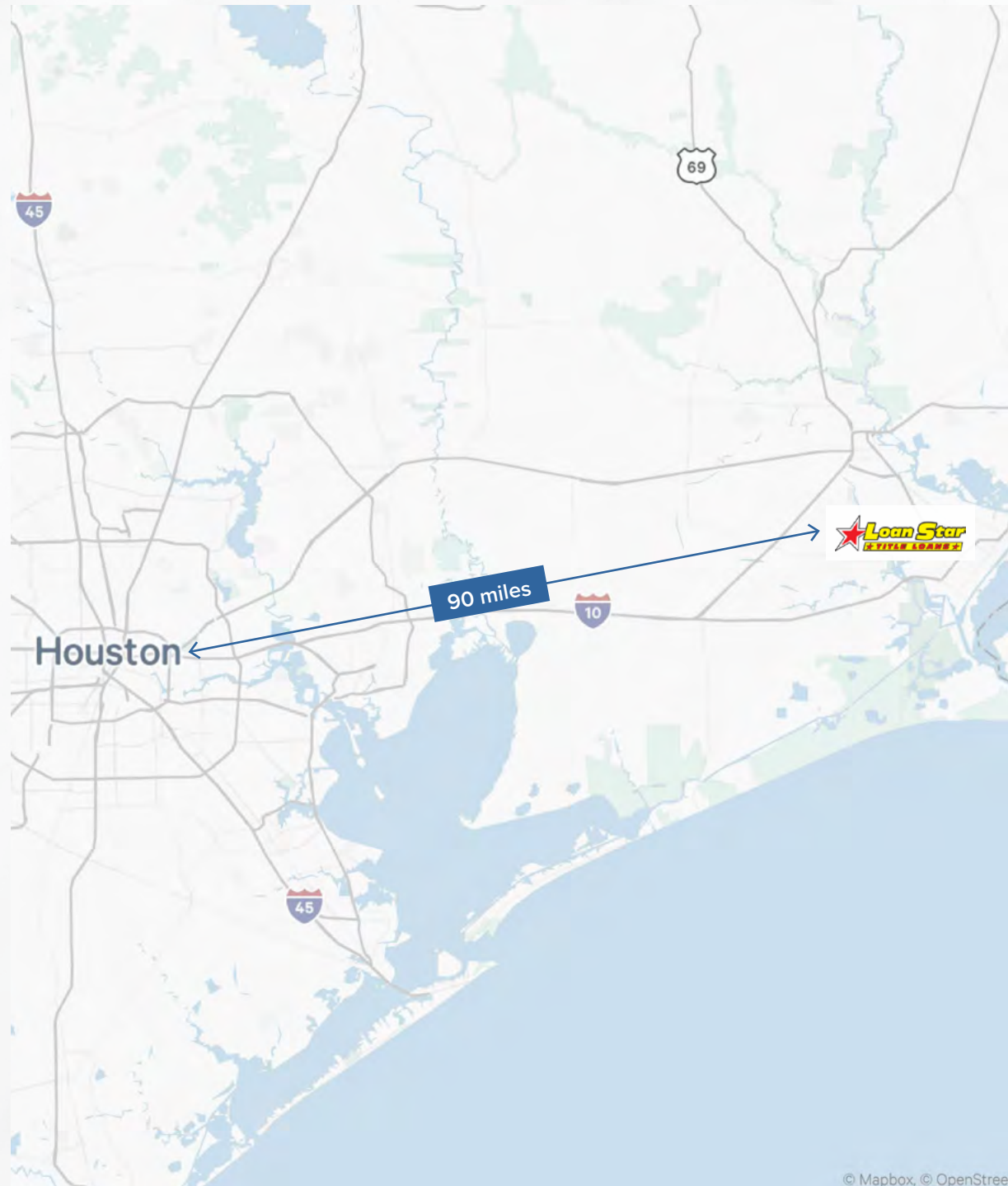
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INVESTMENT SUMMARY



PRICING

\$941,837



CAP RATE

6.75%



NOI

\$63,574



LEASE TERM

18+ YEARS



INCREASES

3% ANNUALLY

INVESTMENT HIGHLIGHTS

LOANSTAR TITLE LOANS

LoanStar Title Loans (North American Title Loans) is a financial services company specializing in short-term title loans. They offer title loans, where borrowers use their vehicle's title to secure loans up to \$10,000. LoanStar's mission is to provide assistance to customers using a process that is convenient and hassle-free with terms are straightforward and transparent.

LONG-TERM ABSOLUTE TRIPLE NET (NNN) LEASE

There are 18+ years remaining on an Absolute Triple Net (NNN) lease, resulting in zero landlord management responsibilities. Tenant is responsible for property taxes, insurance, and all repairs & maintenance at the property, including the roof and structure. There are 3% annual rental increases built into the lease, providing positive rent growth and a hedge against inflation.

LOCATED IN DOMINANT RETAIL CORRIDOR

The subject property benefits from its strategic location along a dense stretch of retail on FM 365, across from Central Mall, a 700,000+ SF indoor shopping mall that includes anchor tenants such as Target, Dillard's, J.C. Penney, TJ Maxx, and more. Other national retails in the area include Walmart Supercenter, Lowe's, Hobby Lobby, Academy Sports, Best Buy, Dollar Tree, Petco, Ross, and many more.

CORPORATE GUARANTEE FROM SELECT MANAGEMENT RESOURCES

The lease is corporately guaranteed by Select Management Resources, LLC, the parent company of LoanStar Title Loans/North American Title Loans, which has 425+ locations in 20 states across the United States and is rapidly expanding nationwide.

EXCELLENT SITE-LEVEL VISIBILITY

LoanStar Title Loans benefits from having frontage on Farm to Market 365, which has excellent traffic counts of 28,517 vehicles per day. Additionally, the property is approximately half of a mile from a point of entry to US-287/US-69/US-96, which has daily traffic counts exceeding 63,950 vehicles in this area.

LEASE ABSTRACT

Tenant	LoanStar Title Loans
Address	2924 FM 365, Nederland, TX 77627
Price	\$941,837
Cap Rate	6.75%
NOI	\$63,574*
Gross Leaseable Area	3,550 SF
Lot Size	0.52 AC
Year Built	1993

Lease Type	Absolute Triple Net (NNN)
Original Lease Term	20 Years
Rent Commencement Date	9/27/2024
Lease Expiration Date	9/30/2044
Term Remaining	18+ Years
Rental Increases	3% Annually
Renewal Options	2, 5-Year
Lease Guarantor	Select Management Resources, LLC

*Pricing based on rental increase scheduled for 10/1/2026 - Seller to credit Buyer at COE

Absolute Net Lease:	This Lease is an absolute net lease and Landlord shall not be required to provide any services or do any act or thing with respect to the Premises or the appurtenances thereto.
Taxes:	Tenant shall be responsible for all Taxes with respect to the Premises. Landlord shall furnish Tenant with all applicable tax bills, public charges and other assessments or impositions and Tenant shall forthwith pay the same either directly to the taxing authority or, at Landlord’s option, to Landlord.
Insurance:	Tenant shall be responsible for all Insurance Charges with respect to the Premises. “Insurance Charges” shall mean the premiums and deductibles paid by Tenant for commercial general liability insurance, property damage insurance, and any other insurance coverage which Landlord reasonably determine necessary.
Utilities:	Tenant shall pay for all public and other utilities and related services rendered and furnished to the Premises during the Term, including but not limited to, gas, heat, light, power, telephone, water, sprinkler charges and other utilities and services used on or provided to the Premises.
Repairs & Maintenance:	Tenant shall maintain and repair, at Tenant’s sole cost and expense any and all portions of the Building and the Premises, in good repair, including, but not limited to, all electrical panels, utilities (except for exterior sewer lines), fire suppression systems, plumbing, electrical systems, landscaping, parking areas, sidewalks, lighting, HVAC units and systems, roof, and structural elements serving the Building, and shall keep the Premises in good and sanitary condition. Landlord shall not be required to make any alterations, reconstructions, replacements, changes, additions, improvements, repairs or replacements, or perform any maintenance, of any kind or nature whatsoever to the Premises or the Building.

RENT SCHEDULE			RENT SCHEDULE		
Dates	Annual Base Rent	Increases	Dates	Annual Base Rent	Increases
10/1/2026 - 9/30/2027	\$63,574.43	-	10/1/2035 - 9/30/2036	\$82,950.21	3%
10/1/2027 - 9/30/2028	\$65,481.66	3%	10/1/2036 - 9/30/2037	\$85,438.72	3%
10/1/2028 - 9/30/2029	\$67,446.11	3%	10/1/2037 - 9/30/2038	\$88,001.88	3%
10/1/2029 - 9/30/2030	\$69,469.50	3%	10/1/2038 - 9/30/2039	\$90,641.94	3%
10/1/2030 - 9/30/2031	\$71,553.58	3%	10/1/2039 - 9/30/2040	\$93,361.19	3%
10/1/2031 - 9/30/2032	\$73,700.19	3%	10/1/2040 - 9/30/2041	\$96,162.03	3%
10/1/2032 - 9/30/2033	\$75,911.19	3%	10/1/2041 - 9/30/2042	\$99,046.89	3%
10/1/2033 - 9/30/2034	\$78,188.53	3%	10/1/2042 - 9/30/2043	\$102,018.30	3%
10/1/2034 - 9/30/2035	\$80,534.19	3%	10/1/2043 - 9/30/2044	\$105,078.85	3%

AERIALS



SITE PLAN



TENANT OVERVIEW



Tenant Name	LoanStar Title Loans
Business Summary	<p>Founded in 1990 in Jonesboro, GA , LoanStar is one of America's most respected companies helping hardworking Americans use the equity in their vehicle to access the cash they need. LoanStar's mission is to provide assistance to customers using a process that is convenient and hassle-free with terms that are straight-forward and transparent. While their reach is nationwide in over twenty states, LoanStar believes in operating as a trusted member of each community that they serve. LoanStar offers discreet cash loans on car titles up to \$10,000.</p> <p>The lease is guaranteed by Select Management Resources, the parent company of LoanStar Title Loans, which has 425+ locations in 20 states across the United States and is rapidly expanding nationwide.</p>

COMPANY FAST FACTS

Tenant Name	LoanStar Title Loans
Website	https://www.loanstartitleloans.net/en
Guarantor	Select Management Resources, LLC
Guaranty	Corporate
Sector/Industry	Financial
Number of Locations	425+

LOCATION OVERVIEW

NEDERLAND, TX

Nederland is a city in Jefferson County, located in Southeast Texas nearby the city of Beaumont and approximately 80 miles east of Houston. It is part of the Beaumont-Port Arthur metropolitan area, which has a population of nearly 400,000 people. The area is also known as the “Golden Triangle”, referring to the wealth that came from the Spindletop oil strike near Beaumont in 1901.

Nederland benefits from a strong regional economy driven by the petrochemical industry, with major employers like Valero and Motiva. While a smaller community, Nederland boasts a dedicated population and a welcoming atmosphere. The city’s proximity to attractions like the Museum of the Gulf Coast and the scenic Pleasure Island further enhances its appeal. Nederland provides a desirable environment for businesses looking to thrive in a community with a strong sense of place and regional economic stability.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population - Current Year Estimate	11,874	44,708	88,370
2030 Population - Five Year Projection	11,988	45,394	89,276
2025-2030 Annual Population Growth Rate	0.19%	0.31%	0.20%
HOUSEHOLD INCOME			
2025 Average Household Income	\$79,095	\$98,237	\$90,852
2025 Median Household Income	\$51,583	\$75,398	\$69,915





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INVESTMENT CONTACTS

JAMES WATKINS

Associate
+1 661 904 9401
Lic. 02123733
james.watkins@cbre.com

TONY ANDERSON

Senior Vice President
+1 310 303 9870
Lic. 01936642
tony.anderson@cbre.com

RICHARD BREHAUT

Senior Vice President
+1 909 560 3010
Lic. 01934760
richard.brehaut@cbre.com

KENT PRESSON

Senior Transaction Manager
+1 916 471 8780
Lic. 02076597
kent.presson@cbre.com

BROKER OF RECORD

JEFFREY JACKSON

Senior Vice President
+1 713 787 1949
Lic. 602851
jeffrey.jackson@cbre.com

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