

# 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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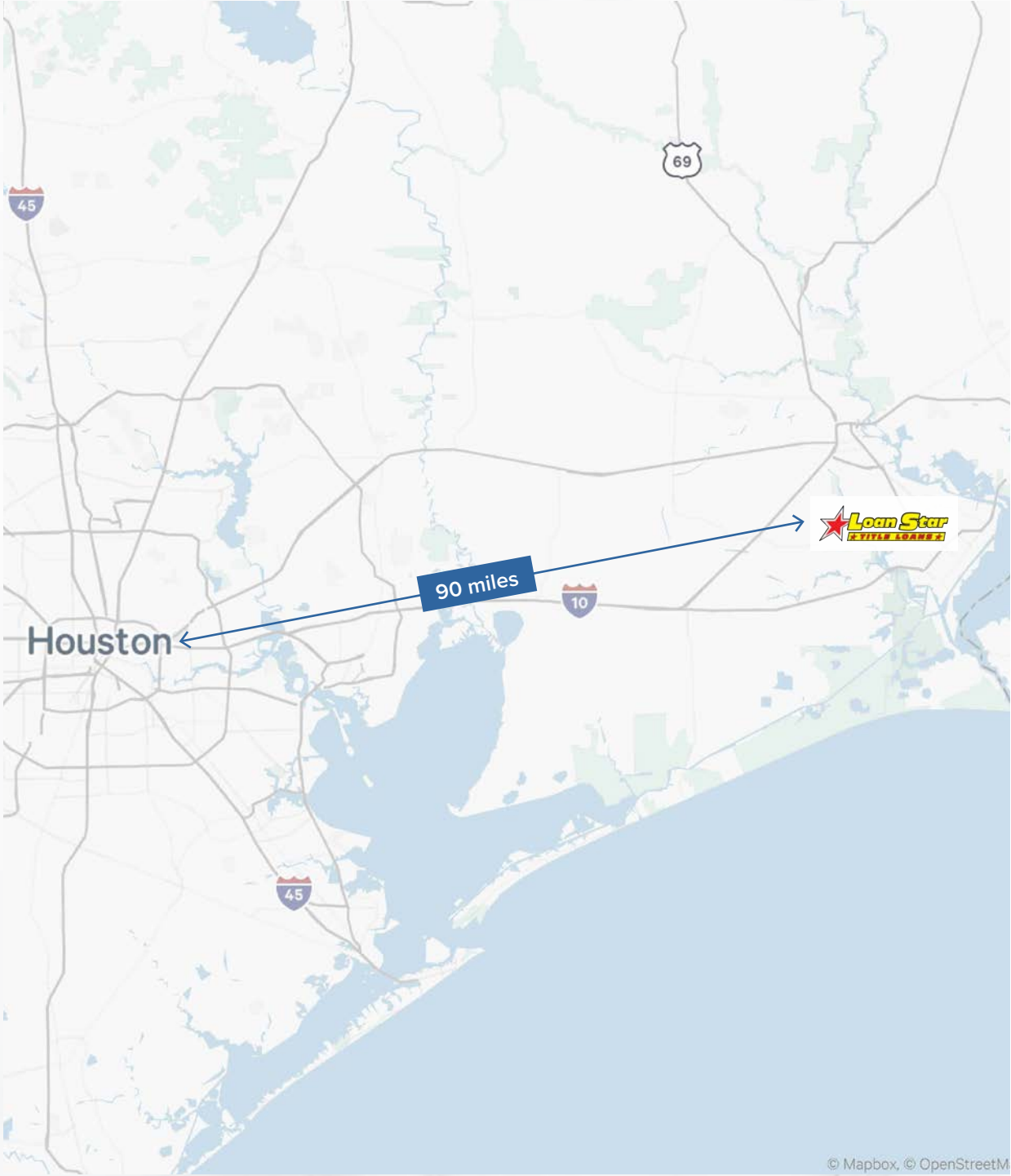
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# INVESTMENT SUMMARY



## PRICING

\$978,100



## CAP RATE

6.50%



## 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

<b>Tenant</b>	LoanStar Title Loans
<b>Address</b>	2924 FM 365, Nederland, TX 77627
<b>Price</b>	\$978,100
<b>Cap Rate</b>	6.50%
<b>NOI</b>	\$63,574*
<b>Gross Leaseable Area</b>	3,550 SF
<b>Lot Size</b>	0.52 AC
<b>Year Built</b>	1993

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

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

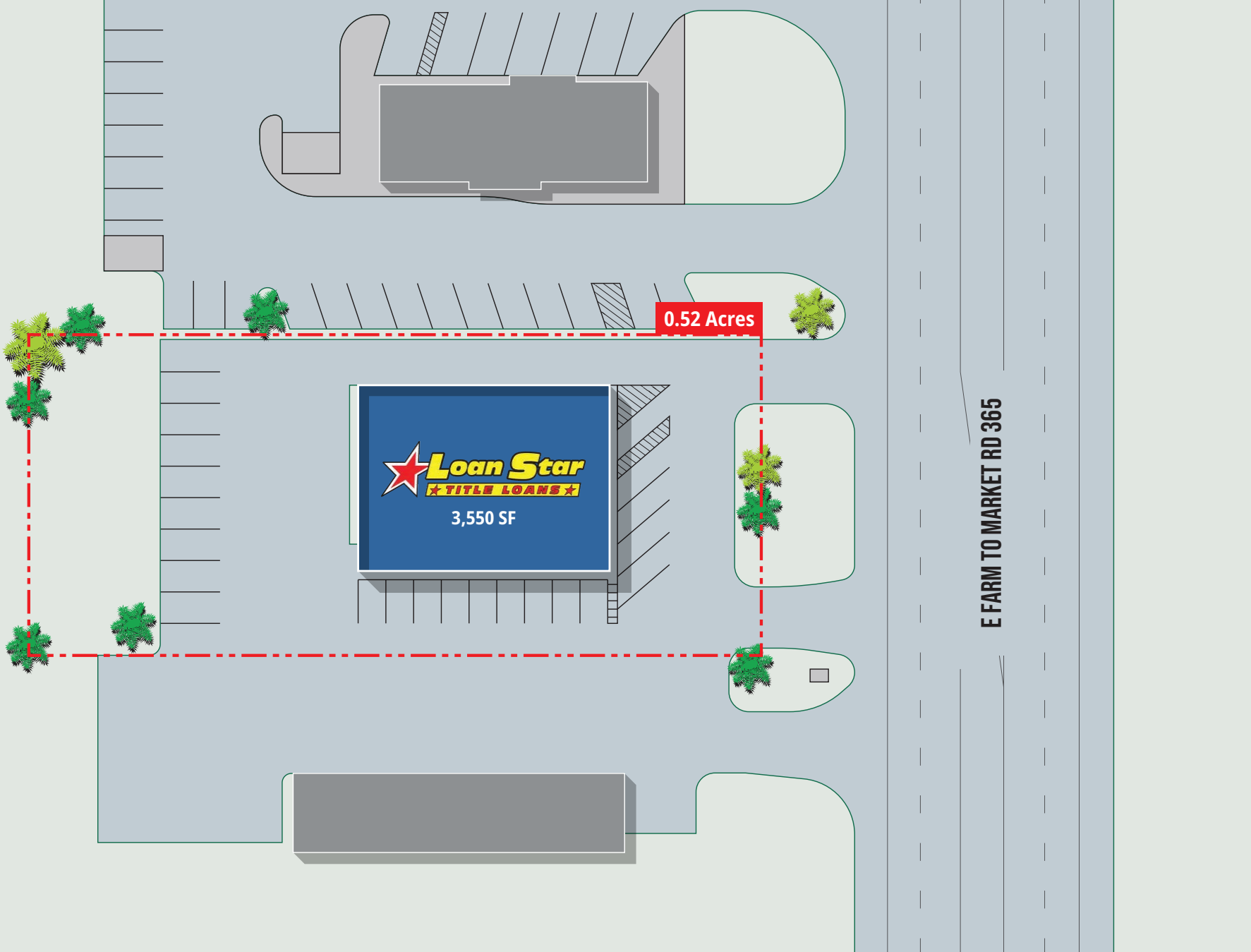
<b>Absolute Net Lease:</b>	This Lease is an absolute net lease and Landlord shall not be required to provide any services or do any act or thing with respect to the Premises or the appurtenances thereto.
<b>Taxes:</b>	Tenant shall be responsible for all Taxes with respect to the Premises. Landlord shall 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.
<b>Insurance:</b>	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.
<b>Utilities:</b>	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.
<b>Repairs &amp; Maintenance:</b>	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



<b>Tenant Name</b>	LoanStar Title Loans
<b>Business Summary</b>	<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

<b>Tenant Name</b>	LoanStar Title Loans
<b>Website</b>	<a href="https://www.loanstartitleloans.net/en">https://www.loanstartitleloans.net/en</a>
<b>Guarantor</b>	Select Management Resources, LLC
<b>Guaranty</b>	Corporate
<b>Sector/Industry</b>	Financial
<b>Number of Locations</b>	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
<b>POPULATION</b>			
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%
<b>HOUSEHOLD INCOME</b>			
2025 Average Household Income	\$79,095	\$98,237	\$90,852
2025 Median Household Income	\$51,583	\$75,398	\$69,915





# LOANSTAR TITLE LOANS

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