



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



EZPAWN
5901 Lyons Avenue
Houston, TX 77020

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,663 SF EZPAWN Located at 5901 Lyons Avenue in Houston, Texas. This Opportunity Includes a Corporate Guarantee on a High-Quality Tenant With Over 500 Locations Nationally, Providing For a Great Investment Opportunity. With a Recently Extended Lease Featuring Over 10 Years, This Asset Provides For a Long Term and Secure Investment With Ease of Management and a Strong Yield.

OFFERING SUMMARY

PRICE	\$1,338,980
CAP	6.00%
NOI	\$80,339
PRICE PER SF	\$154.56
GUARANTOR	EZCORP

PROPERTY SUMMARY

ADDRESS	5901 Lyons Avenue Houston, TX 77021
COUNTY	Harris
BUILDING AREA	8,663 SF
LAND AREA	0.29 AC
BUILT	1940



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Secure and Ease of Management Investment - Corporate Guarantee Triple Net (NNN) Lease With Over 10 Years Remaining and Two, Five Year Options to Extend
- Tenant Recently Extended the Initial Term of the Lease Demonstrating Strong Confidence in This Location For the Long-Term Investment Outlook
- EZCORP Guarantee - Parent Entity Includes Over 500 Locations in the U.S. and Latin America
- Excellent Hedge Against Inflation With a 7.5% Rental Increase on July 1, 2026, and an Additional Increase at Option Periods
- Tenant Has Resided at This Location Since 2002 Showing Commitment to the Site
- Recession-Proof Tenant Which Resides in an Income Tax-Free State
- Over 104,609 Residents Within a 3-Mile Radius and Over 309,061 Residents Within a 5-Mile Radius
- Located Less Than a 15 Minute Drive From Downtown Houston
- Houston is the 4th Most Populous City in the Whole Country With Over 2.320 Million Residents in 2020
- Nearby Tenants Include: AutoZone, Domino's, Little Caesars, MetroPCS, Taco Bell, Family Dollar, Pizza Hut, CVS Pharmacy, Fiesta, Burger King and More



LEASE SUMMARY

TENANT	EZPAWN
PREMISES	A Building of Approximately 8,663 SF
LEASE COMMENCEMENT	May 29, 2002
LEASE EXPIRATION	July 1, 2031
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	7.5% Increase on July 1, 2026
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord Carries Insurance, But Tenant Reimburses Landlord
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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8,663 SF

\$80,339

\$9.27



ACTUAL PROPERTY IMAGES



NIELCO
A BETTER SOLUTION

PALMER
LOCUSTS

PMP
WESTBROOK

**Cleme
Manor**

Downtown Houston

Wheatley
High School

Wheatley Plaza
Apartments

**UNITED STATES
POSTAL SERVICE**

INTERSTATE
10

modern

**Pizza
Hut**

Chevron

**TACO
BELL**

Walgreens
**CVS
pharmacy**

FIRST MOUNT
CARMEL M.B.C.

KEW LEARNING
ACADEMY

NICKEL SANDWICH GRILL

Gulf

**Auto
Zone**

Fiesta

Rainbow

Dominos

cricket
wireless

JEFFERSON
DENTAL & ORTHODONTICS

**MEAT
BURT'S
MARKET**
EST 1946

A & M PALLETS

Shotwell St

Sam's Truck Repair

Lyons Discount
Cleaners

Lyons Ave

**LOYA
INSURANCE
GROUP**

EZ PAWN



NEW HOPE
HOUSING, INC.



Rainbow



A&M PALLETS

Sam's Truck Repair

 **EZ PAWN**

Lyons Discount
Cleaners



Cash America Pawn

Shotwell St

Lyons Ave

 **AutoZone**
 metroPCS

 **EZ PAWN**

 Jack
in the box  WHATABURGER

 FAMILY DOLLAR  CHASE
 Walgreens  McDonald's  Chevron
 SUBWAY

 Little Caesars

 O'Reilly
AUTO PARTS

 VALERO  Church's
CHICKEN

Lyons Ave

Lockwood Dr



 TACO BELL  Pizza Hut
 CVS pharmacy

 Fiesta
cricket

 BURGER KING

 FAMILY DOLLAR

 LOUISIANA
KITCHEN POPEYES  Exxon
 TEXACO
metroPCS

 Chevron  Shell
 Frost
SUBWAY

HOUSTON | HARRIS COUNTY | TEXAS

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States with an estimated population of 2.320 million residents in 2020. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas. Houston is also the 8th most expansive city in the whole country.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research.

Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park.



NASA SPACE CENTER



PORT OF HOUSTON



HOUSTON, TX



Lyons Ave (14,704 VPD)

Lockwood Dr (18,995 VPD)



(176,500 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	104,609	309,061	1,269,398
AVERAGE HH INCOME	\$46,263	\$70,525	\$82,514

E Z P A W N

TENANT PROFILE

Since the company was founded in 1974 in Austin, Texas, their goal has remained the same: to make customers' lives easier. Today, at more than 500 pawn shops nationwide, they help hardworking, everyday people get quick access to cash and brand-name merchandise by pawning or selling quality items. The company takes pride in making the process easy.

EZPAWN is one of the nation's leading providers of pawn loans. The company does their best to loan more for customer's things than anyone else. Their knowledgeable and friendly team members will work with customers to ensure they get the most cash, without any hassles or credit checks. The types of loans the company handles are regular pawn loans, auto pawn loans and gun pawn loans. To help their customers, the company will take almost anything including electronics, phones, tablets, tools, televisions, stereos, musical instruments, computers, jewelry and any small appliances. In return, they will provide fast and easy instant cash with no credit checks and on-site storage, secure storage for any pawned items. EZPAWN has become the nation's easiest and most trusted pawn shop.

Formed in 1989, EZCORP is a leading provider of pawn loans in the United States and Latin America. We also sell merchandise, primarily collateral forfeited from pawn lending operations and used merchandise purchased from customers. We are dedicated to satisfying the short-term cash needs of consumers who are both cash and credit constrained, focusing on an industry-leading customer experience. EZCORP is traded on NASDAQ under the symbol EZPW and is a member of the Russell 2000 Index, S&P SmallCap 600 Index, S&P 1000 Index and Nasdaq Composite Index.



COMPANY TYPE
NASDAQ: EZPW



FOUNDED
1974



OF LOCATIONS
500+



HEADQUARTERS
Rollingwood, TX



WEBSITE
ezpawn.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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