

EZ PAWN

CLARKSDALE, MS



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Marcus & Millichap

OFFERING SUMMARY



\$232,700
LIST PRICE



9%
CAP RATE

FINANCIAL

List Price	\$232,700
Cap Rate	9%
NOI	\$20,944
Price/SF	\$21.87

OPERATIONAL

Lease Type	Gross Lease
Guarantor	Corporate Guarantee
Lease Expiration	04/30/2026
Square Footage	10,640 SF
Lot Size	1.17 acres
Occupancy	100%
Year Built	1985





\$ EZ PAWN

GET CASH FAST
We Make it EZ

EZ PAWN

LAYAWAY
FOR
CHRISTMAS

EZ PAWN

1600 North State Street, Clarksdale, Mississippi 38614

The subject property is a well-located EZ Pawn in the heart of Clarksdale, Mississippi. The tenant recently extended the lease for a brand new, five-year term, showing strong dedication to the location. Additionally, this is one of the only national pawn shops in the community, uniquely meeting demand for the city and the surrounding MSA. EZ Pawn is a publicly traded corporation based in Austin, Texas with over 1,400 locations across the world. It specializes in “non-recourse loans” collateralized by tangible personal property, also known as pawning. The company also offers payday loans and fee-based credit services to its customers. Clarksdale is a city in northwest Mississippi and the seat of Coahoma County. Located along the banks of the Mississippi river, Clarksdale boasts a population of almost 18,000 residents and has a well-diversified agricultural and trade-based economy. The subject property is just west of a major medical facility and has frontage on North State Street, which runs right through the heart of the city.

Investment Highlights

Brand New 5-Year Lease Extension Just Signed by EZ Pawn Corporate

Extremely Sustainable Rent for Tenant

Lease Guaranteed by EZ Pawn Corporate, Publicly Traded on NASDAQ

Located Just East of Northwest Mississippi Regional Medical Center on
Major Thoroughfare

FINANCIAL DETAILS

THE OFFERING

Price	\$232,700
Cap Rate	9%
Price/SF	\$21.87

PROPERTY DESCRIPTION

Year Built	1985
Building Area	10,640 SF
Type of Ownership	Fee Simple
Lot Size	1.17 acres

LEASE SUMMARY

Tenant	EZ Pawn
Guarantor	Corporate Guarantee
Lease Type	Gross Lease
Lease Commencement	05/01/2021
Lease Expiration	04/30/2026
Renewal Options	Two (2) 5-year Options
Term Remaining on Lease	5 Years
Landlord Responsibility	Maintenance, Taxes, Insurance
Tenant Responsibility	Interior Maintenance

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent/SF
Current	\$31,944	\$2,662	\$3.00

ANNUALIZED OPERATING INFORMATION

Income	\$31,944
Base Rental Income	\$31,944
Operating Expenses	\$11,000
Net Operating Income	\$20,944

OPERATING EXPENSES

Taxes	\$6,000
Insurance	\$3,000
Management / Reserve	\$2,000
Total Expenses	\$11,000

Mid - South Farm
Supply Inc.



Walmart Supercenter

Budget Inn

McDonald's

O'Reilly AUTO PARTS

Cash & Depot

KFC

Crossroads
Furniture Company



DeSoto Ave



VPD: 11,319



N State Street

TENANT OVERVIEW

EZPawn is owned and operated by EZCORP, the leading provider of pawn loans in the United States and Latin America. EZPawn is dedicated to satisfying the short-term cash needs of consumers. They are located in 20 different states in the United States, Mexico, Guatemala, Honduras, and El Salvador. Other brands underneath the EZCORP umbrella include Value Pawn & Jewelry, USA Pawn, CashConverters, EZ Jewelry & Loan, Premier Pawn & Jewelry, and many more.

www.ezcorp.com



EZPAWN®



HEADQUARTERS

Rollingwood, TX



NO. OF EMPLOYEES

5,900+



NO. OF LOCATIONS

516 in the US



YEAR FOUNDED

1989



SALES OR REVENUE

822.81 M

MEMPHIS MSA AT A GLANCE



GROWING ECONOMY

A large distribution presence, favorable business climate and diversification into other industries are helping to augment the metro's economy



SKILLED WORKERS

Memphis has a large, highly skilled logistics labor pool that helps draw companies



AFFORDABLE COST OF LIVING

The median home price in Memphis is well below the national median

Often considered the home of the blues as well as the birthplace of rock 'n' roll, Memphis has music in its soul. The metro spans 2,000 square miles over nine counties in the states of Tennessee, Mississippi, and Arkansas. The Tennessee counties include Shelby, Fayette and Tipton. Crittenden County is in Arkansas, and Tate, DeSoto, Tunica, Benton and Marshall counties are in Mississippi. The Mississippi River runs through the metro, forming the border between Tennessee and Arkansas. Other rivers flowing through the region define areas available for development. The market contains nearly 1.4 million residents and roughly 942,000 reside in Shelby County. Memphis is the area's most populous city with 656,000 citizens. The "Blues City" region offers an attractive quality of life for residents and visitors. Parks and recreational options abound in the area. Local sports are represented by the NBA's Memphis Grizzlies, and the Memphis Redbirds are the metro's minor league baseball team.

MAJOR AREA EMPLOYERS

Baptist Memorial Health Care Corp.

St. Jude Children's Research Hospital

Methodist Le Bonheur Healthcare

FedEx Corp.

Walmart

XPO Logistics

Autozone

First Horizon National Corp.

The Kroger Co.

2020
Population

1.4M

Growth
2020-2025*:

1.9%

* forecast

2020
Households

509K

Growth
2020-2025*:

2.6%

2020
Median Age

36.5

U.S.
Median:

38.2

2020
HH Income

\$53,300

U.S.
Median:

\$63,000

DEMOGRAPHICS



Lee Dr

Population	1 Mile	3 Mile	5 Mile
2026 Projection	6,225	14,991	16,420
2021 Estimate	6,433	15,433	16,893
2010 Census	7,500	18,092	19,771



Households	1 Mile	3 Mile	5 Mile
2026 Projection	2,268	5,423	5,897
2021 Estimate	2,321	5,543	6,026
2010 Census	2,765	6,579	7,147



HH Income	1 Mile	3 Mile	5 Mile
Average	\$36,170	\$46,584	\$48,133
Median	\$21,971	\$31,025	\$31,812
Per Capita	\$13,259	\$16,992	\$17,452



Employment	1 Mile	3 Mile	5 Mile
2021 Daytime Projections	6,768	15,782	17,667
2021 unemployment	14.35%	10.85%	10.73%
Average Time Traveled (min)	25	23	23

Oakhurst Ave
Clarksdale

278

322 61

49

322



Broker of Record

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Mississippi

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