



Always Money
1311 Woodmont Drive
Tuscumbia, AL 35674



Only \$193,293 / 13% CAP



Executive Summary

1311 Woodmont Drive
Tuscumbia, AL 35674

| | |
|-------------------|-------------------|
| List Price: | \$193,293 |
| CAP: | 13% |
| Net Rent: | \$25,128 Annual |
| Building S.F. | 2,094 |
| Lease Type: | (NN) |
| Landlord | |
| Responsibilities: | Roof & Structure |
| Parcel Size: | 28,500 sqft |
| Options: | 1 (3) year |
| Built: | 2000 |
| Lease Term: | 2 Years Remaining |
| Increase: | Option Period |
| Traffic Counts: | 22,320 VPD |

Site is Subleased to State Farm Agency

INVESTMENT HIGHLIGHTS

- Corporate Guarantee, 2 Years Remaining
- Lease Expires January 31, 2019
- NN Lease, Landlord Responsible for Roof & Structure
- No Termination Clause in Lease
- Tenant Always Money, TMS Group, Inc, 500 + Locations In Three States
- Only \$193,293 13% CAP Rate
- Approx. 28,500 sf Land Parcel
- Located next to Fred's, AutoZone, Burger King, O'Reilly & More



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Subject property consists of a 2,094 square foot retail Always Money store, corporately guaranteed by TMS Group Inc. (Triton Management Group Inc.) TMS Group has been in business since 1978. TMS Group operates approx. 500 locations throughout Alabama, South Carolina and Mississippi. Always Money lease expires January 31, 2019. Other retailers nearby include Fred's, Chevron, AutoZone, O'Reilly Auto, Marathon Gas, Texaco, Burger King and More. Property offers high yield cash flow at 13% cap rate guaranteed for the next 2 years. Site is currently subleased to State Farm Insurance Services. State Farm & TMS spent approx. \$30,000 in tenant improvement's for State Farm.

| | |
|--------------------|------------------|
| Lease Commencement | December 2010 |
| Lease Expiration | January 31, 2019 |

Options: 1 (3) Year

Population

| | | | |
|---------------|---------------|---------------|---------------|
| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> | <u>7 Mile</u> |
| 2,277 | 15,661 | 41,505 | 46,252 |

Income:

| | | |
|---------------|---------------|---------------|
| <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
| \$52,230 | \$51,227 | \$51,311 |

Population Growth

| | |
|-----------|--------------|
| 2010-2015 | 3 Mile 3.14% |
|-----------|--------------|

TUSCUMBIA, AL

Tuscumbia is the county seat of Colbert County, located in the Northwest corner of the state. This strategic location places Tuscumbia at the hub of the great Tennessee River Valley. Tuscumbia is strategically located with easy access to major southeast cities. Highway accessibility is excellent with four lane traffic on U.S. highways 43 and 72. Interstate 65 is only 45 miles southeast of the city. Birmingham is approximately 100 miles from Tuscumbia, AL.

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Tenant Information

Based in Montgomery, AL, TMS Group Inc. (Triton Management Group Inc.) Triton Management Group, Inc., is a privately owned specialty financial services company. TMS Group has been in business since 1978. TMS Group operates approx. 500 locations throughout Alabama, South Carolina and Mississippi. TMS operates under trade name Always Money. Always Money is a regional leader in affordable short-term credit solutions providing payday loans, in-store cash advances, title loans, installment loans and Western Union. Always Money also buys your broken or unwanted gold in most locations.

TMS offers a variety of loan products to ensure there's one for everyone. Here at Always Money, we want our customers, neighbors and friends to know they can get cash when they need it to help resolve their short-term financial needs. Our process is simple, quick and confidential. Our service is high-quality and always professional.



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Western Union Signs Triton Management Group, Inc.

Thursday, September 20, 2012

Western Union Money Transfer, Money Order and Prepaid Cards to be Available at Always Money Locations across Mississippi, Alabama and South Carolina

ENGLEWOOD, Colo.--(BUSINESS WIRE)-- The Western Union Company (NYSE: WU), a leader in global payments, today announced an agreement with Triton Management Group, Inc. to offer Western Union® global money transfer and money order services, as well as Western Union general-purpose reloadable cards, across more than 100 Always Money branded locations in Mississippi, Alabama and South Carolina.

Award-winning¹ Western Union Prepaid MasterCard® and Gold Card Prepaid MasterCard cards will be available across the Always Money locations in the three states. Select locations will also carry the co-branded Western Union Telemundo® and mun2® general-purpose reloadable MasterCard® prepaid cards.

"Our new relationship with Western Union enhances the great variety of financial services already offered at Always Money," said Always Money Founder and CEO Frank Evans. "Our commitment to providing exceptional customer service combined with the quality of Western Union is a winning combination that will further help us meet customers' wide variety of financial needs."

With over 30 years in business, Triton Management Group, Inc. is a privately owned specialty financial services company serving people who have limited access to credit from banks and other traditional sources of credit. Triton Management Group, Inc. is based in Montgomery, Alabama.

Victoria López-Negrete, senior vice president and general manager, North America, Western Union, added, "We are combining our traditional strengths – a globally recognized brand and retail presence in 200 countries – with online capabilities, prepaid cards, mobile services and cross-border payments to meet the needs of today's consumers, who require more financial services options. These options help create financial inclusion for underserved consumers and small businesses. Our agreement with Triton Management is part of Western Union's strategy to extend our brand and product offering to a broader array of consumers."

For more information on Western Union services, visit www.westernunion.com.

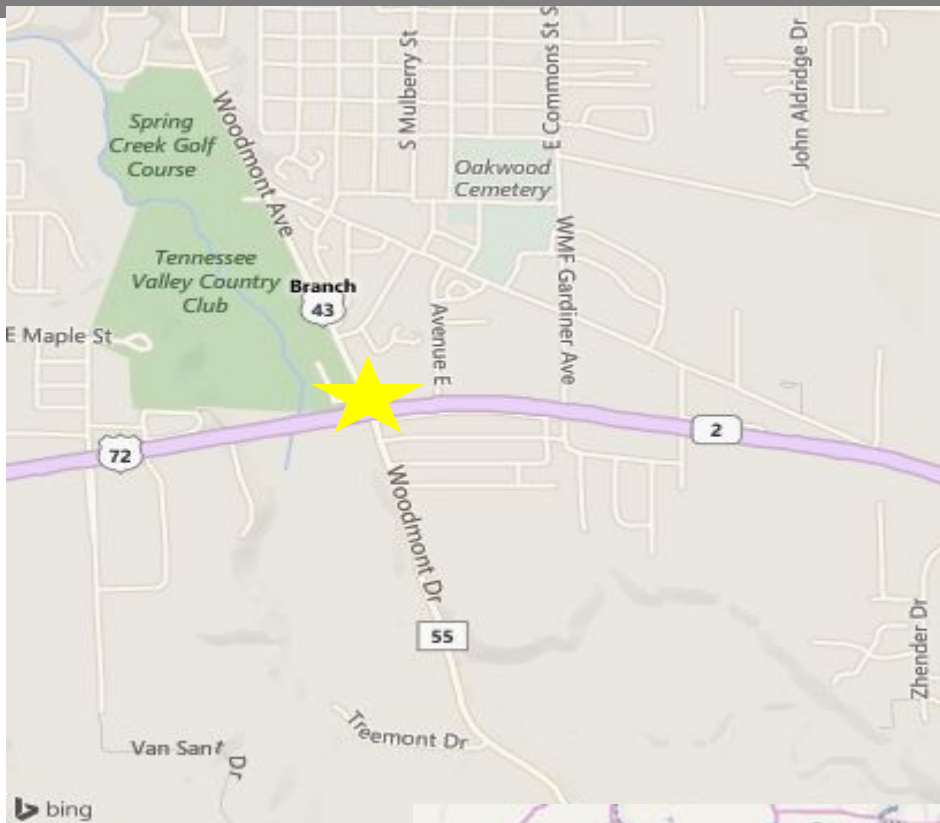
About Triton Management Group, Inc.

Triton Management Group, Inc., is a privately owned specialty financial services company that fully complies with Best Practices of The Community Financial Services Association of America (CFSA), including providing full disclosure to customers, complying with all state and federal laws, advertising truthfully, encouraging and promoting consumer responsibility and championing other specifications to help regulate the industry. For more information, call 855-GO-ALWAYS or visit www.AlwaysMoney.com.

About Western Union

The Western Union Company (NYSE: WU) is a leader in global payment services. Together with its Vigo, Orlandi Valuta, Pago Facil and Western Union Business Solutions branded payment services, Western Union provides consumers and businesses with fast, reliable and convenient ways to send and receive money around the world, to send payments and to purchase money orders. As of June 30, 2012, the Western Union, Vigo and Orlandi Valuta branded services were offered through a combined network of approximately 510,000 agent locations in 200 countries and territories. In 2011, The Western Union Company completed 226 million consumer-to-consumer transactions worldwide, moving \$81 billion of principal between consumers, and 425 million business payments. For more information, visit www.westernunion.com.

Maps



Local Map



Regional Map

Photos



Aerial Photo



This information is compiled from data that we believe to be correct but, no liability is assumed by this company as to accuracy of such data

A large rectangular area with a light gray background, intended for an aerial photograph of the site.

