



## INVESTMENT PROPERTY CREDIT TENANT-TITLEMAX FOR SALE



912 9<sup>th</sup> Avenue No.  
BESSEMER, AL 35020

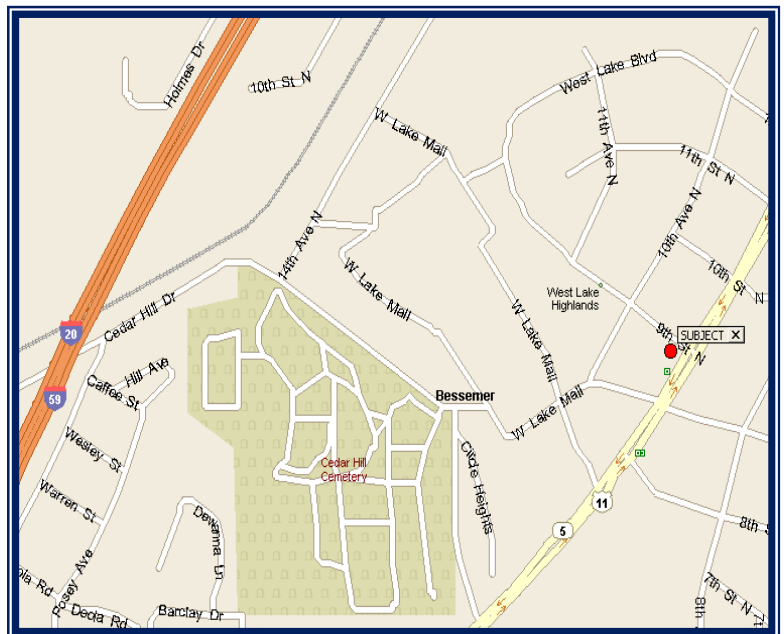
**BUILDING:** 3,108+/- sq. ft.

**LOT** 24,000 sq. ft.

**BUILT:** 1985

**FEATURES:** TitleMax  
Tenant since July 2003  
NNN-LL responsible for roof  
2% annual increases  
High traffic street  
Prominent pole sign

**PRICE:** 8.0% Cap rate= \$ 685,600



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