

## OFFERING MEMORANDUM



# Cash America

1640 S MILITARY TRAIL  
WEST PALM BEACH, FL  
MIAMI MSA

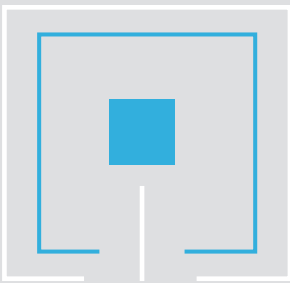
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# OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be found on the Colliers International Document Center, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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# FINANCIAL SUMMARY

> 1640 S MILITARY TRAIL | WEST PALM BEACH, FL

**ASKING PRICE: \$1,948,235**  
**CAP RATE 7.65%**

## INVESTMENT HIGHLIGHTS

- South Florida asset with strong visibility
- Successful location for tenant (since 1990)
- Publicly traded company (NYSE: FCFS)
- Retail and warehouse building included
- Strong population density (123,441 households within 5 miles)
- High traffic count (42,500 VPD)

## RENT SCHEDULE

TERM	INC.'S	ANNUAL RENT	MONTHLY RENT
7/12/12 - 7/29/17	-	\$129,600	\$10,800
<b>7/30/17 - 7/29/2022</b>	<b>15%</b>	<b>\$149,040</b>	<b>\$12,240</b>
7/30/22 - 7/29/27 (Option 1)	10%	\$163,944	\$13,662
7/30/27 - 7/29/32 (Option 2)	10%	\$180,336	\$15,028

Net Operating Income (NOI)	\$149,040
Rent/Month	\$12,420
Rentable Square Feet	± 5,059 SF Retail ± 3,280 SF Warehouse
Land Area	± 0.786 Acres
Tenant Name	Cash America
Stock Symbol	NYSE:FCFS
Credit Rating	S&P: BB (Stable)
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opened	1990
Rent Commencement	July 30, 2017
Lease Expiration	July 29, 2022
Increases	10% Every 5 Years
Options	Two (2), Five (5) Year

# TENANT OVERVIEW

## ABOUT CASH AMERICA

Cash America International, Inc. provides specialty financial services to individuals in the United States at more than 900 locations in 20 states. They are the largest provider of secured non-recourse loans, commonly referred to as pawn loans, and operate under the brand names Cash America Pawn, Cashland and Cash America SuperPawn.



They also offer short-term cash advances in many of their locations, under the brand names Cash America Payday Advance and Cashland. In addition, check-cashing services are provided through their franchised and company-owned Mr. Payroll check-cashing centers.



## ABOUT FIRST CASH - NEW CORPORATE PARENT

On September 1, 2016 First Cash Financial Services, Inc. merged with Cash America International, Inc. to form FirstCash, Inc. On September 2, 2016 FirstCash began trading on the NYSE. FirstCash has over 2,000 retail and consumer lending locations in the U.S., Mexico, Guatemala and El Salvador making them a leading international operator of pawn stores.

FirstCash focuses on serving cash and credit constrained consumers through its retail pawn locations, which buy and sell a wide variety of jewelry, consumer electronics, power tools, household appliances, sporting goods, musical instruments and other merchandise, and make small consumer pawn loans secured by pledged personal property. Approximately 94% of the Company's revenues are from pawn operations. FirstCash is a component company in both the Standard & Poor's SmallCap 600 Index® and the Russell 2000 Index®.

## PRESS RELEASE

**FirstCash Reports Record Second Quarter Results; Announces 62 Store Acquisition in Mexico, Opens 16 New LatAm Stores; Completes Share Repurchases, Adds New \$100 Million Repurchase Authorization; Declares Quarterly Dividend of \$0.22 per Share**



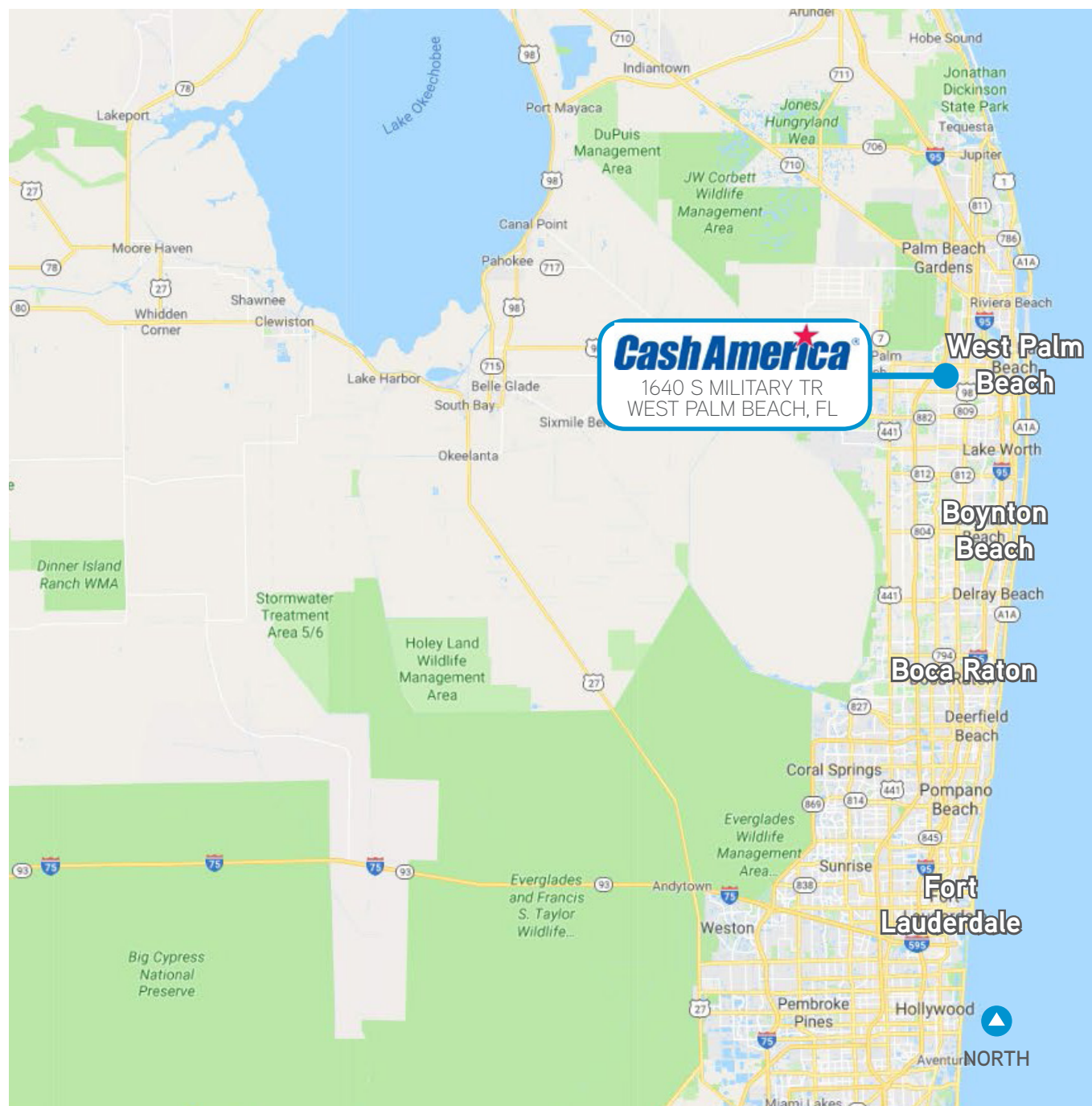
Fort Worth, Texas (July 26, 2018) -- FirstCash, Inc. (the "Company") (NYSE: FCFS), the leading international operator of 2,290 retail pawn stores in the U.S. and Latin America, today announced record revenue, net income and earnings per share for the three and six month periods ended June 30, 2018. In addition, the Company announced that it has completed its previously authorized share buyback program and that the Board of Directors authorized an additional \$100 million for future share repurchases. Also, the Company announced that the Board of Directors declared a \$0.22 per share quarterly cash dividend.

# PROPERTY LOCATION

The property is located on S Military Trail, just north of Forest Hill Blvd and less than fifteen minutes from the Palm Beach International Airport. The property contains both a separate retail and warehouse building fronting S Military Trail.

## Distance to

LOCATION	DISTANCE	DIRECTION
Boynton Beach	9 miles	South
Boca Raton	25 miles	South
Fort Lauderdale	43 miles	South



# AERIAL MAP

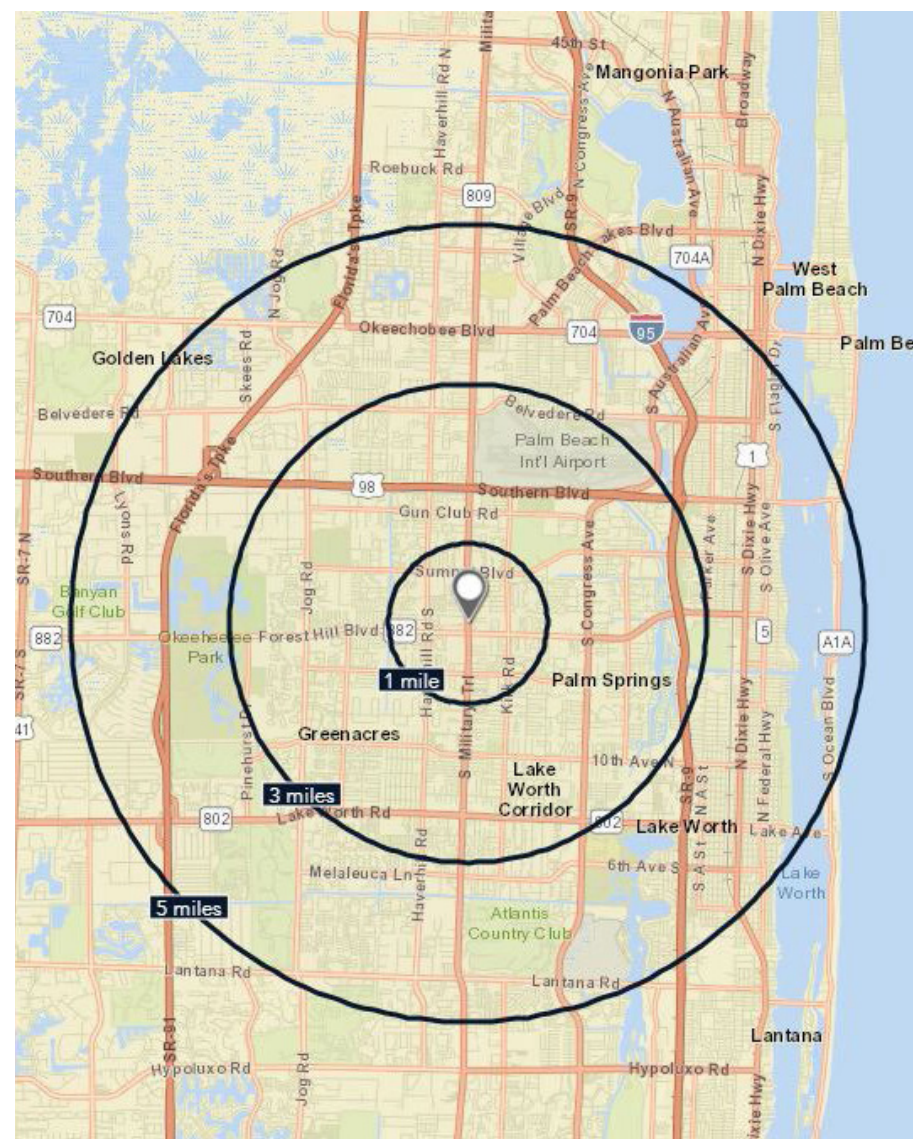


# PROPERTY PHOTOS



# DEMOGRAPHICS (1, 3, 5 MILES)

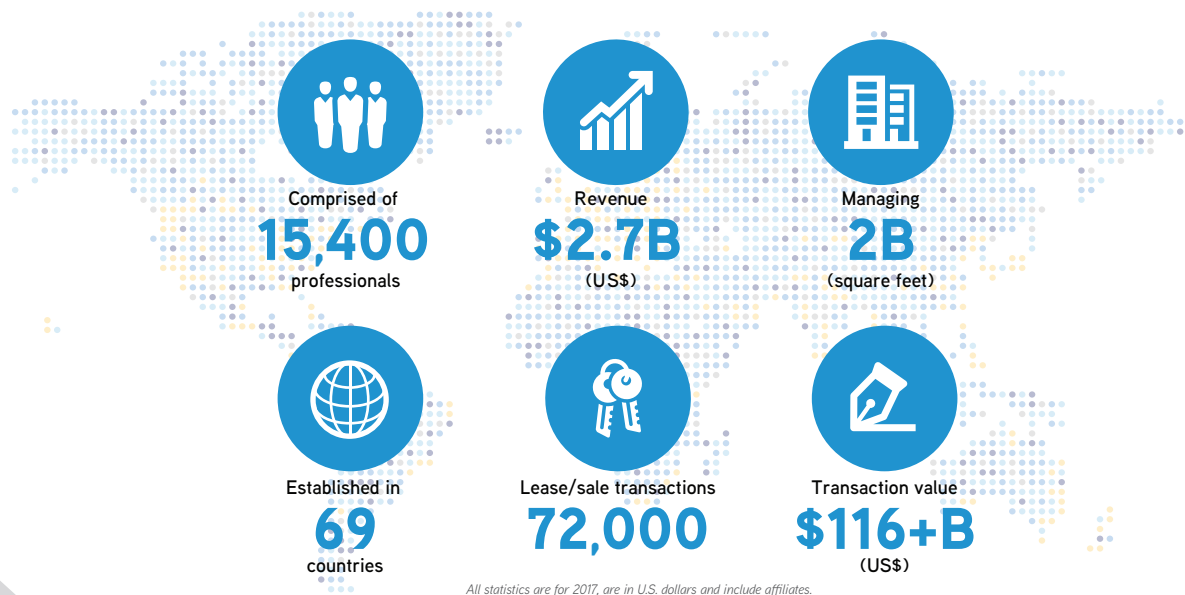
POPULATION	1 MILE	3 MILES	5 MILES
2017 Population	29,203	144,925	330,339
2022 Population	31,019	152,720	349,902
2010-2017 Annual Rate	1.19%	1.01%	1.17%
2017-2022 Annual Rate	1.21%	1.05%	1.16%
2017 Male Population	48.7%	49.8%	49.6%
2017 Female Population	51.3%	50.2%	50.4%
2017 Median Age	34.2	36.2	37.8
<b>Households</b>			
2017 Total Households	10,268	50,485	123,441
2022 Total Households	10,831	52,871	130,151
2010-2017 Annual Rate	0.95%	0.72%	0.95%
2017-2022 Annual Rate	1.07%	0.93%	1.06%
2017 Average Household Size	2.84	2.81	2.64
<b>Median Household Income</b>			
2017 Median Household Income	\$38,535	\$40,649	\$41,846
2022 Median Household Income	\$41,476	\$44,753	\$47,052
2017-2022 Annual Rate	1.48%	1.94%	2.37%
<b>Average Household Income</b>			
2017 Average Household Income	\$49,327	\$54,791	\$59,278
2022 Average Household Income	\$56,186	\$62,357	\$37,901
2017-2022 Annual Rate	2.64%	2.62%	2.75%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$17,539	\$19,455	\$22,426
2022 Per Capita Income	\$19,842	\$21,941	\$25,498
2017-2022 Annual Rate	2.50%	2.43%	2.60%



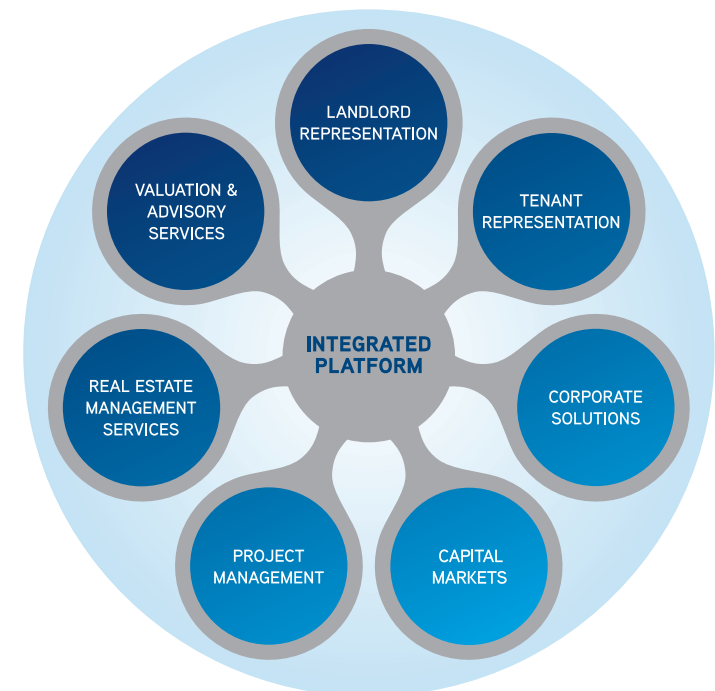
# COLLIERS INTERNATIONAL

As a global entity, our firm has been in operation more than 118 years. We proudly trace our roots back to a local firm founded in 1898, when Macaulay Nicolls, a real estate insurance agency was registered in Vancouver, BC. Macaulay Nicolls soon added a partner and became Macaulay Nicolls Maitland. In the early 1980s, it joined forces with Colliers International, an Australian firm founded in 1976. Colliers was established in the U.S. in 1978. Today, we hold on to those local roots and have steadily grown our business through customized client solutions, global and regional accountability for our clients, and innovation.

Colliers International Group Inc. (NASDAQ: CIGI; TSX: CIG) is a global leader in real estate services, committed to accelerating the success of Puerto Rico's Department of Education through the strength and depth of our local specialists, a culture of service excellence and a shared sense of initiative. We are the third-largest global real estate firm based on total annual revenue of \$2.6 billion.



## SERVICE LINES



We offer a complete range of services to owners, investors and occupiers on a local, regional, national and international basis. The foundation of our service is the strength and depth of our local specialists. Our clients depend on our ability to draw on years of direct local market experience.

In addition to these sectors, we provide our clients with a deep level of knowledge in specialized industries and product types, such as law, technical facilities, and healthcare.

Colliers International is a leader in global real estate services, defined by our spirit of enterprise. Through a culture of service excellence and a shared sense of initiative, we integrate the resources of real estate specialists worldwide to accelerate the success of our partners—our clients, professionals and communities.

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