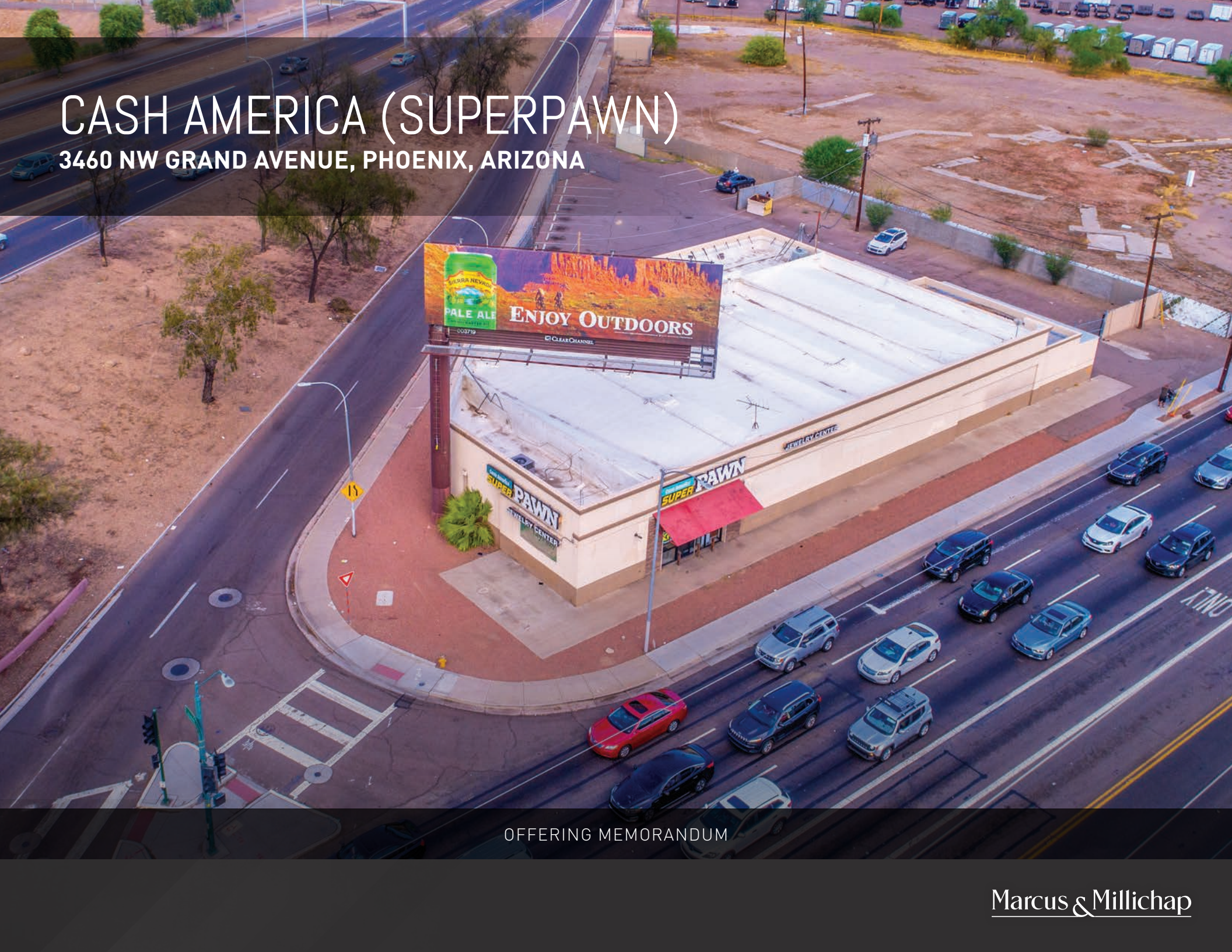


CASH AMERICA (SUPERPAWN)

3460 NW GRAND AVENUE, PHOENIX, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus Millichap. ACT ID Z0070501

Executive Summary

FINANCIAL SUMMARY

Price	\$2,126,000
Down Payment	100% \$2,126,000
Cap Rate	8.0%
Building SF	11,000 SF
Year Built	1940
Lot Size	.67 Acres
Cash America Annual Rent	\$158,994
Clear Channel Annual Rent	\$11,463
Total Net Cash Flow	8.0% \$170,457

CASH AMERICA LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Cash America, Inc. of Nevada
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	August 22, 2013
Lease Expiration Date	August 31, 2023
Lease Term Remaining	4.5 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	Yes

BILLBOARD LEASE SUMMARY

Tenant	Clear Channel Outdoor, Inc.
Lease Commencement Date	September 1, 2013
Lease Expiration Date	August 31, 2033
Lease Term Remaining	14.5 Years
Rental Increases	3% Annually

Base Rent	\$170,457
Net Operating Income	\$170,457
Total Return	8.0% \$170,457

CashAmerica[®]
SUPER PAWN



DOWNTOWN PHOENIX



GRAND INDUSTRIAL DISTRICT

MCDONALD'S



PACIFIC BUSINESS PARK

40,750 CPD
GRAND AVE

TRIANGLE INDUSTRIAL PARK

56,430 CPD
W INDIAN SCHOOL RD



30,400 CPD
N 35TH AVE

PAYNE INDUSTRIAL DISTRICT

Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease** with 4.5 Years Remaining and a Corporate Guaranty by Cash America, Inc. of Nevada
- » 10% Rental Increases Every 5 Years
- » **503,498 Residents within a 5-Mile Radius - Infill Phoenix**
- » Property Includes an Oversized Clear Channel (NYSE: CCO) Billboard with 14.5 Years Remaining on Lease Term and 3% Annual Rental Increases
- » **Hard Corner Location at a 6-Way Intersection** - Highly Visible to 127,580+ Cars/Day at the Intersection of Grand Avenue, Indian School Road, and 35th Avenue
- » Down the Road from Grand Canyon University (22,000 Students)
- » **Strong Daytime Population** - 603,379 Employees in 5-Mile Radius
- » Close Proximity to Downtown Phoenix (5 Miles) and Phoenix Sky Harbor International Airport (10 Miles)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	15,447	200,861	498,276
2018 Estimate	15,966	206,125	503,498

Households

2023 Projection	4,107	60,034	162,675
2018 Estimate	4,132	59,988	160,043

Income

2018 Est. Average Household Income	\$40,301	\$44,536	\$52,373
2018 Est. Median Household Income	\$31,114	\$32,604	\$36,325
2018 Est. Per Capita Income	\$10,495	\$13,062	\$17,116



Tenant Overview



Fort Worth, Texas

Headquarters

NYSE: CSH

Stock Symbol

900+

Locations

cashamerica.com

Website

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

SuperPawn, part of the Cash America family since 2004, operates locations in Nevada and Arizona. SuperPawn is one of the premiere pawnshop chains in the western United States.

Established in 1967, SuperPawn quickly made a name for itself in the pawn industry for its reputable transactions and loan guarantee, but it became an industry leader because of its distinctive array of jewelry. Like many other pawnshops, SuperPawn also offers a host of pre-owned merchandise, including electronics, tools and sporting goods.

On September 1, 2016, First Cash International merged with Cash America for \$994 million to form FirstCash, Inc., which has more than 2,500 retail and consumer lending locations and is a leading international operator of pawn stores.

Location Overview



The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, hightech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.

High-tech manufacturing has been a powerful driver in the local economy for two decades. The region's relatively low cost of doing business has encouraged several manufacturers to remain and expand in the area, while luring others. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities.

The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters. In addition to hiking, camping and boating, sports enthusiasts can enjoy one of the most complete lineups of major league teams found in any city, including teams in all four major sports. The Cactus League holds spring training baseball throughout the Valley, and the area has numerous golf courses and tennis courts.

[exclusively listed by]

Jamie A. Medress

Senior Managing Director
602 687 6778
jmedress@marcusmillichap.com

Mark J. Ruble

Senior Managing Director
602 687 6766
mruble@marcusmillichap.com

Chris N. Lind

First Vice President
602 687 6780
chris.lind@marcusmillichap.com

Jonathan Eckerd

Associate Advisor
602 687 6686
jonathan.eckerd@marcusmillichap.com

Offices Nationwide
www.marcusmillichap.com

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap