

## OFFERING MEMORANDUM



# Cash America

9631 N NEBRASKA AVE  
TAMPA, FL

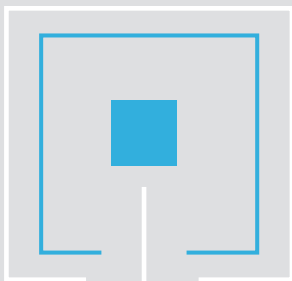
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# OFFERING PROCEDURE

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

> 9631 N NEBRASKA AVE | TAMPA, FL

**ASKING PRICE: \$896,000**  
**CAP RATE 7.50%**

## INVESTMENT HIGHLIGHTS

- Asset with strong visibility
- Successful location for tenant (since 1990)
- Publicly traded company (NYSE: FCFS)
- Retail and warehouse building included
- Strong population density (131,379 households within 5 miles)
- Traffic count (23,120 VPD)
- One block off of I-275

## RENT SCHEDULE

TERM	INC.'S	ANNUAL RENT	MONTHLY RENT
<b>3/1/18 - 2/28/23</b>	<b>-</b>	<b>\$67,200</b>	<b>\$5,600</b>
3/1/23 - 2/28/28 (Option 1)	5.35%	\$70,800	\$5,900
3/1/28 - 2/28/33 (Option 2)	6.80%	\$75,600	\$6,300

Net Operating Income (NOI)	\$67,200
Rent/Month	\$5,600
Rentable Square Feet	± 3,960 SF Retail ± 3,895 SF Warehouse
Land Area	± 0.528 Acres
Tenant Name	Cash America
Stock Symbol	NYSE:FCFS
Credit Rating	S&P: BB (Stable)
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NN
Landlord Responsibilities	Roof & Parking Lot
Store Opened	1990
Rent Commencement	March 1, 2018
Lease Expiration	February 28, 2023
Increases	5.35%-6.80% 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.

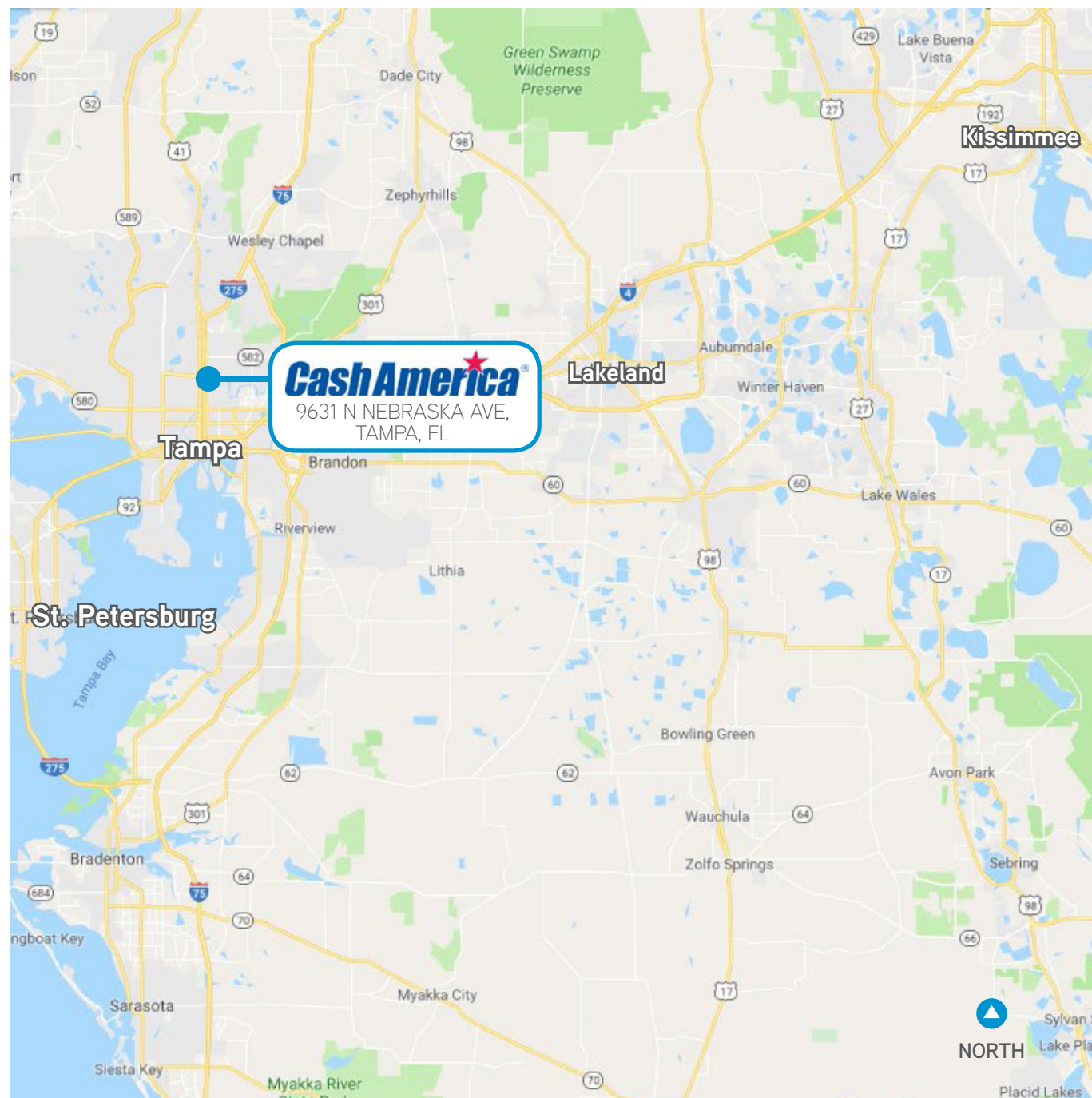


# PROPERTY LOCATION

The property is located on N Nebraska Ave at E Castle S Ct, just north of downtown Tampa and about three miles southwest of University of South Florida. The property contains a 3,960 SF retail building and a 3,895 SF warehouse. The property fronts N Nebraska Ave with two parking entry/exit points.

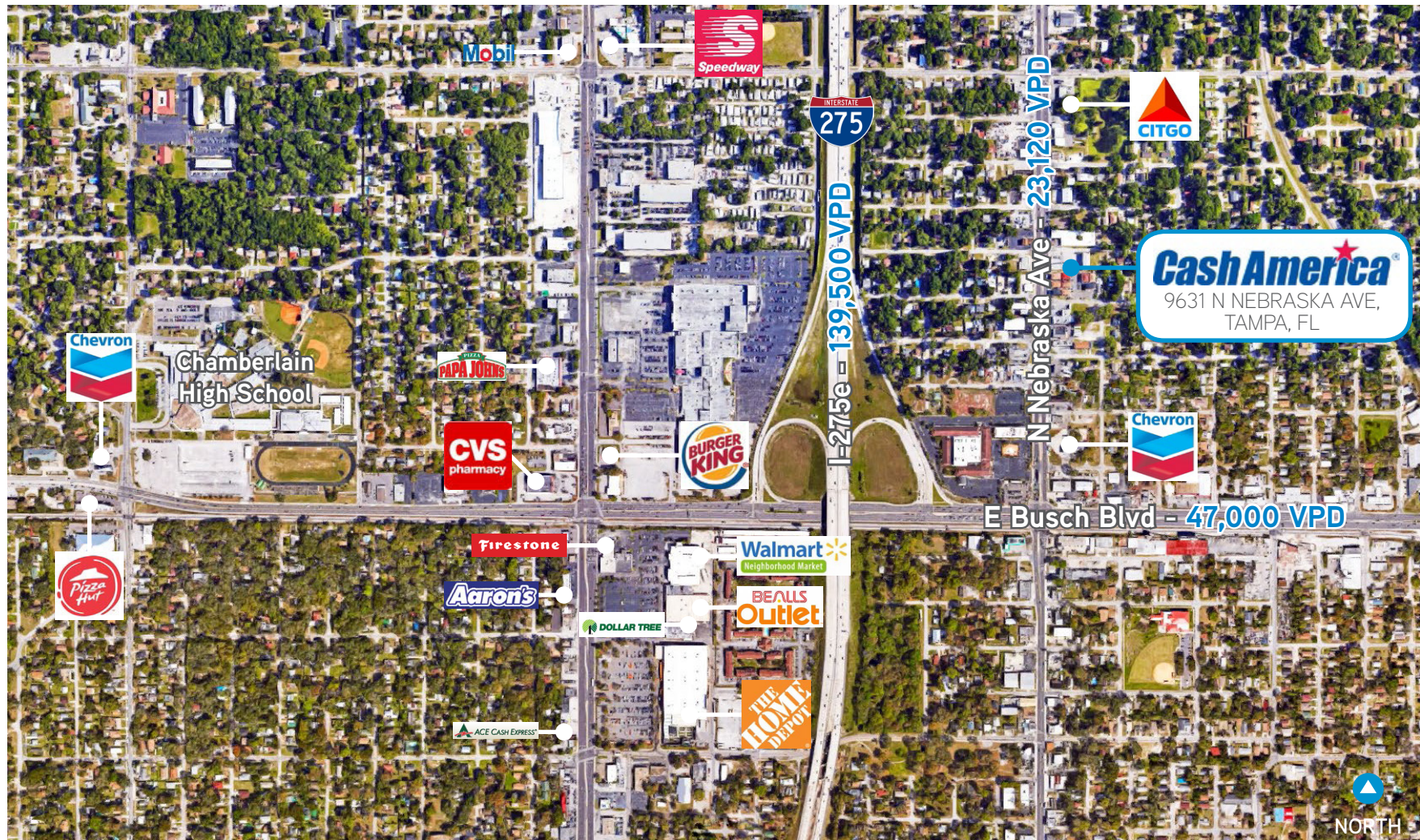
## Distance to

LOCATION	DISTANCE	DIRECTION
St. Petersburg	29 miles	Southwest
Lakeland	39 miles	East
Kissimmee	77 miles	Northeast





# AERIAL MAP





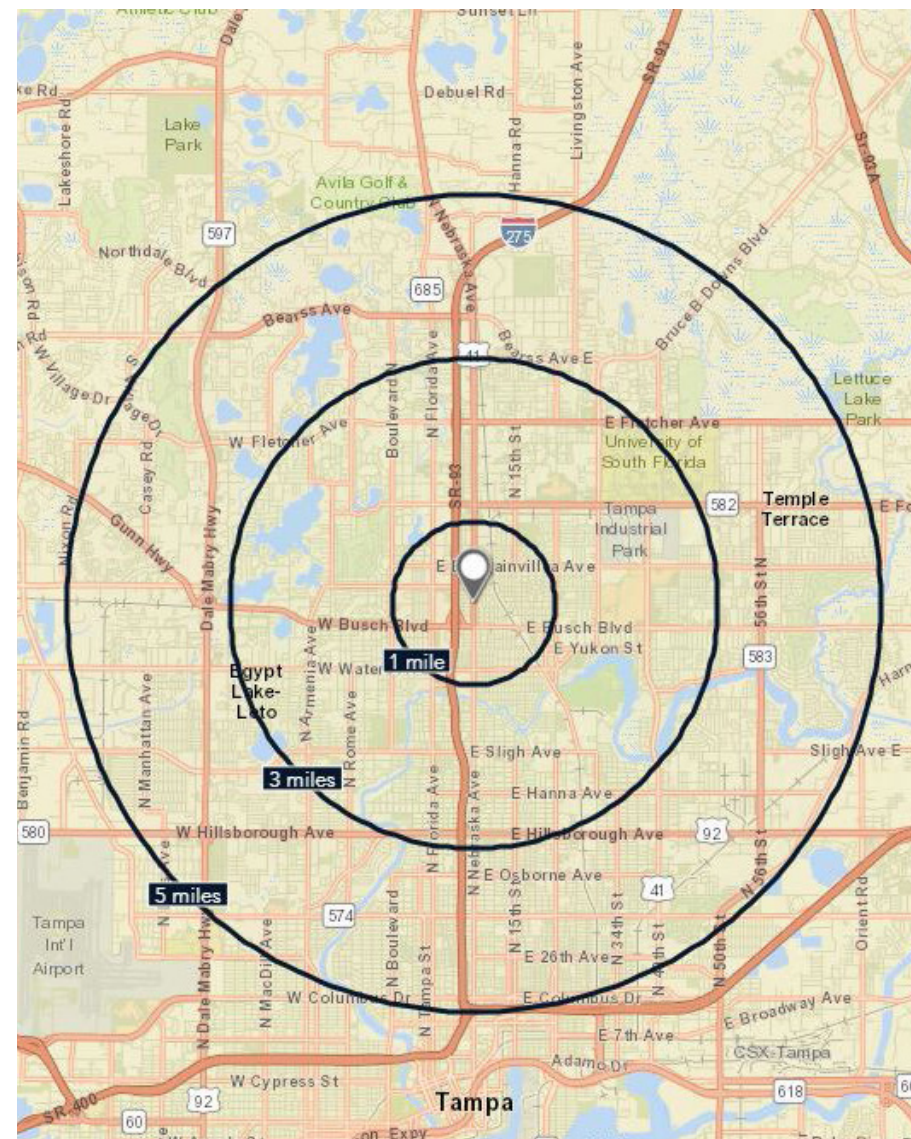
# PROPERTY PHOTOS





# DEMOGRAPHICS (1, 3, 5 MILES)

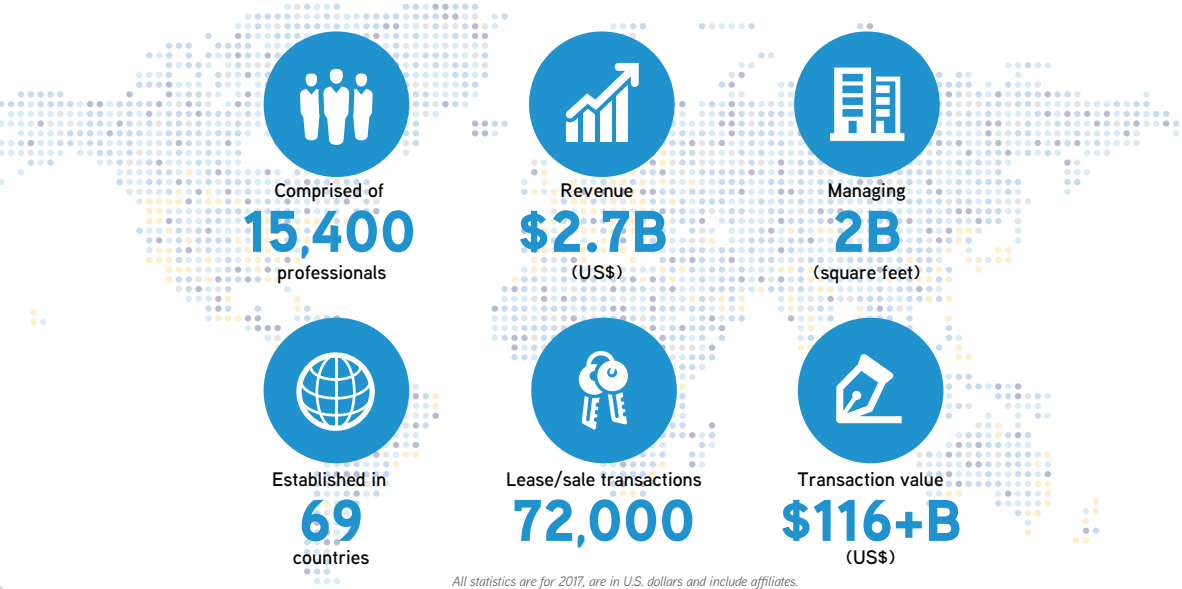
POPULATION	1 MILE	3 MILES	5 MILES
2017 Population	17,616	131,613	330,825
2022 Population	18,779	139,613	350,686
2010-2017 Annual Rate	1.03%	0.88%	0.90%
2017-2022 Annual Rate	1.29%	1.17%	1.17%
2017 Male Population	50.2%	48.8%	48.3%
2017 Female Population	49.8%	51.2%	51.7%
2017 Median Age	34.2	34.7	34.6
Households			
2017 Total Households	6,266	50,226	131,379
2022 Total Households	6,612	53,131	139,057
2010-2017 Annual Rate	0.89%	0.75%	0.82%
2017-2022 Annual Rate	1.21%	1.13%	1.14%
2017 Average Household Size	2.78	2.53	2.45
Median Household Income			
2017 Median Household Income	\$32,030	\$35,694	\$37,010
2022 Median Household Income	\$34,131	\$38,338	\$40,238
2017-2022 Annual Rate	1.28%	1.44%	1.69%
Average Household Income			
2017 Average Household Income	\$43,445	\$50,337	\$54,198
2022 Average Household Income	\$49,365	\$57,592	\$62,087
2017-2022 Annual Rate	2.59%	2.73%	2.75%
Per Capita Income			
2017 Per Capita Income	\$16,159	\$20,008	\$22,093
2022 Per Capita Income	\$18,164	\$22,698	\$25,146
2017-2022 Annual Rate	2.37%	2.55%	2.62%



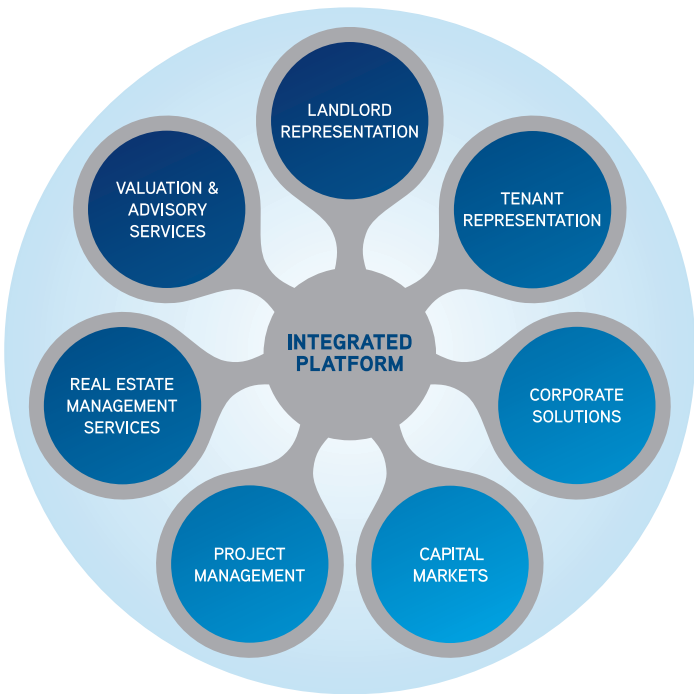
# COLLIERS INTERNATIONAL

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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