

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



1900 E. Belt Line Road | Carrollton, Texas

DALLAS - FORT WORTH MSA

ACTUAL SITE



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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5

INVESTMENT SUMMARY

Offering Summary
Investment Highlights

9

PROPERTY OVERVIEW

Aerials
Site Plan
Location Map

15

AREA OVERVIEW

Demographics

21

FINANCIALS

Rent Roll
Pricing Summary
Brand Profile





SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, freestanding, PLS Check Cashers investment property located in Carrollton, TX (Dallas - Fort Worth MSA). The tenant, PLS Check Cashers of Texas, LP, has 10 years remaining on their initial term with 4 (5-year) option periods left to extend. The lease features 10% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation. The lease is signed by the corporate entity and is absolute NNN with zero landlord responsibilities, making it an ideal, management-free investment opportunity for a passive investor. Headquartered in Chicago, IL, PLS operates over 240 community financial service centers with over 3,500 employees across the United States.

PLS is strategically located at the signalized, hard corner intersection of E. Belt Line Road and S. Josey Lane, averaging a combined 69,500 vehicles passing by daily. The site is equipped with a large monument sign and benefits from significant street frontage along both cross streets, creating excellent visibility. The asset also benefits from nearby on/off ramp access to Interstate 35E (195,000 VPD), a major commuter highway connecting the Dallas/Fort Worth metropolitan area. PLS is ideally situated as an outparcel to Carrollton Park Shopping Center, a 135,203 SF neighborhood center anchored by Fiesta Mart and Aaron's. Other nearby national/credit tenants include Goodwill, O'Reilly Auto Parts, Target, Kroger, Pet Smart, Ross Dress for Less, Crunch Fitness, The Home Depot, and more. Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site. Furthermore, the property is within proximity to several apartment complexes including Sevilla Apartments (104 units), Villas de la Colonia (143 units), Josey Place (218 units), and more, providing a direct residential consumer base from which PLS can draw. The 5-mile trade area is supported by 341,115 residents and 264,033 daytime employees with an affluent average household income of \$101,367.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$1,587,000
Net Operating Income	\$83,309
Cap Rate	5.25%
Guaranty	Lease Signature is Corporate
Tenant	PLS Check Casher of Texas, LP
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	Yes - Contact Agent For Details

PROPERTY SPECIFICATIONS

Rentable Area	1,700 SF
Land Area	0.27 Acres
Property Address	1900 E. Belt Line Road Carrollton, Texas 75006
Year Built	2005
Parcel Number	14-01450-000-001-00-00
Ownership	Fee Simple (Land & Building)

10 Years Remaining | Essential Business | Options To Extend | Scheduled Rental Increases | Corporate Signature

- The tenant has 10 years remaining on their initial term with 4 (5-year) option periods left to extend
- PLS is considered an essential business, allowing them to remain open and operate throughout the COVID-19 pandemic
- The lease features 10% rental increases every 5 years throughout the initial term and option periods, growing NOI and hedging against inflation
- The lease is signed by the corporate entity
- Headquartered in Chicago, IL, PLS operates over 240 community financial service centers with over 3,500 employees across the United States

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Zero landlord responsibilities
- Ideal, management-free investment for a passive investor

Direct Residential Consumer Base | Strong Demographics in 5-Mile Trade Area | Six Figure Incomes

- Within proximity to several apartment complexes including Sevilla Apartments (104 units), Villas de la Colonia (143 units), Josey Place (218 units), and more, providing a direct residential consumer base from which PLS can draw
- Over 341,100 residents and 264,000 daytime employees support the trade area
- Affluent average household income of \$101,367

Outparcel to Carrollton Park Shopping Center (135,203 SF) | Strong National/Credit Tenant Presence

- Ideally situated as an outparcel to Carrollton Park Shopping Center, a 135,203 SF neighborhood center anchored by Fiesta Mart and Aaron's
- Other nearby national/credit tenants include Goodwill, O'Reilly Auto Parts, Target, Kroger, Pet Smart, Ross Dress for Less, Crunch Fitness, The Home Depot, and more
- Strong tenant synergy increases consumer draw to the immediate trade area and promotes crossover store exposure for the site

Signalized, Hard Corner Intersection | Excellent Visibility | Near Major Highway | Access to Trinity Mills Station

- Located at the signalized, hard corner intersection of E. Belt Line Road and S. Josey Lane, averaging a combined 69,500 vehicles passing by daily
- Site is equipped with a large monument sign and benefits from significant street frontage along both cross streets, creating excellent visibility
- The asset also benefits from nearby on/off ramp access to Interstate 35E (195,000 VPD), a major commuter highway connecting the Dallas/Fort Worth metropolitan area
- PLS is 2.75 miles southeast of Trinity Mills Station, a major commuter rail line operating out of Dallas

PROPERTY OVERVIEW



Location



Carrollton, Texas
Denton, Dallas & Collin County
Dallas - Fort Worth MSA

Parking



There are approximately 10 parking spaces on the owned parcel.
The parking ratio is approximately 5.88 stalls per 1,000 SF of leasable area.

Access



E. Belt Line Road: 1 Access Point
S. Josey Lane: 1 Access Point

Parcel



Parcel Number: 14-01450-000-001-00-00
Acres: 0.27
Square Feet: 11,630

Traffic Counts



E. Belt Line Road: 32,900 Vehicles Per Day
S. Josey Lane: 33,600 Vehicles Per Day
Interstate 35E: 195,000 Vehicles Per Day

Construction



Year Built: 2005

Improvements



There is approximately 1,700 SF of existing building area

Zoning



Commercial



2021 ESTIMATED POPULATION

1 Mile	23,454
3 Miles	102,205
5 Miles	341,115

2021 AVERAGE HOUSEHOLD INCOME

1 Mile	\$66,204
3 Miles	\$93,176
5 Miles	\$101,367

2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	7,221
3 Miles	77,599
5 Miles	264,033





35,900
VEHICLES PER DAY



E. BELT LINE RD.



33,600
VEHICLES PER DAY



S. JOSEY LN.

2021 ESTIMATED POPULATION

1 Mile	23,454
3 Miles	102,205
5 Miles	341,115

2021 AVERAGE HOUSEHOLD INCOME

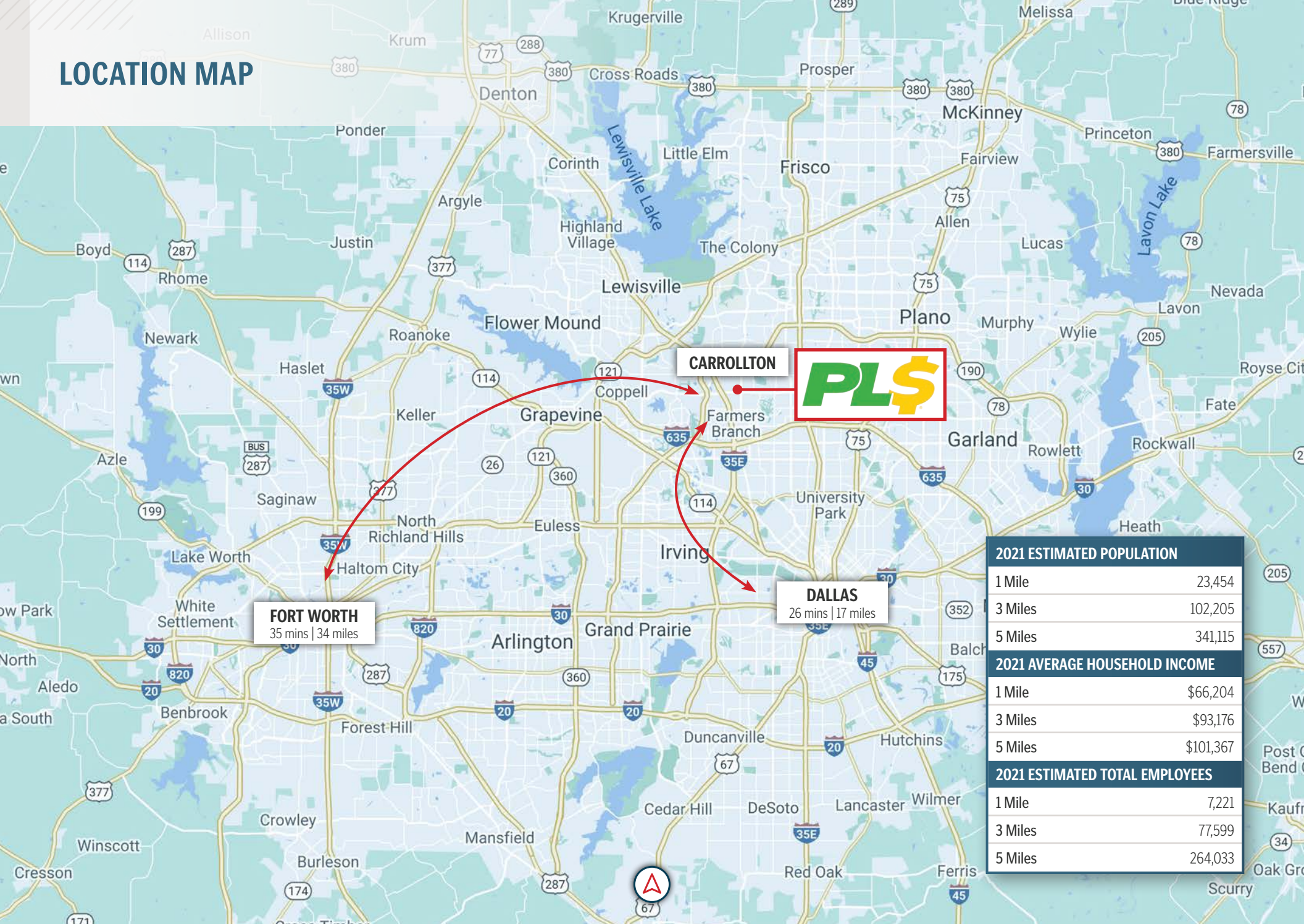
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2021 ESTIMATED TOTAL EMPLOYEES

1 Mile	7,221
3 Miles	77,599
5 Miles	264,033



LOCATION MAP





CARROLLTON, TEXAS

Carrollton is a city in Denton, Dallas, and Collin counties in Texas, United States. As of July 1, 2020, its population was 138,575, making it the twenty-third most populous city in Texas.

Carrollton is a vibrant corporate and residential community that has the 'home advantage' because of its prime location. Carrollton's proximity to Dallas and cost of living advantages attract and support a diverse local economy. Manufacturing, construction trades and wholesale trades are some of the largest economic sectors, as well as finance, insurance and real estate. The city houses headquarters for FASTSIGNS International, Inc. Halliburton has North America operations for Easywell in Carrollton, Heelys, Inc, Jokari, Motel 6 (G6 Hospitality), SECURUS Technologies, The CMI Group, Brandt Companies, Hilite International, Woot Inc. (Subsidiary of Amazon), Parks Coffee / ProStar Services, Inc and Sleep Experts.

Every fall for over one hundred years, area residents and visitors have enjoyed the month-long Texas State Fair held in Dallas's Fair Park. The huge festival includes about 200 food booths, along with numerous rides, a light show, and the Blockbuster Starlight Parade featuring floats, costumes, giant puppets and acrobats.

Denton County is a county in the U.S. state of Texas. As of 2021, its population is 944,139, making it the ninth-most populous county in Texas. Denton County is included in the Dallas-Fort Worth-Arlington, TX Metropolitan Statistical Area. The county is home to the Denton Municipal Airport and the Northwest Regional Airport in Roanoke. Dallas/Fort Worth International Airport is located a few miles south of the county.



DALLAS, TEXAS

Dallas is a major American metropolis located in the state of Texas. The city is also the largest urban center of the fourth most populous metropolitan area in the United States of America. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. The DFW Metroplex is home to over 7.5 million residents, and in 2017, the metro became home to more than 146,000 new residents (leading the nation in population growth).

The City of Dallas is the largest local economy in the nation's fourth largest metropolitan area. The City is home to over 62,000 businesses. Dallas' diverse industry employment mix continues to support steady and progressive local economic growth and to dampen the negative effects of any single industry downturn.

Dallas is served by two commercial airports: Dallas/Fort Worth International Airport (DFW) and Dallas Love Field (DAL). In addition, Dallas Executive Airport (formerly Redbird Airport), serves as a general aviation airport for the city, and Addison Airport functions similarly just outside the city limits in the suburb of Addison.

Dallas maintains and operates 406 parks on 21,000 acres of parkland. The city's parks contain 17 separate lakes, including White Rock and Bachman lakes, spanning a total of 4,400 acres. In addition, Dallas is traversed by 61.6 miles of biking and jogging trails, including the Katy Trail, and is home to 47 community and neighborhood recreation centers, 276 sports fields, 60 swimming pools, 232 playgrounds, 173 basketball courts, 112 volleyball courts, 126 play slabs, 258 neighborhood tennis courts, 258 picnic areas, six 18-hole golf courses, two driving ranges, and 477 athletic fields.



FORT WORTH, TEXAS

Fort Worth is the 16th-largest city in the United States and the fifth-largest city in the state of Texas. Fort Worth, incorporated in 1873, is a political subdivision and municipal corporation of the State of Texas, located in Tarrant, Denton, Parker, Wise and Johnson Counties. The City serves a population of 833,319 as of July 1, 2015.

Fort Worth is located in North Texas, and has a generally humid subtropical climate. It is part of the Cross Timbers region; this region is a boundary between the more heavily forested eastern parts and the rolling hills and prairies of the central part. Specifically, the city is part of the Grand Prairie ecoregion within the Cross Timbers. The Dallas–Fort Worth metroplex is the hub of the North Texas region. According to the United States Census Bureau, the city has a total area of 298.9 square miles.

Fort Worth is a Sunbelt city marked by its steady growth and diverse economy. Relocation of major firms to the greater Fort Worth area, renovation of many historical landmarks, shopping areas, and a host of public-private cooperative development ventures comprise Fort Worth's economic past. Ground has already been broken for future ambitious commercial, retail, and residential developments. Fort Worth is one of two major cities in the Dallas/Fort Worth metropolitan area. The Dallas/Fort Worth metropolitan area contains a population of more than 6.9 million people.

Fort Worth has traditionally been a diverse center of manufacturing and is not dependent on the oil or financial sectors. The city's industries range from clothing and food products to jet fighters, helicopters, computers, pharmaceuticals, and plastics. Fort Worth is a national leader in aviation products, electronic equipment, and refrigeration equipment.

AREA OVERVIEW



Dallas Cattle Drive Sculptures



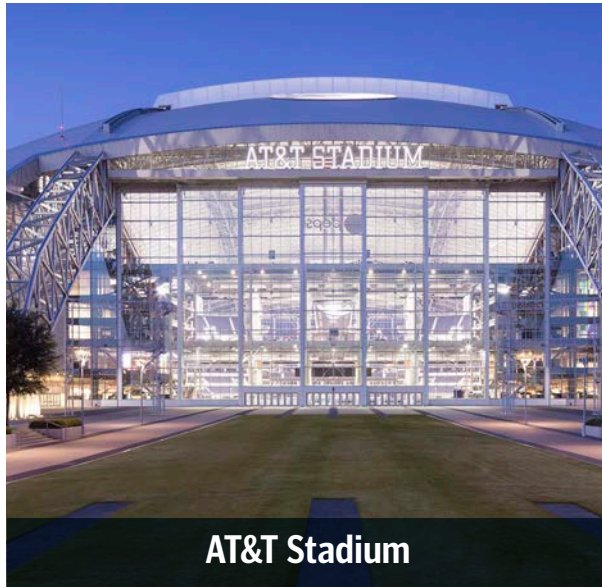
Reunion Tower



Dallas Museum of Art



Zero Gravity Amusement Park



AT&T Stadium



Fair Park



2018
GDP of MSA
\$512.5B
Up 6% YOY

**Largest Concentration of
Corporate HQs in the US**

**4th Busiest Airport In the World
- DFW Int'l**

**Largest Residential Growth
in US - 2017**

**#1 Best City
for Jobs**

**4th Largest Metro
in the US**

**6th Best Place
for Business & Careers**

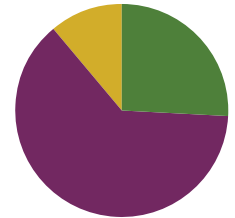
**9th Most Populous city
in the US**

Major Employers

	Employees
1. Wal-Mart Stores, Inc.	34,698
2. American Airline	24,700
3. Bank of America	20,000
4. Texas Health Resources	19,230
5. Dallas ISD	18,314
6. Baylor Health Care System	17,097
7. Lockheed Martin	14,126
8. JPMorgan Chase	13,500
9. City of Dallas	12,836
10. Texas Instruments	9,100

Residents by age

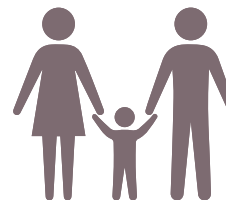
26% 0-17
63% 18-64
11% 65+



Unemployment Rate
3.2%



10,000+
Corporate HQs



7.1 Million
Residents

Industrial Market
Inventory

972M SF



Industrial Market
Vacancy Rate:

6.8%

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2021 Estimated Population	23,454	102,205	341,115
2026 Projected Population	25,200	110,749	368,769
2010 Census Population	20,521	87,670	295,523
Projected Annual Growth 2021 to 2026	1.45%	1.62%	1.57%
Historical Annual Growth 2010 to 2021	1.20%	1.30%	1.24%
HOUSEHOLDS & GROWTH			
2021 Estimated Households	6,165	38,031	143,117
2026 Projected Households	6,599	41,342	154,318
2010 Census Households	5,524	32,336	124,389
Projected Annual Growth 2021 to 2026	1.37%	1.68%	1.52%
Historical Annual Growth 2010 to 2021	0.98%	1.34%	1.22%
RACE & ETHNICITY			
2021 Estimated White	59.67%	62.80%	53.66%
2021 Estimated Black or African American	3.86%	7.91%	13.05%
2021 Estimated Asian or Pacific Islander	4.34%	9.41%	15.19%
2021 Estimated American Indian or Native Alaskan	0.74%	0.68%	0.55%
2021 Estimated Other Races	26.34%	16.97%	12.87%
2021 Estimated Hispanic	79.03%	48.93%	34.24%
INCOME			
2021 Estimated Average Household Income	\$66,204	\$93,176	\$101,367
2021 Estimated Median Household Income	\$54,855	\$70,330	\$73,363
2021 Estimated Per Capita Income	\$17,498	\$34,809	\$42,510
BUSINESSES & EMPLOYEES			
2021 Estimated Total Businesses	617	5,888	20,636
2021 Estimated Total Employees	7,221	77,599	264,033



RENT ROLL



LEASE TERM						RENTAL RATES					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
PLS Check Cashers of Texas, LP	1,700	Apr. 2011	Mar. 2031	Current	-	\$6,942	\$4.08	\$83,309	\$49.01	Absolute NNN	4 (5-Year)
(Corporate Signature)				Apr. 2026	10%	\$7,637	\$4.49	\$91,639	\$53.91	10% Increases Beg. of Each Option	

FINANCIAL INFORMATION

Price	\$1,587,000
Net Operating Income	\$83,309
Cap Rate	5.25%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2005
Rentable Area	1,700 SF
Land Area	0.27 Acres
Address	1900 E. Belt Line Road Carrollton, Texas 75006



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



PLS

pls247.com

Company Type: Private

Locations: 240+

PLS, headquartered in Chicago, operates approximately 240 community financial services centers in markets that span from California to New York. PLS believes that customers deserve better than the existing services available in the marketplace to meet their critical financial needs. PLS financial service centers offer free money orders, check cashing, Xpectations! Visa Prepaid debit cards, money transfer services, direct deposit services, and bill payments. Some PLS locations offer auto insurance, and vehicle license and registration services. The PLS brand also includes automobile dealerships located in Indiana and Texas. PLS employs over 3,500 team members from the neighborhoods it serves.



SRS

NATIONAL
NET LEASE
GROUP

THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

1.7K+

RETAIL
TRANSACTIONS
company-wide
in 2020

500+

NET LEASE
PROPERTIES SOLD
in 2020

\$1.9B

NET LEASE
TRANSACTION VALUE
in 2020

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