

OFFERING MEMORANDUM

For Sale



Busch Blvd.
Traffic Count: 43,000 VPD

CashAmerica®

4900 E. Busch Blvd.

TAMPA, FL

Ron Schultz

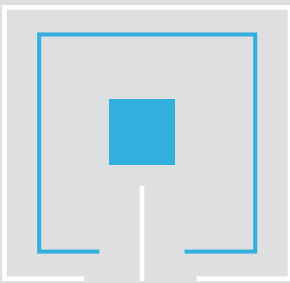
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OFFERING PROCEDURE

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
- 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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EXECUTIVE SUMMARY



4900 East Busch Blvd.
Tampa, FL 33617

PRICE: \$1,800,000

CAP RATE: 6.42%

Ron Schultz and David Calcanis with Colliers International are pleased to offer for sale Cash America Pawn on East Busch Blvd. in Tampa, FL. The subject is ideally located in an infill market in the Tampa MSA and is positioned on a heavily trafficked corridor with proximity to Busch Gardens (4 million visitors annually) and the University of South Florida (50,000 students enrolled). Cash America Pawn just renewed the double-net lease for another five years with 3% annual increases on base rent. The property has excellent visibility from the main east/west retail corridor of East Busch Blvd., which averages 43,000 VPD. The average household income within 3 miles is over \$52,402 and the residential population within 3 miles is 116,581.

The property is ideally located within Tampa, Florida with a high average daily traffic count and excellent visibility on East Busch and a good mix of surrounding retailers. This is a great opportunity to acquire a long-term, netlease investment that provides an exceptionally stable cash flow and is very well located off a major corridor.

INVESTMENT HIGHLIGHTS

High traffic counts on East Busch Blvd. with good visibility.

~
3% annual increases on base rent.

~
Close proximity to Busch Gardens (4 million visitors annually) and the University of South Florida (50,000 students enrolled).

~
High surrounding population within 3 miles - 116,581.

~
Centrally located between three major Interstates (I-75, I-275 and I-4).

Location:	The Property is located on intersection of East Busch Blvd. and N. Hyaleah Road.
Access:	The Property has direct access from East Busch Blvd. and N. Hyaleah Road.
Traffic Counts:	East Busch Blvd. - 43,000 AADT
Parcel ID:	A-21-28-19-43U-000000-00029.1
Land Size:	0.44± AC w/100 feet of frontage on Busch Blvd.
Building Size:	9,646± SF (Showroom: 5,789± SF, Warehouse: 3,857± SF)
Year Built:	1973
Lease Start:	December 1, 1991
Lease Expiration:	November 30, 2026
Remaining Lease Term:	5± Year
Landlord Responsibilities:	Roof and Structure
Lease Type:	Double-Net (NN)
Base Rent PSF:	\$11.99
Annual Base Rent:	\$115,636
Rental Increases:	3% Annual Increases

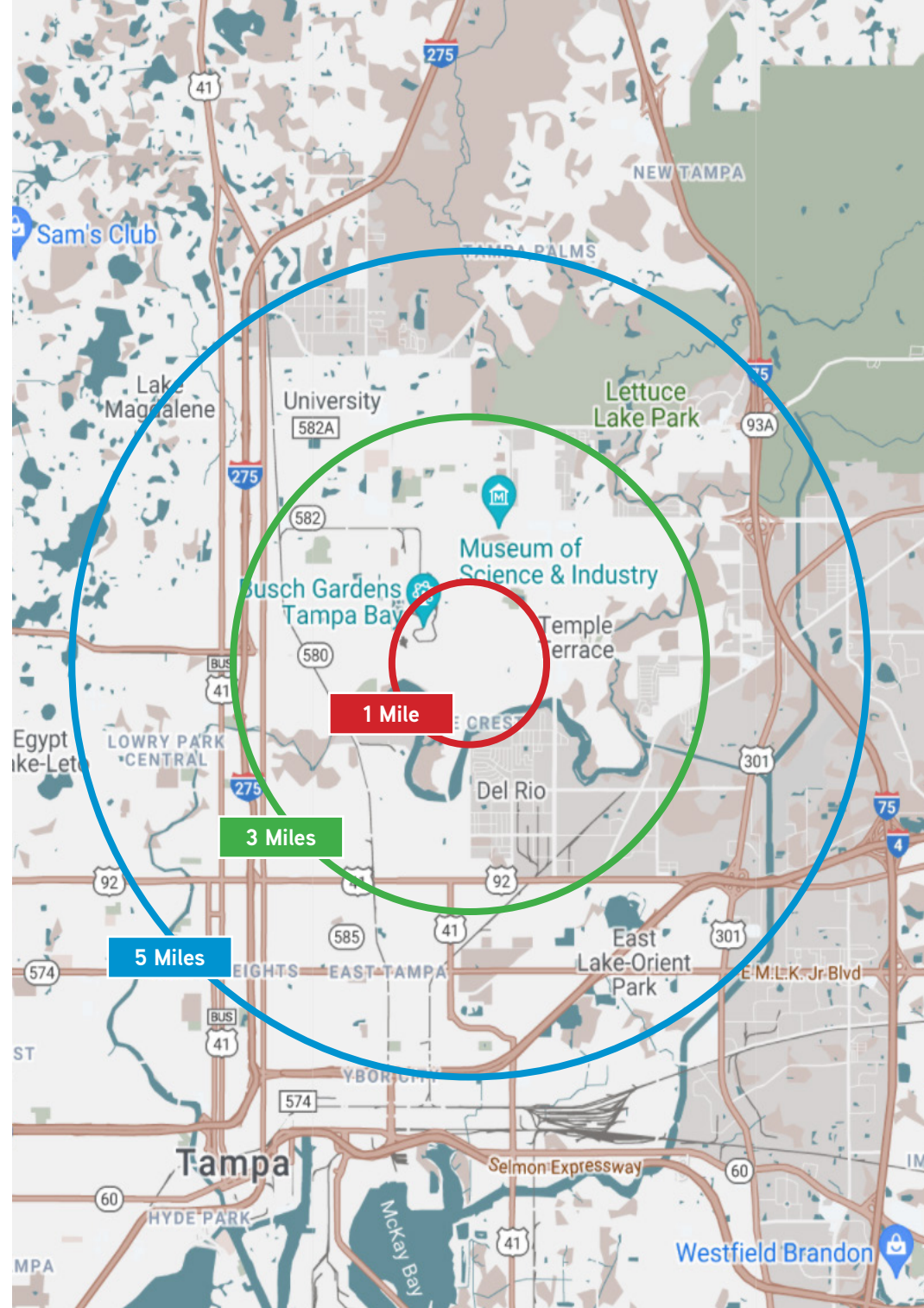
PROPERTY PHOTOS





DEMOGRAPHICS (1, 3, 5 MILES)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,134	116,581	267,384
Total Daytime Population	16,137	133,082	283,451
Median Age	34.1	31.6	33.2
Families	4,314	24,433	56,825
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Total Households	8,042	43,873	103,888
Average Household Size	2.38	2.51	2.49
Owner Occupied HH %	36.3%	40.2%	41.6%
Median Household Income	\$32,285	\$37,054	\$39,432
Average Household Income	\$44,841	\$52,402	\$56,344
Total HHs with income of \$50,000+	2,461	16,540	41,867
ANNUAL TRENDS (2020-2025)	1 MILE	3 MILES	5 MILES
Population Growth Rate	1.01%	1.01%	1.13%
Households Growth Rate	0.89%	0.95%	1.06%
Families Growth Rate	0.90%	0.93%	1.02%



MARKET OVERVIEW

Temple Terrace is located just north of Tampa between three major interstate highways: I-4, I-75 and I-275. This ideal location puts the city close to the Tampa/St. Petersburg metro areas, but also within a short driving distance to Orlando and the Sarasota beach areas.

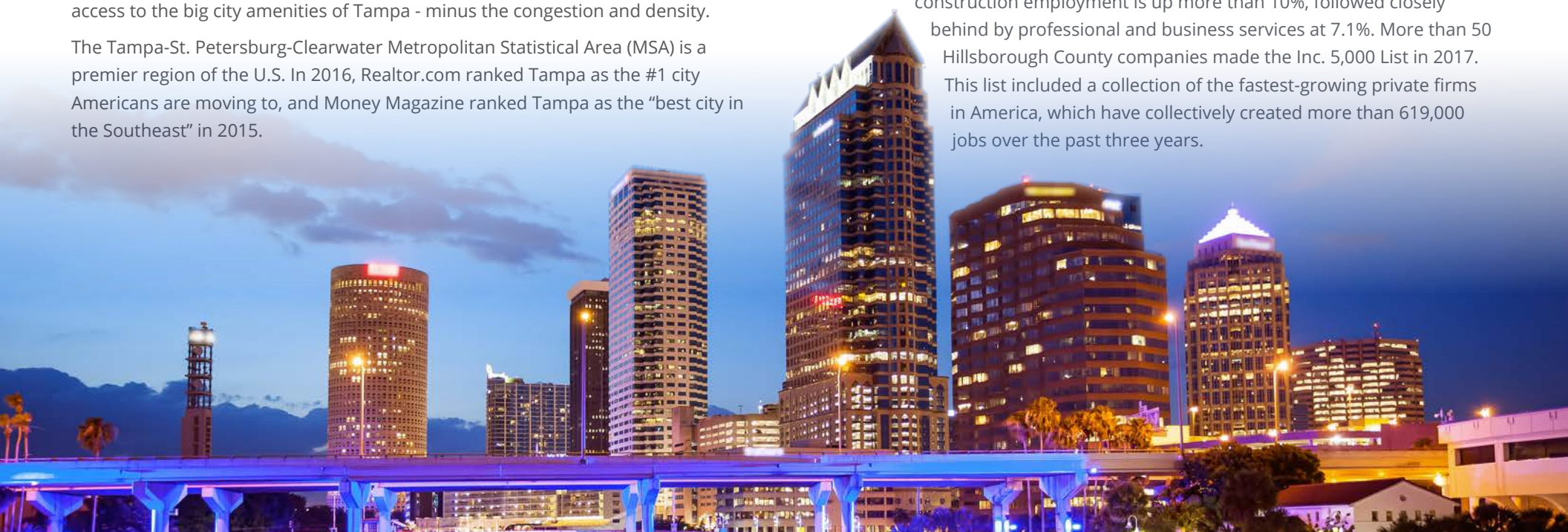
Adjacent to the city is the University of South Florida (50,000 students), the second largest university in the southeast, and home of quality medical research programs and the largest MBA program in Florida among public universities. City residents also have convenient access to the area's finest medical facilities, cultural activities, sporting events, shopping, and entertainment attractions, such as the neighboring Busch Gardens. Busch Gardens is a 335-acre African-themed animal theme park that features eight roller coasters and two water rides amongst other rides and animal attractions. The park attracts nearly 4,139,000 visitors a year and is 12th on the list of most-visited theme parks in the U.S.

Temple Terrace is a city that offers a sense of community along with bike trails, golf, artisan restaurants, and fun, creative community events, combined with access to the big city amenities of Tampa - minus the congestion and density.

The Tampa-St. Petersburg-Clearwater Metropolitan Statistical Area (MSA) is a premier region of the U.S. In 2016, Realtor.com ranked Tampa as the #1 city Americans are moving to, and Money Magazine ranked Tampa as the "best city in the Southeast" in 2015.

The region boasts more than 3,753,000 residents. Approximately 57% of these residents have an average household income above \$50,000 per year and more than 45% of all white collar jobs in Tampa are filled by millennials. Nearly a quarter of all adults living in Hillsborough County are between 18 to 34 years old, representing the highest percentage of millennials and college graduates among competing markets in the South. More and more people are moving to the region with building permits up 21% and single-family home sales up nearly 15% from last year, proving the Tampa Bay area is truly Florida's up-and-coming destination. Within the next five years, Hillsborough County's population is projected to grow significantly faster than the state of Florida and reach 1.5 million residents by 2022.

The unemployment rate of the Tampa MSA is 4.1% and remains well below the U.S. average and around 67% of employment comprises white collar jobs, with another 16% within the service industry. Business continues to boom throughout the region: Exports from Tampa are up more than 25% from last year and construction employment is up more than 10%, followed closely behind by professional and business services at 7.1%. More than 50 Hillsborough County companies made the Inc. 5,000 List in 2017. This list included a collection of the fastest-growing private firms in America, which have collectively created more than 619,000 jobs over the past three years.

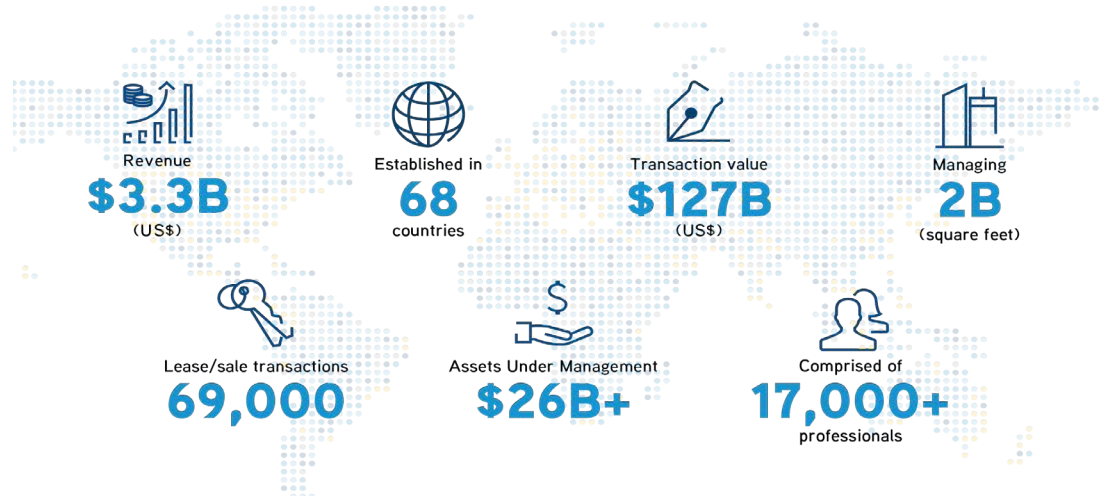


COLLIERS INTERNATIONAL

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.

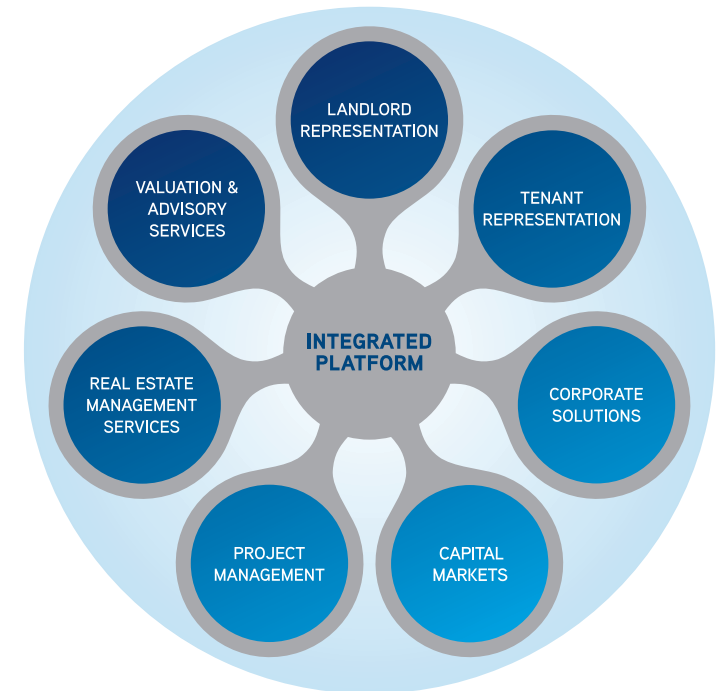
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World of Colliers 2018 Year-End Stats



All statistics are for 2018, are in U.S. dollars and include affiliates.

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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