



**ABSOLUTE TRIPLE-NET INVESTMENT OPPORTUNITY  
NEC CENTRAL AVE & ELWOOD ST**

3501 S. Central Ave., Phoenix, AZ 85040

**JIM EDWARDS**  
480.214.9423 | Jim@RGcre.com

**KEVIN ROESSLER**  
480.214.9425 | Kevin@RGcre.com

## PROPERTY OVERVIEW

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<b>BUILDING SF</b>	7,456 SF
<b>PARCEL #</b>	113-09-079L
<b>ZONING</b>	C-3, City of Phoenix
<b>OCCUPANCY</b>	100%
<b>LAND AREA</b>	18,975 SF (0.44 Acres)
<b>YEAR BUILT/RENOVATED</b>	2003
<b>PARKING</b>	14 Spaces

INVESTMENT HIGHLIGHTS
<b>STRONG TENANT</b> – (NYSE: FCFS) FirstCash, Inc. is a publicly traded company with over 2,600 locations in the US and Latin America.
<b>ZERO MANAGEMENT RESPONSIBILITIES</b> – Landlord has zero responsibilities and tenant is responsible for all expenses including roof and structure.
<b>EXCELLENT ACCESS &amp; VISIBILITY</b> – Excellent visibility on Central Ave and easy access to I-17 and I-10.
<b>EXCELLENT RENT INCREASES</b> - The lease includes 10% rent increase every 5 years.

DEMOGRAPHICS (2018)	
<b>POPULATION</b>	
1-Mile	6,954
3-Mile	114,996
5-Mile	265,411
<b>AVG. HOUSEHOLD INCOME</b>	
1-Mile	\$39,378
3-Mile	\$48,444
5-Mile	\$57,585
<b>TOTAL HOUSEHOLDS</b>	
1-Mile	1,933
3-Mile	32,258
5-Mile	80,467

TRAFFIC COUNTS (2018)	
Central Ave.	18,273 VPD
Elwood St.	2,200 VPD



## TENANT/LEASE SUMMARY

FirstCash Inc. is a publicly traded company (NYSE: FCFS) and is the leading operator of pawn stores with more than 2,600 retail and consumer lending locations in United States, Mexico, Guatemala, El Salvador and Columbia. 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. On September 1, 2016 First Cash Financial Services, Inc. merged with Cash America International, Inc. to form FirstCash, Inc. and employs approximately 20,000 people between the U.S. and Latin America. FirstCash is a component company in both the Standard & Poor's SmallCap 600 Index® and the Russell 2000 Index®.

FINANCIAL OVERVIEW	
PRICE	\$1,334,667
PRICE PER SF	\$179.00
CAP RATE	7.50%
NET CASH FLOW	\$100,100.04

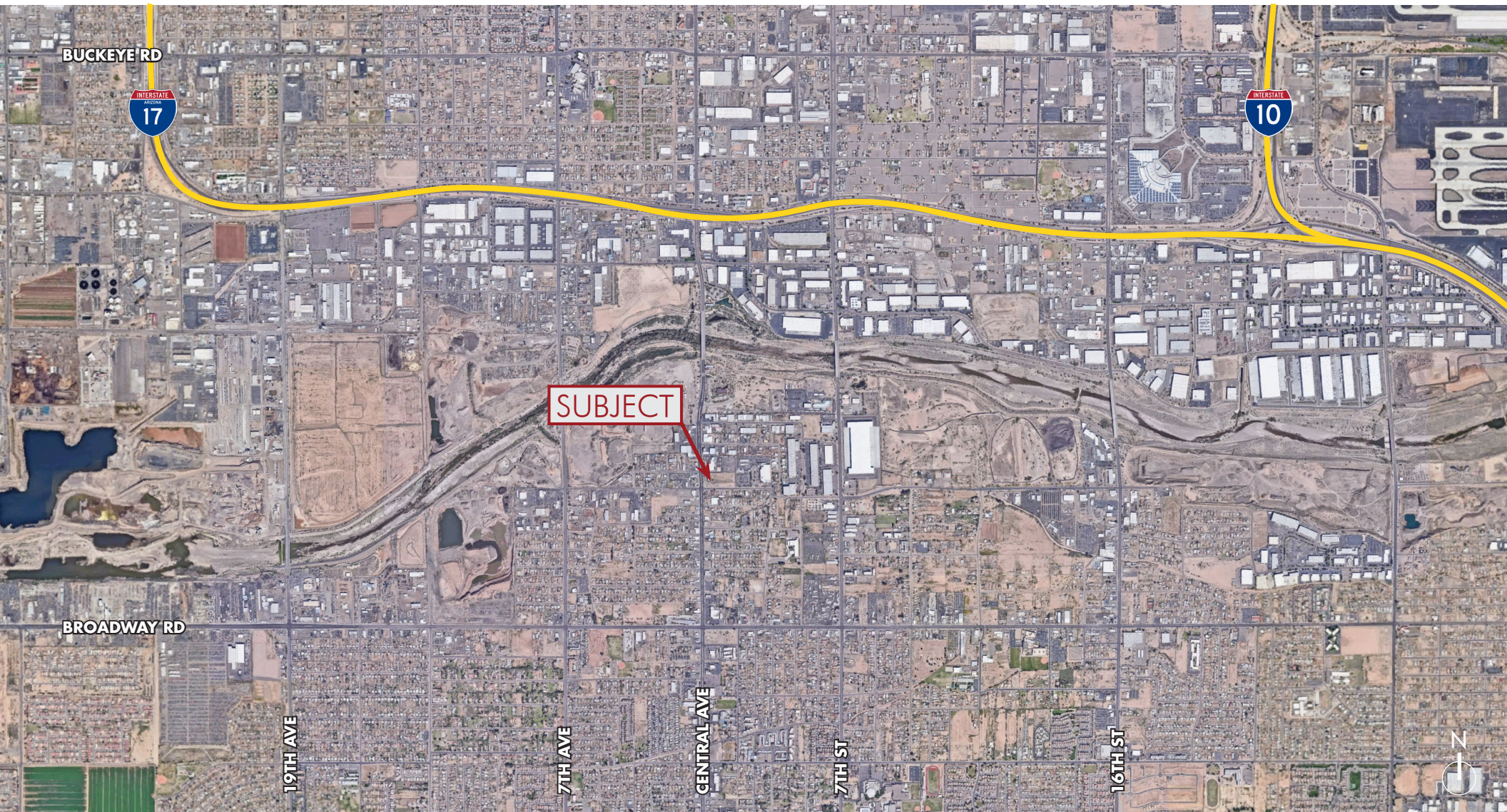
LEASE SUMMARY	
LEASE TYPE	Absolute Triple-Net (NNN) Lease
TENANT	FirstCash, Inc. (NYSE: FCFS)
LANDLORD RESPONSIBILITY	None
RENEWAL DATE	November 1, 2017
LEASE EXPIRATION DATE	October 31, 2022
LEASE TERM	5 Years
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	3, 5 Year Options
RIGHT OF FIRST REFUSAL	10 Days to Exercise Upon Receipt of Written Offer

ANNUALIZED OPERATING DATA		
LEASE TERM	ANNUAL RENT	CAP RATE
11/01/2017-10/31/2022	\$100,100.04	7.50%
Options		
11/01/2022-10/31/2027	\$110,110.08	8.25%
11/01/2027-10/31/2032	\$121,121.04	9.07%
11/01/2032-10/31/2037	\$133,233.14	9.98%



## PROPERTY DESCRIPTION

### AERIAL MAP





**PROPERTY DESCRIPTION**  
PLAT MAP



## PROPERTY DESCRIPTION

### FLOOR PLAN





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