



RENDERING

INVESTMENT OFFERING | \$1,955,000 – 7.25% CAP
PLS CHECK CASHERS | CORPORATE – ABSOLUTE NNN



5100 GLENWAY AVE, CINCINNATI, OH

214.915.8890
RUSSELL SMITH
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BOB MOORHEAD
bob@trivanta.com
ALEX TOWER
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Property. 6,660± SF building on 0.54± acres with additional parking area 0.38± acres.
Tenant. Lessee: PLS Financial Solutions of Ohio, Inc. | Chicago-based PLS Financial Services, Inc., 3,000+ employees & 300 locations in 11 states.
Lease structure. 15-year, corporate, absolute NNN lease with 10% rent increases every 5-years in primary term and options.
Location. Situated along Glenway Ave. (31,000 VPD), PLS Cash Checkers features easy access and excellent visibility from its corner location. The subject property is located in a dense commercial and residential area of Cincinnati, OH; within a 3-mile radius of the site, the estimated population is 127,307 people. The subject property is surrounded by nationally recognized credit tenants such as Walmart, Kroger, PetSmart, Dick's, Best Buy, Walgreen's, CVS, AutoZone, Advance Auto Parts, Hobby Lobby, LA Fitness, Chipotle, McDonald's, Applebee's, Burger King, Panera, and many more. The site is located less than 6-miles from Downtown Cincinnati, Cincinnati Zoo & Botanical Garden, Butler County Reginal Airport and more.

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**LISTED IN ASSOCIATION WITH OHIO BROKER OF RECORD:
TERRA NATIONAL REAL ESTATE GROUP**

5100 GLENWAY AVE, CINCINNATI, OH

PRICE CAP:	\$1,955,000 7.25%
NET OPERATING INCOME:	\$141,692 *
BUILDING AREA:	6,660+ Square Feet
LAND AREA:	0.54± Acres
ADDITIONAL PARK AREA:	0.38± Acres
YEAR BUILT RENOVATED	1968 2017
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	15 Years with (4), 5-year options to extend
Projected Rent Commencement:	February 2017
Projected Lease Expiration:	February 2032
Lease Type:	Corporate – Absolute NNN
Rent Increases:	10% Every 5 Years In Primary Term & Options
Annual Rent Yrs 1-5:	\$141,692 *
Annual Rent Yrs 6-10:	\$155,861
Annual Rent Yrs 11-15:	\$171,447
Option 1 Yrs 16-20:	\$188,592
Option 2 Yrs 21-25:	\$207,451
Option 3 Yrs 26-30:	\$228,196
Option 4 Yrs 31-35:	\$251,016

* Rent is based on a formula that includes a % of total improvement costs and will be adjusted accordingly upon building completion. Annual Rent shown above are estimates. Consequently, the Purchase Price may change but the agreed upon CAP rate will not.

TENANT OVERVIEW

LESEE: PLS Financial Solutions of Ohio, Inc.
 GUARANTOR: PLS Check Cashers of Texas, LP

PLS CHECK CASHERS | www.plshome.com

Chicago-based PLS Financial Services, Inc., manages more than 300 locations in 11 states, with more than 3,000 employees. PLS is one of the largest, fastest growing and most distinguished organizations in the check cashing industry, and is a Western Union money transfer agent.

PLS is listed among Inc. magazine's "5000 Fastest-Growing Private Companies in America," and has been named one of Chicago's "101 Best and Brightest Companies to Work For" by the National Association of Business Resources. In 2008, 2009 and 2010, PLS was named one of Chicago's Largest Privately Held Companies by Crain's Chicago Business, and was a member of Crain's "Fast 50" (Fastest Growing Companies) in 2008 and 2009. The company has also been honored with the Activa Award from the Financial Service Centers of America (FISCA) in recognition of its charitable efforts.

The PLS brand includes PLS Check Cashers, PLS Motor Vehicle Services, and PLS realty.



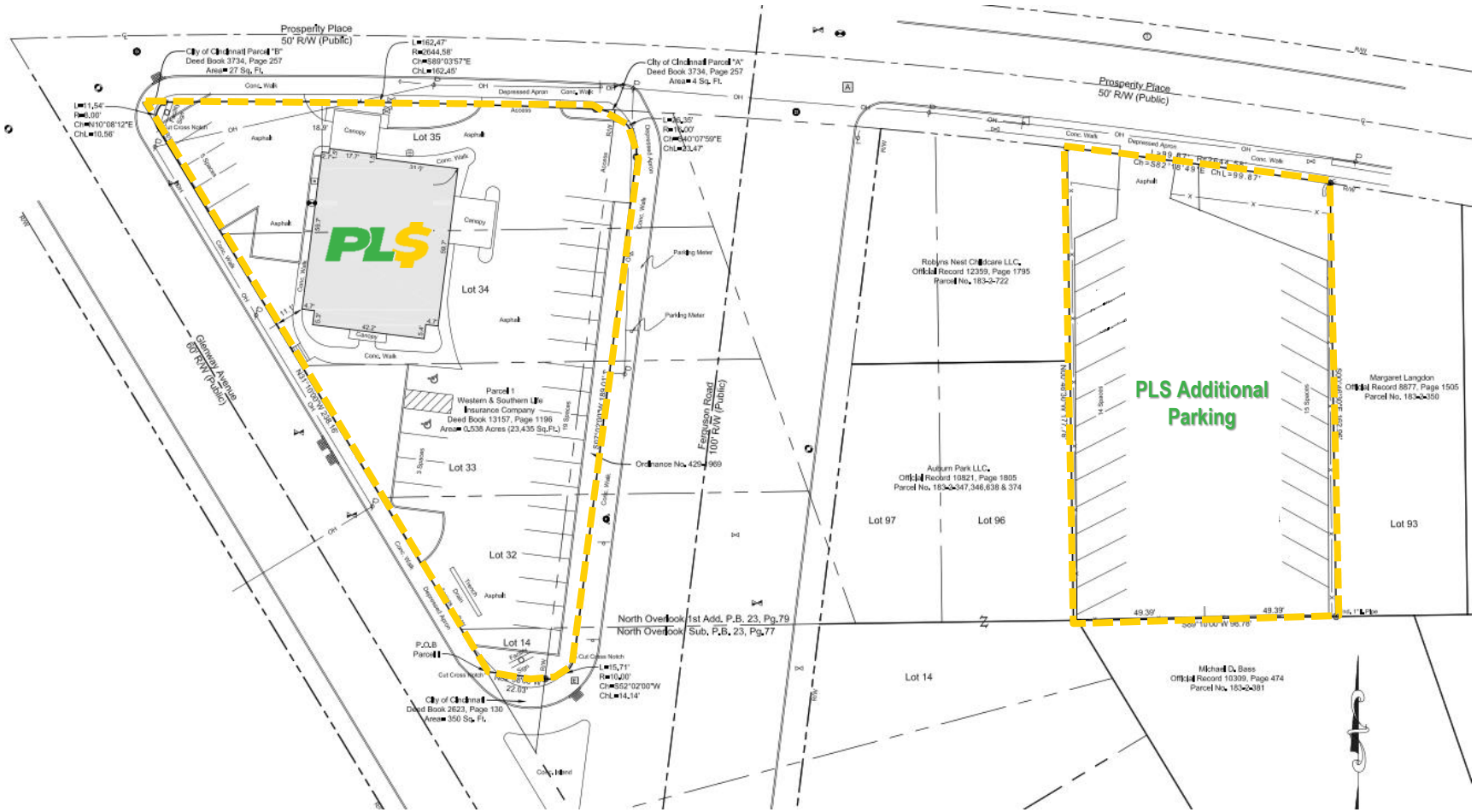
5100 GLENWAY AVE, CINCINNATI, OH



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IMMEDIATE TRADE AREA

Situated along Glenway Ave. (31,000 VPD), PLS Cash Checkers features easy access and excellent visibility from its corner location. Glenway Ave. is a major north-south thoroughfare which serves a strong retail trade corridor. The subject property is located in a dense commercial and residential area of Cincinnati, OH; within a 3-mile radius of the site, the estimated population is 127,307 people.

The site is located less than 6-miles from Downtown Cincinnati, Cincinnati Zoo & Botanical Garden, Butler County Reginal Airport and more. The subject property is surrounded by nationally recognized credit tenants such as Walmart, Kroger, PetSmart, Dick's, Best Buy, Walgreen's, CVS, AutoZone, Advance Auto Parts, Hobby Lobby, LA Fitness, Chipotle, McDonald's, Applebee's, Burger King, Panera, and many more.

CINCINNATI, OH

Cincinnati is a city in Ohio and serves as the county seat of Hamilton County. Cincinnati, located in southwestern Ohio on the Ohio River, is the third-largest city in Ohio and the 65th-largest city in the United States. With a metro area that includes parts of Ohio, Indiana and Kentucky, Cincinnati has a unique personality that crosses mid western industrial city with a southern country feel. Cincinnati's location on the Ohio River has contributed not only to its prosperity but also its scenic charm. Cincinnati is home to two major sports teams, the Cincinnati Reds, the oldest franchise in Major League Baseball, and the Cincinnati Bengals of the National Football League. The University of Cincinnati, founded in 1819, is one of the 50 largest in the United States. Cincinnati is known for its historic architecture. In the late 1800s, Cincinnati was commonly referred to as "Paris of America", due mainly to such ambitious architectural projects as the Music Hall, Cincinnati Hotel, and Shillito Department Store. Cincinnati is home to major corporations that include Procter & Gamble, Kroger, CInergy Corporation, and Federated Department Stores, the parent company of Macy's and Bloomingdale's.

CINCINNATI-MIDDLETOWN METROPOLITAN AREA

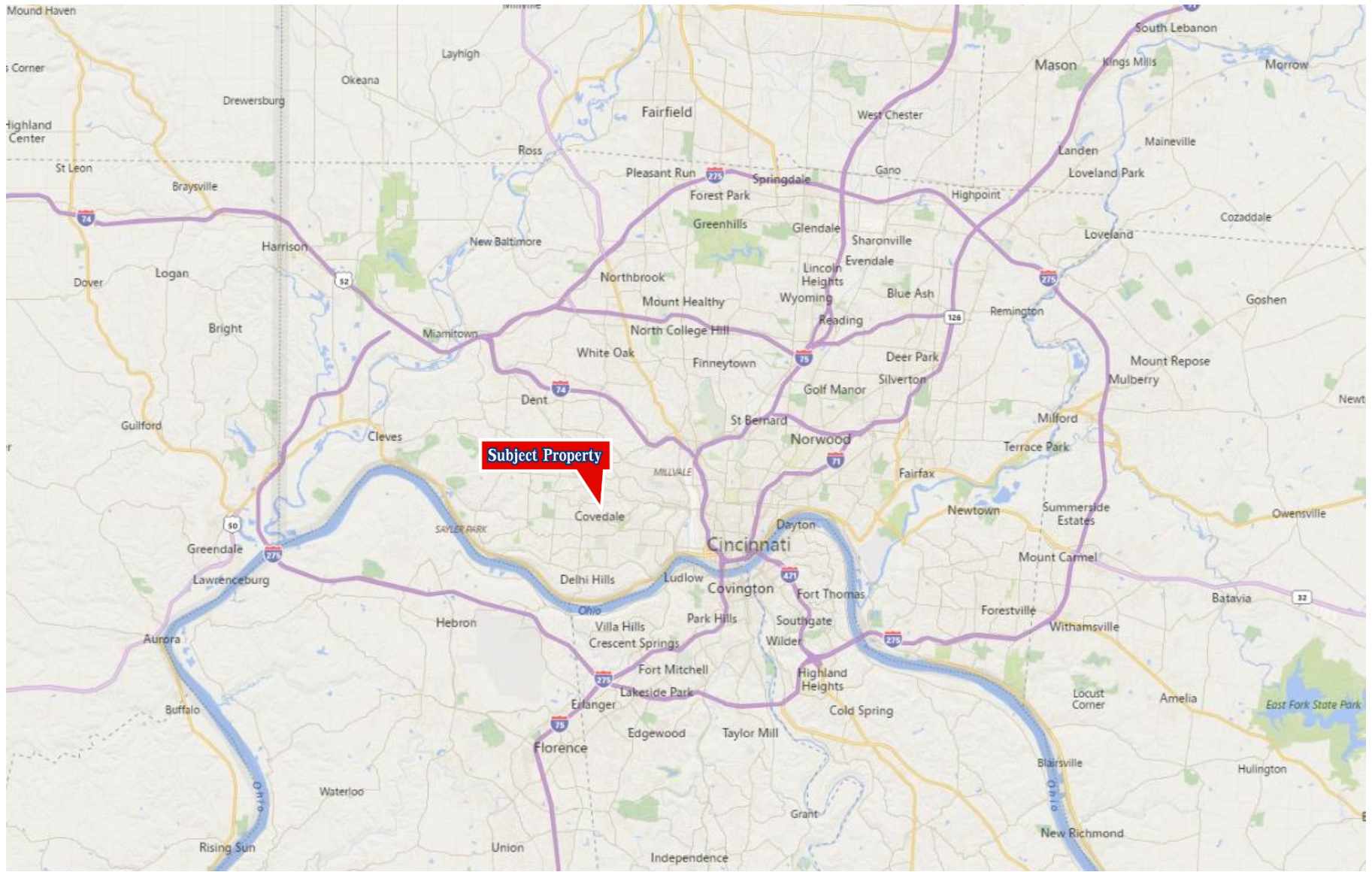
The Cincinnati-Northern Kentucky metropolitan area, informally known as Greater Cincinnati, includes counties in Ohio, Kentucky, and Indiana around the city of Cincinnati, Ohio. The United States Census's formal name for the area is the Cincinnati-Middletown Metropolitan Statistical Area ("MSA"). As of the 2010 census, the MSA had a population of 2,130,151, the largest metropolitan area involving Ohio and the 27th largest in the United States.

Some of the highlights in this MSA include a diversified economy, Growth in services industries has lessened the metro's dependence on manufacturing and transportation. Companies are drawn to the region's low cost of doing business, while employees can enjoy an affordable place to live, making the MSA an attractive environment for business and living. The area is a central distribution point, half of the U.S. population and 30 major markets are within a one-day drive. With 250 colleges and universities within a 200-mile radius, there is also an abundance of higher education in the MSA.

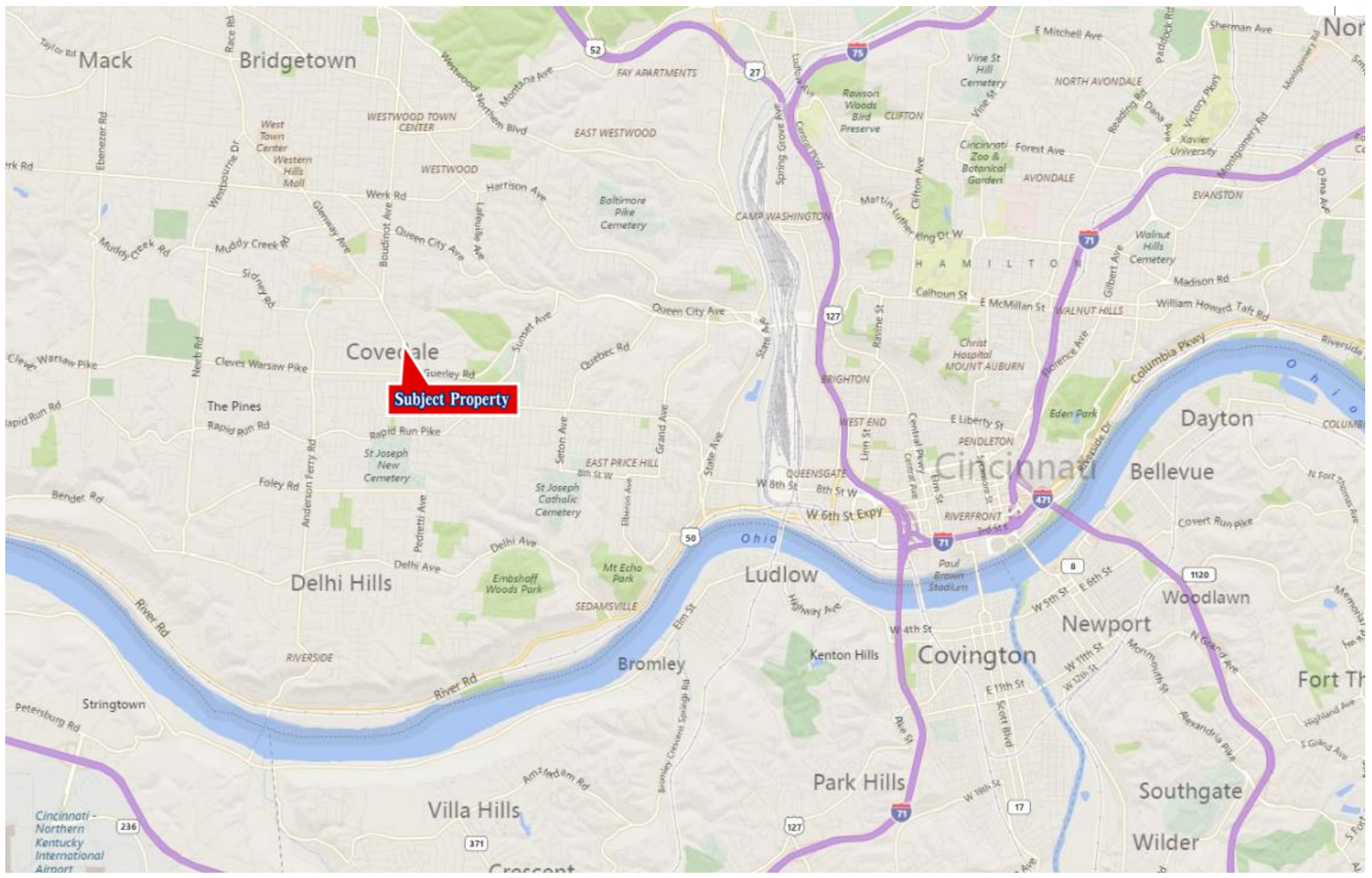
Once a manufacturing-dominated employment base, the region now focuses on trade, transportation and utilities, which hires 20 percent of the work force. The education and health services, and professional and business services segments account for 16 percent and 15 percent, respectively. All employment categories will increase during the next 5 years, with the strongest gains projected in professional and business services and information, which each will increase more than 3 percent annually through 2016. The excellent transportation infrastructure and lower property, corporate and state taxes have attracted major companies. There are ten fortune 500 firms headquartered in the region. Growth in the technology sector has aided in the boost to the regions economy. Approximately 225 area firms are engaged in high-tech research, employing over 9,500 people. More than 300 firms involved in aerospace products are housed in the Cincinnati-Dayton corridor and employ around 180,000 people.

Cincinnati, a hub of the Cincinnati-Middletown metropolitan area remains one of the nation's primary industrial and commercial centers, with a major port on the Ohio river. Distribution of raw materials and manufactured goods serves as the city's chief economic activity, led by GE Aircraft Engines and AK Steel Corp. The regional airport and Cincinnati's water port provide access to domestic and international markets, which have attracted large distribution facilities, including Toyota Motor Sales, Levis Strauss, and Gap Inc. to the area.

5100 GLENWAY AVE, CINCINNATI, OH



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5100 Glenway Ave		1 mi radius	2 mi radius	3 mi radius
Cincinnati, OH 45238-3760				
POPULATION	2016 Estimated Population	17,393	68,646	127,307
	2021 Projected Population	17,771	70,276	130,622
	2010 Census Population	17,230	66,338	122,776
	2000 Census Population	16,297	69,971	133,740
	Projected Annual Growth 2016 to 2021	0.4%	0.5%	0.5%
	Historical Annual Growth 2000 to 2016	0.4%	-0.1%	-0.3%
	HOUSEHOLDS	2016 Estimated Households	7,834	28,820
2021 Projected Households		8,039	29,685	54,161
2010 Census Households		7,589	27,314	49,570
2000 Census Households		7,522	29,761	54,633
Projected Annual Growth 2016 to 2021		0.5%	0.6%	0.7%
Historical Annual Growth 2000 to 2016		0.3%	-0.2%	-0.3%
AGE	2016 Est. Population Under 10 Years	15.8%	15.7%	15.5%
	2016 Est. Population 10 to 19 Years	11.0%	13.0%	13.3%
	2016 Est. Population 20 to 29 Years	16.7%	14.4%	14.6%
	2016 Est. Population 30 to 44 Years	21.7%	20.6%	19.9%
	2016 Est. Population 45 to 59 Years	17.5%	18.5%	18.5%
	2016 Est. Population 60 to 74 Years	11.2%	12.1%	12.4%
	2016 Est. Population 75 Years or Over	6.2%	5.6%	5.9%
	2016 Est. Median Age	33.4	34.0	34.1
MARTIAL STATUS & GENDER	2016 Est. Male Population	46.5%	47.5%	47.6%
	2016 Est. Female Population	53.5%	52.5%	52.4%
	2016 Est. Never Married	36.3%	37.8%	38.6%
	2016 Est. Now Married	40.5%	36.9%	37.5%
	2016 Est. Separated or Divorced	15.1%	17.5%	16.5%
	2016 Est. Widowed	8.1%	7.8%	7.3%
INCOME	2016 Est. HH Income \$200,000 or More	1.3%	1.6%	2.0%
	2016 Est. HH Income \$150,000 to \$199,999	2.1%	2.3%	2.6%
	2016 Est. HH Income \$100,000 to \$149,999	8.2%	9.2%	9.5%
	2016 Est. HH Income \$75,000 to \$99,999	10.5%	10.5%	10.6%
	2016 Est. HH Income \$50,000 to \$74,999	15.4%	15.7%	16.1%
	2016 Est. HH Income \$35,000 to \$49,999	15.7%	15.2%	14.4%
	2016 Est. HH Income \$25,000 to \$34,999	13.9%	11.3%	10.7%
	2016 Est. HH Income \$15,000 to \$24,999	16.5%	13.6%	13.4%
	2016 Est. HH Income Under \$15,000	16.4%	20.6%	20.7%
	2016 Est. Average Household Income	\$48,547	\$50,356	\$52,164
	2016 Est. Median Household Income	\$40,925	\$41,795	\$43,637
	2016 Est. Per Capita Income	\$21,902	\$21,195	\$21,579
	2016 Est. Total Businesses	455	1,660	3,112
2016 Est. Total Employees	4,818	15,134	29,446	

5100 Glenway Ave		1 mi radius	2 mi radius	3 mi radius
Cincinnati, OH 45238-3760				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	13,452	52,384	97,420
	2016 Est. Civilian Employed	67.4%	63.3%	61.8%
	2016 Est. Civilian Unemployed	4.1%	3.7%	3.6%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	28.5%	33.0%	34.5%
	2016 Labor Force Males	45.1%	46.5%	46.7%
	2016 Labor Force Females	54.9%	53.5%	53.3%
	OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,930	28,624
2010 Mgmt, Business, & Financial Operations		10.5%	10.6%	10.9%
2010 Professional, Related		19.8%	19.0%	18.7%
2010 Service		22.0%	21.9%	22.0%
2010 Sales, Office		26.6%	27.3%	27.1%
2010 Farming, Fishing, Forestry		-	0.1%	0.1%
2010 Construction, Extraction, Maintenance		7.0%	6.9%	7.1%
2010 Production, Transport, Material Moving		14.1%	14.2%	14.1%
2010 White Collar Workers		56.9%	57.0%	56.7%
2010 Blue Collar Workers		43.1%	43.0%	43.3%
TRANSPORTATION TO WORK		2010 Drive to Work Alone	77.5%	77.2%
	2010 Drive to Work in Carpool	10.2%	11.6%	11.5%
	2010 Travel to Work by Public Transportation	7.9%	7.0%	6.5%
	2010 Drive to Work on Motorcycle	0.1%	0.1%	0.1%
	2010 Walk or Bicycle to Work	2.1%	1.3%	1.7%
	2010 Other Means	0.1%	0.3%	0.3%
	2010 Work at Home	2.1%	2.6%	3.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.6%	22.3%	23.5%
	2010 Travel to Work in 15 to 29 Minutes	40.1%	43.3%	42.0%
	2010 Travel to Work in 30 to 59 Minutes	32.7%	29.6%	29.4%
	2010 Travel to Work in 60 Minutes or More	4.6%	4.8%	5.1%
	2010 Average Travel Time to Work	23.3	22.5	22.5
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$335 M	\$1.26 B	\$2.34 B
	2016 Est. Apparel	\$11.6 M	\$43.8 M	\$81.5 M
	2016 Est. Contributions, Gifts	\$20.5 M	\$78.0 M	\$147 M
	2016 Est. Education, Reading	\$11.9 M	\$46.1 M	\$86.8 M
	2016 Est. Entertainment	\$18.4 M	\$69.4 M	\$129 M
	2016 Est. Food, Beverages, Tobacco	\$52.9 M	\$199 M	\$367 M
	2016 Est. Furnishings, Equipment	\$11.0 M	\$41.5 M	\$77.5 M
	2016 Est. Health Care, Insurance	\$30.6 M	\$114 M	\$211 M
	2016 Est. Household Operations, Shelter, Utilities	\$104 M	\$393 M	\$730 M
	2016 Est. Miscellaneous Expenses	\$5.08 M	\$19.1 M	\$35.3 M
	2016 Est. Personal Care	\$4.38 M	\$16.5 M	\$30.6 M
	2016 Est. Transportation	\$64.0 M	\$240 M	\$445 M