



RENDERING

INVESTMENT OFFERING | \$1,849,000
PLS CHECK CASHERS | CORPORATE — ABSOLUTE NNN



3005 S MAY AVE, OKLAHOMA CITY, OK

214.915.8890
RUSSELL SMITH
rsmith@trivanta.com
BOB MOORHEAD
bob@trivanta.com
ALEX TOWER
atower@trivanta.com

Property. 2,460± SF building on 0.39± acres.

Tenant. Lessee: PLS Financial Solutions of Oklahoma, 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. PLS Check Cashers is located along S. May Ave. (16,000 VPD) and SW. 29th St. (21,000 VPD), just east of Interstate 44 (128,000 VPD). The subject property is located in a dense commercial and residential area of southwestern Oklahoma City. Within a 3-mile radius of the site, the estimated population is 84,035 people. The site is located approximately 6-miles southwest of downtown Oklahoma City and is surrounded by nationally recognized credit tenants such as Walgreen's, AutoZone, Advance Auto Parts, O'Reilly, Dollar General, Dollar Tree, Burger King, KFC, Taco Bell, McDonald's, Taco Bueno, Sonic, and more.

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DISCLAIMER

Trivanta (“Agent”) has been engaged as an agent for the sale of the property located at 3005 S. May Ave, Oklahoma City, OK by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

**LISTED IN ASSOCIATION WITH OKLAHOMA BROKER OF RECORD:
GRANT MCKINNEY | LICENSE #120857**

3005 S MAY AVE, OKLAHOMA CITY, OK

PRICE CAP:	\$1,849,000
NET OPERATING INCOME:	\$129,401
BUILDING AREA:	2,460+ Square Feet
LAND AREA:	0.39± Acres
YEAR BUILT	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:	\$129,401 *
Annual Rent Yrs 6-10:	\$142,341
Annual Rent Yrs 11-15:	\$156,575
Option 1 Yrs 16-20:	\$172,232
Option 2 Yrs 21-25:	\$189,456
Option 3 Yrs 26-30:	\$208,401
Option 4 Yrs 31-35:	\$229,241

* 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 Oklahoma, Inc.
 GUARANTOR: PLS Check Cashers of Texas, LP

PLS CHECK CASHERS | www.plshome.com

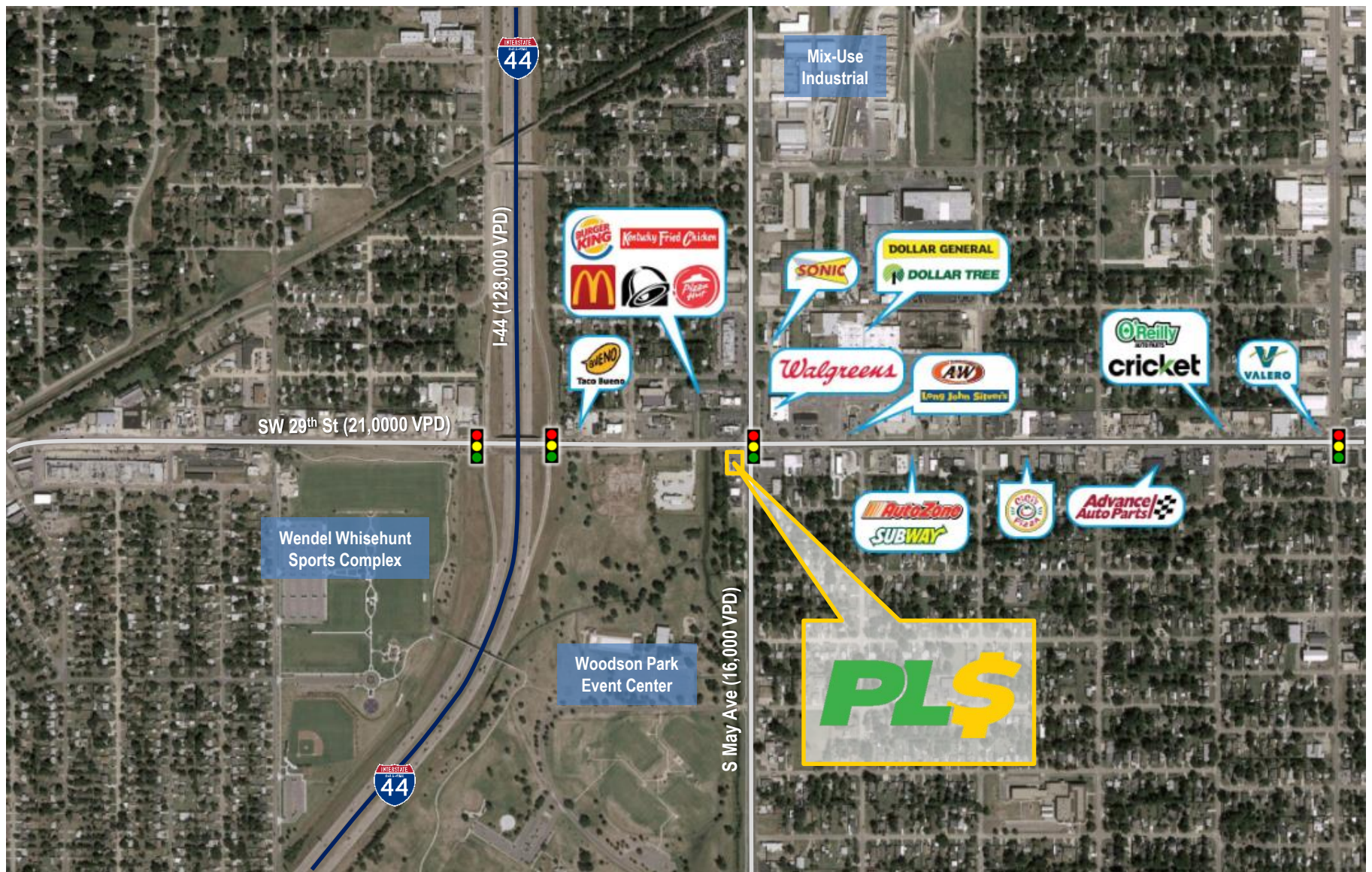
Chicago-based PLS Financial Services, Inc., manages more than 300 locations in 11 states, with more than 3,000 employees. PLS is one of the largest, fastest growing and most distinguished organizations in the check cashing industry, and is a Western Union money transfer agent.

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.

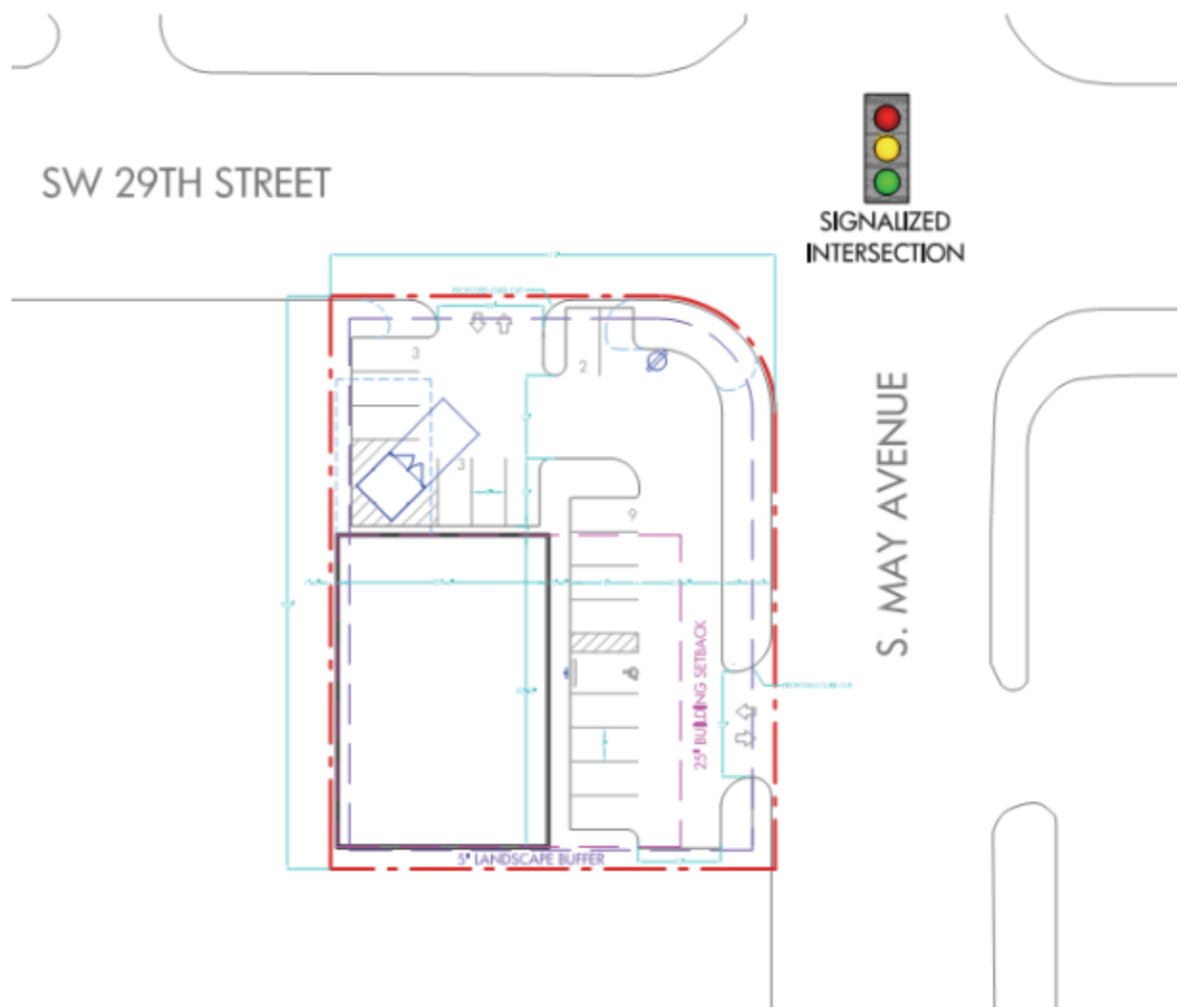


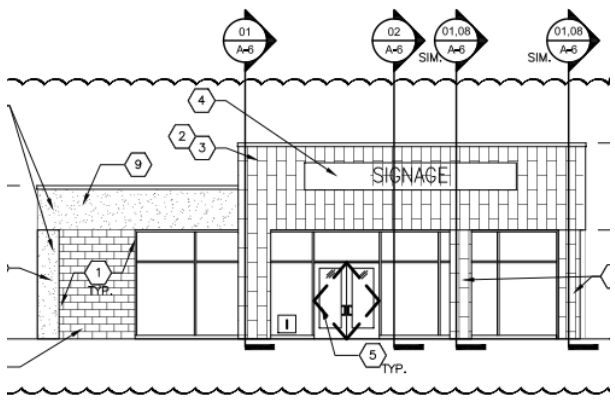
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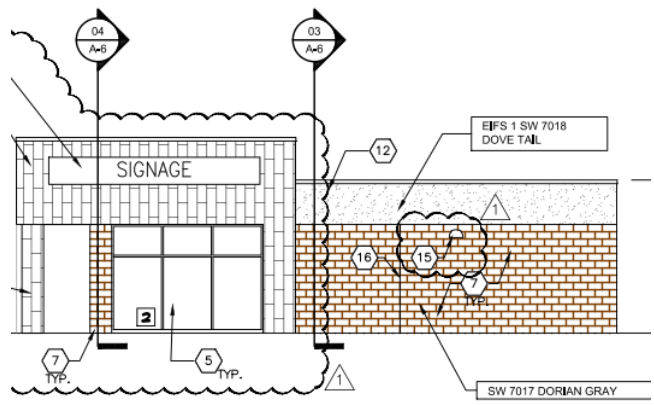
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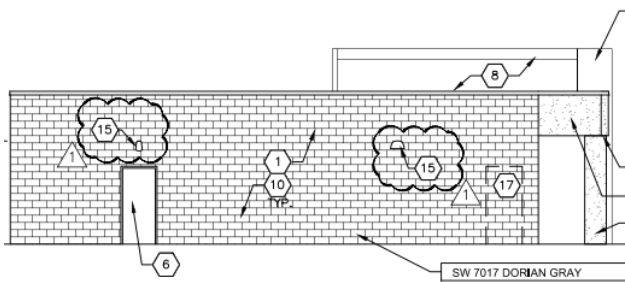




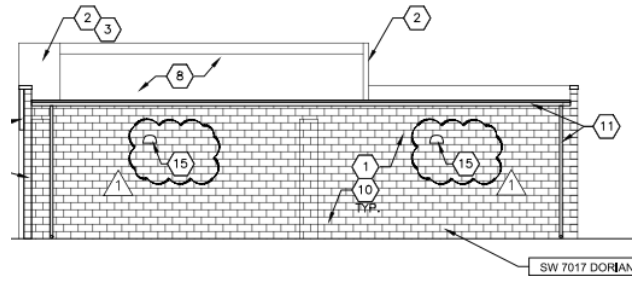
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

IMMEDIATE TRADE AREA

PLS Check Cashers is located along S. May Ave. (16,000 VPD) and SW. 29th St. (21,000 VPD), just east of Interstate 44 (128,000 VPD). Interstate 44 runs diagonally through the U.S. state of Oklahoma, spanning from the Texas state line near Wichita Falls to the Missouri border near Joplin. It connects three of Oklahoma's largest cities, Oklahoma City, Tulsa, and Lawton. The subject property is located in a dense commercial and residential area of southwestern Oklahoma City. Within a 3-mile radius of the site, the estimated population is 84,035 people.

The site is located approximately 6-miles southwest of downtown Oklahoma City and is surrounded by nationally recognized credit tenants such as Walgreen's, AutoZone, Advance Auto Parts, O'Reilly, Dollar General, Dollar Tree, Burger King, KFC, Taco Bell, McDonald's, Taco Bueno, Sonic, and more.

OKLAHOMA CITY, OK

Oklahoma City is the county seat of Oklahoma County and is the largest city in Oklahoma. It ranks 29th among United States Cities in population; as of 2012, the population was 599,199 people. The city ranks as the eighth-largest city in the United States by land area.

Oklahoma City lies along one of the primary travel corridors into Texas and Mexico. The city lies centered in between three other large cities: Dallas, Texas, Wichita, Kansas, and Tulsa, Oklahoma. According to the Oklahoma City Chamber of Commerce, the metropolitan area's economic output grew by 33 percent between 2001 and 2005 due chiefly to economic diversification. Its gross metropolitan product was \$43.1 billion in 2005 and grew to \$61.1 billion in 2009. In 2008, Forbes magazine named Oklahoma City the most "recession proof city in America". The magazine reported that the city had falling unemployment, one of the strongest housing markets in the country, and solid growth in the energy, agricultural, and manufacturing sectors.

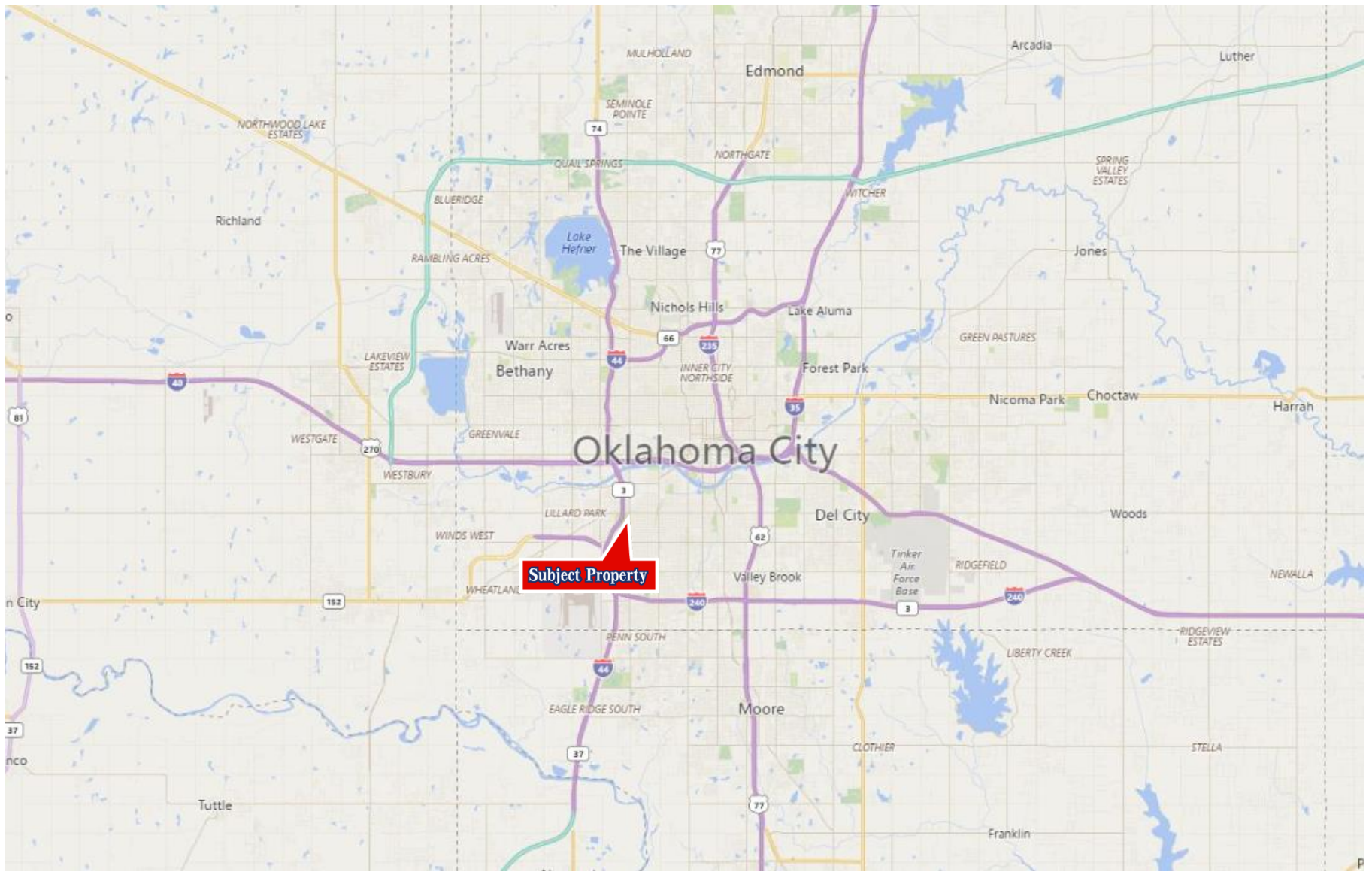
OKLAHOMA CITY MSA

The Oklahoma City Metropolitan Statistical Area (MSA) is a large urban region located in the central part of the State of Oklahoma and currently has a population of 1,322,429. It is often known as Oklahoma City Metro and contains the state capital and principal city, Oklahoma City. Seven counties make up the Oklahoma City Metro Area: Canadian, Cleveland, Grady, Lincoln, Logan, McClain, and Oklahoma.

The diversified economy of Oklahoma City includes information technology, general services, health services, and administration sectors in addition to the energy and government sector mainstays. The city has two Fortune 500 companies: Devon Energy Corporation and Chesapeake Energy Corporation, as well as several others that are in the Fortune 1000 and a number of large privately owned companies. Oklahoma City is home to the corporate headquarters of Sonic Drive-In, whose office building and corporate restaurant is located in Bricktown, an in-town neighborhood that has undergone a renaissance in the last decade. Devon Energy began construction in 2009 on a new 844-foot tall, 1,800,000 SF headquarters building in downtown Oklahoma City. The new skyscraper was completed in March 2012. Continental Resources moved more than 250 employees from Enid to its new headquarters in downtown Oklahoma City in 2012. Other large employers in Oklahoma City Metro include McKesson Corp., Tinker Air Force Base, the University of Oklahoma, the University of Central Oklahoma, American Fidelity, AT&T, AAA, Bank of America, Bank of Oklahoma, The Boeing Company, Braum's, Dell, The Farmer's Insurance, The Hartford, JP Morgan Chase, Mercy Health System, Sprint/Nextel, St. Anthony Health System, Williams-Sonoma, Xerox, United Parcel Service, Cox, and the State of Oklahoma. The University of Oklahoma at Norman, home to 30,303 students and an academic staff of 2,937 provides additional diversification to the regional economy.

In 1993, the city passed a massive redevelopment package known as the Metropolitan Area Projects (MAPS), intended to rebuild the city's core with civic projects to establish more activities and life to downtown. The city added a new baseball park, central library, renovations to the civic center, convention center and fairground, and a water canal in the Bricktown entertainment district. MAPS has become one of the most successful public-private partnerships undertaken in the U.S., exceeding \$3 billion in private investment as of 2010.

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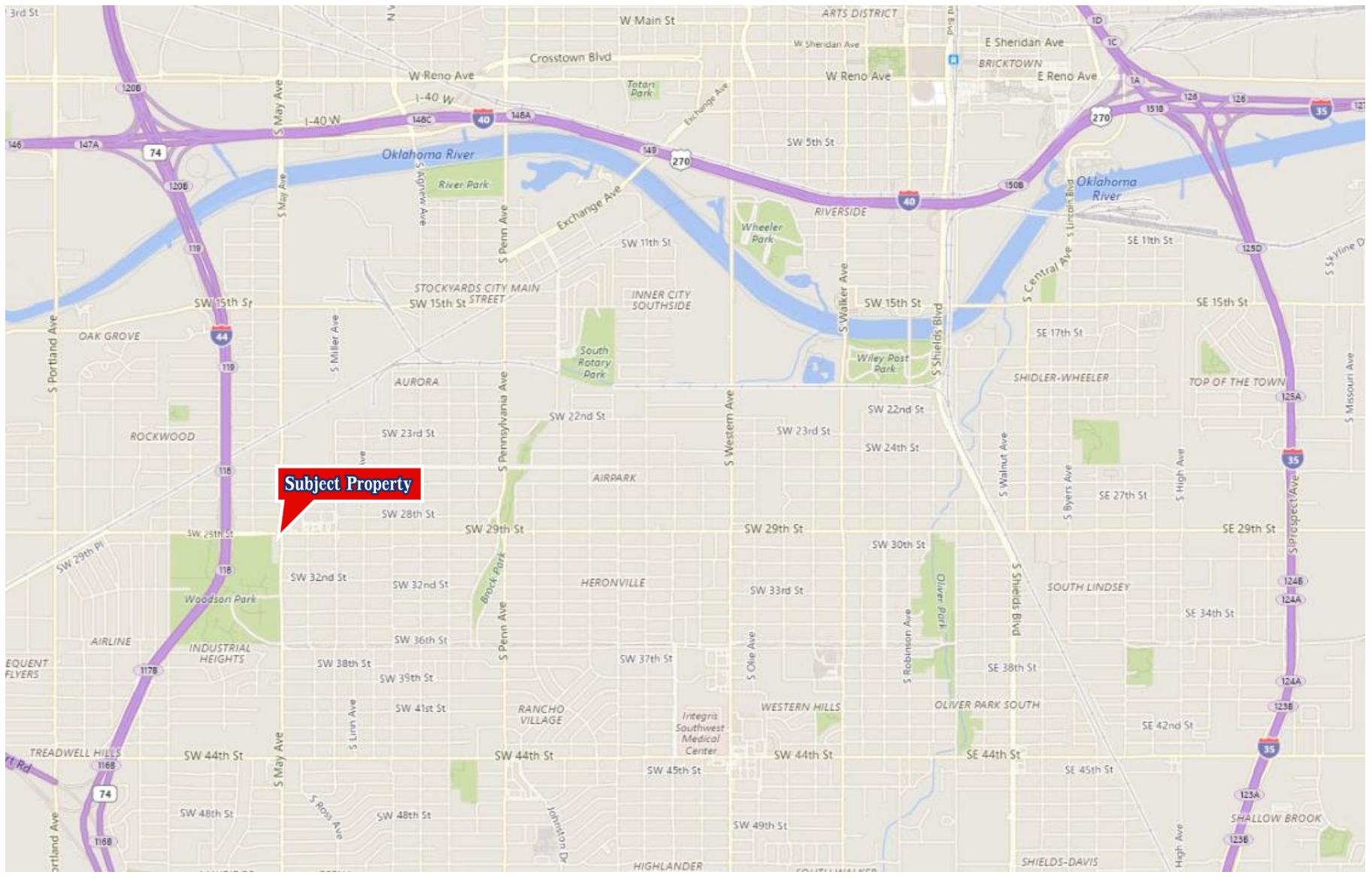


LOCATION MAP

3005 S MAY AVE, OKLAHOMA CITY, OKLAHOMA



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3005 S May Ave		1 mi radius	3 mi radius	5 mi radius
Oklahoma City, OK 73119-1707				
POPULATION	2016 Estimated Population	15,663	84,035	213,199
	2021 Projected Population	17,080	90,923	229,735
	2010 Census Population	14,843	79,702	198,966
	2000 Census Population	13,504	74,441	190,714
	Projected Annual Growth 2016 to 2021	1.8%	1.6%	1.6%
	Historical Annual Growth 2000 to 2016	1.0%	0.8%	0.7%
	HOUSEHOLDS	2016 Estimated Households	4,850	29,136
2021 Projected Households		5,322	31,683	87,543
2010 Census Households		4,560	27,389	74,024
2000 Census Households		4,690	28,373	75,104
Projected Annual Growth 2016 to 2021		1.9%	1.7%	1.7%
Historical Annual Growth 2000 to 2016		0.2%	0.2%	0.5%
AGE	2016 Est. Population Under 10 Years	21.5%	19.7%	17.0%
	2016 Est. Population 10 to 19 Years	17.3%	15.3%	13.8%
	2016 Est. Population 20 to 29 Years	14.8%	14.4%	16.1%
	2016 Est. Population 30 to 44 Years	20.7%	20.7%	21.5%
	2016 Est. Population 45 to 59 Years	15.0%	15.7%	16.6%
	2016 Est. Population 60 to 74 Years	7.9%	9.7%	10.6%
	2016 Est. Population 75 Years or Over	2.8%	4.4%	4.3%
	2016 Est. Median Age	26.7	29.7	31.2
MARTIAL STATUS & GENDER	2016 Est. Male Population	51.6%	50.6%	51.0%
	2016 Est. Female Population	48.4%	49.4%	49.0%
	2016 Est. Never Married	33.8%	31.2%	33.7%
	2016 Est. Now Married	39.6%	38.3%	37.6%
	2016 Est. Separated or Divorced	20.6%	23.2%	22.5%
	2016 Est. Widowed	6.0%	7.4%	6.2%
INCOME	2016 Est. HH Income \$200,000 or More	0.2%	0.5%	1.4%
	2016 Est. HH Income \$150,000 to \$199,999	1.1%	0.9%	1.8%
	2016 Est. HH Income \$100,000 to \$149,999	3.5%	4.0%	6.1%
	2016 Est. HH Income \$75,000 to \$99,999	5.3%	6.5%	8.9%
	2016 Est. HH Income \$50,000 to \$74,999	14.9%	16.2%	17.3%
	2016 Est. HH Income \$35,000 to \$49,999	18.9%	18.4%	16.8%
	2016 Est. HH Income \$25,000 to \$34,999	17.0%	16.0%	14.8%
	2016 Est. HH Income \$15,000 to \$24,999	17.6%	16.6%	14.3%
	2016 Est. HH Income Under \$15,000	21.5%	21.0%	18.6%
	2016 Est. Average Household Income	\$36,263	\$38,665	\$46,814
	2016 Est. Median Household Income	\$31,853	\$32,987	\$39,485
	2016 Est. Per Capita Income	\$11,230	\$13,528	\$18,037
	2016 Est. Total Businesses	316	3,620	12,039
2016 Est. Total Employees	2,057	44,616	159,721	

3005 S May Ave		1 mi radius	3 mi radius	5 mi radius
Oklahoma City, OK 73119-1707				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	10,597	59,495	159,477
	2016 Est. Civilian Employed	55.7%	56.6%	60.0%
	2016 Est. Civilian Unemployed	3.1%	3.0%	2.7%
	2016 Est. in Armed Forces	-	0.1%	0.2%
	2016 Est. not in Labor Force	41.1%	40.3%	37.1%
	2016 Labor Force Males	51.8%	50.5%	50.9%
	2016 Labor Force Females	48.2%	49.5%	49.1%
	2010 Occupation: Population Age 16 Years or Over	5,637	30,663	85,523
	2010 Mgmt, Business, & Financial Operations	3.4%	5.3%	8.0%
	2010 Professional, Related	6.4%	8.1%	13.8%
OCCUPATION	2010 Service	23.5%	21.7%	21.7%
	2010 Sales, Office	16.6%	21.8%	23.9%
	2010 Farming, Fishing, Forestry	1.4%	1.1%	0.7%
	2010 Construction, Extraction, Maintenance	30.7%	22.7%	16.8%
	2010 Production, Transport, Material Moving	18.1%	19.4%	15.2%
	2010 White Collar Workers	26.3%	35.1%	45.7%
	2010 Blue Collar Workers	73.7%	64.9%	54.3%
	2010 Drive to Work Alone	73.4%	71.7%	76.5%
	2010 Drive to Work in Carpool	19.2%	21.2%	15.8%
	2010 Travel to Work by Public Transportation	1.1%	1.4%	1.4%
TRANSPORTATION TO WORK	2010 Drive to Work on Motorcycle	0.2%	0.1%	0.2%
	2010 Walk or Bicycle to Work	1.9%	2.4%	2.5%
	2010 Other Means	2.7%	1.1%	1.0%
	2010 Work at Home	1.5%	2.2%	2.7%
	2010 Travel to Work in 14 Minutes or Less	26.8%	25.8%	31.1%
	2010 Travel to Work in 15 to 29 Minutes	46.4%	49.1%	47.7%
TRAVEL TIME	2010 Travel to Work in 30 to 59 Minutes	21.1%	20.8%	18.2%
	2010 Travel to Work in 60 Minutes or More	5.7%	4.3%	3.0%
	2010 Average Travel Time to Work	18.5	19.1	18.2
	2016 Est. Total Household Expenditure	\$173 M	\$1.08 B	\$3.36 B
CONSUMER EXPENDITURE	2016 Est. Apparel	\$6.04 M	\$37.6 M	\$117 M
	2016 Est. Contributions, Gifts	\$9.85 M	\$62.3 M	\$205 M
	2016 Est. Education, Reading	\$5.71 M	\$36.2 M	\$118 M
	2016 Est. Entertainment	\$9.42 M	\$58.9 M	\$185 M
	2016 Est. Food, Beverages, Tobacco	\$28.1 M	\$174 M	\$534 M
	2016 Est. Furnishings, Equipment	\$5.39 M	\$34.0 M	\$109 M
	2016 Est. Health Care, Insurance	\$16.0 M	\$99.9 M	\$307 M
	2016 Est. Household Operations, Shelter, Utilities	\$54.1 M	\$338 M	\$1.05 B
	2016 Est. Miscellaneous Expenses	\$2.61 M	\$16.4 M	\$50.9 M
	2016 Est. Personal Care	\$2.26 M	\$14.1 M	\$43.9 M
	2016 Est. Transportation	\$33.4 M	\$208 M	\$645 M