



Offering Memorandum

EZ PAWN

800 S. UTICA AVENUE, TULSA, OKLAHOMA

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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INVESTMENT OVERVIEW

\$ LIST PRICE
\$1,050,000

% CAP RATE
6.00%

QUICK FACTS

Net Operating Income	\$63,000
Price Per SQFT	\$166.67
Rent Per SQFT	\$10.00
Lease Type	Double Net
Guarantor	Corporate Guarantee
Term Remaining	10+ Years
Square Footage	6,300 SF
Lot Size	0.31 Acres
Occupancy	100%



PROPERTY INFORMATION

EZ PAWN

800 S UTICA AVE • TULSA, OKLAHOMA

The subject offering provides qualified investors with the opportunity to acquire a well-located EZ Pawn in Tulsa, Oklahoma. EZ Pawn corporate recently inked a new, 10-year lease which is set to begin October 1, 2023, giving the incoming investor 10-plus years in lease term. Additionally, the tenant agreed to substantially raise the rent in the renewal with 3 percent annual increases, showing strong commitment to the location and ensuring that the lease will keep up with inflation. There are two additional five year options which feature both 10 percent increases at execution and continued 3 percent annual increases. The subject property has a long history as a pawn shop which should continue well into the future due in part to the recently executed lease.

The subject property is situated just east of downtown Tulsa and is less than a block away from the Hillcrest Medical Center, one of Tulsa's largest medical facilities. This location boasts robust traffic counts and population numbers. Tulsa is the second largest city in Oklahoma and the 47th largest city in the United States with well over 400,000 residents. Tulsa has experienced a renaissance in the past few years, attracting a dynamic restaurant scene and downtown gentrification plan which should only make the subject property more desirable over time.

HIGHLIGHTS

RECENTLY EXECUTED BRAND
NEW 10-YEAR LEASE

ROBUST POPULATION AND
TRAFFIC COUNTS SURROUNDING
PROPERTY

STRONG 3 PERCENT ANNUAL
INCREASES BUILT INTO LEASE
STRUCTURE

FANTASTIC PROXIMITY TO
DOWNTOWN TULSA AND MEDICAL
CENTER

STRONG, PUBLICLY TRADED
COMPANY GUARANTEEING LEASE

FINANCIAL INFORMATION

THE OFFERING

Price	\$1,050,000
Capitalization Rate	6.00%
Price/SF	\$166.67

PROPERTY DESCRIPTION

Year Built / Renovated	1970
Gross Leasable Area	6,300 SF
Type of Ownership	Fee Simple
Lot Size	0.31 Acres

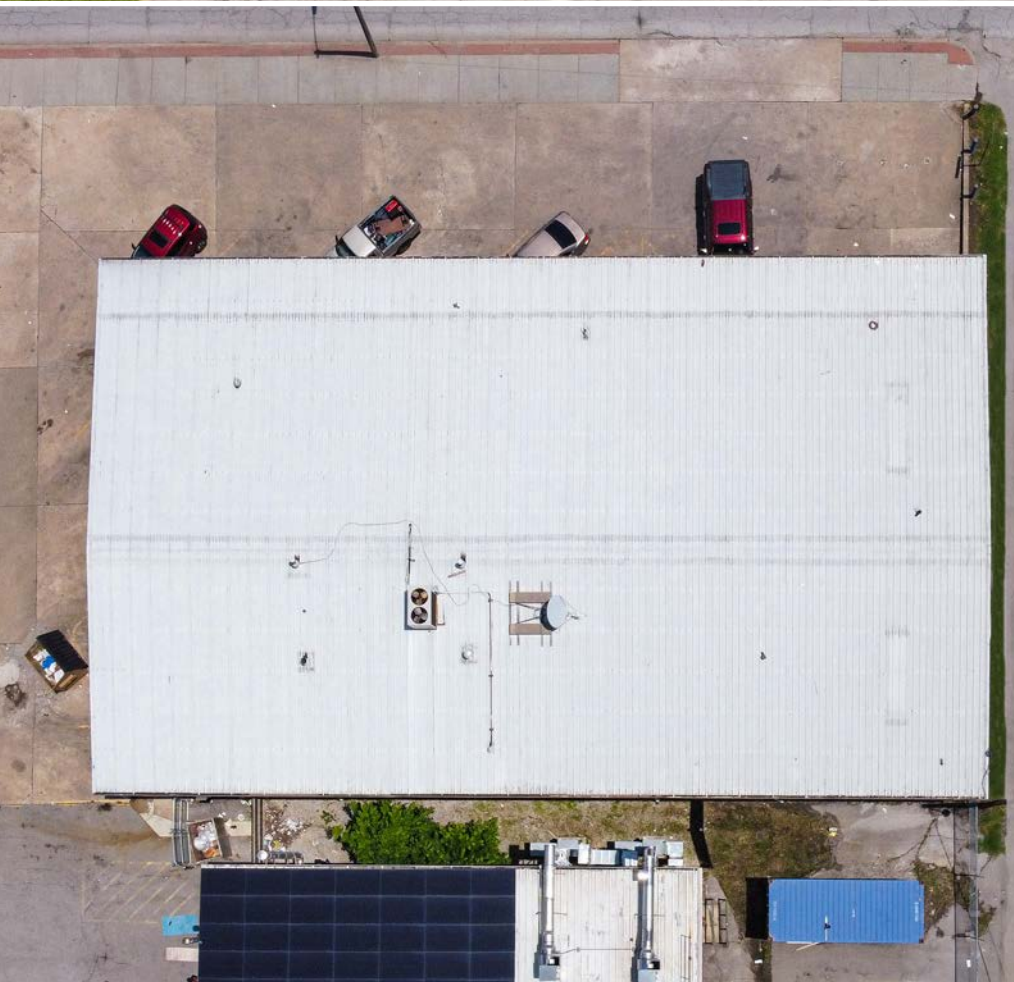
LEASE SUMMARY

Tenant	EZ Pawn
Rent Increases	3% Annually
Guarantor	Corporate Guarantee
Lease Type	Double Net
Lease Commencement	August 1, 2021
Lease Expiration	September 30, 2033
Renewal Options	Two (2), 5-Year Options
Term Remaining on Lease	10+ Years
Landlord Responsibility	Roof, Structure, Parking
Tenant Responsibility	Taxes, Insurance, HVAC

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$63,000	\$5,250	\$10.00
10/1/24-9/30/25	\$64,890	\$5,407.50	\$10.30
10/1/25-9/30/26	\$66,836.76	\$5,569.73	\$10.61
10/1/26-9/30/27	\$68,841.84	\$5,736.82	\$10.93
10/1/27-9/30/28	\$70,907.04	\$5,908.92	\$11.26
10/1/28-9/30/29	\$73,034.28	\$6,086.19	\$11.60
10/1/29-9/30/30	\$75,225.24	\$6,268.77	\$11.94
10/1/30-9/30/31	\$77,482.08	\$6,456.84	\$12.30
10/1/31-9/30/32	\$79,806.48	\$6,650.54	\$12.67
10/1/32-9/30/33	\$82,200.72	\$6,850.06	\$13.05

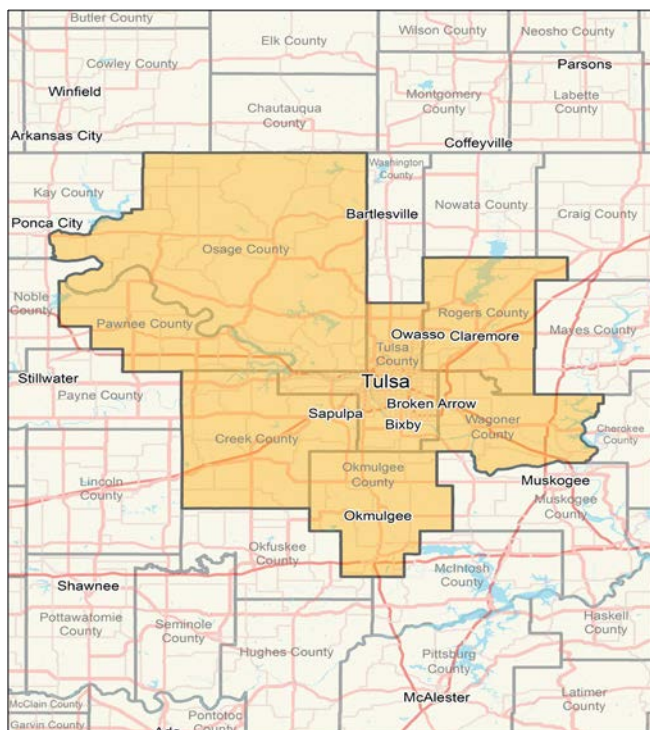




MARKET OVERVIEW

TULSA

Known as the Oil Capital of the World, after oil was discovered in the region in 1901, the Tulsa metro has grown to a population of 1 million residents. The market is composed of Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek and Pawnee counties in northeastern Oklahoma, an area commonly referred to as Green Country for its vegetation, hilly terrain and numerous lakes. The city of Tulsa is home to the largest share of residents in the metro, with 413,100 people, solidifying it as the second-largest municipality in the state of Oklahoma.



METRO HIGHLIGHTS



ADVANTAGEOUS LOCATION

The metro's location in the country provides interstate access to many major markets, along with rail, air and port connections.



EMPLOYMENT OPPORTUNITIES

Nearly 60 Fortune 500 companies have a presence in the metro. More than 87,000 workers hold jobs in office-using segments.



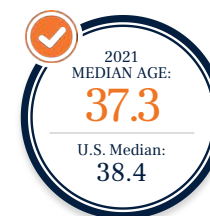
AFFORDABLE COST OF LIVING

Tulsa home prices are more affordable than other South Central cities in the nation, allowing nearly 67 percent of residents to own a home.

ECONOMY

- For many years, petroleum production dominated the economy, which has now diversified to include telecommunications, structural metals manufacturing, air transportation and aerospace manufacturing.
- Tulsa is the headquarters for three Fortune 500 companies: ONEOK, Inc., NGL Energy Partners and Williams Companies. Other major companies include QuikTrip, IC of Oklahoma, LLC, which is one of the largest school bus manufacturers, Verizon and Public Service Company of Oklahoma, the local utility.
- The Tulsa Port of Catoosa in Rogers County is the state's largest port, and it connects barge traffic on the Arkansas and Verdigris rivers to ports around the world, via the Mississippi River.

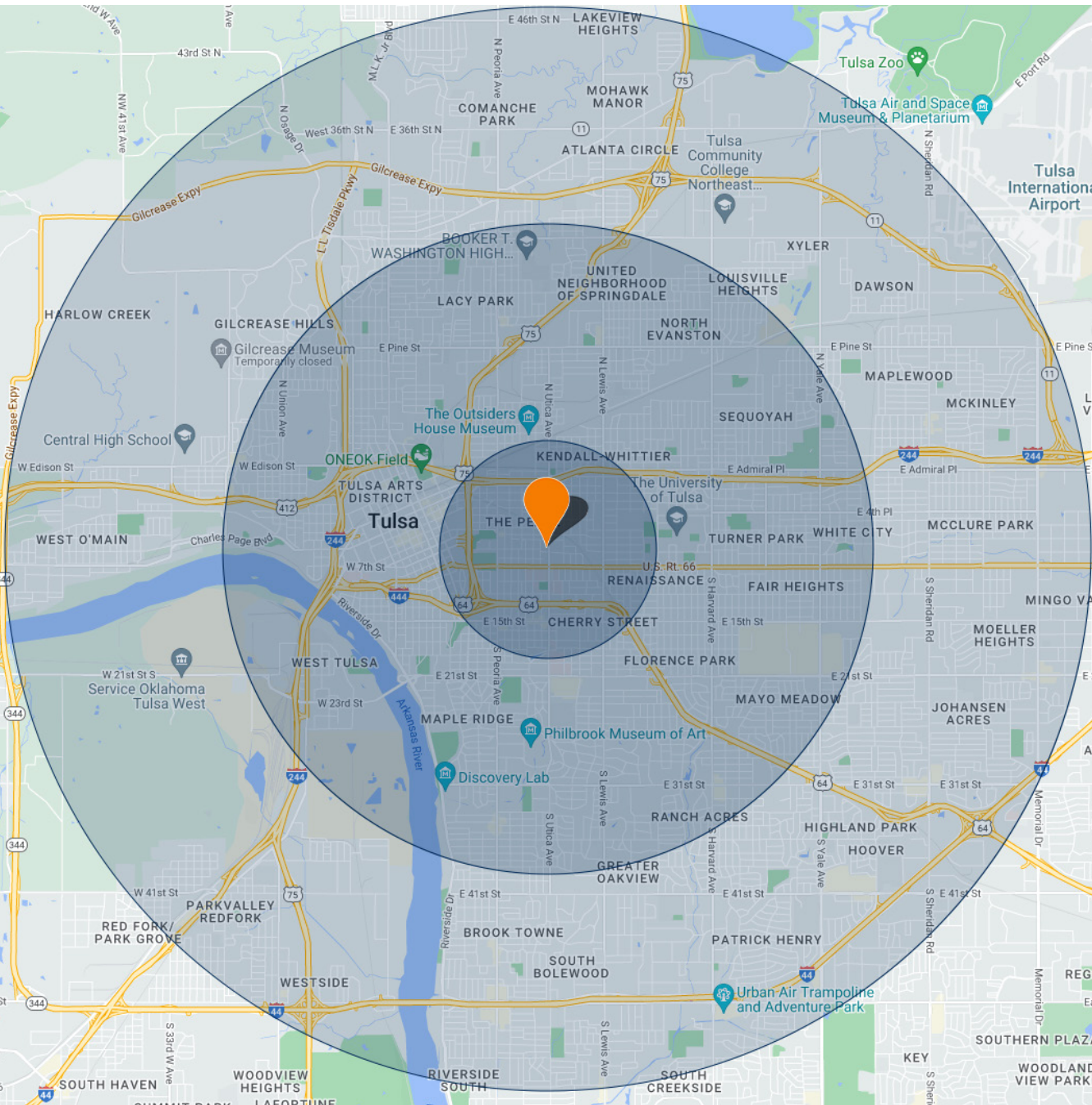
DEMOGRAPHICS



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS



POPULATION



	1 MILE	3 MILE	5 MILE
2027 Projection	11,084	91,132	186,057
2022 Estimate	11,229	91,016	186,381
2010 Census	11,004	88,485	182,405

HOUSEHOLDS



	1 MILE	3 MILE	5 MILE
2027 Projection	5,357	40,230	81,699
2022 Estimate	5,367	39,957	81,401
2010 Census	5,225	38,576	78,924

HH INCOME



	1 MILE	3 MILE	5 MILE
Average	\$56,744	\$74,115	\$67,374
Median	\$31,857	\$41,457	\$41,783
Per Capita	\$28,758	\$33,199	\$29,816

TRANSPORTATION



	1 MILE	3 MILE	5 MILE
2022 Daytime Projections	24,066	133,069	255,596
2022 unemployment	5.04%	4.81%	4.13%
Average Time Traveled (min)	18	19	19

AERIAL

Ascension
St. John



hillcrest
Medical Center

SUBWAY

Diego's Auto Sales

Hardesty Family Adaptive
Sports Complex

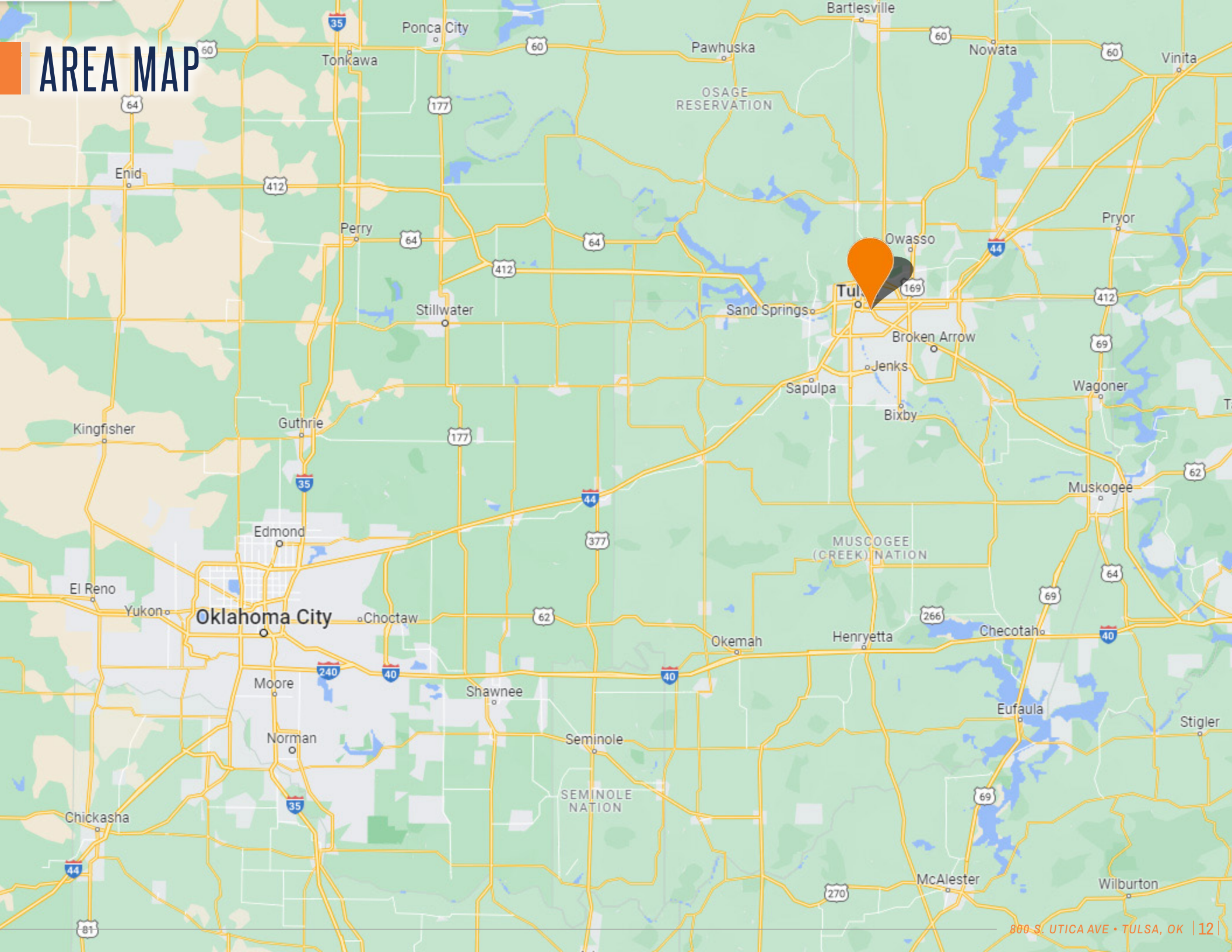


AERIAL

DOWNTOWN TULSA



AREA MAP



TENANT INFORMATION



First opened in 1974 in Austin, Texas, EZ Pawn has grown to be the second-largest chain of pawn shops in the United States. The brand is located all across the United States, Mexico, Canada, Guatemala, El Salvador, and Honduras. The stores offer customers in need of immediate liquid funds the convenient opportunity to obtain short-term cash by selling their property or offering it as collateral for a nonrecourse pawn loan.

Morgan Schiff & Co. acquired the brand in 1989, which began trading publicly as EZCORP, Inc. EZCORP is committed to community service and has supported 285 nonprofit organizations since its inception, including Ronald McDonald House and Dell Children's Medical Center, to make a difference and foster relationships in the neighborhoods where its stores operate.

WWW.EZPAWN.COM



QUICK FACTS



2021 SALES
\$724 Million



YEAR FOUNDED
1974



NO. OF LOCATIONS
1,100+



HEADQUARTERS
Austin, TX

Oklahoma Broker of Record

Steve Greer

7633 East 63rd Pl., Ste. 300

Tulsa, OK 74133

Lic #: 206118

P: (225) 376-6800

Activity ID #: ZAE0160195

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