



NNN Single Tenant Investment Offering

Aaron's Rents NNN Lease
Warrensburg, MO



Aaron's Rents

Corporate Guaranteed NNN Lease

**121 Cooper Avenue,
Warrensburg, MO 64093**

\$1,300,000

8.1% Cap

Corporate Guaranteed Lease

**Publicly Traded on NYSE: (ANN)
Rent increase of 7.5% at Option Renewals
Located in Primary Retail Area
College and Air Force Town**

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Missouri Broker of Record:
Tim Schurmann
Healthcare Realty Brokerage, Inc.
(314) 707-7668
MO Lic. #2010016077

Property and Area Description

The subject property consists of the ownership of improved land (1.13 acres) occupied by a 10,161 s.f. commercial retail building. The property is situated at the north side of State Highway 50, running west to east from Kansas City to Jefferson City, MO. The property was originally developed in 2006 by Aaron's, Inc. Trophy location across the street from Wal-Mart Supercenter, Applebee's and McDonald's. The subject property is also surrounded by a variety of retail and restaurant tenants including: Goody's, Aldi, Dollar General, Walgreens, Holiday Inn, Super 8 Motel, Taco Bell, Hardee's, Econo Lodge, KFC, Sherwin-Williams, RadioShack, Rent-A-Center, Payless ShoeSource and Days Inn.

The original 15 year NNN lease commenced in 2006 as a Aaron's Rents with its primary term of the lease expiring in December 2021, plus two (2) five (5) year options to renew. The lease provides for 7.5% rent increases at each 5 year option to renew. The lease is absolute NNN with Aaron's, Inc. paying all expenses directly and no landlord responsibilities.



Warrensburg, Missouri is located between Kansas City and St. Louis, on US Highway 50 and State Highway 13. It's the perfect place to relax and spend time with family and friends since the early 1800's. Warrensburg is home to the University of Central Missouri, and neighbors to Whiteman Air Force Base; the community is greatly enhanced by the presence of students, military personnel and their families.

No matter where your travel plans take you, Warrensburg, Missouri is on the way. Located in the center of the country's heartland, Warrensburg is just an hour's drive from Kansas City, four hours from St. Louis, and three hours from Branson, Missouri. Warrensburg residents are in the enviable position of being able to enjoy the attractions of a metropolitan area and the advantages of small-town life with close access to major metropolitan cities such as Kansas City.

Unlike purely suburban areas, Warrensburg is a self-contained city with a vibrant employment base, active cultural scene, and many civic events and activities. Warrensburg also serves as the county seat of Johnson County.



Home to the world's only B-2 Bomber wing, the 509th, Whiteman is virtually its own city (it has its own zip code) with thousands of military personnel and their families, contractors, retirees and reservists on base.



Johnson County, located south/southwest of Kansas City, is an excellent example of the area's overall vitality. Johnson County's economy and residential markets position it among the nation's leading growth counties. In the most recent year with compiled records, Johnson County had the seventh highest median household income in the nation, behind only counties such as Howard County, MD, and Fort Bend County, Texas.

DEMOGRAPHIC SUMMARY (As of 2016)

- 1 Mile: 4,423 with an average household income of \$55,478.
- 3 Mile: 23,502 with an average household income of \$50,035.
- 5 Mile: 26,287 with an average household income of \$52,219.



Guarantor Information

Aaron's, Inc. operates an omnichannel provider of lease-purchase solutions. It operates through five segments: Sales and Lease ownership, Progressive, DAMI, Franchise and Manufacturing. Aaron's Inc. is a leader in the in the sale, lease ownership, and specialty retailing of furniture, consumer electronics, home appliances and accessories. The company has approximately 2,040 company-operated and franchised stores in 47 states and Canada, as well as its e-commerce platform. Aaron's, Inc. was founded in 1955 and is headquartered in Atlanta, GA.

Aaron's Inc. is recognized as a Fortune 1000 company ranked #689 and publically traded under NYSE: (ANN). Visit www.aarons.com

Company Highlights:

2016 employed 11,500 people

2016 Revenue was \$3.21+ Billion

2016 Net Income was \$3.21+ Billion

2016 Net Income was \$139.28+ Million

2016 Assets were \$2.61 Billion

2016 Equity was \$1.48 Billion

INVESTMENT SUMMARY

Financial Information:

Price: \$1,300,000
Cap Rate: 8.1%
NOI: \$104,727.80
Rent Increases: 7.5% at each option to renew.

Property Information:

Building Size: 10,161+/- square feet
Lot Size: 1.13 acres or 49,222+/- square feet
Address: 121 Cooper Avenue
Year Built: 2006
Zoning: "GB" – General Business District

Terms of Sale: All cash or Buyer to obtain own financing.

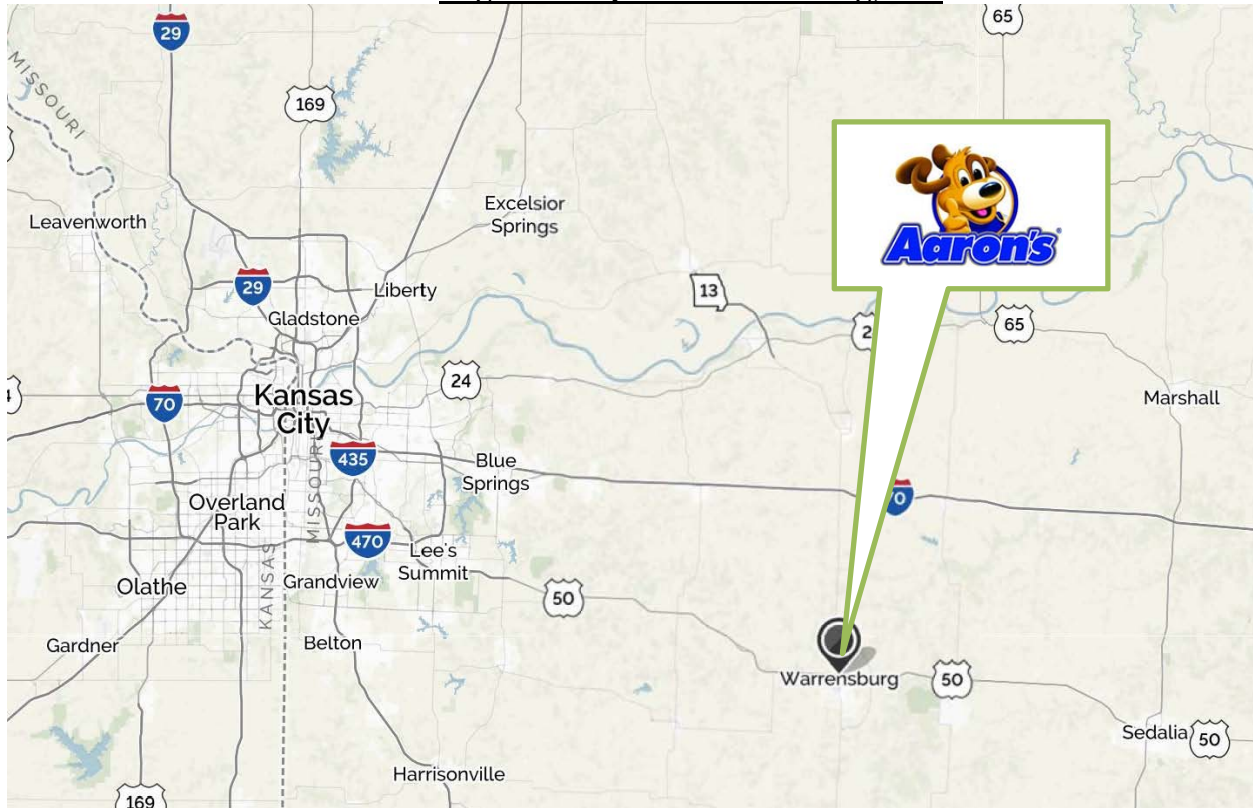
Lease Information:

Lease Guarantor: Aaron's Rents, Inc. a Georgia corporation
Rent Commencement Date: December 21, 2006
Expiration Date: December 21, 2021
Renewal Options: 2 (2) Five (5) year options to renew
Remaining Term: Approx. 3.4 years (as of 9/1/17)

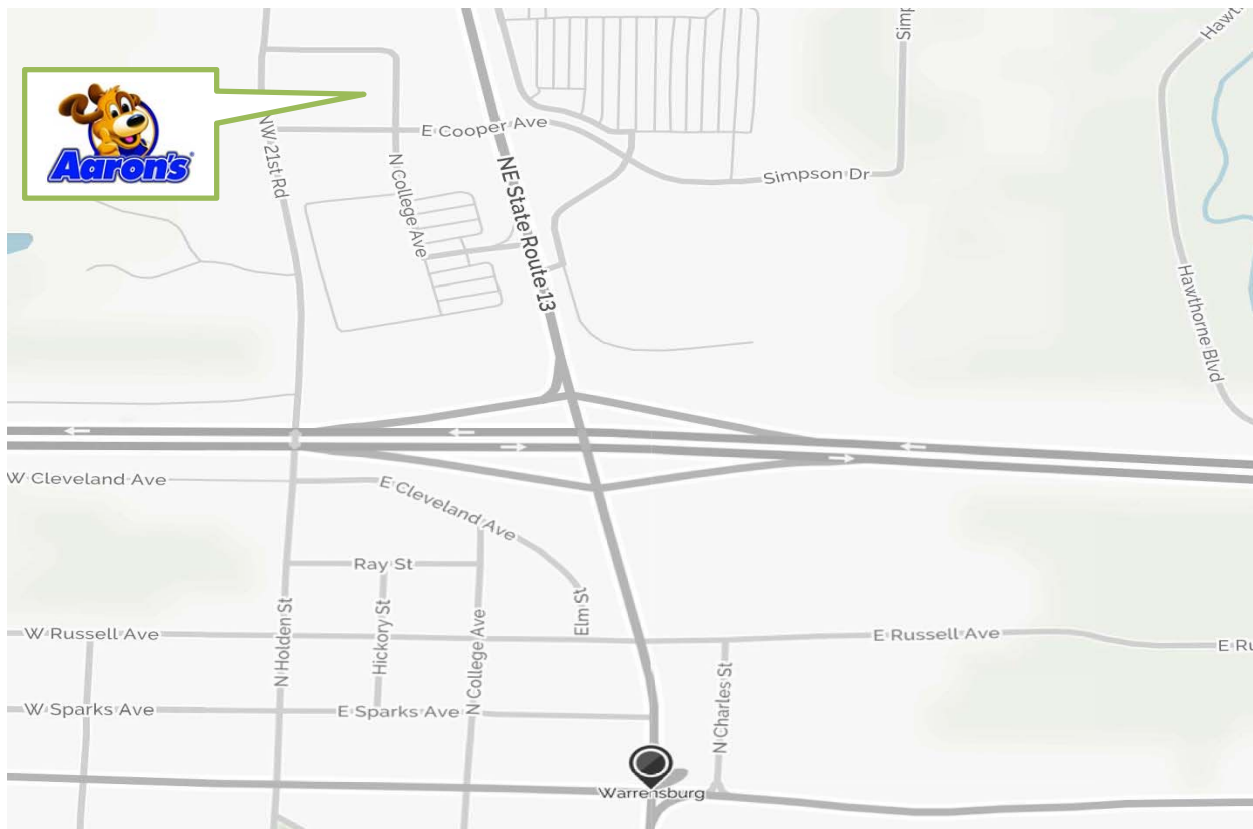
Aaron's Rents is responsible, and consistently pays for all property taxes, insurance and maintenance for the property. There is no First Right of Refusal to Purchase in the NNN lease. Lease does NOT require sales or financial disclosure by Tenant.

MAPS

Regional map for Warrensburg, MO



Local Map of Warrensburg, MO and Aaron's Rent Location



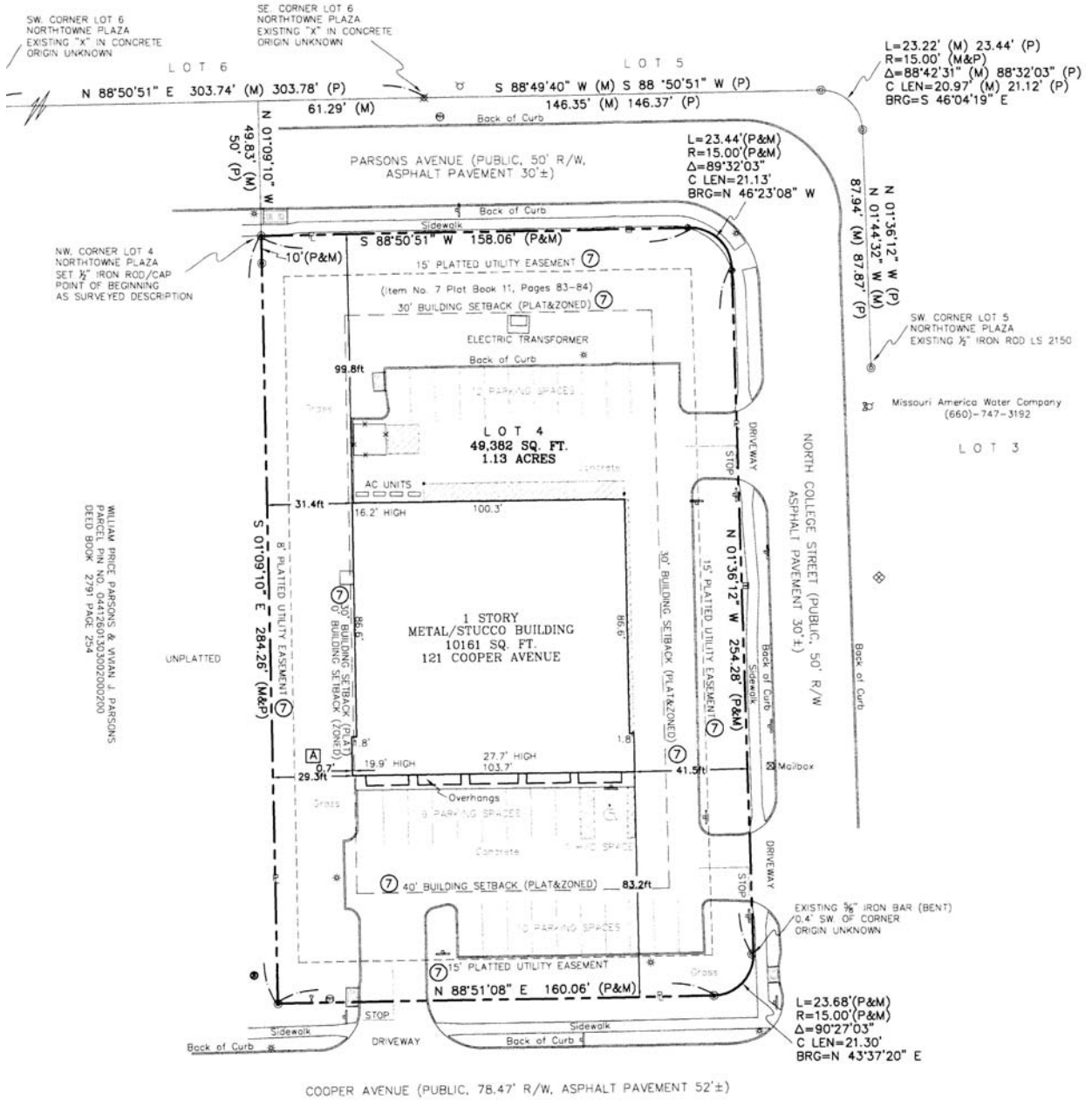
Neighborhood Aerial View



Regional Aerial View



ALTA SURVEY





Aaron's Rents NNN Leased Investment – Warrensburg, MO

Healthcare Realty Brokerage, Inc. has been retained as the exclusive Missouri Broker regarding the sale of this property in association with Net Leased Real Properties, Inc.

To receive an Offering Memorandum, please read this Confidentiality Agreement and agree to the terms. The Offering Memorandum has been prepared by Owner and Broker and does not purport to provide a necessarily accurate summary of the property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Owner and Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and therefore are subject to variation. No representation is made by Owner or Broker as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, the Owner and Broker and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Owner, Broker, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the property will be made available upon written request to interest and qualified prospective Buyers.

By accepting the Offering Memorandum, Buyer agrees to indemnify, defend, protect and hold Owner and Broker and any affiliate of Owner or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney fees) arising, directly or indirectly from any actions or omissions of Owner or Broker, its employees, officers, directors or agents.

By accepting the Offering Memorandum, Buyer understands that Net Leased Real Properties, Inc. does not have ownership interest in the subject property and Buyer shall indemnify and hold Owner and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims by Buyer in connection with such statement.

Buyer shall indemnify and hold Owner and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker fees or finder fees in relation to or in connection with the Property to the extent claimed, through or under Owner.

The Owner and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and its legal counsel, and any conditions to the Owner obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Owner or Broker.

No employee of Owner is to be contacted without the written approval of Broker and doing so would be a violation of this confidentiality agreement.

Buyer and Co-broker agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Owner