

# Offering Memorandum

## Single Tenant NNN

# AARON'S

1706 Hillsborough Road, Manchester, TN 37355



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Skylines Seven Real Estate's Statement of Confidentiality & Disclaimer pertains to all data supplied for purposes of this proposal.

# Investment Overview

Price

**\$522,000**

NOI:	\$52,200
CAP Rate:	10%
Rent / SF	\$3.64
Total SF:	14,360
Price Per SF:	\$36.35
Total Acres:	0.91
Price Per Acre:	\$573,326
Lease Commencement:	2002
Lease Expiration:	01/31/20



## Highlights

- Renewal through through January 2020
- True triple net lease - no landlord responsibility
- Aaron's has been at this location since 2002
- Aaron's base rent is \$3.64/SF, which provides upside in the future
- Located near the Bonaroo Arts and Music Festival, the largest of its kind in the U.S.
- Manchester is located between Chattanooga and Nashville

# TENANT OVERVIEW



Since being founded in 1955, Aaron's has become the leading provider of Lease-Purchase Solutions for a variety of products including electronics, furniture, hardware, appliances and outdoor equipment. In 2014, Aaron's acquired Progressive Finance to further increase their market share in the Rent-To-Own industry and the virtual Rent-To-Own industry.

In 2016, Aaron's approved 1.6 million customers through their brick and mortar retail stores and also through the Aarons.com website. The company's revenues of \$3.2 billion in 2016 is its record to date as the company continues its consistent growth year to year.

## COMPANY OVERVIEW

Founded:	1955
2016 Revenue:	\$3.2 Billion
2016 Net Income:	\$139.3 Million
Total Locations:	1,770 +
Employees:	11,500 +
Headquarters:	Atlanta, GA
Website:	<a href="http://www.Aarons.com">www.Aarons.com</a>



# Lease Abstract

<b>Tenant</b>	Aaron's Inc				
<b>Square Feet</b>	14,360	<b>Annual Base Rent</b>	\$52,200	<b>Annual Rent PSF</b>	\$3.64
<b>Commencement Date</b>	December 15, 2002	<b>Termination Date</b>	January 31, 2020	<b>Security Deposit</b>	\$0

Rent Schedule	Years	Monthly Rent	Annual Base Rent	Estimated Recapture
	1 - 5	\$3,896	\$46,754	NNN
	6 - 10	\$4,286	\$51,429	NNN
	11 - 15	\$4,714	\$56,572	NNN
Option 1	16 - 17	\$4,350	\$52,200	NNN

<b>Taxes</b>	Section 6: Tenant will pay directly to the taxing authority the amount of Taxes that are assessed upon the Premises within thirty (30) calendar days of receipt of the tax bill from the Landlord.
<b>Utilities</b>	Section 7: Tenant will pay for all water, gas, electricity, telephone, trash and other utility services provided to the Premises at 1 d
<b>Insurance</b>	Section 22: Tenant, at Tenant's expense, will insure the Premises against direct and indirect loss or damage by fire and any other casualty covered under the typical standard fire and extended coverage property insurance policy ("Insurance"). The Insurance shall be in an amount which is sufficient to prevent Tenant from becoming a co-insurer under the terms of such policy, but in any event in an amount which is not less than one hundred percent (100%) of the full replacement cost of the Premises ("Replacement Cost") from time-to-time during the Term.
<b>Repairs by Landlord</b>	Section 11: Landlord shall not be obligated to make any repairs whatsoever to the Premises.
<b>Repairs by Tenant</b>	Section 12: Tenant will maintain and repair the Premises, including, without limitation, the roof and the foundations of the Building, all exterior walls, all interior walls which provide structural support for the Building, all underground sewer, water and other utility service pipes and lines which serve the Premises and which are located outside the interior surface of the exterior walls of the Building, all exterior lighting, sprinklers systems, driveways, sidewalks, parking and other paved areas, all landscaping, windows, doors, heating, ventilation and air conditioning equipment, interior electrical fixtures and wiring, any alterations (hereafter defined) made by Tenant to the Premises and any fixtures or trade fixtures installed in the Building by Tenant, so that all of the foregoing shall at all times be in substantially as good a condition as existed on the Commencement Date, normal wear and tear, damage or destruction by casualty, condemnation and the act(s) or omission(s) of Landlord, its employees, agents, contractors, invitees and guests excepted.

# Aerial Photo

O'Reilly Auto Parts



First National Bank



41

Advance Auto Parts



**Aaron's**

Garden Estates Apartments

Sitz Dr

Stroud Dr

Jaycee Ln

Shelton Rd

Summer St



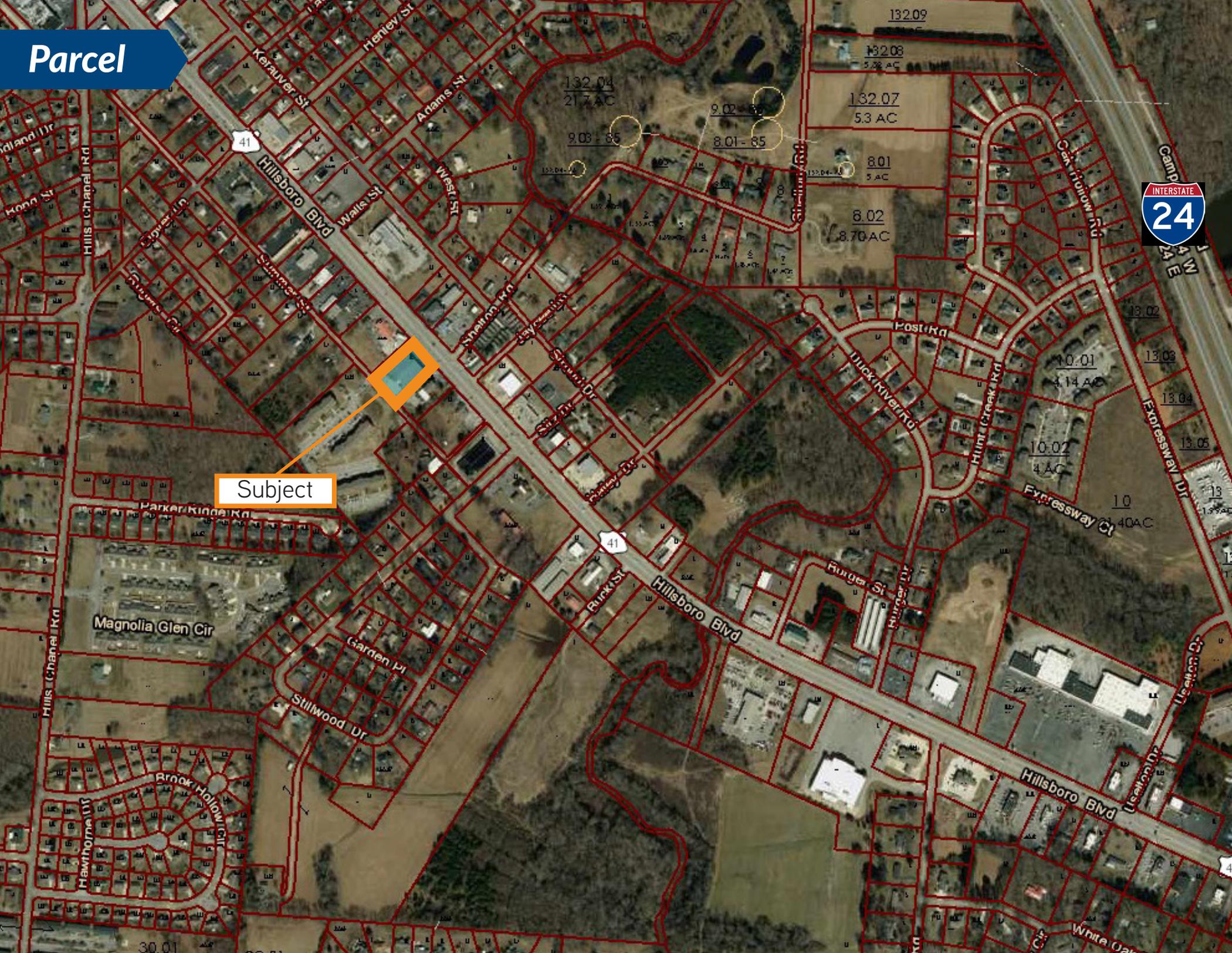
Manches

Manchester

Shelton Rd

Kefauver St

# Parcel



Subject



132.04  
21.7 AC

9.03 - 85

9.02 - 85

8.01 - 85

132.07  
5.3 AC

8.01  
5 AC

8.02  
8.70 AC

132.09

132.08  
5.32 AC

13.02

10.01  
4.14 AC

10.02  
4 AC

10  
4.40 AC

13.02

13.03

13.04

13.05

13

Magnolia Glen Cir

Stillwood Dr

Hillsboro Blvd

Hillsboro Blvd

Idland Tr

Kong St

Hills Chapel Rd

41

Hillsboro Blvd

Walla St

Heney St

Anams St

West St

Shelby Ln

Joy Ln

Strand Dr

Star Ln

Parley Dr

41

Birk St

Ridge St

Hunter Dr

Post Rd

Wick Kner Rd

Hunt Creek Rd

Camp  
INTERSTATE  
24  
WAME

Expressway Dr

Leaton Dr

White Oak

30.01

33.31

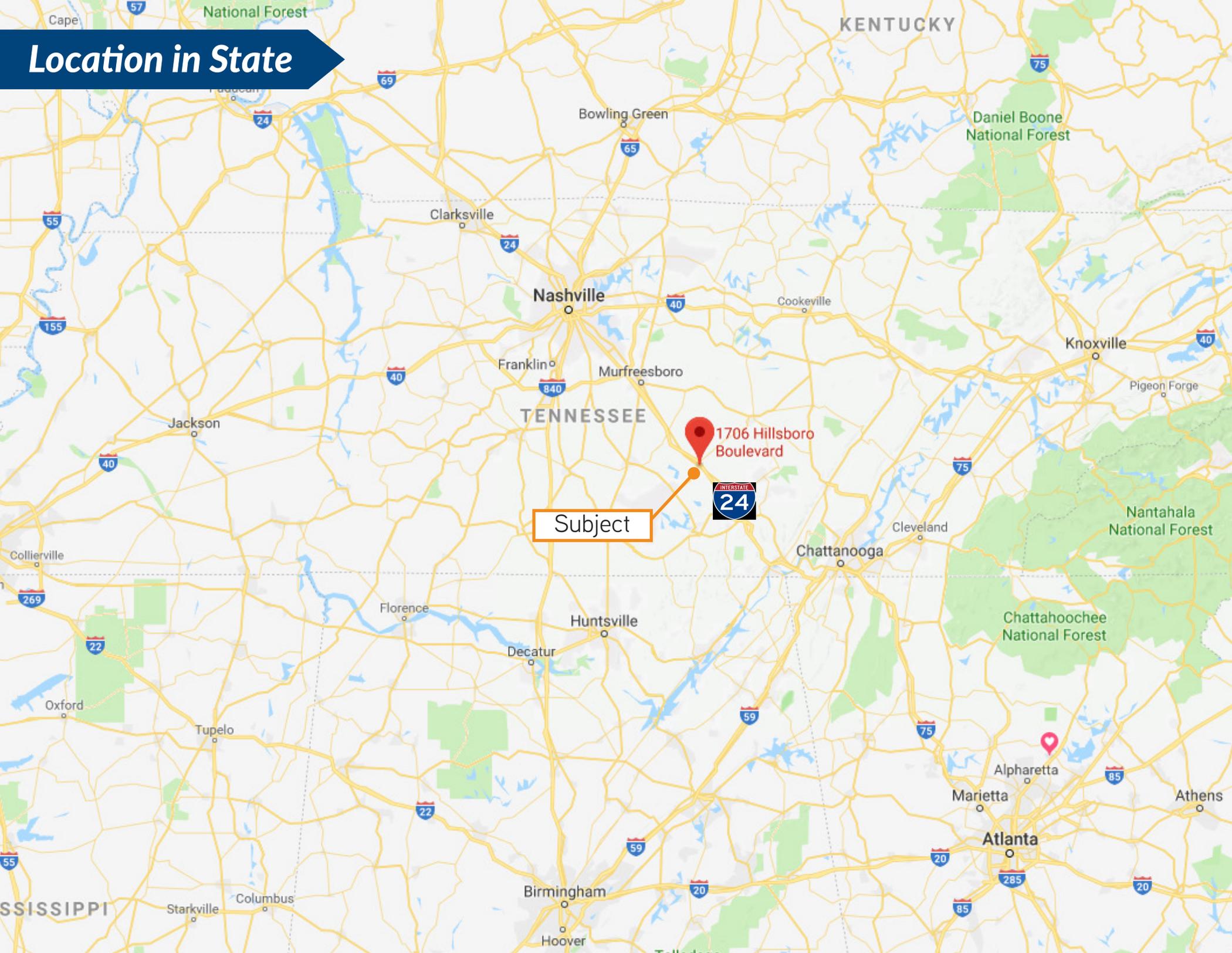
# Retail Map

1706 Hillsboro Blvd

**Aaron's**



# Location in State



1706 Hillsboro Boulevard

Subject



# Demographics

<b>Population</b>	<b>One-Mile</b>	<b>Three-Mile</b>	<b>Five-Mile</b>
2017 Population	4,619	12,375	17,696
2010 Population	4,339	11,895	17,039
5 Year Projected	4,825	12,776	18,258
Growth 2010 to 2017	6.45%	4.04%	3.86%
Projected Growth 2017 to 2022	4.46%	3.24%	3.18%
<b>Households</b>			
2017 Population	1,934	4,909	6,956
2010 Population	1,825	4,722	6,703
5 Year Projected	2,018	5,070	7,177
Growth 2010 to 2017	5.97%	3.96%	3.77%
Projected Growth 2017 to 2022	4.34%	3.28%	3.18%
<b>Income</b>			
2017 Average Household Income	\$59,870	\$56,260	\$56,771
5 Year Projected	\$67,753	\$64,493	\$65,178
Projected Growth 2017 to 2022	11.63%	12.77%	12.90%
<b>Race</b>			
White	87.8%	88.8%	90.5%
Black	4.4%	3.4%	2.7%
American Indian/Eskimo	0.2%	0.3%	0.3%
Asian	1.8%	1.3%	1.2%
Other Race	2.8%	3.5%	2.9%
Hispanic Ethnicity (Any Race)	6.3%	8.2%	6.7%

# Statement of Confidentiality and Disclaimer

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TheinformationcontainedhereinissubjecttochangewithoutnoticeandtherecipientofthesematerialsshallnotlooktotheOwner orSkylineSevenRealEstate,noranyoftheirofficers,employees,representatives,independentcontractorsoraffiliates,fortheac- curacyorcompleteness thereof.RecipientsofthisInvestmentOfferingBrochureareadvisedandencouragedtoconducttheirown comprehensive review and analysis of the Property.

# SKYLINE SEVEN EXPERTS

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**KENNY HOLZER**

*PRESIDENT*

404.812.8912

Kenny Holzer is responsible for the overall strategic direction of the company, as well as new business development. Kenny is recognized for his breadth of real estate experience and deal acumen. His high-energy leadership inspires and motivates associates, resulting in lucrative transactions for our clients



**ELLIOTT KYLE**

*VICE PRESIDENT*

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Elliott is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sales producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/special servicers. Over the last 10 years alone, Elliott closed real estate transactions in excess of \$450,000,000.



**CHASE MURPHY**

*ASSOCIATE*

404.812.8925

Chase is an investment sales associate representing both buyers and sellers of commercial properties. Prior to joining Skyline Seven, Chase worked as an asset manager for Altisource, managing a real estate portfolio in excess of \$35,000,000 and removing over \$70,000,000 of distressed assets from his clients' balance sheets. Through his experience, Chase has developed a vast knowledge of transactional real estate and a commitment to navigating his clients to profitable closings.