



REP PHOTO

Offering Memorandum

AARON'S
805 E. MAIN STREET
WEATHERFORD, OK 73096

Marcus & Millichap



SUN BELT UNIVERSITY
5,500 STUDENTS

WEATHERFORD MIDDLE SCHOOL

WEATHERFORD HIGH SCHOOL

Aaron's

FAMILY DOLLAR

SONIC

DRYLIGHT DONUTS

Best Western

Quiznos

SOUTHWEST NATIONAL BANK

E MAIN ST

ACE Hardware

United supermarkets

Pizza Hut

FAIRFIELD Inn Marriott

Comfort INN

INTERSTATE OKLAHOMA 40

INTERSTATE OKLAHOMA 40

23,400 CPD

Walmart Supercenter

TSC TRACTOR SUPPLY CO

HIBBETT SPORTS **rue21**
maurices
DOLLAR GENERAL **SALLY BEAUTY SUPPLY**
Sears **Advance America**
Little Caesars **STAGE**
SUPERCUTS **SUBWAY**

AARON'S

805 E. Main Street
Weatherford, OK 73096

FINANCIAL SUMMARY	
Price	\$539,000
Down Payment	100% \$539,000
Cap Rate	8.0%
Building SF	+/- 4,400 SF
Net Cash Flow	8.0% \$43,090.95
Year Built	1999
Lot Size	.34 Acres

LEASE SUMMARY	
Lease Type	Triple-Net (NNN)
Tenant	Aarons Inc.
Lease Guarantor	Corporate
Roof & Structure	Tenant Responsible
Rent Commencement Date	January 1, 2006
Lease Expiration Date	December 31, 2025
Lease Term Remaining	8 Years
Rental Increases	7.5% in the Option Period
Renewal Options	1, 5 Year Option Remaining

ANNUALIZED OPERATING DATA		
LEASE YEARS	ANNUAL RENT	CAP RATE
Current - 12/31/2025 (1st Option)	\$43,090.95	8.0%
1/1/2026 - 12/31/2030 (2nd Option)	\$47,400.04	8.79%

BASE RENT (\$9.79/SF)	\$43,090.95
Net Operating Income	\$43,090.95
Total Return	8.0% \$43,090.95





Aaron's

Aaron's is North America's leader in the sale and lease ownership of name-brand furniture, appliances, electronics and computers. They are recognized as a Fortune 1000 company serving 1.4 million customers annually through 12 Woodhaven furniture plants, 17 distribution centers, 2,000 showrooms, as well as its e-commerce platform: Aarons.com.

Progressive Leasing, a virtual lease-to-own company, provides lease-purchase solutions through approximately 19,000 retail locations in 46 states. Dent-A-Med, Inc., d/b/a the HELPCARD®, provides a variety of second-look credit products that are originated through a federally insured bank.

Headquarters	Atlanta, GA
Stock Symbol	NYSE: AAN
Founded	1955
Locations	2,000
Website	www.aarons.com

INVESTMENT HIGHLIGHTS

- Triple-Net Corporate Lease
- Well Established Location
- Easily Accessible from Interstate-40 (23,400 Cars per Day) - The Primary Connector Between Weatherford and Oklahoma City
- Five Minutes from Southwestern Oklahoma State University (5,500 Students)
- Close Proximity to Walmart Supercenter
- Tenant is Only Paying \$9.79/SF in Rent
- Tenant Executed 5 Year Option Early Showing Commitment to the Site

DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2021 Projection	6,623	13,548	14,420
2016 Estimate	6,589	13,162	13,966
Growth 2016 - 2021	0.53%	2.93%	3.25%

Households	1-Mile	3-Miles	5-Miles
2021 Projections	2,718	5,584	5,954
2016 Estimate	2,693	5,397	5,735
Growth 2016 - 2021	0.92%	3.47%	3.81%

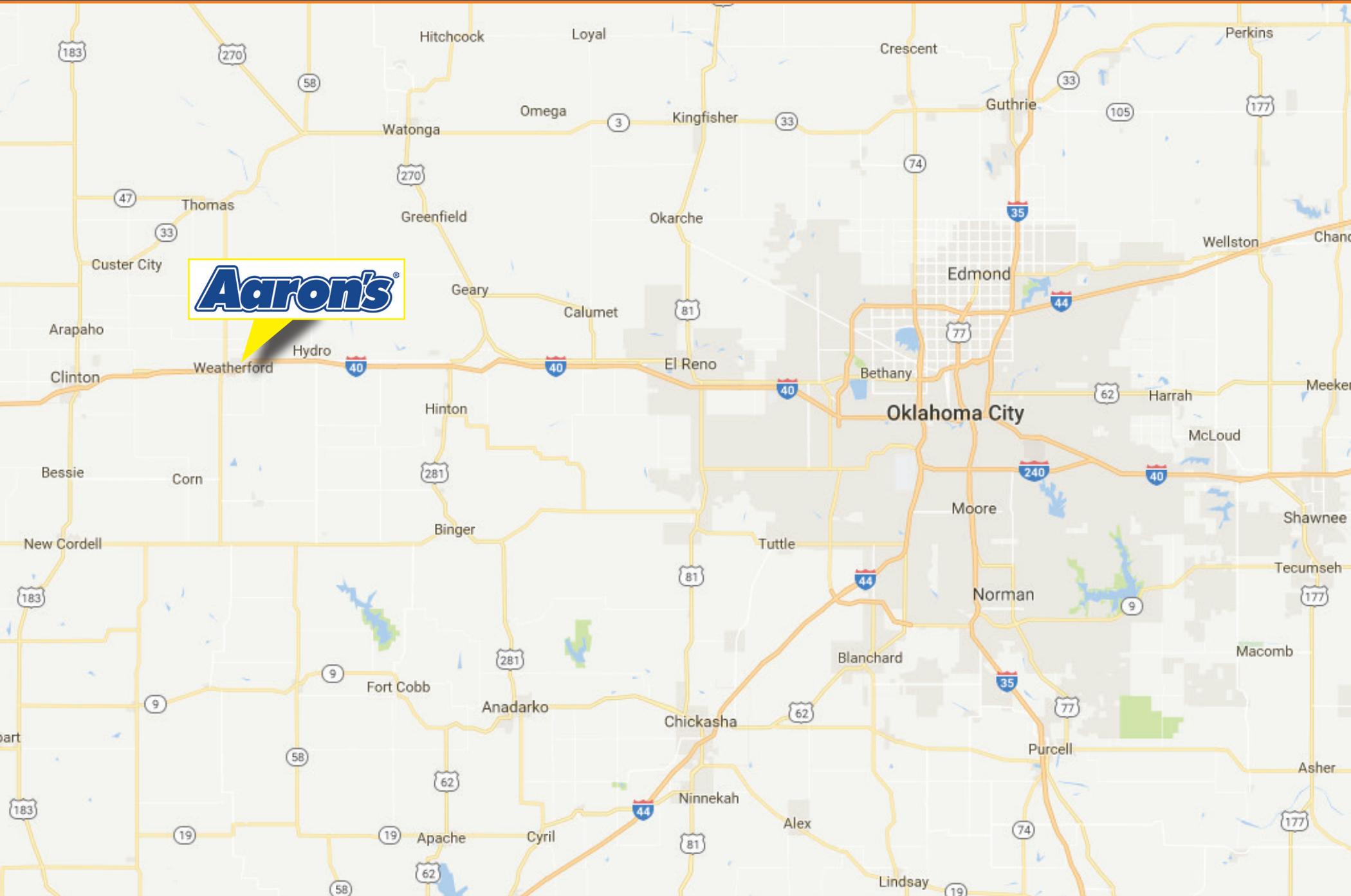
Income	1-Mile	3-Miles	5-Miles
2016 Est. Average Household Income	\$60,049	\$62,533	\$62,953
2016 Est. Median Household Income	\$48,270	\$49,530	\$50,086
2016 Est. Per Capita Income	\$25,652	\$26,471	\$26,650

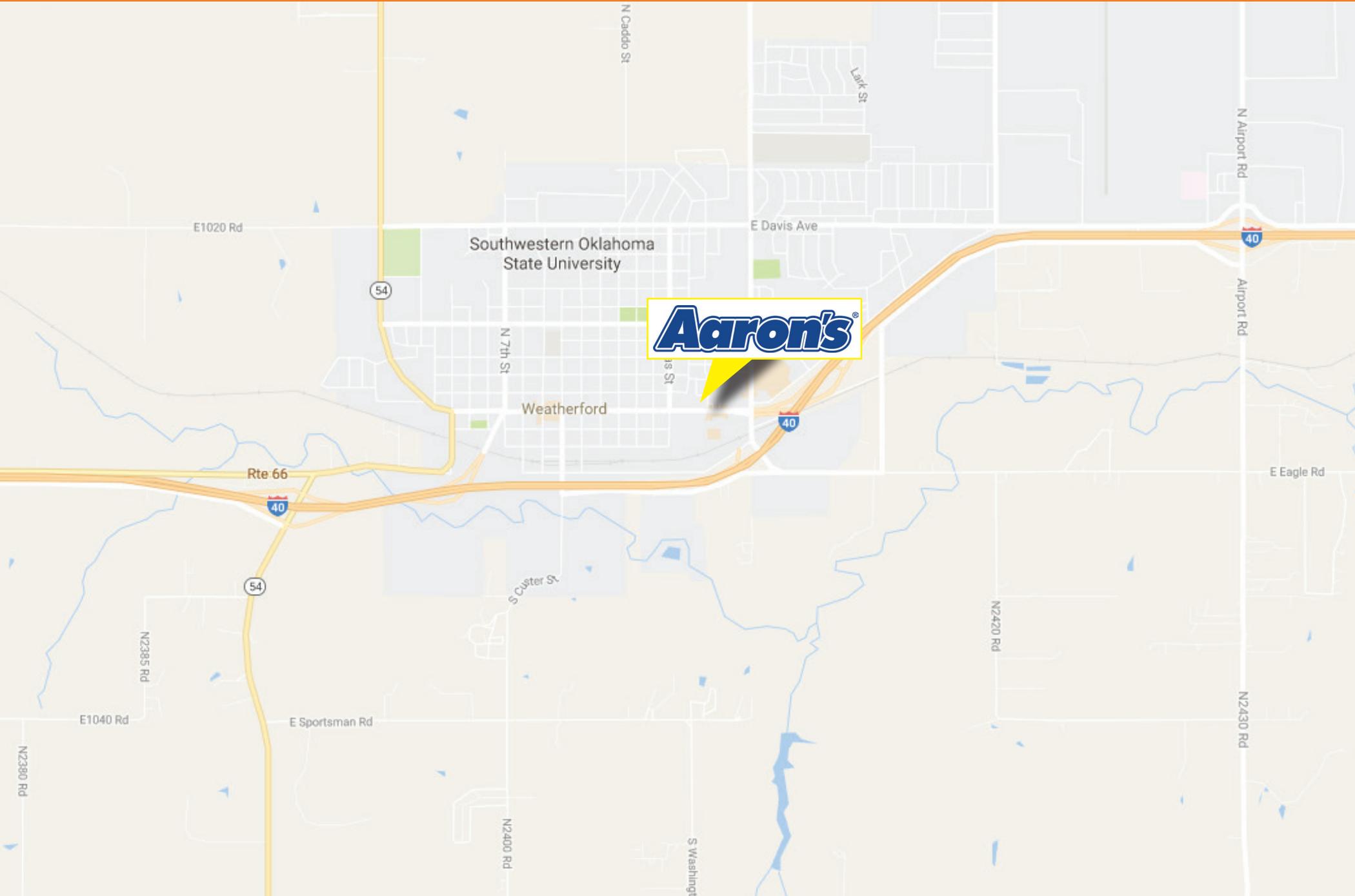
LOCATION OVERVIEW

Aaron's is located off of Main St. in Weatherford's main retail center. It is ideally situated off of Interstate-40 (23,400 cars per day), the primary connector between Weatherford and Oklahoma City. There are numerous tenants close to the property, including Walmart Supercenter, Tractor Supply Co., Ace Hardware, United Supermarket, Walgreens, Dollar General, Sears Hometown Store and more.

Weatherford, Oklahoma is a growing micropolitan area located 70 miles west of Oklahoma City. It was named one of the top-ten fastest growing small cities in the United States. The city is home to Southwestern Oklahoma State University, the employer of over 790 people. Weatherford houses a Kodak manufacturing plant as well as a hub for multiple oil and natural gas industry leaders.







Net Leased Disclaimer

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

By accepting this Marketing Brochure, you agree to treat the information contained herein regarding the lease terms as confidential and proprietary and to only use such information to evaluate a potential purchase of this net leased property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

exclusively listed

Exclusively listed by:

Marcus & Millichap

KYLE DAVIS

Broker of Record

TULSA OFFICE

Tel: (918) 760-1930

Fax: (918) 294-6310

kyle.davis@marcusmillichap.com

License: 151205

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www.marcusmillichap.com