

RECESSION-PROOF RETAILER

Aaron's

10 DAVIS STREET
PRESQUE ISLE, ME

Offering Memorandum



Actual Locations



10 Davis Street | Presque Isle, ME

PROPERTY SUMMARY	
TENANT	Aaron's, Inc.
PRICE	\$1,109,000
CAP	6.75%
NOI	\$74,820
RENT/SF	\$12.47
BUILDING SIZE (SF)	6,000
PARCEL SIZE (ACRES)	1.15
YEAR OPENED	2014



DEMOGRAPHICS	
1-MILE POPULATION	4,277
1-MILE AHI	\$50,979
3-MILE POPULATION	7,773
3-MILE AHI	\$52,770
5-MILE POPULATION	9,840
5-MILE AHI	\$57,083



*Actual Location Photos

Location

- Well positioned on Davis Street (Traffic Count: 1,300 VPD) just east of Main Street/US Highway 1 (Traffic Count: 20,000 VPD) in Downtown Presque Isle.
- The site is ideally located within Presque Isle's preeminent retail and commercial corridor highlighted by the 525,000-square-foot Aroostook Centre Mall (Anchors: Harbor Freight Tools & JC Penney). Other major retailers in the immediate vicinity include Walmart Supercenter, Lowe's Home Improvement, Key Bank, AutoZone, Arby's, Tim Horton's, Burger King, Verizon, Subway and O'Reilly Auto Parts among others. In all, there is 1.4 MSF of retail space within a 3-mile radius.
- Presque Isle (Population 9,511) has evolved into a regional service center for commerce, business, education, healthcare, air transportation and recreation. The city is home to the University of Maine at Presque Isle, Northern Maine Community College and Husson University Presque Isle. It is situated 12 miles west of the Canadian border, 42 miles from 1-95 and is accessed by U.S. Route 1, six state routes, rail and the Northern Maine Regional Airport.



Tenant Overview



Aaron's, Inc., (NYSE: AAN, Dun & Bradstreet Credit Rating: 11AA - highest credit rating), which was established in 1955, is a leading omnichannel provider of lease-purchase solutions. The Atlanta, GA-based company engages in the sales and lease ownership and specialty retailing of furniture, consumer electronics, home appliances and accessories through its 1,689 company-owned and franchised stores in 47 states and Canada as well as its e-commerce platform, Progressive Leasing. Aaron's offers its products to consumers primarily on a month-to-month, lease-to-own basis with no credit needed. Its stores carry well-known brands such as Samsung, Frigidaire, Hewlett-Packard, LG, Whirlpool, Simmons, Philips, Ashley and Magnavox.

The retailer's prototypical store is approximately 6,100 SF and boasts sales of \$318 PSF. Aaron's produced TTM 3/31/2019 sales of \$3.9 billion, EBITDA of \$593 million, and net income of \$200 million. Additionally, the company boasts a net worth of \$1.8 billion.

COMPANY OVERVIEW	
DUN & BRADSTREET CREDIT RATING	11AA
NUMBER OF LOCATIONS	1,689
HEADQUARTERS	Atlanta, GA
TICKER SYMBOL	NYSE: AAN

FINANCIAL HIGHLIGHTS	
SALES	\$3.9 Billion
EBITDA	\$593 Million
NET INCOME	\$200 Million
CASH & CASH EQUIVALENTS	\$124 Million
TOTAL ASSETS	\$369 Million



Lease Summary

TENANT	Aaron's, Inc
INITIAL LEASE TERM:	10 Years
LEASE COMMENCEMENT:	7/27/2017
LEASE EXPIRATION:	7/27/2027
TERM REMAINING:	8 Years
LEASE TYPE:	NNN
INITIAL TERM RENT:	\$1,177,027 (Total of 16 Properties)
RENT ESCALATIONS:	Flat During Initial Term
REMAINING OPTIONS:	Three 5-year Options
OPTION RENT INCREASES:	15% in Each Option
TAXES:	Landlord shall pay when due all real estate taxes and assessments levied and assessed against the Demised Premises. Tenant shall reimburse Landlord for its proportionate share (100%) of the net amount of all real estate taxes and assessments levied and assessed against the Demised Premises.
INSURANCE:	<p>Landlord shall insure the Demised Premises against damage or destruction by fire and other casualties insurable under a "superior form", "all risk" extended coverage endorsement. Such insurance shall be in an amount equal to not less than 100% of the replacement cost, without depreciation, of the Demised Premises. Tenant shall reimburse Landlord for its proportionate share (100%) of Landlord's insurance cost.</p> <p>Tenant shall keep in force a policy of comprehensive public liability insurance, including property damage, with respect to the Building and the business operate by Tenant on the Demised Premises, in which the limits of coverage shall not be less than \$1,000,000 (combined single limit bodily injury and property damage).</p>
REPAIRS & MAINTENANCE:	Tenant shall at all times during the term of this Lease, at its sole expense, keep, maintain and repair (including replacements, if necessary) the Demised Premises (including roof, foundation, exterior walls, floors, driveways, parking areas, sidewalks, utility lines serving the Demised Premises, improvements and replacements of each of the foregoing, heating, ventilating, and air conditioning systems, plumbing and electrical systems, downspouts, fire sprinkler system, if any, and any and all other repairs or maintenance necessary for any portion or part of the interior or the exterior of the Demised Premises) in good order, condition and repair.



Disclaimers and Confidentiality

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

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