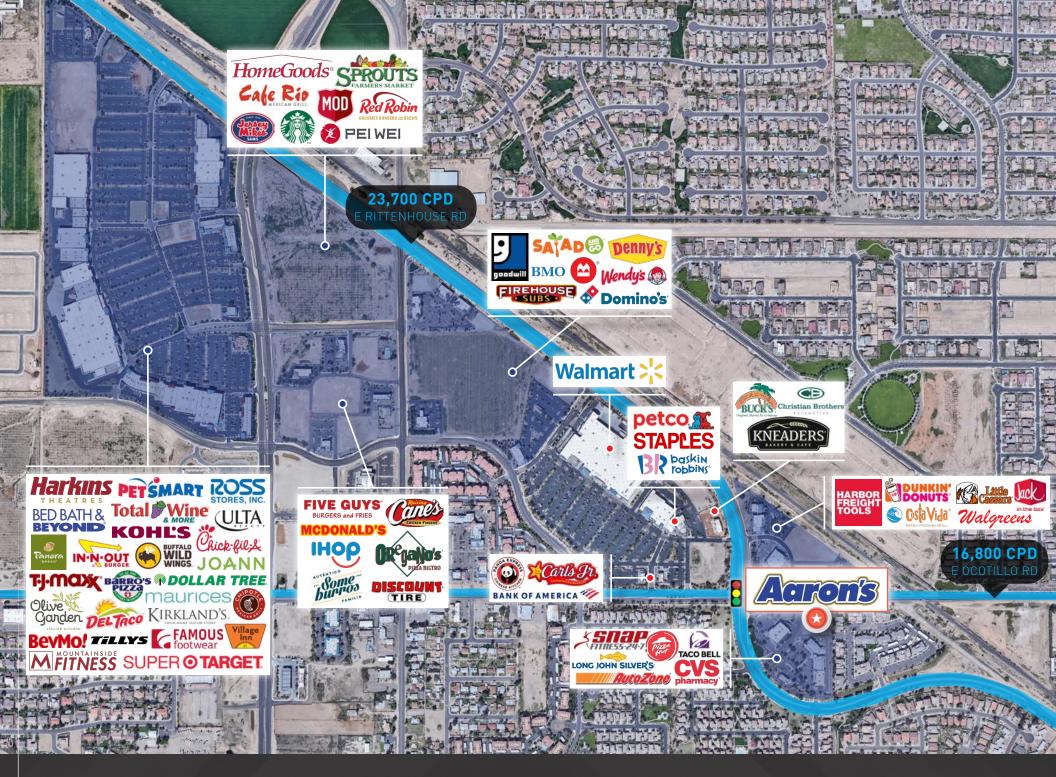




The information in this package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2013 Marcus Millichap. ACT ID Z0070501

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Executive Summary

21259 East Ocotillo Road, Queen Creek, AZ 85142

FINANCIAL SUMMARY	
Price	\$1,862,000
Cap Rate	6.50%
Building Size	7,101 SF
Net Cash Flow	6.50% \$121,000
Year Built	2014
Lot Size	1.23 Acres

LEASE SUMMARY	
Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Aaron's, Inc., a Georgia Corporation
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	September 2, 2014
Lease Expiration Date	September 30, 2024
Lease Term Remaining	4 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

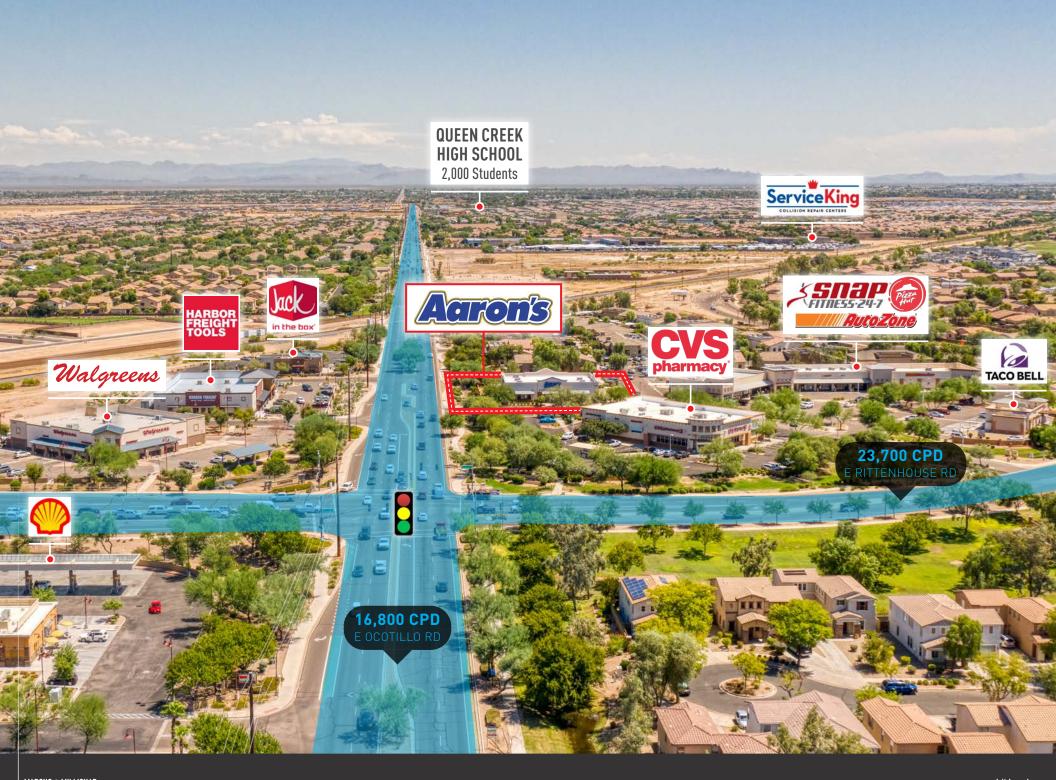
ANNUALIZED OPERATING DATA		
Lease Years	Annual Rent	Cap Rate
Current - 9/30/2024	\$121,000.00	6.50%
Options	Annual Rent	Cap Rate
Option 1	\$133,100.00	7.15%
Option 2	\$146,410.00	7.86%
Base Rent		\$121,000
Net Operating Income		\$121,000
Total Return		6.50% \$121,000



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- » Absolute Triple-Net (NNN) Lease with Corporate Guaranty
- » 10% Rental Increases Every 5 Years
- » 123,611 Residents within a 5-Mile Radius Phoenix MSA
- » Rapidly Growing Queen Creek Trade Area Households & Population Projected to Increase Nearly 29% in 3-Mile Radius by 2024
- » Situated in Queen Creek's Dominant Retail Corridor Major Retailers Include Walmart, Target, PetSmart, Dollar Tree, and Sprouts Farmers Market
- » Average Household Income Exceeds \$112,000 within 3 Miles of Subject Property
- » Located Near a Highly Trafficked Intersection (40,500 Cars/Day)
- » Across from Walmart-Anchored Shopping Center

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2024 Projection	16,852	48,797	147,783
2019 Estimate	13,227	37,701	123,611
Growth 2019 - 2024	27.40%	29.43%	19.55%
Households			
2024 Projection	4,906	14,194	46,024
2019 Estimate	3,894	11,012	38,516
Growth 2019 - 2024	25.98%	28.90%	19.49%
Income			
2019 Est. Average Household Income	\$107,066	\$112,430	\$98,739
2019 Est. Median Household Income	\$86,853	\$90,066	\$76,697
2019 Est. Per Capita Income	\$31,519	\$32,841	\$30,793



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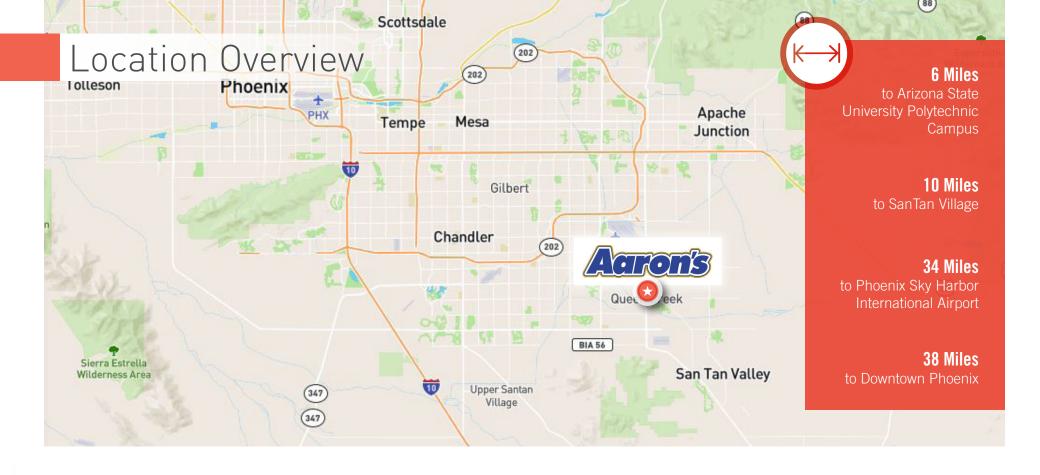


Atlanta, Georgia	NYSE: AAN	1,400+	www.aarons.com	
Headquarters	Stocky Symbol	Locations	Wehsite	

Headquartered in Atlanta, Aaron's, Inc. (NYSE: AAN), is a leading omnichannel provider of lease-purchase solutions. Progressive Leasing provides lease-purchase solutions through approximately 22,000 retail partner locations in 46 states and the District of Columbia, including e-commerce merchants. Aaron's engages in the sales and lease ownership and specialty retailing of furniture, home appliances, consumer electronics, and accessories through its approximately 1,400 Company-operated and franchised stores in 47 states, Puerto Rico, and Canada, as well as its e-commerce platform, Aarons.com.

Aaron's was founded in 1955 and has been publicly traded since 1982. Charlie Loudermilk, Aaron's founder, developed a unique lease-to-own model with a vision to fill a void for the underserved customer by providing them the best deal on the highest quality products. Aaron's has a long tradition of giving back to the communities it serves. The Aaron's Foundation maintains a long-standing partnership with the Boys & Girls Clubs of America with a commitment to its Keystone program, which provides young people with activities focused on academic success, career preparation, and community service.

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Queen Creek is a boom town, with exceptional climate, natural recreational riches and a relaxed, rural lifestyle. Population has nearly doubled since 2010. According to the most recent census, Queen Creek is the number one fastest growing city in the state of Arizona. The city boasts a vibrant economy with the third highest median income in Arizona's Maricopa County. Queen Creek's approximately 50,340 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro Phoenix, excellent air quality and a variety of recreational activities.

Queen Creek is one of the fastest growing areas in Arizona for housing developments and retail. The city has earned more recognition than most communities its size. From awards on national, state and regional levels for its

General Plan and ordinances, to community outreach and citizen participation programs, environmental preservation efforts and leadership. Queen Creek is committed to continuous improvement and innovation. To accommodate for the city's tremendous growth, Queen Creek is investing in projects to expand and connect various roads.

Located in the southeast corner of Maricopa County, Queen Creek is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. Access to both rail and the nearby airports, as well as large tracts of affordable land, have brought the Queen Creek area to the attention of industry. The city also offers a variety of shopping options including retail and dining at Queen Creek Marketplace and the Cornerstone at Queen Creek.

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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

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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.

CONFIDENTIALITY AGREEMENT

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.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

