



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



Aaron's

105 Scouting Circle  
Troy, AL 3608

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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 9,000 SF Aaron's Located at 105 Scouting Circle In Troy, AL. This Property Features Absolute Triple Net (NNN) Lease and 5% Rent Bumps Every Five Years, Providing For a Unique Investment.

## OFFERING SUMMARY

PRICE	\$1,155,555
CAP	6.75%
NOI	\$78,000
PRICE PER SF	\$128.40
GUARANTOR	HPH Investments, LLC

## PROPERTY SUMMARY

ADDRESS	105 Scouting Circle Troy, AL 36081
COUNTY	Pike
BUILDING AREA	9,000 SF
LAND AREA	1.068 AC
BUILT	2005





A A R O N ' S

# HIGHLIGHTS

- This Property Features 5% Rent Bumps Every Five Years and 4 x 5 Year Option
- Leased to HPH Investments LLC, Whose Principal is Michael Hickey, the Former VP of Development at Aaron's Corporate; HPH Investments LLC is a 6-Unit Operator of Aaron's Throughout the Nation
- Freestanding Building With No Landlord Responsibilities Providing For an Excellent 1031 Opportunity
- Aaron's is a Leader in Lease-to-Own Furniture, Appliances and Electronics Which Operates 1,300+ Company Operated and Franchised Stores
- This Property is Located Next to Zaxby's, Hook's BBQ, Walmart Supercenter and Across the Street From Lowe's
- This Property is Located Off of Route 231, Which is the Main Route Through Troy and Near the Regional Hospital, Providing Over 30,000 VPD
- The Average Household Income Within 2-Miles is \$56,249 and the Population is Expected to Grow By 0.4% By 2026





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	Aaron's
PREMISES	A Building of Approximately 9,000 SF
LEASE COMMENCEMENT	April 1, 2020
LEASE EXPIRATION	March 31, 2030
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	4 x 5 Year
RENT INCREASES	5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
GUARANTY	HPH Investments, LLC

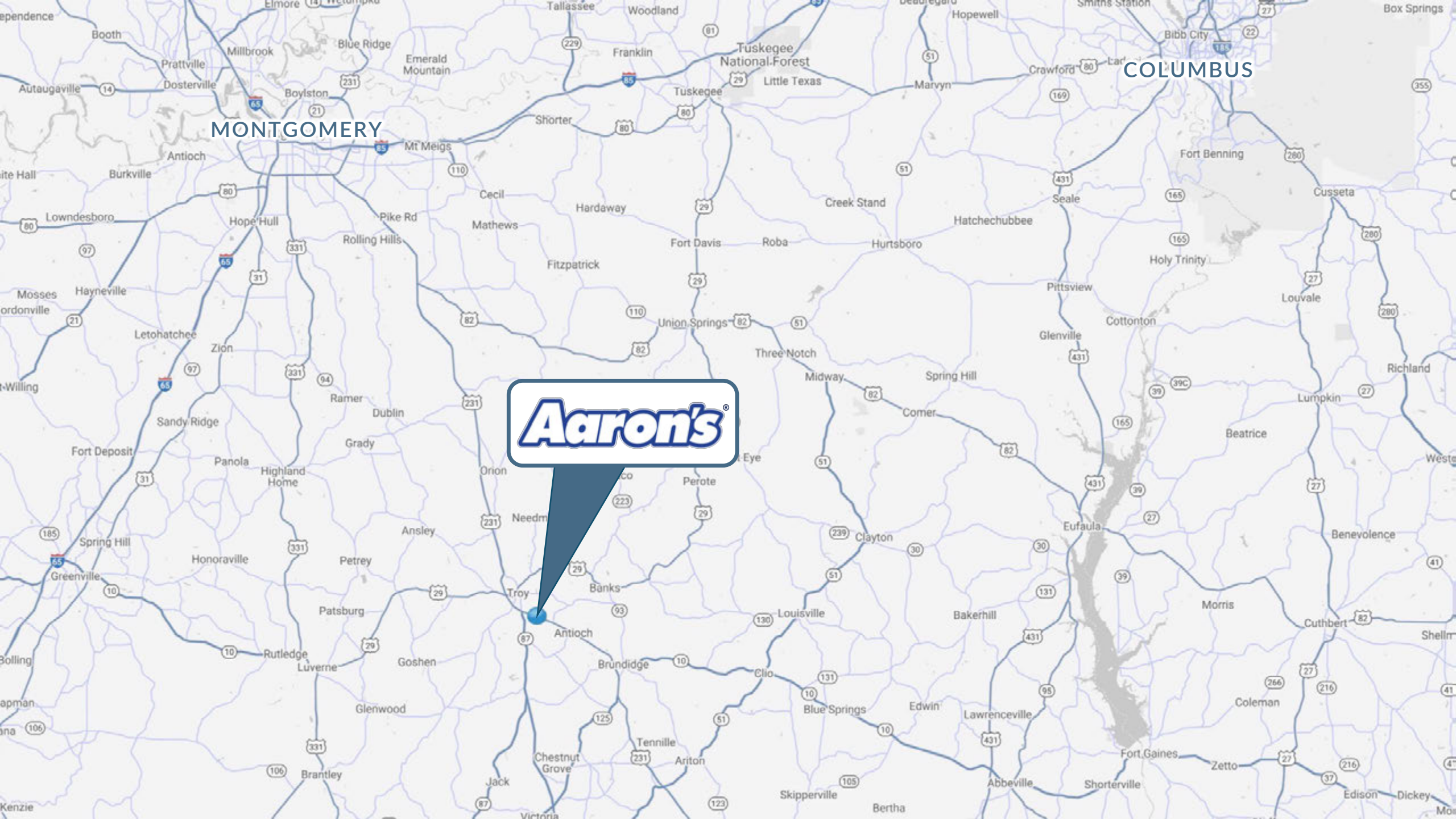
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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9,000 SF	\$78,000	\$8.67
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MONTGOMERY

COLUMBUS







Troy Country Club

Publix  
PetSense

ANYTIME  
TRACTOR  
SUPPLY CO.

DOLLAR TREE

Bush Memorial  
Baptist Church

burkes  
OUTLET

Planet Fitness

HARBOR FREIGHT TOOLS

Dee piggly wiggly

Krystal

O'Reilly  
AUTO PARTS

Arby's

Walgreens

Ruby Tuesday

SANTA FE

DUNKIN'

Dominos

Hampton  
Post & Sausage

COURTYARD

Pike Grove  
Apartments

ROSS  
DRESS FOR LESS

HOBBY  
LOBBY

McALISTER'S  
DELI

231

Podiatric  
Surgical Associates

TROY-REGIONAL  
MEDICAL CENTER

SELECT  
ABC  
SPIRITS

enterprise

All About Pediatrics

HealthActions  
PHYSICAL THERAPY

Aaron's

Scouting Cir

Troy Split Ends

Warren Behavioral  
Care, Inc.

Hook's BBQ



Deep South  
Language Services

Horn  
Beverage

MAKER METAL

Kimber

HUDDLE  
HOUSE

Shell

Flash Market  
Inc

MURPHY  
USA

HIBBETT SPORTS  
GameStop CATO

TROY BANK & TRUST

LOWE'S

Walmart  
Supercenter

Advance America

RAC

acceptance  
insurance

ZAXBY'S

231

HealthActions  
PHYSICAL THERAPY

Aaron's

Hook's BBQ

SELECT  
ABC  
SPIRITS

Warren Behavioral  
Care, Inc.

enterprise

Scouting Cir

Troy Split Ends

All About Pediatrics






Montgomery St

29

DOLLAR GENERAL



FAMILY DOLLAR

piggly wiggly

Advance Auto Parts



COURTYARD DUNKIN'



Aaron's

Badcock & more



CVS pharmacy

Kentucky Fried Chicken



Walmart

CATO

ZAXBY'S



Great Clips

SUBWAY

TSC TRACTOR SUPPLY CO

CITITRENDS

DOLLAR GENERAL



87

Publix



Waffle House

Popeyes



burkes OUTLET

ROSS

DRESS FOR LESS

HARBOR FREIGHT

231





## TROY | PIKE COUNTY | ALABAMA

The city of Troy is a thriving college town located in Pike County in southeast Alabama. Troy is the county seat and largest city of Pike County, Alabama. Troy is located in southeast Alabama along U.S. Highway 231 approximately halfway between two metropolitan cities, Montgomery and Dothan. Montgomery is located 48 miles to the northwest and Dothan is 56 miles to the southeast. Established in 1838, Troy is a vibrant city that offers world-class amenities while preserving its important ties to the past. The City of Troy is a unique blend of small-town values with big-city opportunities. Nestled just south of Montgomery and just north of Dothan, the City of Troy, Alabama, offers visitors the charm of a small city along with a stimulating urban environment. The City of Troy had a population of 18,667 as of July 1, 2021.

Troy is the economic hub of Pike County, the Troy Micropolitan Statistical Area, and a large portion of southeast Alabama. Troy is home to several businesses and industries. Troy was divided among the following industrial categories: educational services, and health care and social assistance; Retail trade; Manufacturing and Arts, entertainment, recreation, accommodation, and food services. As a focal point of the city, Downtown Troy plays a unique role in providing retail and residential opportunities. Downtown Troy is also a center for professional and governmental services for the area. The city is home to the second largest university in the state, Troy University. Considered one of the fastest growing cities in Alabama, Troy has an expanding economy that houses several large corporations. The city is home to many large corporations including Lockheed-Martin, Sikorsky Support Services, CGI and the Sanders Companies as well as smaller business started by local entrepreneurs.

TroyFest is an outdoor festival located on the downtown Troy city square. There are several parks in Troy including Washington Street Park, College Street Historic District, and Fountain Drive Park. Tourists can also visit places of historical significance such as the Pioneer Museum of Alabama. The shopping centers include Southland Village Shopping Center and Parklane Shopping Center. Some of the churches in Troy are Calvary Baptist Church, Union Hill Methodist Church, The Church of Jesus Christ of Latter Day Saints, and Shiloh Baptist Church. The Johnson Center for the Arts boasts seven galleries. A valuable arm of Troy's Cultural Arts Center Complex is the Cultural Arts Studio. Points of Interest include: Troy University Arboretum and Pocosin Nature Preserve, Conecuh Ridge Whiskey Distillery, National Band Association Hall of Fame, Trojan Oaks Golf Course, Butter and Egg Adventures, Troy Recreation Center and Troy-Pike Cultural Arts Center.







**TROY**  
UNIVERSITY



	3 MILES	5 MILES	10 MILES
POPULATION	15,506	21,359	28,278
AVERAGE HH INCOME	\$54,470	\$56,947	\$56,969



AARON'S

# TENANT PROFILE

Headquartered in Atlanta, The Aaron's Company, Inc. (NYSE: AAN), is a leading, technology-enabled, omnichannel provider of lease-to-own and purchase solutions. Aaron's engages in the sales and lease ownership and specialty retailing of furniture, consumer electronics, appliances, and accessories through its approximately 1,300 Company-operated and franchised stores in 47 states and Canada, as well as its e-commerce platform, Aarons.com.

Since 1955, Aaron's has led the way in lease-to-own furniture, appliances and electronics. Over these years, they have continued to strive to make shopping experience with Aaron's more convenient and accessible, but what hasn't changed is their commitment to provide quality products at affordable monthly payments with the same excellent and friendly customer service.

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 services are available through multiple channels.



COMPANY TYPE  
NYSE: AAN



FOUNDED  
1955



# OF LOCATIONS  
1,300+



HEADQUARTERS  
Atlanta, GA



WEBSITE  
aarons.com



# 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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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