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PRICE

\$1,092,000

CAP RATE

7.25%

TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE / ZERO LANDLORD RESPONSIBILITIES

OUTPARCEL TO A WALMART SUPERCENTER

GREAT VISIBILITY FROM INTERSTATE 13 WITH HIGH TRAFFIC COUNTS (17K+ VPD)

AARON'S IS A PUBLICLY TRADED COMPANY WITH 1,340 STORES THROUGHOUT 47 STATES, CANADA, PUERTO RICO AND AN E-COMMERCE PLATFORM

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LEASE ABSTRACT

Guarantor	Personal Guarantee (Approx. \$10M)*
Lease Type	Absolute NNN
Landlord Responsibilities	None
Right of First Refusal	None
LEASE TERM	
Lease Commencement	04/08/2014
Lease Expiration	04/07/2024
Renewal Options	2 x 5 years
Rent Increases	10% every 5 years
Base Rent	\$79,200
Rent PSF	\$11.13
Asking Price	\$1,092,000
Cap Rate	7.25%

ANNUAL INCOME

	YEAR	ANNUAL RENT
Primary Term Schedule	1-5	\$72,000
	6-10	\$79,200
Option Rent Schedule	Option 1	\$87,120
	Option 2	\$95,832

*Personal guarantee burns off at end of primary term. Converts to franchisee guarantee.

PROPERTY SUMMARY

Tenant	Aaron's Inc (NYSE: AAN)
Franchisee	Commodore Leasing, LLC
Property Address	60 Niemann Ln, Murphysboro, IL 62966
Year Built	2013
Gross Leasable Area	7,000 SF
Lot Size	0.84 AC
Ownership	Fee Simple
APN	24-23-200-024

SITE INFORMATION

The subject property sits just off Hwy 13, three miles from downtown Murphysboro and four miles from Carbondale, IL. Hwy 13 is a high traffic road (17k+ VPD) that is the main artery connecting the two cities. Carbondale is home to Southern Illinois University with over 11,200 enrolled students.

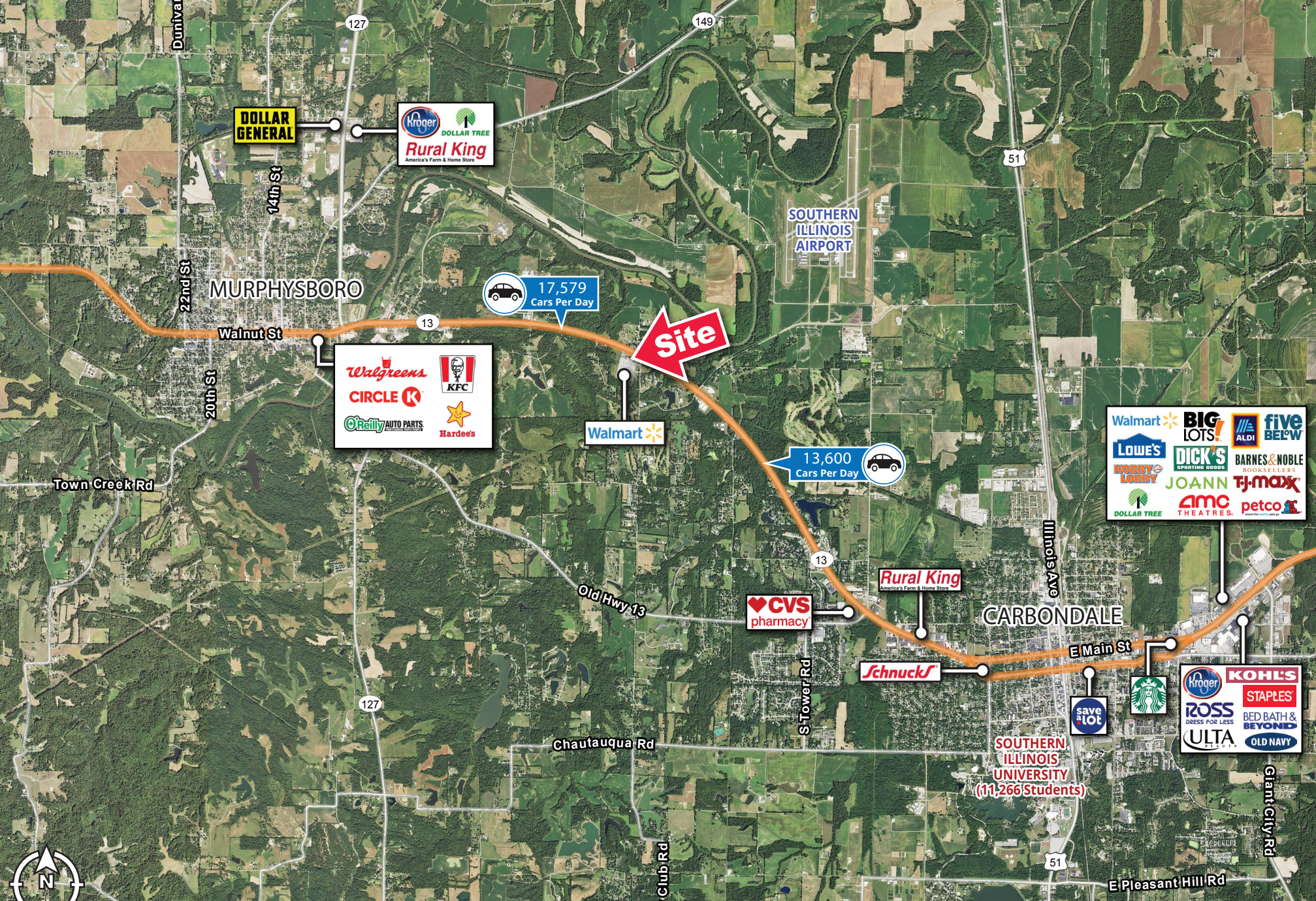
Situated as an outparcel to a Walmart Supercenter, Aaron's benefits from the retail synergy created there along with traffic from the highway. This location was built to suit in 2013 and strategically chose this site with limited competition in the area, being that the next closed Aaron's in over 20 miles away. Aaron's is a publicly traded company (NYSE: AAN) with 1,340 stores. They were founded in 1955 and a leader in the lease-to-own industry.



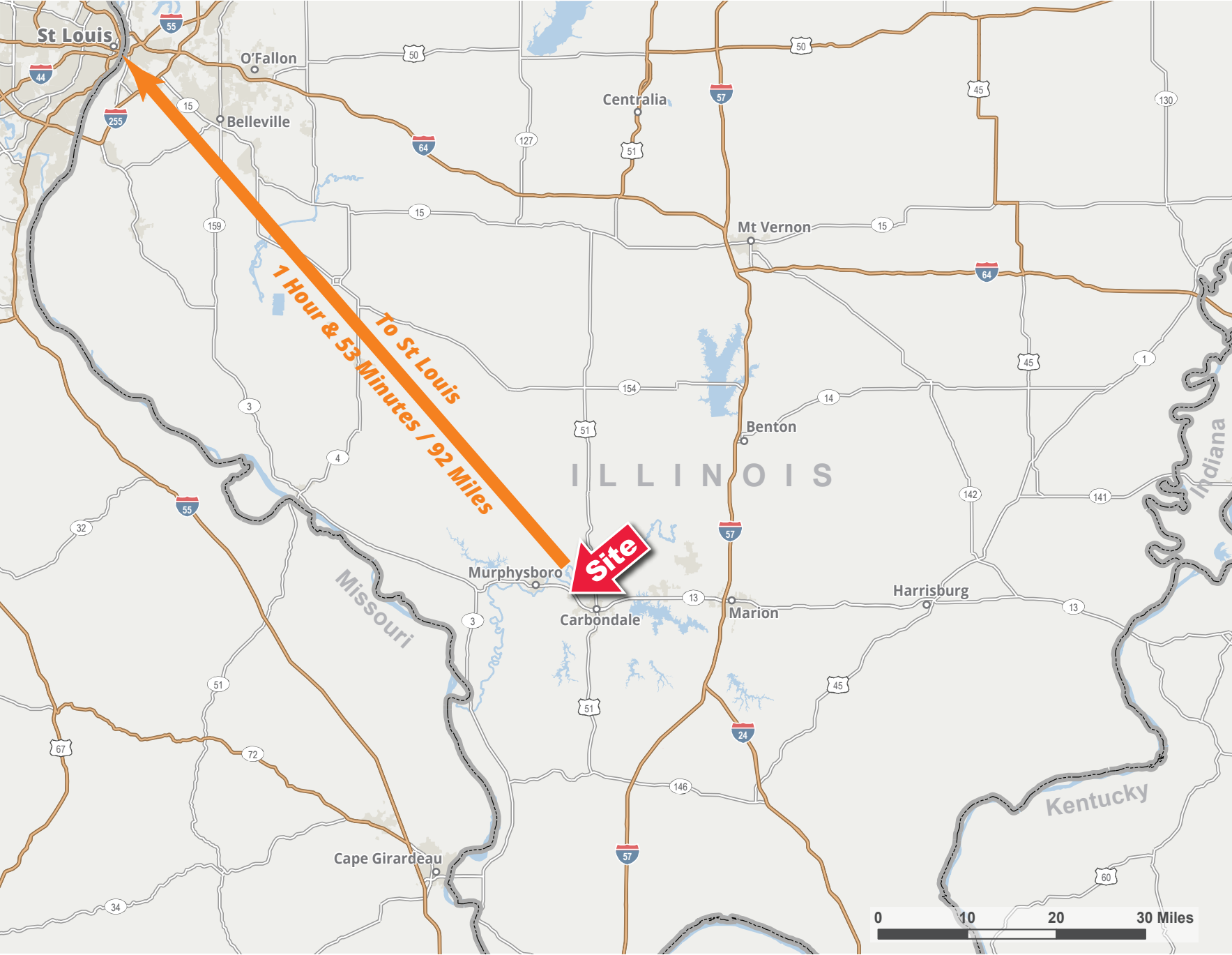
AERIAL MAP



RETAIL AERIAL MAP



REGIONAL MAP



AREA OVERVIEW

Murphysboro, Illinois Overview

Murphysboro is a city in Jackson County and is part of the Metro Lakeland area. Murphysboro is located 5 miles southeast of Kinkaid Lake. Murphysboro is only 10 miles from the Mississippi River. In recent years, business and tourism organizations have been at the front of renewing interest in the town as a center of historical and cultural tourism.

Murphysboro is adjacent to a thriving business community strongly boosted by the main campus of Southern Illinois University-Carbondale, recognized nationally for outstanding education, research, and athletics. It is 96 miles southeast of St. Louis, Missouri on the northern edge of the Shawnee National Forest. There is Amtrak service three times daily to and from Chicago with one train daily to and from Memphis and New Orleans.

**137,572****Carbondale-Marion MSA Population**

DEMOGRAPHIC SNAPSHOT

POPULATION

	3 miles	5 miles	10 miles
2021 Total Population	7,746	30,661	54,939
Median Age	42.8	35	32.4

HOUSEHOLDS

	3 miles	5 miles	10 miles
2021 Total Households	3,433	13,804	26,603
Average Household Size	2.2	2.1	2.2

ESTIMATED HOUSEHOLD INCOME

	3 miles	5 miles	10 miles
2021 Average Household Income	\$83,028	\$61,084	\$63,275
2021 Median Household Income	\$53,060	\$39,036	\$41,133

TRAFFIC COUNTS

	Cross Street	Traffic Volume	Count Year
W Main St	D Blaney Miller Rd	17,579	2020



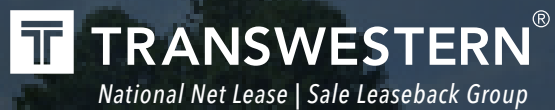


Aaron's Overview

Aaron's Inc. is an American lease-to-own retailer that focuses on the sale and leasing of furniture, electronics, appliances and computers. With 1,340 locations throughout the 47 states, Canada and Puerto Rico plus its e-commerce platform they are an industry leader in e space. The company was founded in 1955 by R. Charles Loudermilk Sr and is headquartered in Atlanta, Georgia. Aaron's originally went public in 1982 and has remained public ever since.

- Leading lease-to-own retailer with 1,340 locations in 47 states, Canada, Puerto Rico as well as an e-commerce platform
- Founded in 1955 by R. Charles Loudermilk Sr
- Headquartered in Atlanta, GA and has approximately 9,400 employees
- 2021 revenue of \$1.85Billion

Tenant Name	Aaron's Inc.
Headquarters	Atlanta, GA
Number of Locations	1,340
Year Founded	1955
NYSE Symbol	AAN
Website	aarons.com



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