



AARON'S

1131 East 280 Bypass - Phenix City, AL 36867

AARON'S - PHENIX CITY, AL

EXCLUSIVELY MARKETED BY



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TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 FINANCIAL OVERVIEW

- 10 Operating Statement

4 PROPERTY INFORMATION

- 12 Location Map
- 13 Aerial Map
- 14 Demographics Map & Report

5 AREA OVERVIEW

- 16 City Overview

6 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Capital Markets
- 20 Confidentiality Agreement

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SECTION 1

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer for Sale a 8,000 SF Aaron's Located at 1131 East 280 Bypass in Phenix City, AL. This Deal Includes a Corporately-Guaranteed Investment Property Located on a Freestanding Building With Minimal Landlord Responsibilities That Provides an Excellent Opportunity For a 1031 Exchange, Providing For a Secured Investment.

Sale Price	\$1,500,000
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OFFERING SUMMARY

Cap Rate:	8.97%
NOI:	\$134,477
Price / SF:	\$187.50
Guarantor:	Corporate

BUILDING INFORMATION

Street Address:	1131 E 280 Bypass
City, State, Zip:	Phenix City, AL 36867
County:	Russell
Building Size:	8,000 SF
Year Built:	2006



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- This Location Has Operated Successfully as an Aaron's Since the Building Was Constructed Specifically For the Business's Purpose in 2006
- This 8,000 SF Building Sits on a 1.40 Acre Parcel Strategically Located in Phenix City's Primary Retail Corridor; This Parcel Gives Aaron's a Valuable Footprint Within This Market of Limited Vacancy
- Corporately-Guaranteed Investment Property: The Aaron's Company, Inc. (NYSE: AAN) is a Leading, Technology-Enabled, Multichannel Provider of Lease-to-Own and Retail Purchase Solutions of Appliances, Electronics, Furniture and Other Home Goods
- Positive Performance: Highly Rating Location on Google Reviews! The Company's Q4 2022 Revenues Alone Were \$589.6 Million, an Increase of 32.5% Benefiting From its Acquisition of BrandsMart For \$230 Million
- No Renewal Options Moving Forward Beyond November 2026 Offers an Investor the Ability to Raise Rents & Restructure the Lease, or Offers an Owner/User the Ability to Take Over the Space
- Freestanding Building With Minimal Landlord Responsibilities Provides an Excellent Opportunity For a 1031 Exchange



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

Tenant:	The Aaron's Company, Inc.
Premises:	8,000 SF
Base Rent:	\$134,477
Rent Per SF:	\$16.81
Lease Commencement:	08/01/2006
Rent Commencement:	08/01/2006
Lease Expiration:	11/30/2026
Lease Term:	~2 Years Remaining
Renewal Options:	None
Rent Increases:	None
Lease Type:	NN (Double Net)
Use:	Automotive
Property Taxes:	Tenant's Responsibility
Insurance:	Landlord's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Landlord's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Corporate



SECTION 3

FINANCIAL OVERVIEW

OPERATING STATEMENT

OPERATING STATEMENT	
INCOME:	
GROSS RENT	\$141,570
EXPENSES:	
Insurance	\$3,773
Landscaping & Grounds	\$3,320
TOTAL EXPENSES	\$7,093
NET OPERATING INCOME	\$134,477

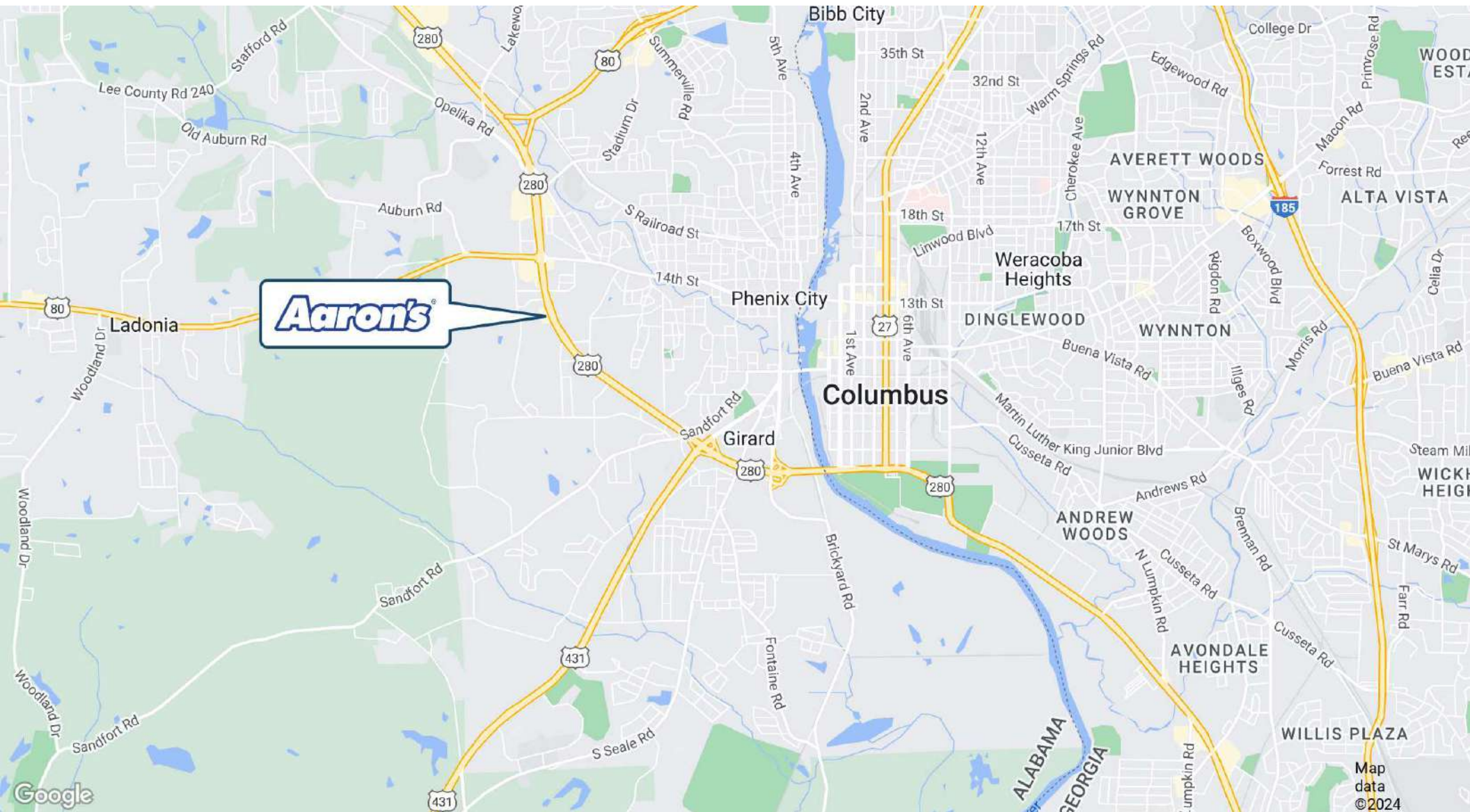




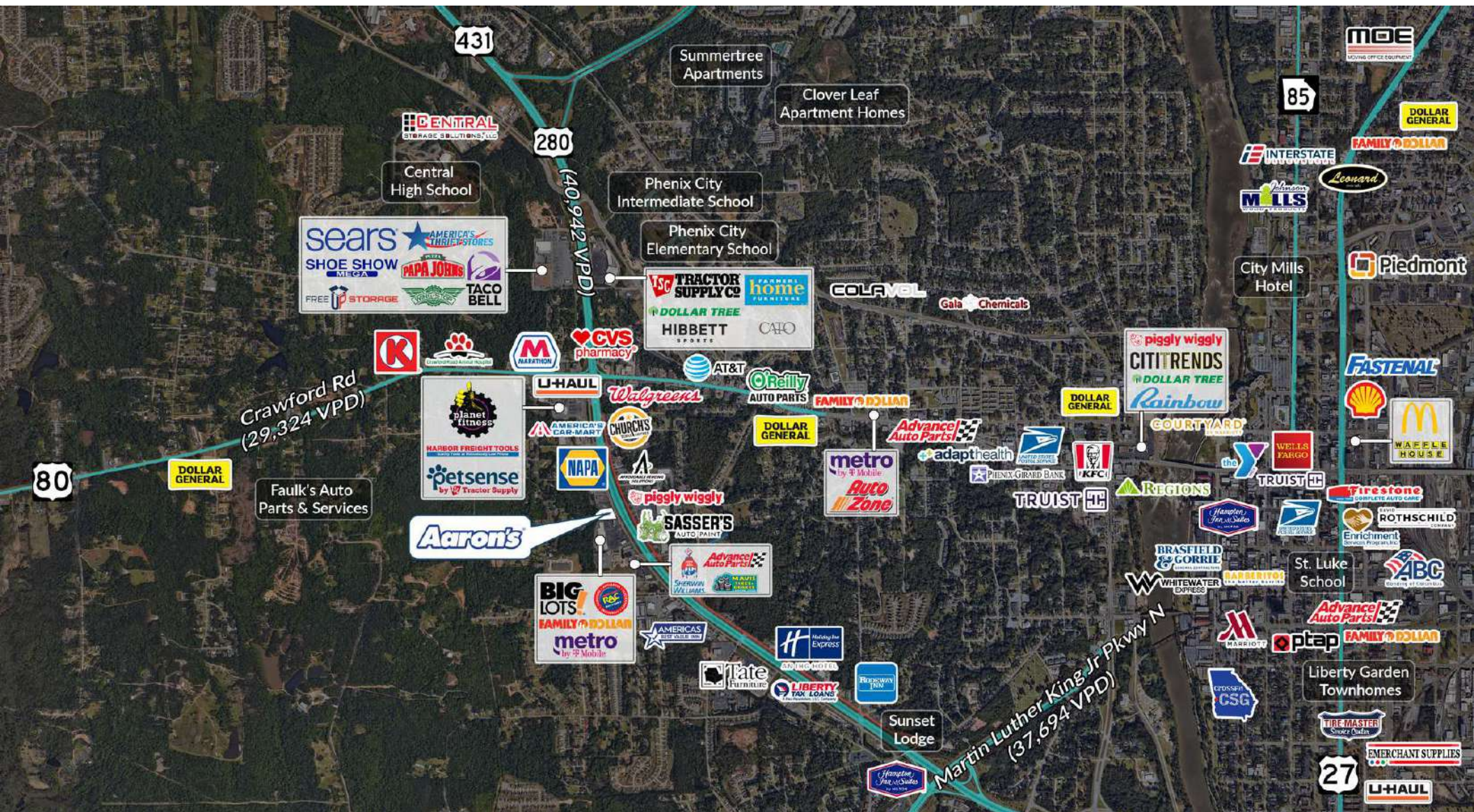
SECTION 4

PROPERTY INFORMATION

LOCATION MAP



AERIAL MAP

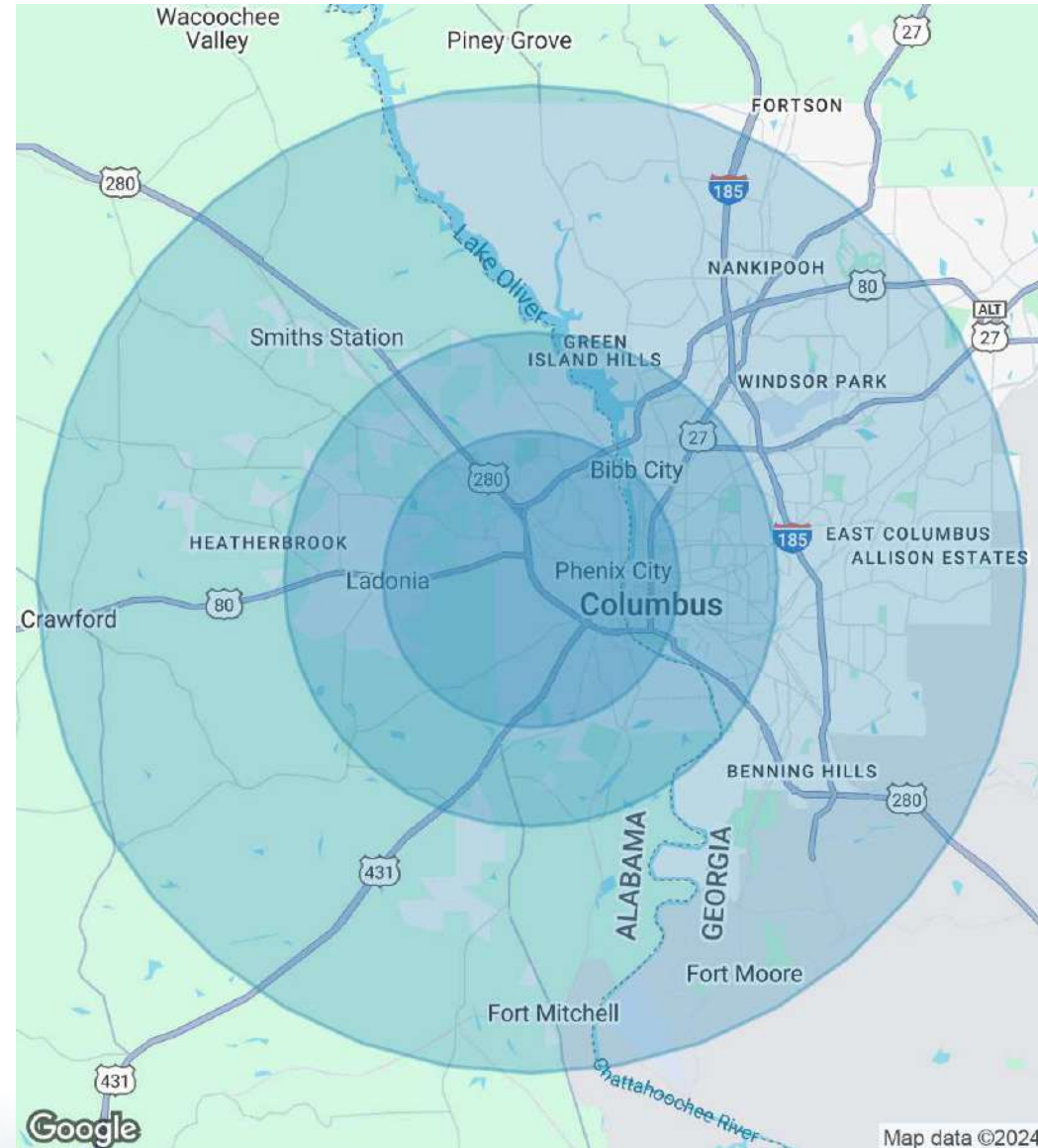


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	42,905	104,955	174,246
Average Age	37.4	37.2	36.1
Average Age (Male)	34.4	35.4	34.5
Average Age (Female)	39.2	38.5	38.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	19,240	45,531	113,103
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$52,940	\$59,070	\$66,692
Average House Value	\$129,672	\$134,699	\$143,481

TRAFFIC COUNTS	
US Hwy 280	40,942 VPD
Crawford Rd	29,324 VPD
Martin Luther King Jr Pkwy	37,694 VPD

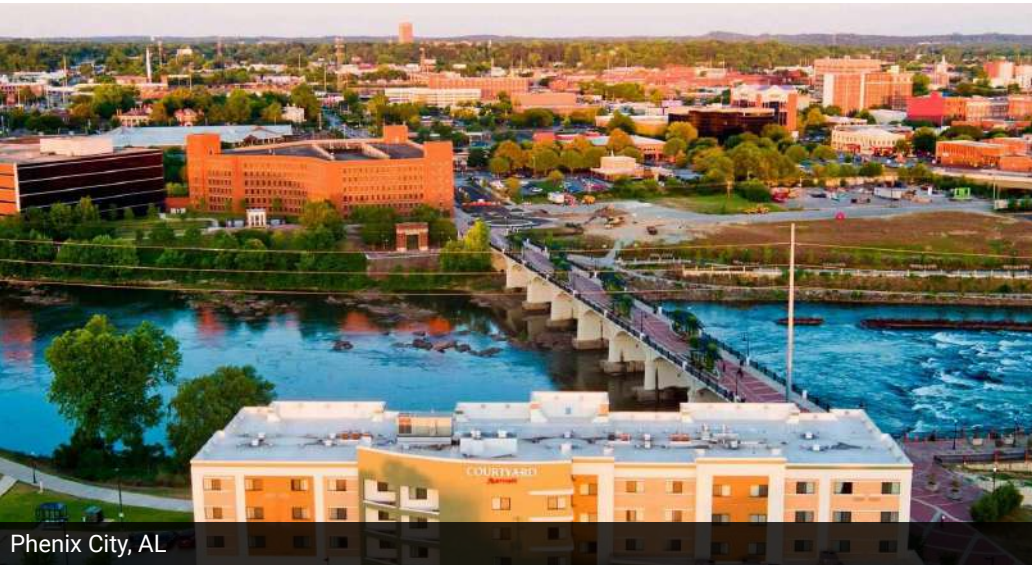




SECTION 5

AREA OVERVIEW

CITY OVERVIEW



Phenix City, AL



Phenix City Amphitheater

PHENIX CITY, AL

Phenix City is a city in Lee and Russell counties in the U.S. state of Alabama, and the county seat of Russell County. Located at the easternmost point of Alabama, Phenix City - Russell County is a blossoming community. Along with four Georgia counties, Phenix City - Russell County is the only Alabama county included in the Columbus Metropolitan Area. Phenix City-Russell County is a place filled with some of the southeast's richest history. The strategic location of the City along the Chattahoochee River has allowed them to grow and prosper along with neighboring Columbus, Georgia. According to the U.S. Census Bureau, the city has a total area of 24.8 square miles. With a 2023 population of 37,727, it is the 14th largest city in Alabama.

Phenix City is a prime location in the heart of the fast-growing U.S. South. The state's interstate system allows companies to access over 160 metropolitan areas in a 600-mile radius. Continued public and private investments in highway, air, rail, and seaport infrastructure provide accessibility to domestic and international markets. The Phenix City region and the State of Alabama offer a supportive environment that encourages business success. That environment has resulted in international attention and continued job growth and investment across a number of industry sectors. Key Industries include aerospace, automotive, chemical, distribution, food production, forest products, information technology, metals and plastic and rubber. Pratt and Whitney, located just across the river in Columbus, is a world leader in the design, manufacture, and service of aircraft engines and auxiliary power units. Phenix City is the perfect location to open shop. With the north-south corridor to the Florida panhandle, businesses and beach goers can both take advantage of what the area has to offer. Major employers in the region include: Fort Benning, TSYS, Columbus Regional Healthcare, Aflac and St. Francis Hospital among the top.

Phenix City also has diverse recreation opportunities, facilities, and amenities to suit any outdoor or indoor desire. The Downtown Core of Phenix City is a small-business friendly environment and a citywide activity center that includes opportunities related to the Troy Riverfront Campus, riverfront attractions such as the urban whitewater rafting course and other downtown specialty services. Attractions in the city include Coca-Cola Space Science Center, National Infantry Museum, Phenix City Amphitheater on the Chattahoochee River, Fort Mitchell Historic Site and East Alabama Motor Speedway. RiverCenter for the Performing Arts, a 2,000-seat theater in Uptown that's an asset to the cultural scene. The RiverCenter is home to the Columbus Symphony Orchestra, hosts numerous Broadway shows, and has had countless noteworthy artists grace the stage.



SECTION 6

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Public
Founded:	1955
Locations:	1,300+
Headquarters:	Atlanta, GA
Websites:	aarons.com

AARON'S

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. Aaron's services are available through multiple channels to approximately 40-50 percent of the U.S. population who make less than \$50,000 annual household income. 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.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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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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