



FOR SALE | RETAIL

AARON'S NN LEASED INVESTMENT

7418 East Admiral Place | Tulsa, OK 74115



PRESENTED BY:

MATTHEW LEVIN, CCIM

Senior Advisor
770.209.1700 X3
levinm@svn.com
GA #119351

KRISTI LORD

Associate Advisor
918.201.2005
klord@svn.com

PROPERTY HIGHLIGHTS

- Aaron's, Inc. [NYSE: AAN]
- 8.96% cap NN lease through March 2021
- 2011 construction
- Dark store, tenant paying rent
- Reposition re-tenant opportunity
- 18K+ traffic count \$70K+ avg HH income 44K+ pop. 3 mi.



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SALE OVERVIEW

SALE PRICE: \$950,000

CAP RATE: 8.96%

NOI: \$85,140

LOT SIZE: 0.56 Acres

BUILDING SIZE: 6,200 SF

PROPERTY DESCRIPTION

SVN is pleased to present an opportunity to acquire a NN leased investment with 4 years of term through March 31, 2021 leased to Aaron's Inc. [NYSE AAN]. The location is dark but paying rent at \$13.73 SF NN creating an opportunity for an investor to reposition and re-tenant the property while continuing to collect rent from Aaron's, then negotiating an early termination buyout.

The 6,200 SF store was constructed in 2011 with concrete block and metal roof. East Admiral Place is a four lane artery with center turn lane, an 18,000+ traffic count and numerous national retailers including Walmart, CVS, Dollar Tree and Payless Shoes [see aerial].

Aaron's, Inc. [NYSE: AAN] is a specialty retailer serving consumers through the sale and lease ownership of furniture, consumer electronics, computers, home appliances, and accessories in over 2,000 company operated and franchised stores in 47 states and Canada. The landlord is responsible for roof, structure, parking lot and HVAC repairs in excess of \$1,250 per occurrence.



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RENT ROLL

Tenant	Sq Ft	Term	Rent Period	Annual Rent	Monthly Rent	Rent per Sq Ft	Notes
Aaron's Rents	6,200	4/1/2011-3/31/2021	4/1/2011-3/31/2016	\$79,200	\$6,600.00	\$12.77	
			4/1/2016-3/31/2021	\$85,140	\$7,095.00	\$13.73	
			Options (120 day notice)				
			4/1/2021-3/31/2026	\$91,524	\$7,627.00	\$14.76	
			4/1/2026-3/31/2031	\$98,388	\$8,199.00	\$15.87	

Expenses:

Taxes	100% reimbursed by tenant. (lease paragraph #7)
Insurance	100% reimbursed by tenant. (lease paragraph #24)
Utilities	100% paid by tenant. (lease paragraph #9)
Repairs	Landlord repairs roof, structure and parking lot. (lease paragraph #13) Landlord responsible for HVAC repairs in excess of \$1,250 per occurrence. (lease paragraph 13a) Tenant responsible for all repairs except as provided above. (lease paragraph #14) Tenant responsible for HVAC servicing agreement & repairs up to \$1,250 per occurrence. (lease paragraph #14)
Grounds	Tenant responsible for grounds and trash. (lease paragraph #14)



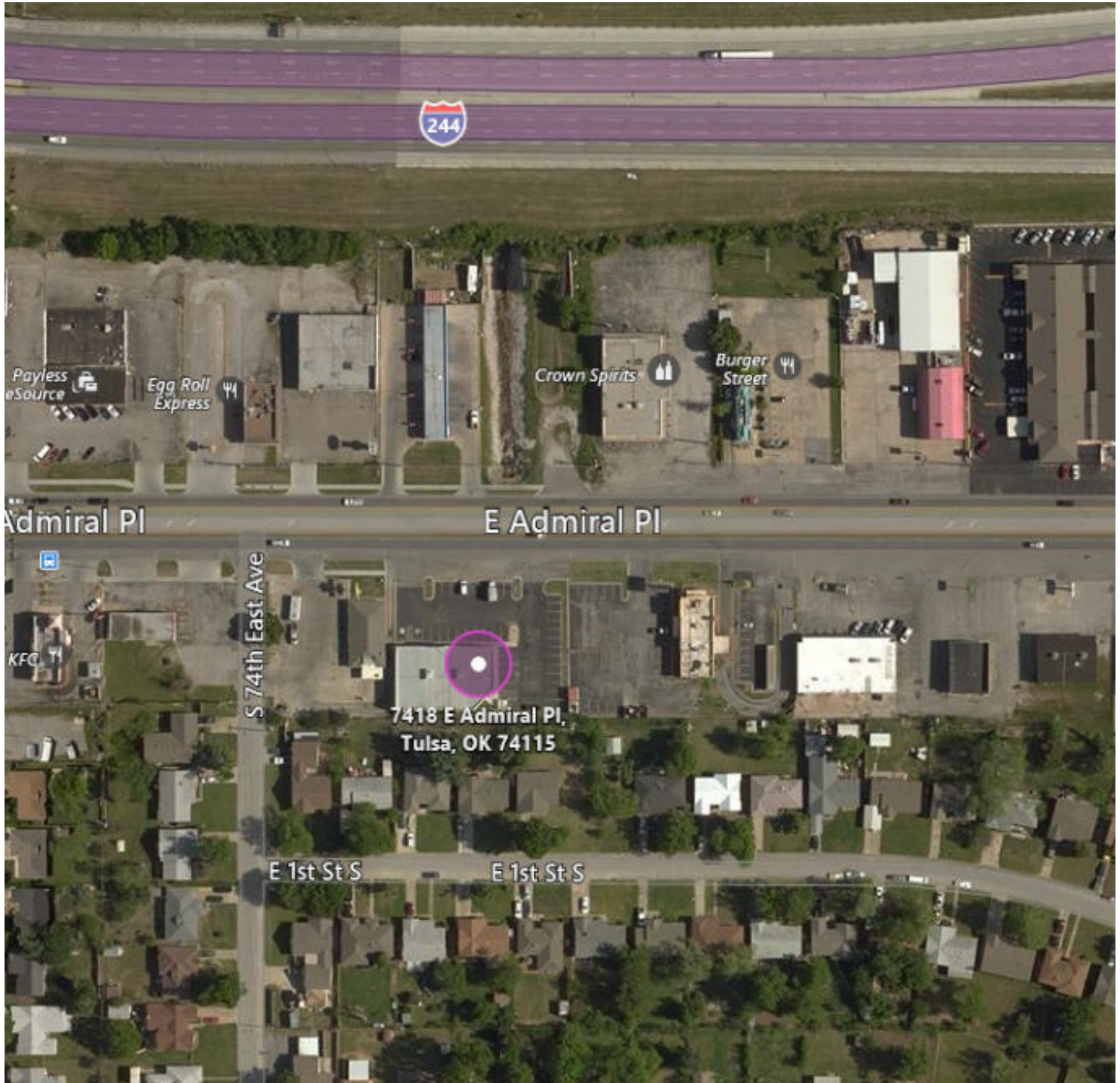
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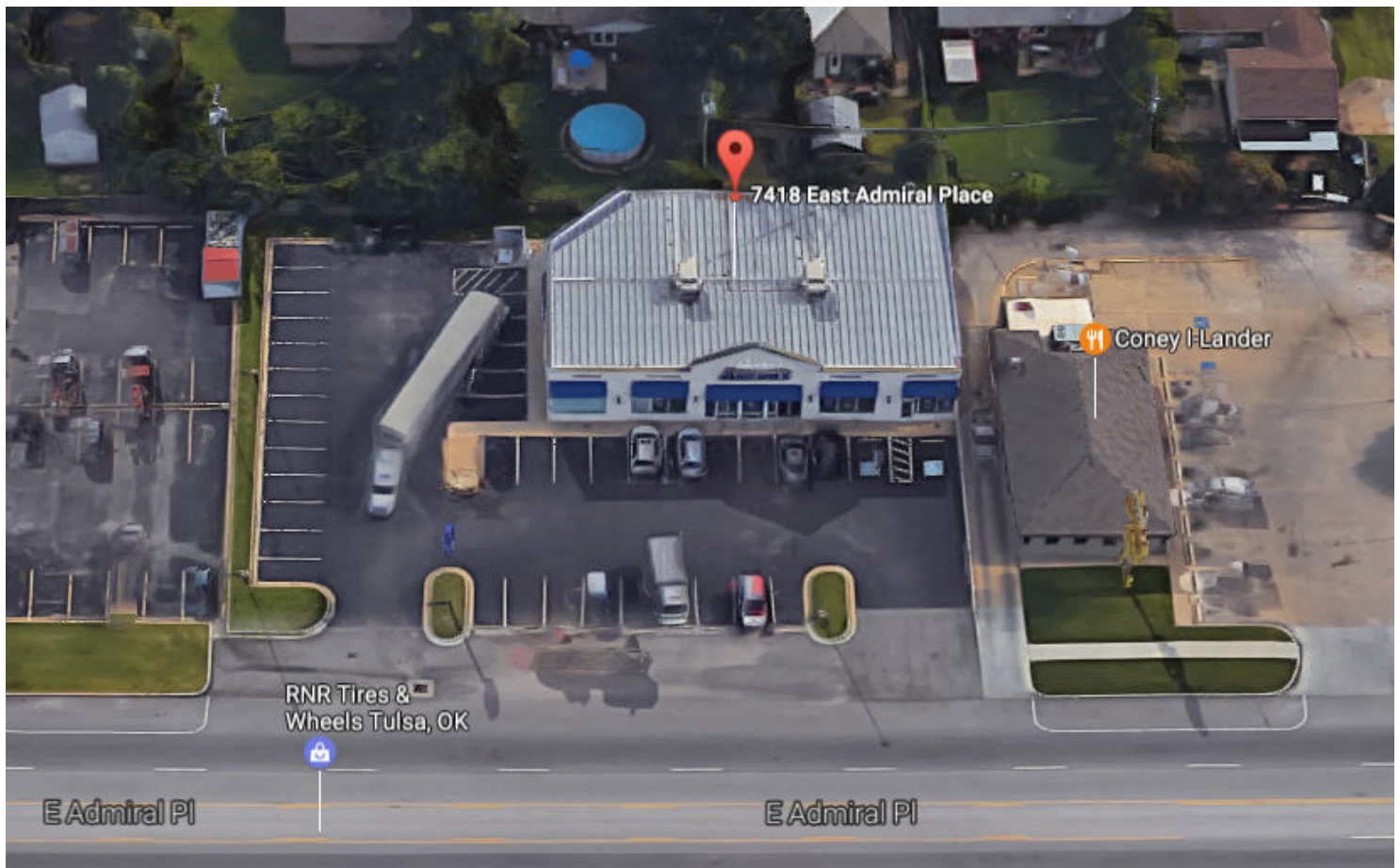
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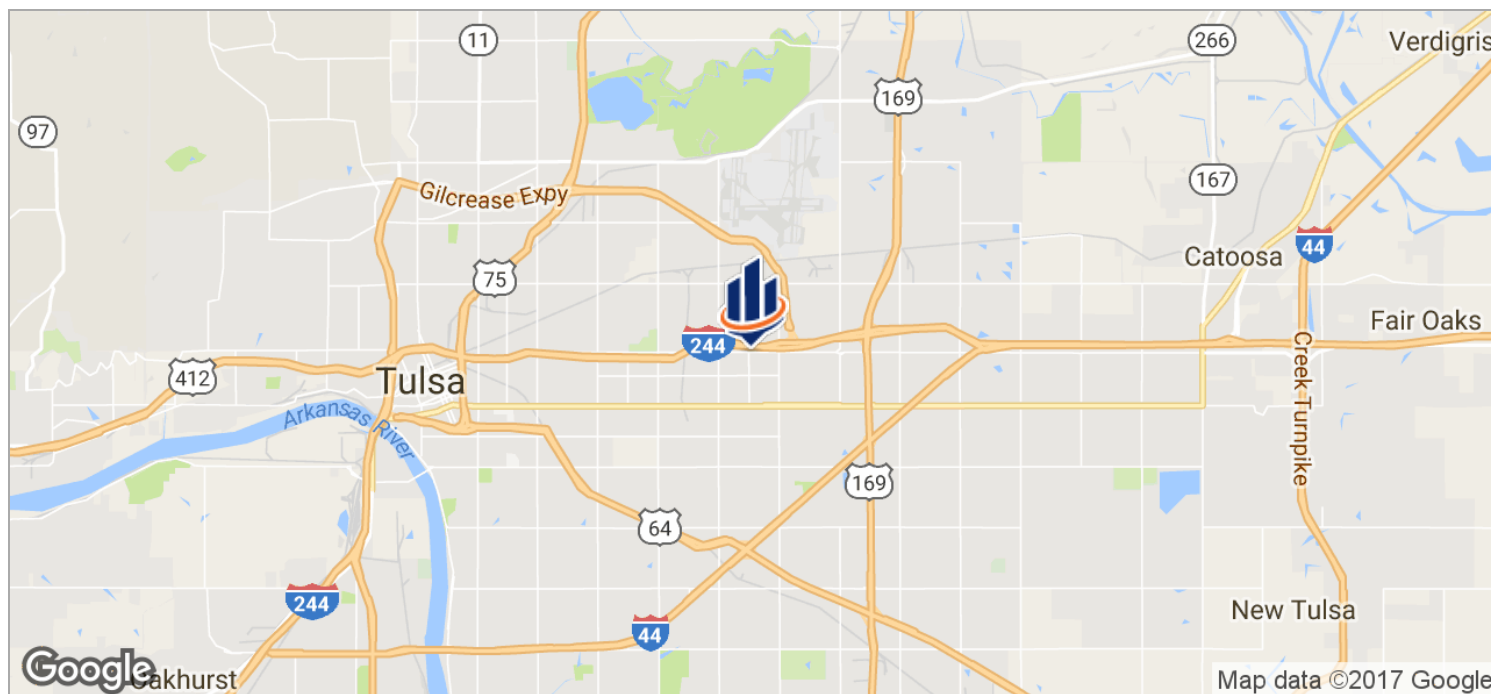
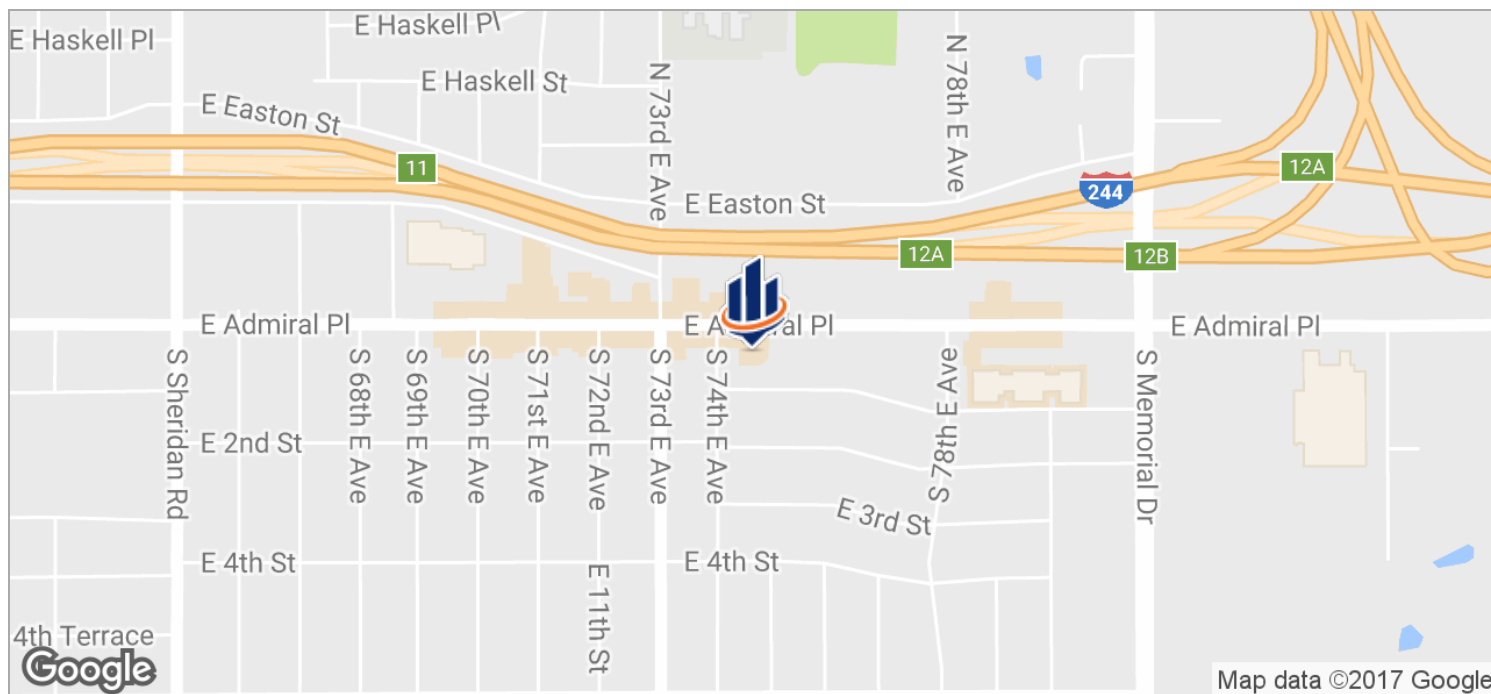
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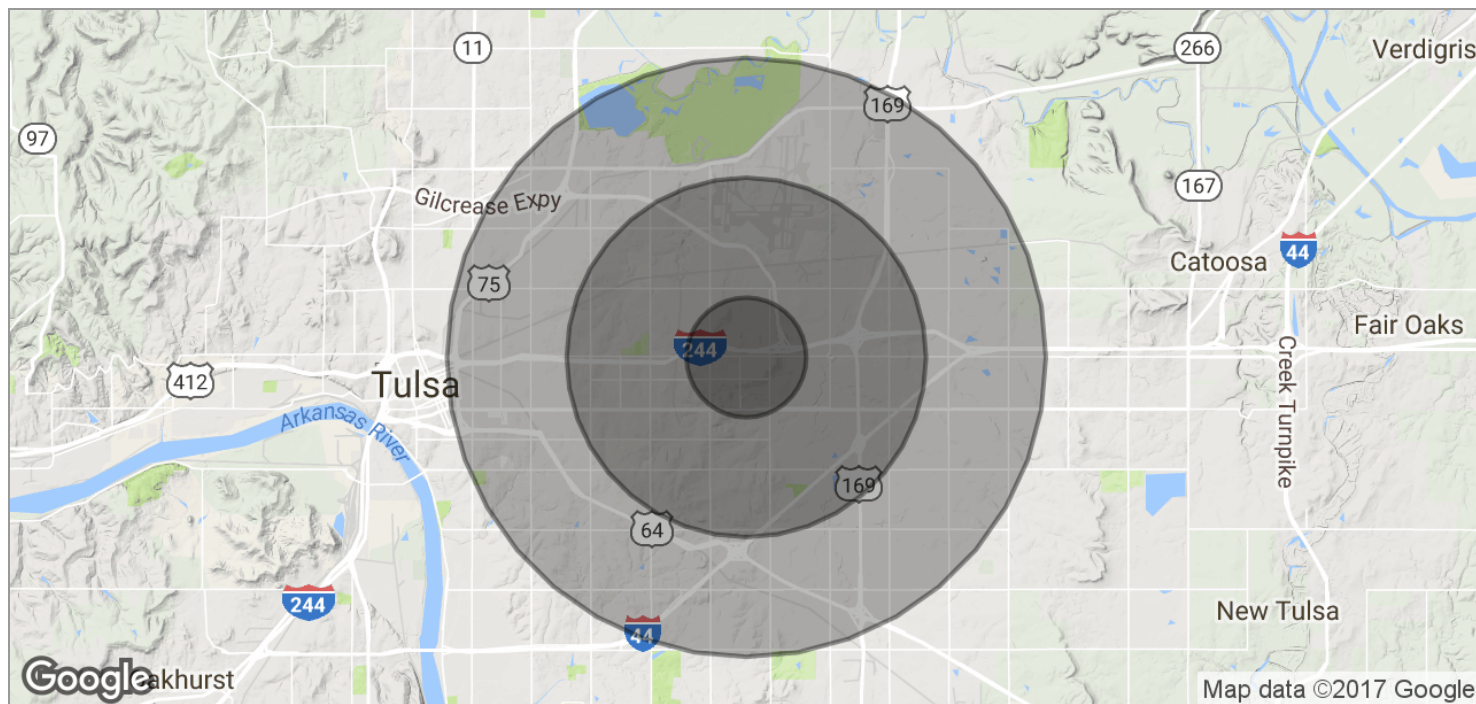
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,363	70,826	181,986
MEDIAN AGE	31.3	34.5	34.2
MEDIAN AGE (MALE)	30.1	32.5	32.3
MEDIAN AGE (FEMALE)	32.4	36.4	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,533	28,733	74,734
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$42,751	\$44,755	\$47,403
AVERAGE HOUSE VALUE	\$77,357	\$87,752	\$118,003



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Matthew Levin, CCIM

Senior Advisor
SVN | Interstate Brokers

Matthew J. Levin, CCIM, serves as a Senior Advisor for Sperry Van Ness, focusing on the sale and leasing of retail, office and industrial properties. With over 20 years experience in the real estate industry, he has completed over 250 transactions valued at \$150 million.

Levin is a multi-year recipient of the Partner Circle Award, Sperry Van Ness' highest recognition, and consistently performs in the top ten percent of advisors nationally.

Prior to joining Sperry Van Ness, Levin served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Levin is a life million dollar club member of the Atlanta Commercial Board of Realtors. He is past chairman of the Scholarship Committee of the Georgia Chapter of CCIM and past president of the Georgia State University, Real Estate Alumni Group.

He received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

GA #119351

Phone: 770.209.1700 x3

Fax: 404.303.7997

Cell: 678.467.9658

Email: levinm@svn.com

Address: 3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092



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