

Aaron's Corporate Lease • 10% Cap Rate • \$585,000 • Seagoville, TX

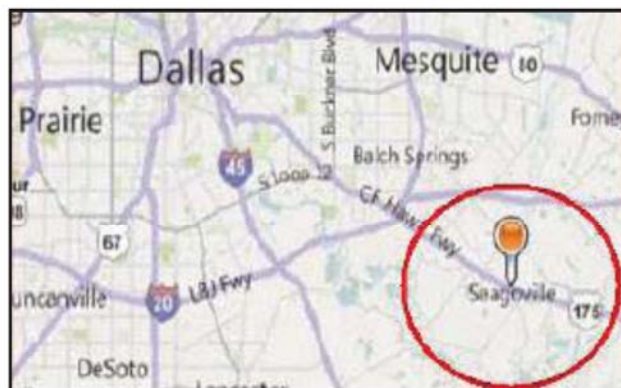
- **NOI = \$ 58,500**
- **2007 Total Renovation**
- **SF: 9K Bldg, 15K Lot**
- **5-Yr Renewal Just Signed (2015-2020)**



611 N. Hwy 175, Seagoville, TX 75159



<http://175.jimlang.com>



Jim Lang, JD, MBA

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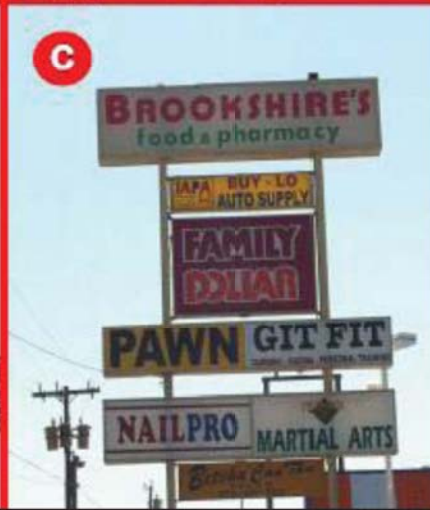
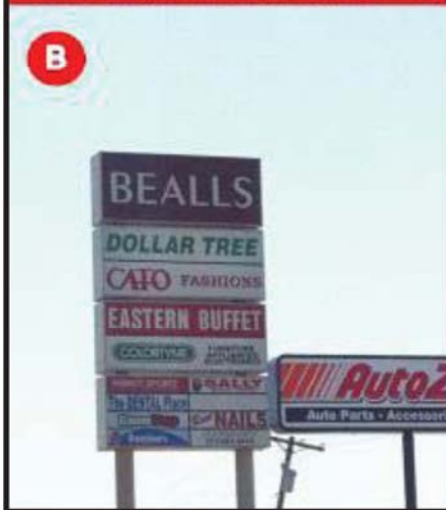
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- Aaron's Corporate Lease
- \$585,000 (10% Cap on \$58,500 NOI)
- 9,000 SF Building + 15,000 SF Lot
- 2007 Total Renovation for Aaron's
- Initial 8-Yr Term 2007 - Sept. 2015
- 5-Yr Renewal Signed 2015-2020
- 12% Bump on Remaining 5-Yr Opt.
- Landlord has some roof/structure responsibility.
- Each unit owns it's own parking.
- Great highway visibility across from Walmart Supercenter.
- Co-tenant traffic generators include Dollar General and HomeBank TX.
- 611 Hwy 175, Seagoville TX 75159