

Aaron's

1070 North Pine Street, DeRidder, LA 70634



NEIGHBORING RETAIL // Aaron's



OFFERING SUMMARY



Listing Price
\$1,356,387



Cap Rate
7.75%



Price/SF
\$135.64

FINANCIAL

Listing Price	\$1,356,387
NOI	\$105,120
Cap Rate	7.75%
Price/SF	\$135.64

OPERATIONAL

Lease Type	Absolute Net
Guarantor	Corporate Guarantee
Lease Expiration	06/30/2026
Gross Leasable Area	10,000 SF
Lot Size	1.99 Acres (86,684 SF)
Year Built	2005



AARON'S

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INVESTMENT OVERVIEW

The subject property affords an incoming investor an ability to acquire a corporately guaranteed, Absolute Net Lease Aaron's (NYSE: AAN) on a highly trafficked corridor in DeRidder, Louisiana. The tenant has successfully operated out of this location since 2006, and recently executed a five-year extension, further demonstrating their commitment to the location. As part of the extension, Aaron's has also committed to investing \$100,000 in improvements to the site within the first 6 months of the new lease.

Aaron's has performed extremely well throughout the COVID-19 Pandemic, and has seen considerable stock growth over the last year. The company boasts a \$1.22B market cap and is poised for continued growth while having a business model that is inherently recession resistant.

INVESTMENT HIGHLIGHTS

Corporately Guaranteed Lease

Absolute Net--No Management Responsibility

Rental Increase in Year 4

Close Proximity to Multiple National Retailers

THE OFFERING	
Price	\$1,356,387
Capitalization Rate	7.75%
Price/SF	\$135.64

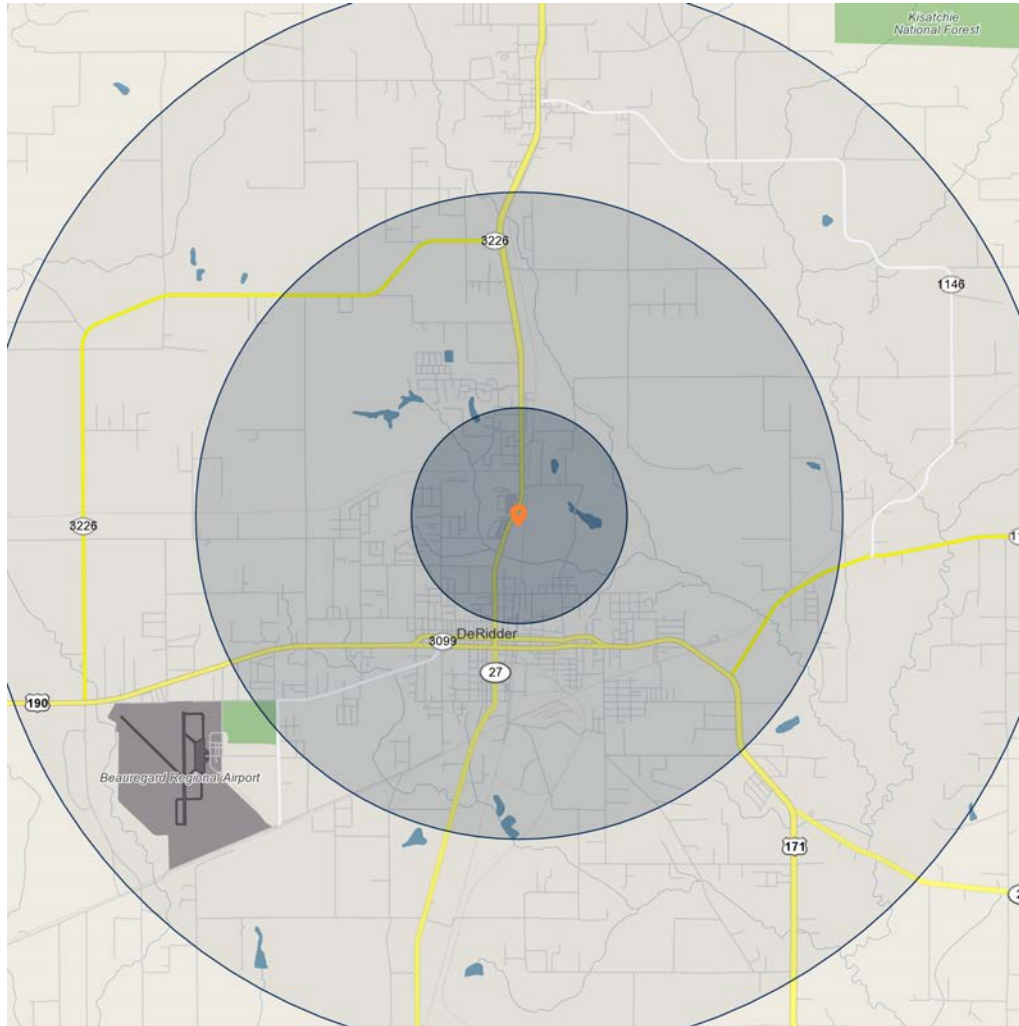
PROPERTY DESCRIPTION	
Year Built / Renovated	2005
Gross Leasable Area	10,000 SF
Type of Ownership	Fee Simple
Lot Size	1.99 Acres

LEASE SUMMARY	
Tenant	Aaron's
Rent Increases	3% Increase in Year 4
Guarantor	Corporate Guarantee
Lease Type	Absolute Net
Lease Commencement	7/1/2006
Lease Expiration	06/30/2026
Renewal Options	None
Term Remaining on Lease (Yrs)	5 Years
Landlord Responsibility	None
Tenant Responsibility	All

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$105,120	\$8,760	\$10.51	7.75%
Years 4-5	\$108,276	\$9,023	\$10.83	7.98%



DEMOGRAPHICS // Aaron's



	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	2,515	13,599	20,370
2020 Estimate	2,419	12,987	19,306
2010 Census	2,311	12,290	18,177
2000 Census	2,157	11,504	16,656
HOUSEHOLD INCOME			
Average	\$70,149	\$71,380	\$68,560
Median	\$54,146	\$54,060	\$52,080
Per Capita	\$29,652	\$28,075	\$26,489
HOUSEHOLDS			
2025 Projection	1,057	5,342	7,844
2020 Estimate	1,012	5,069	7,390
2010 Census	974	4,822	7,002
2000 Census	901	4,491	6,393
HOUSING			
Median Home Value	\$134,153	\$133,280	\$128,686
EMPLOYMENT			
2020 Daytime Population	2,552	12,817	18,140
2020 Unemployment	6.58%	5.57%	5.23%
Average Time Traveled (Minutes)	23	23	24
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	33.42%	35.52%	36.83%
Some College (13-15)	24.25%	23.81%	23.55%
Associate Degree Only	6.34%	5.40%	5.31%
Bachelor's Degree Only	14.58%	14.74%	13.92%
Graduate Degree	8.27%	7.86%	7.20%



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