

Offering Memorandum

Single Tenant NNN

AARON'S

603 Main Street, Darlington, South Carolina 29532



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Skylines Seven Real Estate's Statement of Confidentiality & Disclaimer pertains to all data supplied for purposes of this proposal.

TENANT OVERVIEW



Since being founded in 1955, Aaron's has become the leading provider of Lease-Purchase Solutions for a variety of products including electronics, furniture, hardware, appliances and outdoor equipment. In 2014, Aaron's acquired Progressive Finance to further increase their market share in the Rent-To-Own industry and the virtual Rent-To-Own industry.

In 2016, Aaron's approved 1.6 million customers through their brick and mortar retail stores and also through the Aarons.com website. The company's revenues of \$3.2 billion in 2016 is its record to date as the company continues its consistent growth year to year.

COMPANY OVERVIEW

Founded:	1955
2016 Revenue:	\$3.2 Billion
2016 Net Income:	\$139.3 Million
Total Locations:	1,770 +
Employees:	11,500 +
Headquarters:	Atlanta, GA
Website:	www.Aarons.com



Lease Abstract

Tenant	Aaron's Inc				
Square Feet	23,657	Annual Base Rent	\$50,286	Annual Rent PSF	\$2.13
Commencement Date	December 15, 2002	Termination Date	January 31, 2024**	Security Deposit	\$0

** Tenant may elect to terminate this lease, effective January 31, 2019 by providing landlord written notice of such election at any time prior to November 1, 2018

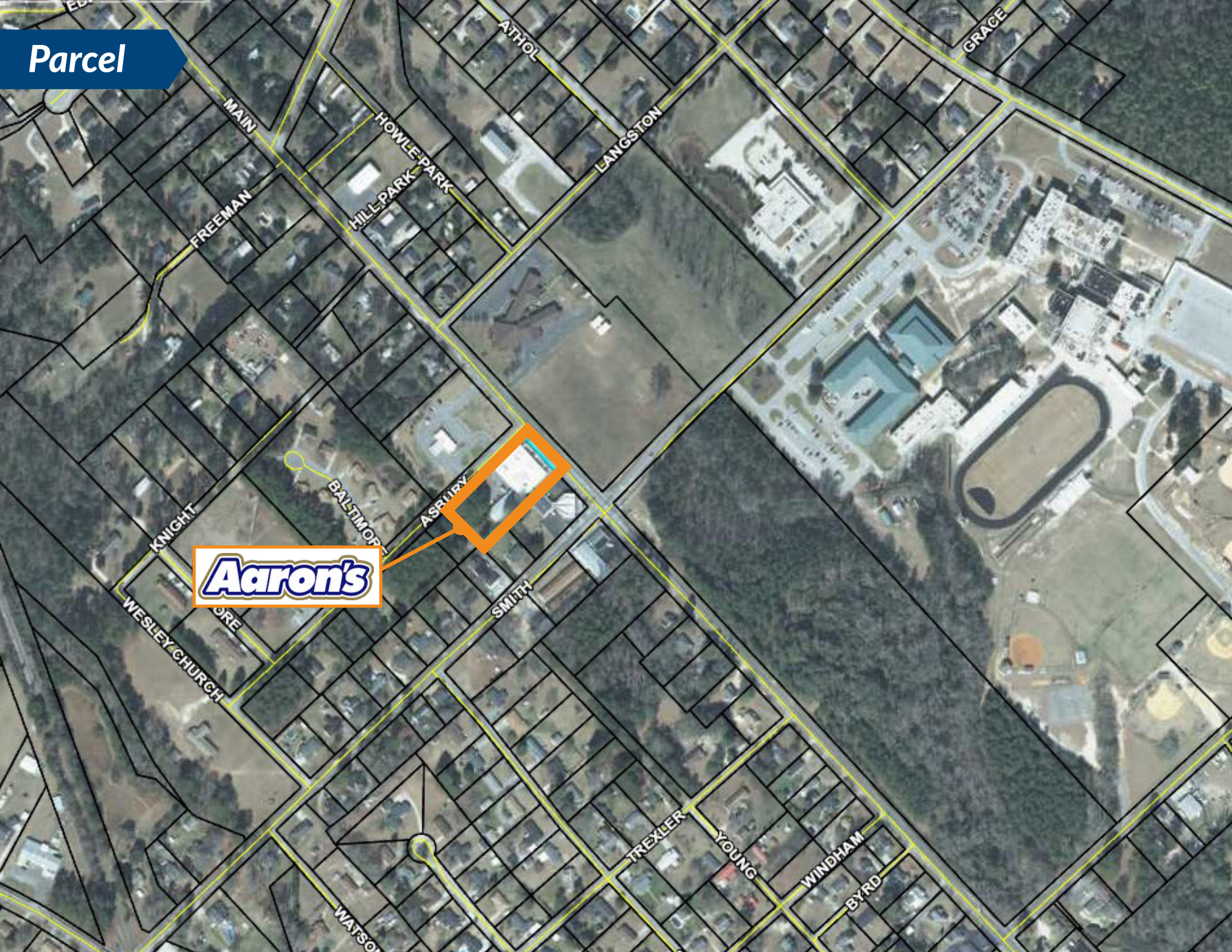
Rent Schedule	Years	Monthly Rent	Annual Base Rent	Estimated Recapture
	1 - 5	\$3,463	\$41,559	NNN
	6 - 10	\$3,810	\$45,715	NNN
	11 - 15	\$4,191	\$50,286	NNN
Option 1	16 - 21	\$3,000	\$36,000	NNN
Option 2	22 - 26	\$3,300	\$39,600	NNN
Option 3	27 - 31	\$3,630	\$43,560	NNN

Taxes	Section 6: Tenant will pay directly to the taxing authority the amount of Taxes that are assessed upon the Premises within thirty (30) calendar days of receipt of the tax bill from the Landlord.
Utilities	Section 7: Tenant will pay for all water, gas, electricity, telephone, trash and other utility services provided to the Premises at Id
Insurance	Section 22: Tenant, at Tenant's expense, will insure the Premises against direct and indirect loss or damage by fire and any other casualty covered under the typical standard fire and extended coverage property insurance policy ("Insurance"). The Insurance shall be in an amount which is sufficient to prevent Tenant from becoming a co-insurer under the terms of such policy, but in any event in an amount which is not less than one hundred percent (100%) of the full replacement cost of the Premises ("Replacement Cost") from time-to-time during the Term.
Repairs by Landlord	Section 11: Landlord shall not be obligated to make any repairs whatsoever to the Premises.
Repairs by Tenant	Section 12: Tenant will maintain and repair the Premises, including, without limitation, the roof and the foundations of the Building, all exterior walls, all interior walls which provide structural support for the Building, all underground sewer, water and other utility service pipes and lines which serve the Premises and which are located outside the interior surface of the exterior walls of the Building, all exterior lighting, sprinkler systems, driveways, sidewalks, parking and other paved areas, all landscaping, windows, doors, heating, ventilation and air conditioning equipment, interior electrical fixtures and wiring, any alterations (hereafter defined) made by Tenant to the Premises and any fixtures or trade fixtures installed in the Building by Tenant, so that all of the foregoing shall at all times be in substantially as good a condition as existed on the Commencement Date, normal wear and tear, damage or destruction by casualty, condemnation and the act(s) or omission(s) of Landlord, its employees, agents, contractors, invitees and guests excepted.

Pictures



Parcel



Aaron's

Retail Map

Darlington High School
1,144 Students

Aaron's

DARLINGTON
EST. 1950
RACEWAY

BILO
DOLLAR TREE
R&C Rent-A-Center
ADVANCE AMERICA CASH ADVANCE

FOOD LION
Wendy's
KFC
CVS pharmacy
verizon

Walmart
Supercenter



Location in State



603 North Main Street

Florence

Subject

Demographics

Population	One-Mile	Three-Mile	Five-Mile
2017 Population	3,533	12,872	18,820
2010 Population	3,445	13,265	19,289
5 Year Projected	3,525	12,592	18,453
Growth 2010 to 2017	2.55%	-2.96%	-2.43%
Projected Growth 2017 to 2022	-0.23%	-2.18%	-1.95%
Households			
2017 Population	1,449	5,182	7,304
2010 Population	1,404	5,311	7,439
5 Year Projected	1,449	5,083	7,182
Growth 2010 to 2017	3.21%	-2.43%	-1.81%
Projected Growth 2017 to 2022	0.00%	-1.91%	-1.67%
Income			
2017 Average Household Income	\$54,087	\$50,567	\$51,798
5 Year Projected	\$62,716	\$58,235	\$59,770
Projected Growth 2017 to 2022	13.76%	13.17%	13.34%
Race			
White	62.4%	48.3%	48.2%
Black	32.2%	48.2%	48.5%
American Indian/Eskimo	0.4%	0.3%	0.2%
Asian	0.9%	0.6%	0.5%
Other Race	2.7%	1.6%	1.3%
Hispanic Ethnicity (Any Race)	3.6%	2.3%	2.1%