

Aaron's

CONFIDENTIAL OFFERING MEMORANDUM

**CORPORATE GUARANTEED
NET LEASE INVESTMENT**



44680 JACKSON STREET | INDIO, CA

CBRE



Aaron's

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Aaron's

INVESTMENT SUMMARY



PURCHASE PRICE
\$2,150,000



CAP RATE
6.59%



CURRENT NOI
\$141,600



BUILDING SIZE
9,200 SF



LAND AREA
0.72 Acres



YEAR BUILT
2002



ZONING
RC



APN
611-282-037

Investment Highlights

- 100% Occupied Corporate Anchor Tenant
- Early Option Exercise by Aaron's (Fortune 1000)
- Located Across from New Indio Sports Complex
- Surrounded by Regional Retail Anchors and Housing Growth
- Dense Trade Area with 93,000+ Residents Within 5 Miles
- NNN Leases Minimal Landlord Responsibilities



THE OFFERING

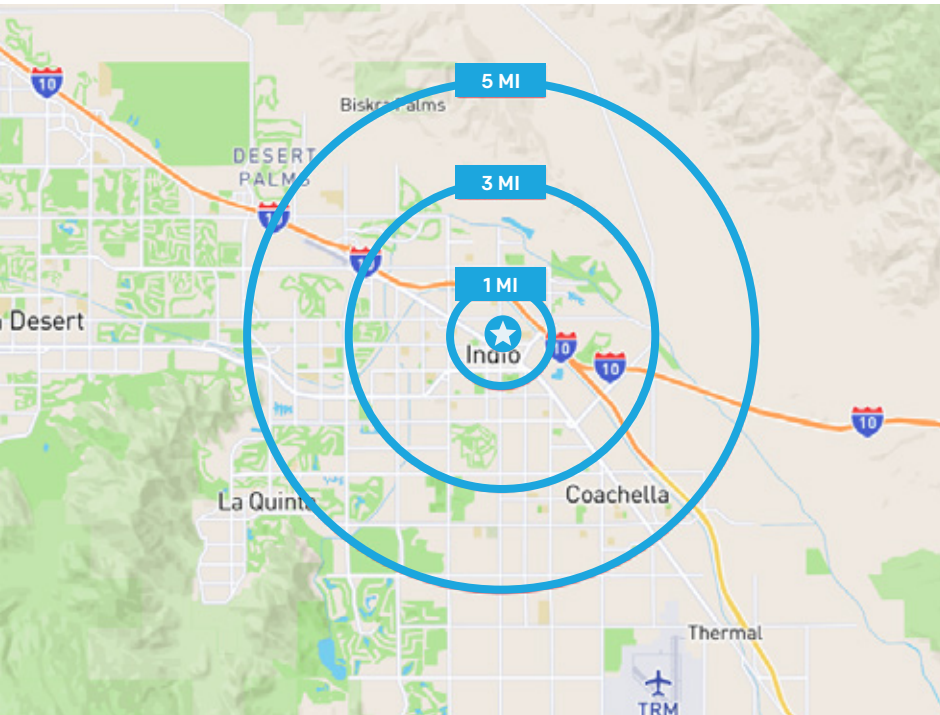
CBRE is pleased to present the opportunity to acquire 44680 Jackson Street, a fully leased, ±9,200 square foot two-tenant retail asset in the heart of Indio, California. .

The property is strategically located at the high-visibility intersection of Jackson Street and Avenue 44, within one of the city's most active commercial corridors and less than one mile from both Interstate 10 and Highway 111.

The center is anchored by Aaron's (8,000 SF), a national, publicly traded lease-to-own retailer operating over 1,200 stores across the U.S. and Canada. Aaron's has been at this location since 2006, and recently exercised a five-year option 18 months ahead of schedule, signaling a strong commitment to the site. The lease includes a corporate guaranty. The secondary tenant, MS Flooring (1,200 SF), has operated continuously at the property since 2009 under a true NNN lease, providing reliable, passive income.

DEMOGRAPHIC COMPREHENSIVE	1 MILE	2 MILES	3 MILES
Population			
2024 Population - Current Year Estimate	14,333	92,095	160,206
Households			
2024 Households - Current Year Estimate	3,839	27,982	50,262
Household Income			
2024 Average Household Income	\$72,871	\$93,973	\$101,261
Daytime Population			
2024 Daytime Population	16,229	82,543	144,472
Housing Units			
2024 Owner Occupied Housing Units	1,656 41.5%	17,890 54.2%	32,930 54.8%
2024 Renter Occupied Housing Units	2,183 54.7%	10,092 30.6%	17,332 28.9%

Source: Esri



PROPERTY OVERVIEW

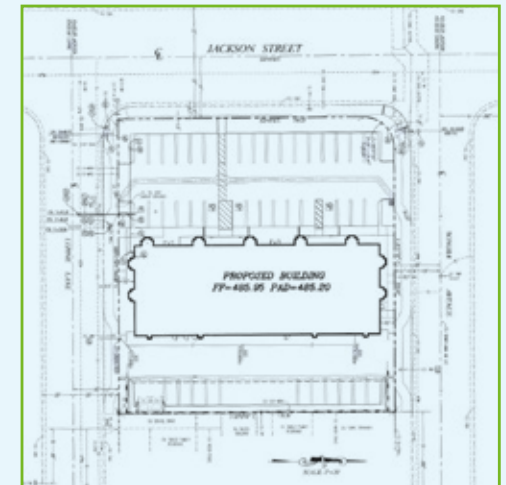
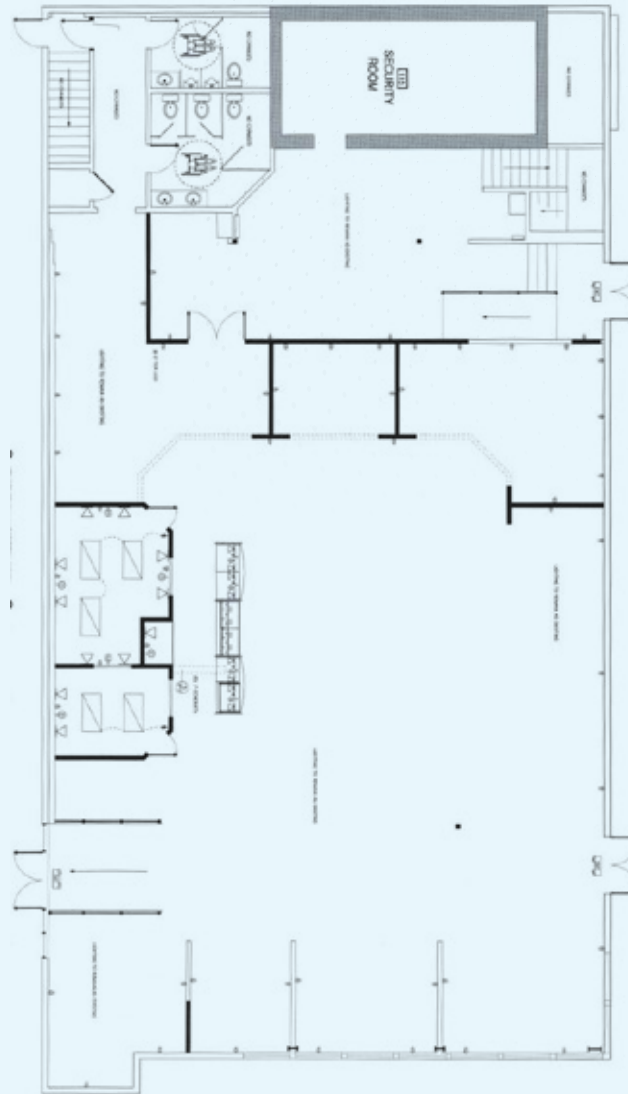
44680 JACKSON STREET | INDIO, CA

Type	3 Star Retail Freestanding
Stories	1 Story
Gross Leasable Area	9,200 SF
Parking	40 Free Surface Spaces
Lot Size	0.72 Acres
Zoning	RC
APN	611-282-037

Parcel Map

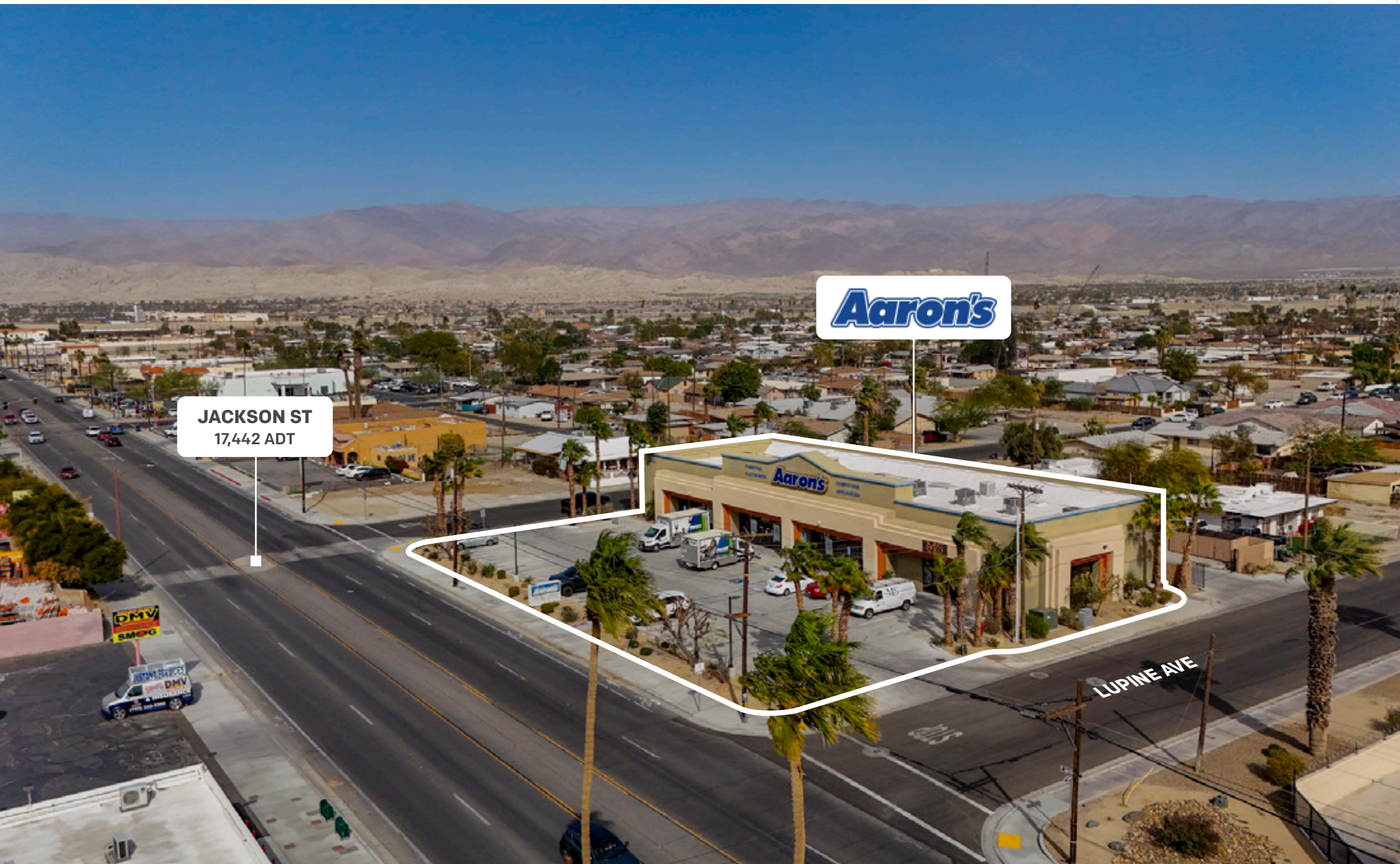


Floor Plan





TRAFFIC COUNTS



TENANT OVERVIEW



The Aaron's Company, Inc. ("The Aaron's Company" or "Aaron's") (NYSE: AAN) today announced the completion of its acquisition by IQVentures Holdings, LLC ("IQVentures"), a leading fintech organization, for \$10.10 per share in cash, or an enterprise value of approximately \$504 million. The acquisition was originally announced on June 17, 2024, and approved by The Aaron's Company shareholders on September 25, 2024. With the completion of the transaction, The Aaron's Company's common stock will cease trading as of today and will no longer be listed on the NYSE.

"Today marks the beginning of an exciting new chapter for The Aaron's Company as we continue on our journey to enhance our customers' lives through affordable lease and retail purchase options," said Douglas Lindsay, Chief Executive Officer of Aaron's. "By combining our expertise and resources with IQVentures', we will be better positioned to accelerate our omni-channel strategy and enhance our operational efficiency, building on the momentum of our ongoing transformation over the past several years."

Source: <https://www.prnewswire.com/news-releases/iqventures-completes-acquisition-of-the-aarons-company-302267226.html>



About

Headquartered in Atlanta, The Aaron's Company, Inc. is a leading, technology-enabled, omnichannel provider of lease-to-own and retail purchase solutions of appliances, electronics, furniture, and other home goods across its brands: Aaron's, BrandsMart U.S.A., BrandsMart Leasing, and Woodhaven. Aaron's offers a direct-to-consumer lease-to-own solution through its approximately 1,210 Company-operated and franchised stores in 47 states and Canada, as well as its e-commerce platform. BrandsMart U.S.A. is one of the leading appliance retailers in the country with 12 retail stores in Florida and Georgia. BrandsMart Leasing offers lease-to-own solutions to customers of BrandsMart U.S.A. Woodhaven is our furniture manufacturing division. For more information, visit Aarons.com and brandsmartusa.com.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING DATA		DEC. 2025
Scheduled Gross Income (SGI)		\$141,600
Total Operating Income		\$141,600
Total Operating Expenses	All NNN Reimbursed by Tenants	
Net Operating Income		\$141,600
Purchase Price		\$ 2,150,000
Current Cap Rate		6.59%



Rent Roll

TENANT	SQUARE FOOTAGE	% OF GLA	LEASE START	LEASE END	DEC. 2025 RENT/MO	RENT/SF	LEASE TYPE	RENEWAL OPTIONS
Aaron's, LLC	8,000	86.96%	9/18/13	3/31/29	\$10,000	\$1.25	NNN	3-Five Year Options
MS Flooring	1,200	13.04%	1/7/09	1/31/29	\$1,800	\$1.50	NNN	None
TOTAL SQUARE FOOTAGE:	9,200							
TOTAL AVAILABLE:	0	0%	Vacancy		\$11,800	Total Monthly Rent		
TOTAL OCCUPIED:	9,200	100%	Occupancy		\$141,600	Total Annual Rent		

AERIAL MAP



LOCATION OVERVIEW

Indio, California

Indio is a city in Riverside County, California, United States, located in the Coachella Valley of Southern California's Colorado Desert region. It lies 23 miles east of Palm Springs, 77 miles east of Riverside, and 127 miles east of Los Angeles. It is about 98 miles north of Mexicali, Baja California on the U.S.-Mexican border. The word Indio is Spanish for "Indian."

The population was 76,036 in the 2010 United States Census, up from 49,116 at the 2000 census, an increase of 55 percent. Indio was once referred to as "the Hub of the Valley", which was the Chamber of Commerce slogan in the 1970s, today the nickname is the "City of Festivals" because of cultural events held in the city. The Date Festival/County Fairgrounds is a facility that hosts various events year round such as music concerts, 4x4 monster truck rallies, rodeos or other special events.

In 1993, Paul Tollett, president of Goldenvoice, booked a Pearl Jam concert at the Empire Polo Club in Indio and six years later the Coachella Valley Music and Arts Festival was born. Since 2001, Coachella has been an annual event that has brought notable music acts to the desert, including: Prince, Paul McCartney, Kanye West, Radiohead, Dr. Dre, Snoop Dogg, Pixies, The Cure, The White Stripes, Jay-Z, Tool, Beastie Boys, Red Hot Chili Peppers, Jane's Addiction, Roger Waters and several others. Coachella extended the festival to three days in 2007 and in 2010, organizers did away with single-day tickets, offering instead three-day passes. Whatever changes the Coachella festival makes, it continues to draw large amounts of concertgoers to Indio and the Empire Polo Club—a venue that Rolling Stone said possessed a "lush beauty... that made the desert seem very far away."



Empire Polo Club is a 330-acre polo club in Indio, California in Riverside County in the Coachella Valley, near Palm Springs. It leases out its polo grounds for the Coachella Valley Music and Arts Festival annually.



Fantasy Springs Resort Casino is a Vegas-style resort and concert venue. Amentities include a bowling alley, an outdoor pool/hotub and an 18-hole golf course.



Location Highlights & Surrounding Drivers

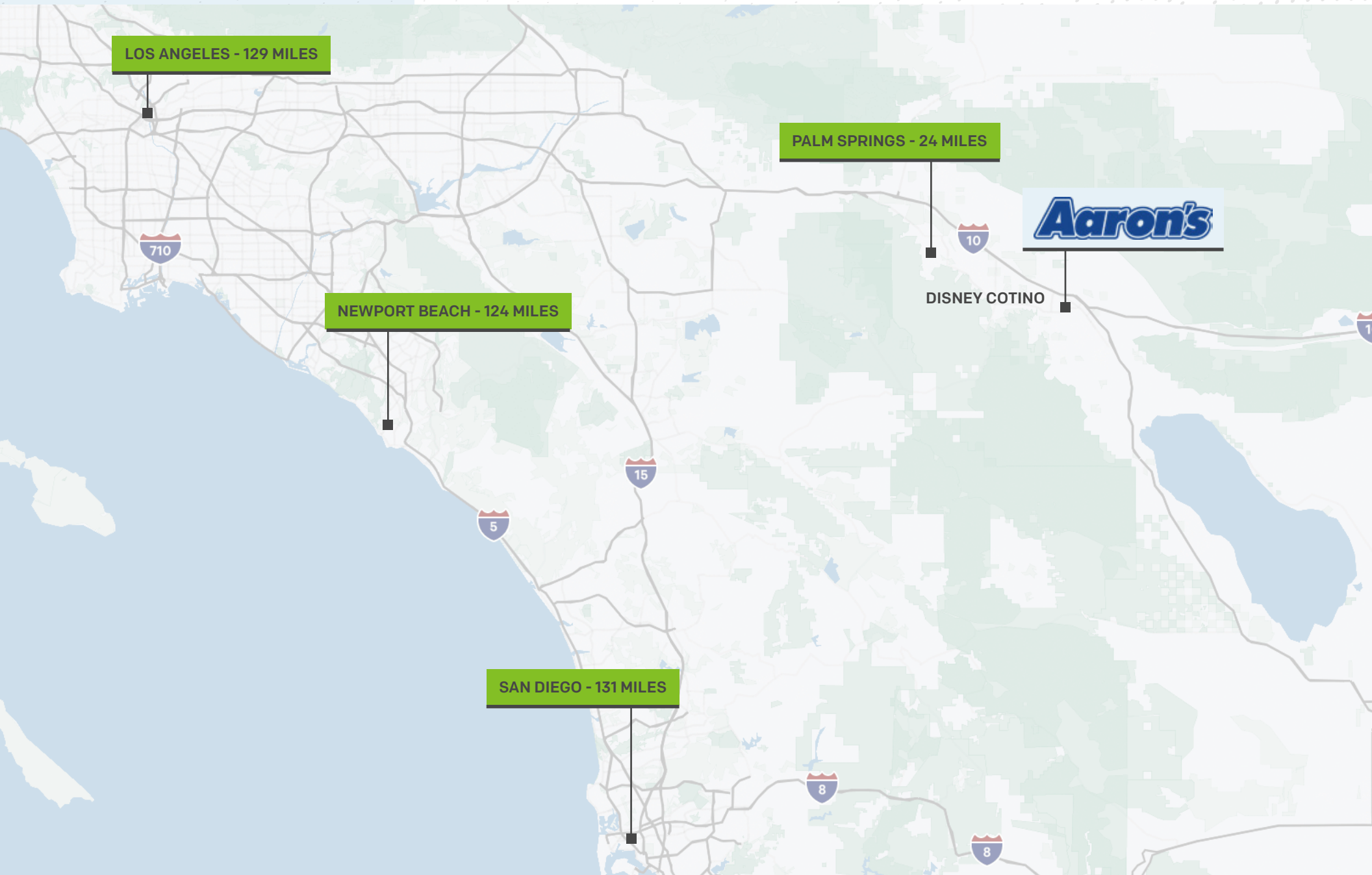
- Across from the New Indio Sports Complex (Under Construction): The ±38-acre Indio Sports Park, currently under development directly across the street, will include baseball and soccer fields, a splash pad, walking trails, and community event space. This future recreational anchor is expected to draw thousands of visitors annually and drive traffic to the immediate trade area.
- Proximity to Indio Towne Center (1/2 Mile North): This ±500,000 SF regional shopping center includes Walmart Supercenter, Home Depot, and WinCo Foods, and serves as a dominant retail draw in the Coachella Valley. The subject property benefits from strong synergies with this high-traffic node, with shared consumer patterns and daily visitation.
- Major Housing Growth Nearby: Thousands of new homes are being developed and absorbed throughout Indio and the eastern Coachella Valley, including both market-rate and age-restricted communities. Notable master-planned projects such as Shadow Hills, Terra Lago, and Montage at Terra Lago are driving significant increases in population density and household incomes in the immediate area.

Regional Growth Context

Indio, known as the “City of Festivals,” continues to expand as both a residential and tourism destination. Home to Coachella, Stagecoach, and the Riverside County Fair, the city attracts over 1.4 million annual visitors. Since 2000, Indio’s population has grown by over 50%, fueled by housing development, quality-of-life amenities, and public investment in infrastructure. It is one of the fastest-growing cities in the Inland Empire, a region that surpassed 4.6 million residents in 2024 and continues to attract working families and retirees seeking affordability and access to major metros.

- Cotino – Storyliving by Disney (10 Minutes West): This 618-acre Disney-branded master plan in Rancho Mirage will deliver ~1,900 homes, 400 hotel keys, a 24-acre lagoon, and retail and entertainment offerings, further boosting regional demand.
- Acrisure Arena (15 Minutes Northwest): The 11,000-seat venue, home to the Coachella Valley Firebirds and a top-tier concert destination, generated over \$168 million in economic impact in its first year and draws significant regional traffic.

Distance to/from Property



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CPM Aarons in Indio_OM_Rodriguez_v06_GH 12/05/25

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CBRE

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