



OFFERING MEMORANDUM

AARON'S



705 E LAMAR ST., AMERICUS, GA

OFFERING SUMMARY

\$559,999

List Price

7.00%

Cap Rate

QUICK FACTS

| | |
|----------------|-------------------------------|
| Address | 705 E Lamar St., Americus, GA |
| Building Size | 8,035 SF |
| Lot Size | 0.81 AC |
| Year Built | 2006 |
| Term Remaining | 3+ Years |
| Lease Type | Absolute Net |



CORPORATE GUARANTEE



RECENT THREE YEAR EXTENSION



ONE, FIVE-YEAR RENEWAL OPTION



BELOW MARKET RENTS



FUTURE UPSIDE POTENTIAL



FINANCIAL SUMMARY

PRICING SUMMARY

| | |
|------------|-----------|
| List Price | \$559,999 |
| Cap Rate | 7.00% |
| Price/SF | \$69.69 |

RENT SCHEDULE

| YEAR | ANNUAL RENT | MONTHLY RENT | RENT/SF | CAP RATE |
|----------|-------------|--------------|---------|----------|
| Current | \$39,065 | \$3,255 | \$4.86 | 7.00% |
| Option 1 | \$42,972 | \$3,581 | \$5.35 | 7.69% |

LEASE SUMMARY

| | |
|-------------------------|------------------------|
| Tenant | Aaron's |
| Rent Increases | In Option |
| Guarantor | Corporate Guarantee |
| Lease Type | Absolute Net |
| Lease Expiration | December 31, 2028 |
| Renewal Options | One (1), 5-Year Option |
| Term Remaining on Lease | 3 Years, 2 Months |
| Landlord Responsibility | None |





Downtown Americus



LAKE BLACKSHEAR
REGIONAL LIBRARY SYSTEM



1st Franklin
Financial
Allstate



Sneakers.com



Americus
Urgent Care

CENTURY 21



SUBJECT PROPERTY

RETAIL AERIAL



TENANT SUMMARY



Founded in 1955, Aaron's is a prominent American retail company specializing in lease-to-own agreements for a variety of products. Headquartered in Atlanta, Georgia, Aaron's offers an extensive range of furniture, electronics, appliances, and computers.

Aaron's caters to a diverse customer base, including families, individuals, and businesses. The flexibility of its leasing options appeals particularly to customers who may not qualify for traditional financing or who prefer the convenience of leasing. The company's commitment to customer service and satisfaction has helped it maintain a loyal clientele over the years.

Aaron's is also known for its community involvement and philanthropic efforts. The company supports various charitable initiatives and partners with local organizations to give back to the communities it serves. This includes donations, sponsorships, and volunteer activities that align with the company's values and mission.

Currently there are over 1,300 company-operated and franchised stores in 47 states and Canada.



Website: <https://www.aarons.com>



Locations: 1,300+



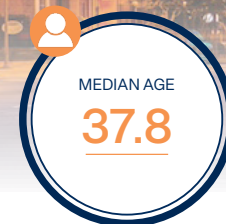
Headquarters: Atlanta, GA



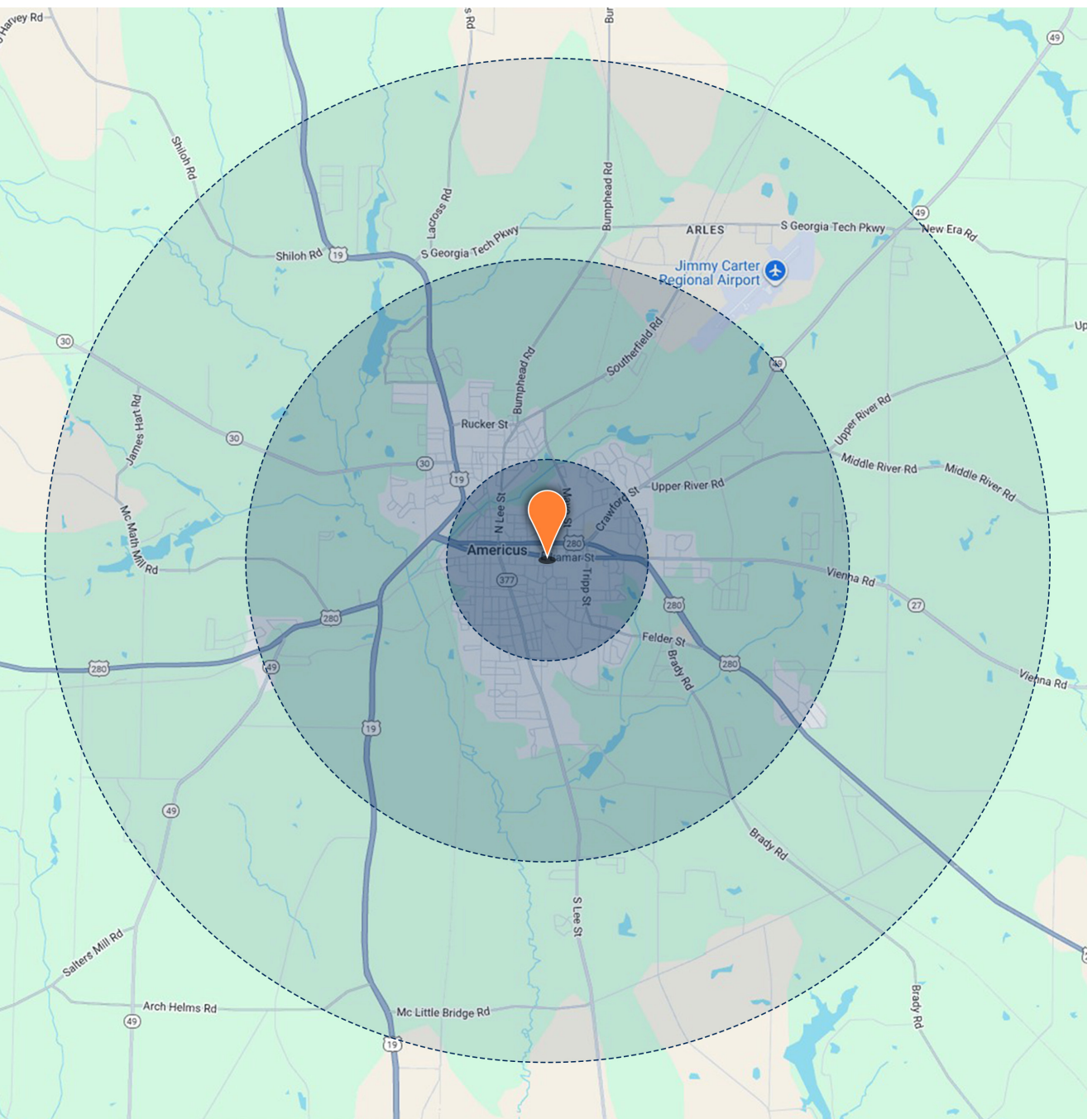
Year Founded: 1955

AMERICUS, GA

Americus, GA is the county seat of Sumter County. It is located 40 miles north of Albany and 60 miles southeast of Columbus. It is rich in history and culture, decorated with architectural design, unique restaurants, and two institutions of higher learning. Its major economy driver is manufacturing, industrial, and agriculture. The city benefits from a diverse workforce supported by South Georgia Technical College and Georgia Southwestern State University, which provide both educational and workforce development opportunities. Americus also serves as a regional hub for healthcare, retail, and small business activity, while its strong agricultural base supports related industries such as food processing and equipment manufacturing. With steady infrastructure investment and a central location within the region, Americus continues to attract businesses and residents seeking affordability, skilled labor, and a community-oriented lifestyle.



DEMOGRAPHICS



POPULATION



| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2029 Projection | 6,490 | 18,787 | 21,512 |
| 2024 Estimate | 6,495 | 18,897 | 21,639 |
| 2020 Census | 6,638 | 19,329 | 22,106 |

HOUSEHOLDS



| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| 2029 Projection | 2,788 | 7,493 | 8,563 |
| 2024 Estimate | 2,779 | 7,474 | 8,541 |
| 2020 Census | 2,767 | 7,445 | 8,508 |

HH INCOME



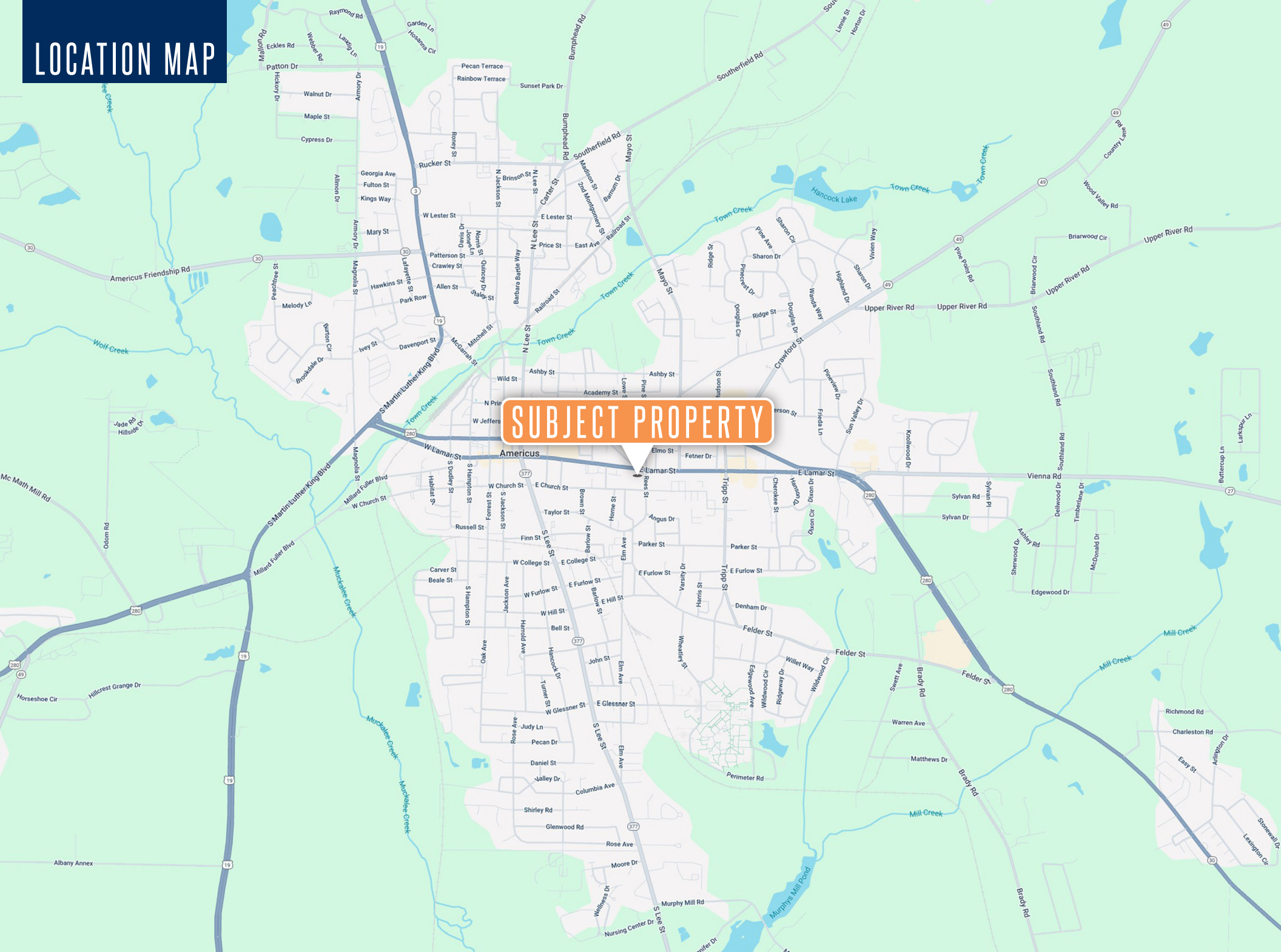
| | 1 Mile | 3 Miles | 5 Miles |
|------------|----------|----------|----------|
| Average | \$54,336 | \$60,730 | \$62,345 |
| Median | \$46,011 | \$47,109 | \$47,654 |
| Per Capita | \$23,124 | \$25,101 | \$25,614 |

EMPLOYMENT



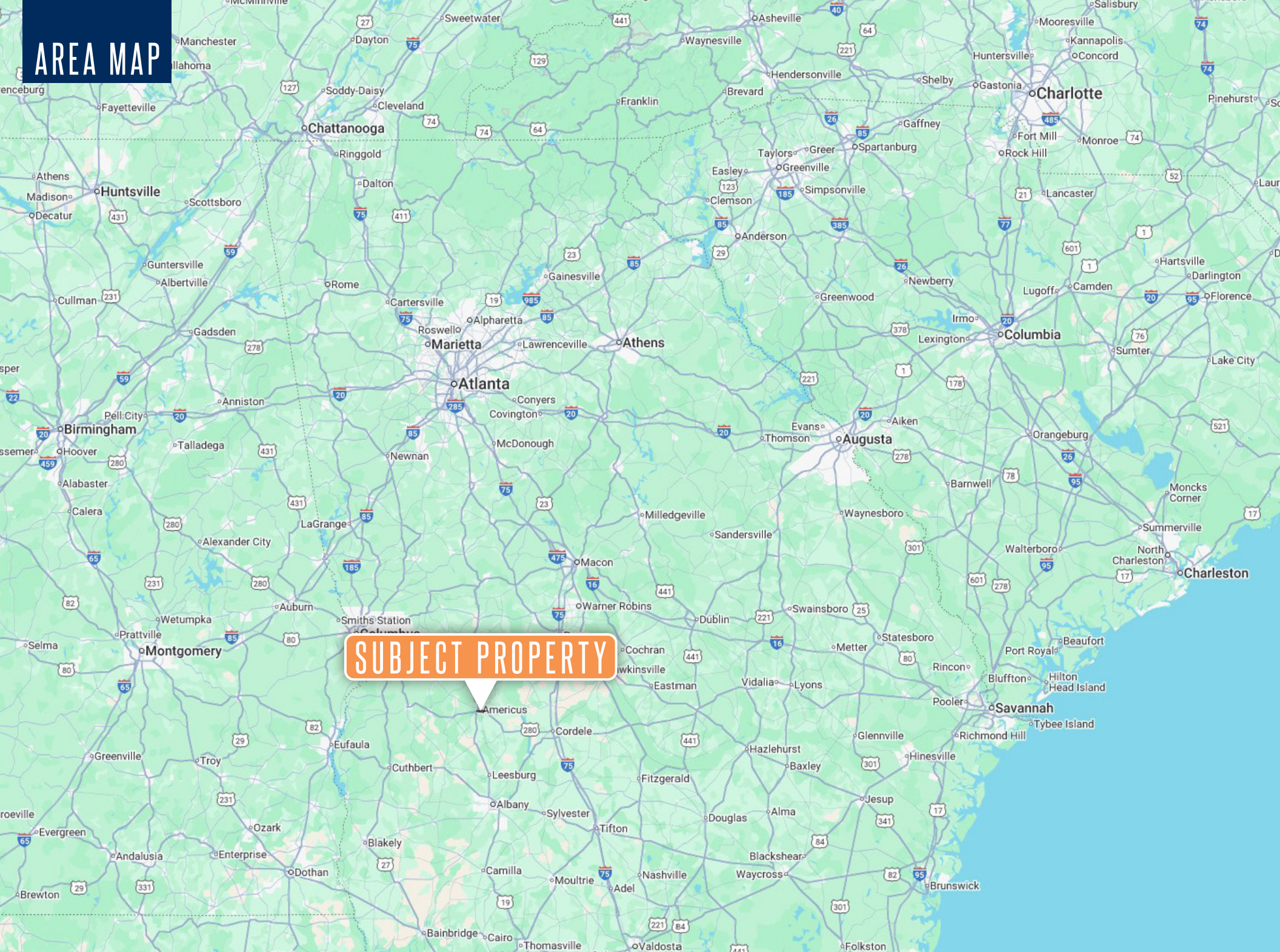
| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| 2024 Daytime Pop. | 6,825 | 20,964 | 23,678 |
| 2024 Unemployment | 3.06% | 2.61% | 2.59% |
| Average Travel (Min) | 19 | 18 | 18 |

LOCATION MAP



SUBJECT PROPERTY

AREA MAP



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BROKER OF RECORD

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