

FOR SALE

AARON'S

16240 Dresden Avenue
East Liverpool, Ohio 43920



EXCLUSIVE

— REALTY —



REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

- NNN Lease/No Landlord Responsibilities
- 13,500 square foot Aaron's Store
- Exercised 5 year option effective 12/01/2021
- Freestanding Retail Building on 1.0 Acres of Land
- Built in 1997
- High visibility with close proximity to State Route 170 and US Route 30 Interchange
- Pylon Sign
- Located next to Walmart Supercenter
- Corporate Guaranteed Lease

PRICE:	\$1,164,768
CURRENT NOI:	\$90,270
CAP RATE:	7.75%
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 13,500 SF Aaron's Store located in East Liverpool, Ohio. The property has a NNN Lease with no Landlord responsibility. The tenant exercised the five year extension on September 1, 2021. The lease is corporately guaranteed.

The three mile average household income exceeds \$60,000 per year, making this location ideal for a Dollar General. With over 15,000 vehicles per day on nearby State Route 170, Aaron's has high visibility and a signalized intersection making it easy access to patrons.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top dollar stores.



INVESTMENT SUMMARY

LIST PRICE:	\$1,164,768
CURRENT NOI:	\$90,270
INITIAL CAP RATE:	7.75%
BUILDING SIZE:	13,500 sq. ft.
LAND ACREAGE:	1.0 Acres
ZONING:	Commerical
YEAR BUILT:	1997
TENANT:	Aaron's
LEASE TYPE:	NNN
PRIMARY LEASE TERM:	15 Years
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE :	Tenant Responsibility
LEASE START DATE:	December 1, 2021
LEASE EXPIRATION DATE:	November 30, 2026
LEASE TERM REMAINING:	5 Years
OPTIONS:	2 (5) Year Options
INCREASES:	10% in each Option
LEASE GUARANTOR:	Aaron's
TENANT WEBSITE:	www.aarons.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



The Aaron's Company is an American lease-to-own retailer. The company focuses on leases and retail sales of furniture, electronics, appliances, and computers. The company sells through the company-operated and franchised stores, e-commerce platform (Aarons.com) and national retail partners using virtual lease-to-own technology Progressive Leasing. As of 31 December 2020, The Aaron's Company has 1,340 stores: 1,092 Company-operated stores (in 43 states and Canada) and 248 independently owned and operated franchised stores in 35 states and Canada.

Aaron Rents, Inc. was founded by R. Charles Loudermilk, Sr. in 1955.

In September 2008, Aaron's announced the sale of its Corporate Furnishings division to CORT Business Services, part of Berkshire Hathaway. Aaron's Corporate Furnishings division, which operated 47 stores, recorded revenues of approximately \$99 million in 2007. As of December 31, 2016, Aaron's had 1,864 stores located in 28 states and the District of Columbia and Canada. In addition, they had 699 independently-owned franchised stores in 46 states and Canada. On July 29, 2020, Aaron's Holdings Company, Inc. announced plans to split into two companies: PROG Holdings, Inc. and The Aaron's Company, Inc.[7] PROG Holdings, with the ticker symbol "PRG" NYSE: PRG), remains in the S&P Midcap 400 stock index but its Global Industry Classification Standard was changed to "Consumer Finance". The Aaron's Company continues to trade under the ticker symbol "AAN" (NYSE: AAN) but was moved into the S&P Smallcap 600.

TENANT OVERVIEW

Company:	The Aaron's Company
Founded:	1955
Total Revenue:	94 Billion
Number of Employees:	9,400
Headquarters:	Atlanta, Georgia
Website:	www.aarons.com

TENANT HIGHLIGHTS

Ranked #3 on Forbes 2012 List of Best Franchises in America

Aaron's is a leader in the lease ownership of name brand furniture, consumer electronics and home appliances

Aaron's has franchised stores in 47 states and Canada

The Aaron's Foundation maintains a long-standing partnership with the Boys & Girls Clubs of America with a commitment to its Keystone Program

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DEMOGRAPHICS

INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
State Rte 170 & Homestead Blvd NE	15,025	Total Population	17,779	31,140	57,822
State Rte 170 & US Rte 30 E	12,848	Total Households	7,388	13,027	23,061
East Liverpool Rd & Irish Ridge Rd SE	11,662	Average HH Income	\$60,809	\$55,372	\$60,466

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East Liverpool is a city in Columbiana County, Ohio, United States. The population was 11,195 at the 2010 census. It lies along the Ohio River and borders Pennsylvania and West Virginia. East Liverpool is included in the Salem, OH Micropolitan Statistical Area, about 40 miles (64 km) from both Youngstown and downtown Pittsburgh.

Historically, East Liverpool was the "Pottery Capital" of the United States due to its large number of potteries, but due to changes in the ceramics industry, only three remain in the area. The city is also known as the hometown of former NCAA Division I football coach Lou Holtz. The Beginning Point of the U.S. Public Land Survey is just east of the city center, on the Ohio–Pennsylvania border. Because of its role in the ceramics industry, the town is one of the settings in author Holly Black's award-winning middle-grade novel *Doll Bones*.



Beaver Creek State Park

Beaver Creek State Park is a 2,722-acre public recreation area in Columbiana County, Ohio in the United States. The park is near East Liverpool on the banks of Little Beaver Creek. Remnants of the historic Sandy and Beaver Canal can be found throughout the park.



Museum of Ceramics

The Museum of Ceramics, which is operated by the Museum of Ceramics Foundation and the Ohio History Connection, houses an extensive collection of the wares produced in the city long known as "America's Crockery City" and "The Pottery Capital of the Nation."



Lou Holtz Upper Ohio Valley Hall of Fame

How appropriate that the official launch of the Lou Holtz/Upper Ohio Valley Hall of Fame should occur in 1998, a year that will surely be known for one of great celebrations in the history of East Liverpool, "America's Hometown."



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