Listed By: Colliers

Rent-a-Center

2100 S Georgia St
Amarillo, TX 79109

30% RENT INCREASE AT YEAR 3

BELOW MARKET RENT

RETAIL CENTER / FITNESS OUTPARCEL

STRONG REPLACEABILITY FUNDAMENTALS

The **Ficke Team**

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Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.

Table of Contents

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Offering Summary

Asking Price	Pro Forma Cap Rate	NOI
$950,000	7.75%	$54,647

The Ficke Team of Colliers is pleased to present to qualified investors the opportunity to acquire the fee simple interest in a single-tenant retail property leased to Rent-A-Center, located at 2100 S Georgia Street, Amarillo, TX 79109. The property consists of a 5,895 square foot freestanding building situated on 0.29 acres in the heart of Amarillo's established south-central retail corridor.

Strategically positioned along South Georgia Street, one of Amarillo's primary north-south arteries with over 25,000 vehicles per day, the property benefits from excellent visibility and access to surrounding neighborhoods and major retailers. The site sits among numerous neighborhood shopping centers featuring essential national and regional retailers providing a steady customer base and consistent retail traffic to the corridor.

The property is leased to Rent-A-Center Texas, LP, a subsidiary of Upbound Group, Inc. (NASDAQ: UPBD), under a double net (NN) lease structure. The current lease term runs through December 31, 2033 and includes a **30% rent increase on January 1, 2028**. There are also two (2) five-year renewal options at 10% rent increases each term, offering secure and growing cash flow backed by a national credit tenant.

With over 25 years of operating history at this location, Rent-A-Center has demonstrated long-term commitment to the market and success within this trade area. Amarillo continues to experience steady economic and population growth, supported by a diversified employment base and strong retail fundamentals. This offering presents investors with the opportunity to acquire a proven, credit-backed retail asset in a high-traffic, established retail corridor with minimal landlord responsibilities and durable cash flow.

Property Details

Address
2100 S Georgia St
Amarillo, TX 79109
County – Randall County

Property Size
Building Size: ± 5,895
Lot Size: 0.29 AC

Construction & Zoning
Year Built: 1972 / 2003
Zoning: Retail
Parcel # (APN) - R-044-4600-2070

Occupancy
100% Occupied
Single Tenant

Lease Type
Double Net

Traffic Counts
S Georgia St \\ 25,344

Investment Highlights

30% Rent Increase Year 3

- The tenant will have a **30% rent increase** starting on January 1st, 2028

Prime Amarillo Retail Corridor

- Located along Georgia Street, one of Amarillo's highest-traffic north-south thoroughfares, with ±17,600 vehicles per day and excellent accessibility to I-27
- Surrounded by national retailers and neighborhood retail strips driving consumer traffic in the area
- Strong visibility and accessibility with direct ingress/egress and dedicated parking, suitable for neighborhood service and national retail tenants alike.
- Dense and stable demographics within a 5-mile radius — population of 173,000+ residents, $74,000+ average household income, and 93,000+ employees in the trade area

Corporate-Guaranteed Lease with Rent-A-Center

- Corporate guarantee by Rent-A-Center Texas, LP, a subsidiary of Upbound Group, Inc. (NASDAQ: UPBD), a Fortune 1000 company with over 2,800 locations nationwide
- Two (2) five-year renewal options, each at 110% of prior term rent, ensuring long-term rent growth and tenant commitment.
- Established occupancy since 1998. Rent-A-Center has operated at this location for more than 25 years, highlighting tenant success and market durability.

Strong Real Estate Fundamentals & Re-Tenancy Potential

- Highly versatile building layout. Ideal size for a broad range of retail, service, or medical tenants in future lease-up scenarios.
- Amarillo's retail market remains undersupplied, with increasing demand for smaller, free-standing buildings with drive-up accessibility and visibility.

Tenant Overview

Lease Overview | Tenant Profile

Lease Overview

Lease Executor	Rent-A-Center Texas, LP
Lease Guarantor	Corporate
Lease Commencement Date	October 1st, 2025
Lease Expiration Date	December 31, 2033
Term Remaining (Years)	7.9
Lease Type	NN
Current Base Rental Rate	$9.27
Escalations	Variety (See Rent Roll)
Renewal Options	(2) 5-Year Options at 110% of Base Rent
Tenant Responsibilities	Taxes, insurance, utilities, interior/exterior upkeep
Landlord Responsibilities	Roof, Structure, Parking, Major System replacements

Rent Roll

Tenant Name	RSF	Lease Term		Rental Rates					Additional Rent			Total Tenant Revenue		
									Taxes: $1.15/SF | INS: $0.42/SF					
	Pro Rata %	Start Date	End Date	Begin	Monthly	Annually	$/SF	% Increase	Monthly	Annually	PSF	Monthly	Annually	PSF
				10/1/2025 - 12/31/2025	$4,421.25	$53,055	$9.00	-	$771.26	$9,255	$1.57	$5,192.51	$62,310	$10.57
Base Rent	5,895	10/1/2025	12/31/2033	**1/1/2026 - 12/31/2026**	**$4,553.89**	**$54,647**	**$9.27**	**3.0%**	**$771.26**	**$9,255**	**$1.57**	**$5,325.15**	**$63,902**	**$10.84**
				1/1/2027 - 12/31/2027	$4,690.51	$56,286	$9.55	3.0%	$771.26	$9,255	$1.57	$5,461.77	$65,541	$11.12
				1/1/2028 - 12/31/2033	$6,140.63	$73,688	$12.50	30.9%	$771.26	$9,255	$1.57	$6,911.89	$82,943	$14.07
			First Option Term:	1/1/2034 - 12/31/2039	$6,754.69	$81,056	$13.75	10.0%	$771.26	$9,255	$1.57	$7,525.95	$90,311	$15.32
			Second Option Term:	1/1/2040 - 12/31/2045	$7,430.16	$89,162	$15.13	10.0%	$771.26	$9,255	$1.57	$8,201.42	$98,417	$16.70

Pro Forma Cash Flow

For the Years Ending [1]		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Total
Rental Revenue	$/SF									
Rent-A-Center - Base Rent	$9.27	54,647	56,286	**73,688**	**81,056**	**81,056**	**81,056**	81,056	**81,056**	**589,902**
Effective Gross Revenue	$9.27	54,647	56,286	73,688	81,056	81,056	81,056	81,056	81,056	589,902
Net Operating Income	$9.27	54,647	56,286	73,688	81,056	81,056	81,056	81,056	81,056	589,902

Tenant Overview

For more than 50 years, Rent-A-Center has been a leader in the rent-to-own industry, helping customers furnish their homes without the burden of upfront costs. With over 2,900 locations across the U.S., Puerto Rico, and Mexico, Rent-A-Center offers flexible leasing options on furniture, appliances, electronics, and computers. As part of Upbound Group, Inc. (NASDAQ: UPBD), the company is committed to empowering customers through affordable ownership and personalized service. Headquartered in Plano, Texas, Rent-A-Center continues to innovate in-store and online, making quality products accessible to everyone, regardless of credit history.

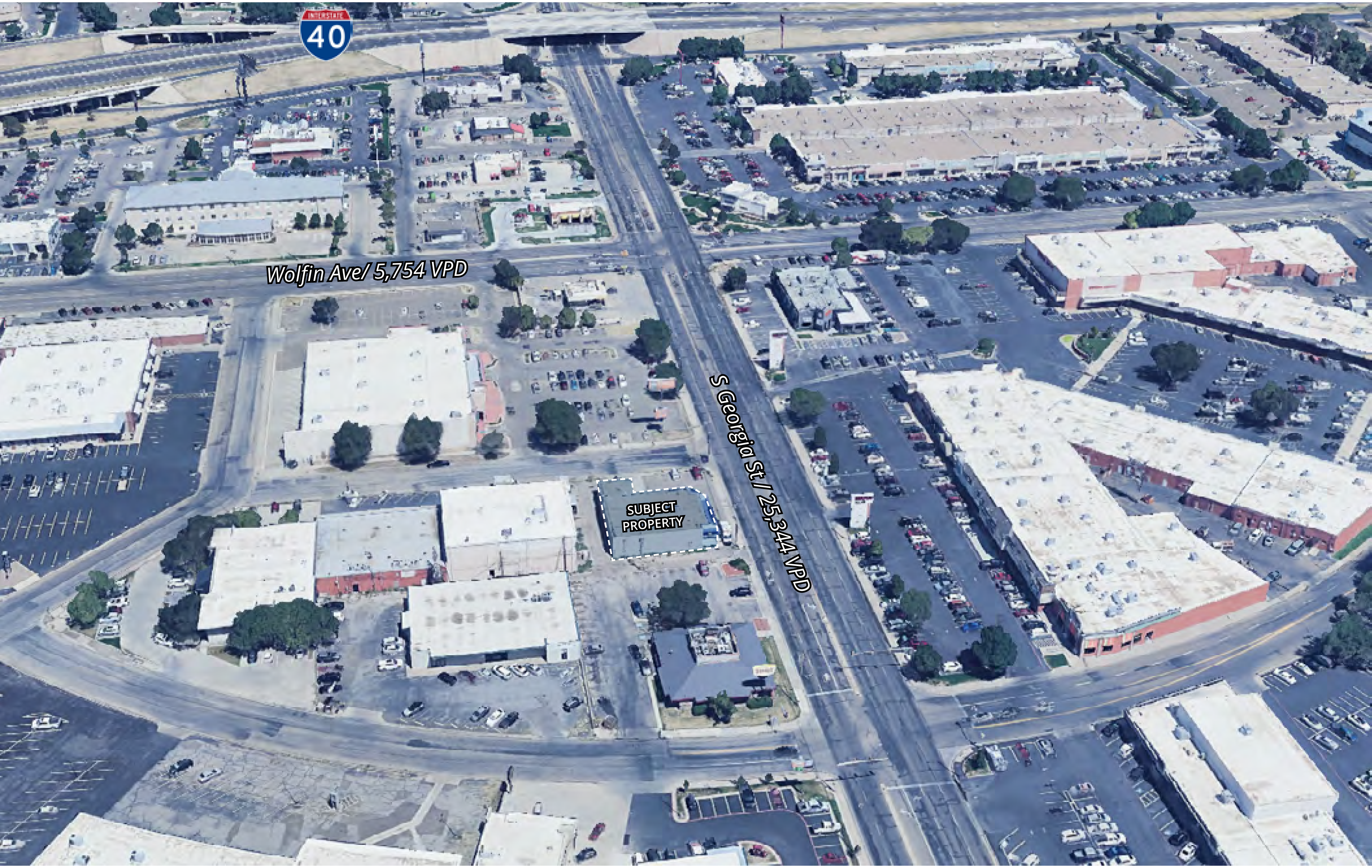
Tenant Summary	
No. of Locations	2,972+
Ownership	Public (NASDAW: UPBD)
Website	rentacenter.com
Headquarters	Plano, TX

Market Overview

Aerial Map


TEXAS ROADHOUSE
BURGER KING
Holiday Inn Express & Suites
AN IHG HOTEL
TAKE 5 OIL CHANGE
myeyedr.
SALLY BEAUTY
HOKA ONE ONE
Hallmark
HOTWORX
Tropical CAFE
FIREHOUSE SUBS
FedEx
ups
Domino's Pizza
Office DEPOT
dollar. CAR RENTAL
Jason's deli
Great Clips
bundt CAKES
T Mobile
Jersey Mike's SUBS
SportClips HAIRCUTS
PALM BEACH TAN
FIVE GUYS BURGERS and FRIES
COLD STONE CREAMERY
THE JOINT chiropractic
Talbots
GNC GENERAL NUTRITION CENTERS
Hertz
drybar
S Alabama
S Kentucky St
S Lamar St
S Rusk St
S Bryan St
Hondo St
S Carolina St
S Julian
S Parker St
S Lipscomb St
W Interstate 40
SW 20th Ave
Wolflin Ave
40
SW 22nd Ave
Virginia Cir
Lawrence Lake
Locust St
Laurel St
Peach Tree St
S Milam St
S Fannin St
Britain Dr
Paramount Blvd
Bowie St
W 26th Ave
Steven F. Austin Middle School

Local Map


INTERSTATE
40
Wolfin Ave/ 5,754 VPD
S Georgia St / 25,344 VPD
SUBJECT
PROPERTY

Market Overview

Amarillo, Texas

Amarillo, Texas offers a steady and diversified economic landscape that quietly supports both industry and community growth. Located in the Texas Panhandle, the city benefits from its central position along major transportation routes, making it a natural hub for logistics and manufacturing. Key sectors include agriculture, energy, and aerospace, with long-standing employers contributing to a stable job market. Amarillo's cost of living remains below the national average, and its economic development efforts focus on workforce readiness and infrastructure investment rather than rapid expansion. For those considering relocation, Amarillo presents a practical balance of opportunity and affordability, with a local economy that favors sustainability and long-term growth over volatility.

Amarillo is poised for success

Major Infrastructure Investment

$100 million raised by Fermi America for a 11GW energy and data campus in Amarillo

Strong Retail and Consumer Activity

Retail sales growth is over +3.18% year-over-year

Consistent Job Growth

2.0% year-over-year growth in nonfarm employment

Amarillo, TX **Demographics**

County Population (2024)

150,547+

Amarillo, TX | 5-Mile Radius

$89,060 Average Household Income	**$210,858** Median Home Value
170,195 Current Total Population	**70,279** Current Total Households
27% Bachelor's/Graduate/Prof Degree	**34%** Undergraduate enrollment
7,687 Total Businesses	**88,193** Total Employees

Pricing Details

Please contact our Investment Sales Team for questions or more information.

Price
$950,000

Pro-Forma Cap Rate
7.75%

Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com , Zack.Ficke@colliers.com &

William.Paredes@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours	Form of PSA	Title & Escrow
By Appointment Only	TBD	TBD

Thank you.

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