

PoolCorp

3774 I-55 S Frontage Rd, Jackson, MS 39212

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

PoolCorp

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Investment Highlights

Strong Corporate Guarantee

- Pool Corporation (NASDAQ: POOL | S&P “A” Credit Rating) is the world’s largest wholesale distributor of swimming pool and outdoor living products, generating over \$5.3 billion in 2024 annual revenue. The company operates over 430 sales centers across North America, Europe, and Australia, serving more than 120,000 customers including pool builders, retailers, and service professionals.

Strategic Jackson Location

- Located directly along Interstate 55, the property benefits from daily traffic exceeding $\pm 46,081$ vehicles, providing exceptional visibility and accessibility. The site sits in south Jackson’s primary industrial corridor, surrounded by national distributors, service companies, and logistics operators that rely on proximity to major transportation routes serving central Mississippi and the broader Gulf Coast region.

40+ Year Operating History / Recent Acquisition

- In 2024, PoolCorp acquired the wholesale distribution assets of Shoreline Pool Distribution LLC, a trusted regional supplier with over 40 years of continuous operation serving southern Mississippi and Gulf Coast markets. The acquisition reinforces PoolCorp’s long-term commitment to the region and expands its footprint in a well-established customer base.

Value-Add Opportunity

- PoolCorp currently occupies approximately 60% of the total parcel and 75% of the building area, totaling $\pm 11,475$ SF of the $\pm 15,300$ SF facility. Upon Close of Escrow, the standalone $\pm 3,825$ SF building fronting Interstate 55 will become vacant, presenting an investor with the opportunity to enhance NOI through new lease-up in the near term.

Industrial NNN Lease / 2025 Roof Replacement

- Tenant pays its full pro-rata share of taxes, insurance, and CAM, leaving the landlord with virtually no ongoing obligations. The largest building received a full roof replacement in 2025, materially reducing future capital exposure.





Jackson
±5.4 Miles Away

20 ± 118,789 VPD

R+L CARRIERS

OM Owens & Minor

Canadian Pacific Kansas City Railway

TRISTATE
TRUCK CENTER

49 ± 50,932 VPD

SFE
SOUTHEASTERN FREIGHT LINES

EMPIRE
TRUCK SALES

TFC

FedEx
Freight
Lineage

AVERITT
XPO Logistics



TUFF SHED

CN McComb Subdivision

Subject Property

55 ± 46,081 VPD







± 46,081 VPD



±3,825 SF

±6,975 SF

±4,500 SF

Leased SF	±11,475 SF
Total SF	±15,300 SF
Leased	
Vacant	



PoolCorp

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Property Summary

Year Built	1987
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Construction	Metal
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RBA (PoolCorp Lease)	±11,475 SF
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RBA (Vacant Building)	±3,825 SF
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RBA (Total)	±15,300 SF
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Lot Size (AC)	±2.41 AC
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Lot Size (SF)	±104,980 SF
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Lot Coverage	16.17%
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Property Photos



Financial Overview

PoolCorp

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Financial Summary

\$750,000

List Price

8.72%

Current Cap Rate

13.68%

Pro Forma Cap Rate*

\$49.02

Price Per SF

Lease Summary

Lease Commencement	1/9/2024
Lease Expiration	1/31/2029
Lease Term Remaining	±2.7 Years
Options	Two, 5-Year Options
Monthly Rent	\$6,000.00
Annual Rent	\$72,000.00
Current NOI	\$65,391.40
Current Cap Rate	8.72%
Pro Forma NOI*	\$102,600.00
Pro Forma Cap Rate*	13.68%
Rent/SF/YR	\$6.27
Rental Increases	8.33% in 1st Option, 8.46% in 2nd Option
Lease Type	Industrial NNN
ROFR	Yes
Tenant Responsibilities	Operating Expenses - 60% of Property Tax, Insurance, CAM, Interior, Utilities, HVAC Repair, Interior Repairs, etc.
Landlord Responsibilities	40% of Property Tax, Water, Insurance Roof, Structure, Foundation, Exterior, Mechanical Systems, HVAC Replacement, Sprinkler, etc.



*Pro Forma NOI and Cap Rate assumes vacant 40% of parcel and 3,825 SF building are fully leased at \$8.00/SF/YR NNN

Income & Expenses

Income & Expenses (Annual)

<u>Income</u>	
Base Rent (\$6,000/month)	\$72,000
Effective Gross Income	\$72,000
<u>Expenses</u>	
Property Taxes (40% Nonreimbursed)	\$4,393.60
Property Insurance (Vacant Building)	\$2,215.00
Total Operating Expense	\$6,608.60
Current NOI	\$65,391.40
Current Cap Rate	8.72%

Pro Forma

<u>Current Income</u>	
Current Base Rent	\$72,000
Current NOI	\$65,391.40
<u>New Lease - 3,825 SF @ \$8.00/SF/YR NNN</u>	
New Base Rent	\$30,600
Reimbursables (NNN, Tenant pays all OpEx)	\$-
<u>Pro Forma Combined (Fully NNN Scenario)</u>	
Current Base Rent	\$72,000
New Base Rent (NNN)	\$30,600
Pro Forma NOI*	\$102,600
Pro Forma Cap Rate*	13.68%

*Pro Forma NOI and Cap Rate assumes vacant 40% of parcel and 3,825 SF building are fully leased at \$8.00/SF/YR NNN

Tenant Overview

Year Founded
1980

Headquarters
Covington, LA

Ownership Status
NASDAQ: POOL

Employees
6,000

Locations
445

Annual Revenue
\$5.3B



Tenant Overview

Pool Corporation (POOL) is the world's largest wholesale distributor of swimming pool and outdoor living products. Headquartered in Covington, Louisiana, it operates hundreds of locations across North America, Europe, and Australia, supplying over 200,000 products to pool builders, retailers, and service companies. The company's business is supported by steady maintenance demand and seasonal construction activity.

Why Invest in PoolCorp?

- **Market Leadership:** PoolCorp is the world's largest distributor of swimming pool and outdoor living products, giving it scale advantages, strong vendor relationships, and broad market coverage.
- **Stable Recurring Revenue:** A significant portion of sales comes from non-discretionary maintenance and repair products, providing consistent cash flow even during economic slowdowns.
- **Long-Term Industry Growth:** Rising demand for residential pools, outdoor living upgrades, and renovation projects supports continued organic growth.
- **Strong Financial Performance:** The company maintains solid profitability, efficient operations, and disciplined capital allocation with steady share repurchases and dividends.
- **Fragmented Market Opportunity:** With many smaller regional distributors, PoolCorp has ongoing potential for growth through acquisitions and network expansion globally.

Market Overview

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Jackson, MS

Market Demographics



616,000
Total Population

\$60,489
Median HH Income

274,000
of Households

67.5%
Homeownership Rate

274,479
Employed Population

18%
% Bachelor's Degree

38.1
Median Age

\$188,500
Median Property Value

Local Market Overview

The industrial property at 3774 I-55 South Frontage Road in the Jackson, Mississippi area is located within the city's larger metro footprint—a regional economy anchored by state government, healthcare and a growing manufacturing/distribution base. The southern corridor along I-55 offers high vehicular exposure and ease of access to the interstate system, which supports logistics, warehouse and light manufacturing uses. This location benefits from adjacency to commuter traffic and the broader central Mississippi distribution network.

From a lifestyle and labor force perspective, Jackson remains relatively affordable compared to national averages, helping industrial occupiers maintain competitive labor costs and appealing site fundamentals. While population growth in the core urban area has faced headwinds, the metro region continues to draw businesses seeking central-U.S. access and moderate cost structure. The I-55 Frontage Road submarket offers a compelling combination of visibility, infrastructure connectivity and value for industrial investors or owner-users.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,017	19,913	58,638
Current Year Estimate	2,207	21,635	62,136
2020 Census	2,531	23,470	66,946
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	882	7,832	23,245
Current Year Estimate	959	8,412	24,360
2020 Census	1,052	8,836	25,192
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$50,269	\$68,737	\$71,907

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3774 I-55 S Frontage Rd, Jackson, MS, 39212 (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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