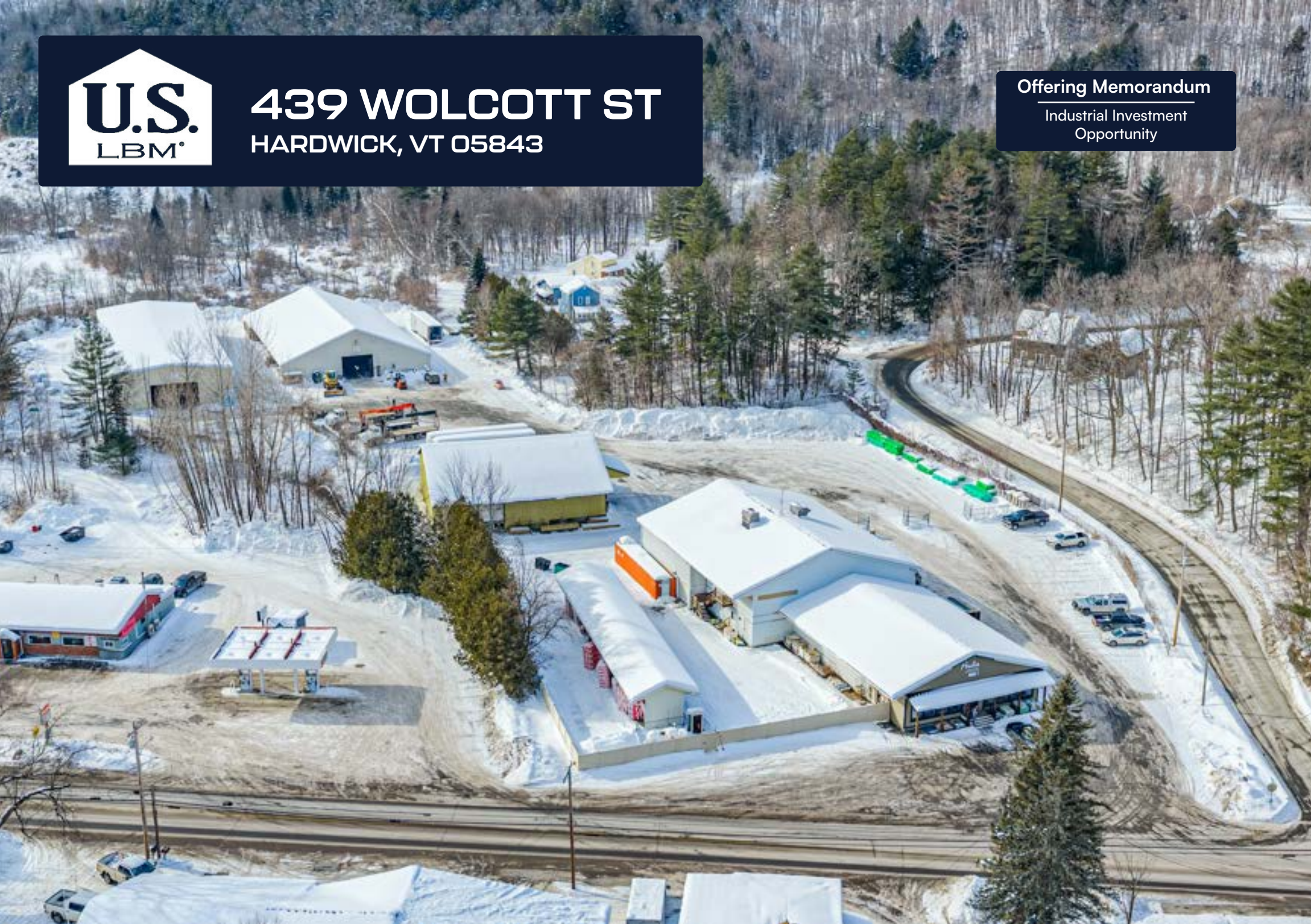




439 WOLCOTT ST
HARDWICK, VT 05843

Offering Memorandum
Industrial Investment
Opportunity



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POINT OF CONTACT

Louis Murray
Associate

(310) 844-9368
louis.murray@matthews.com
License No. 02208617 (CA)

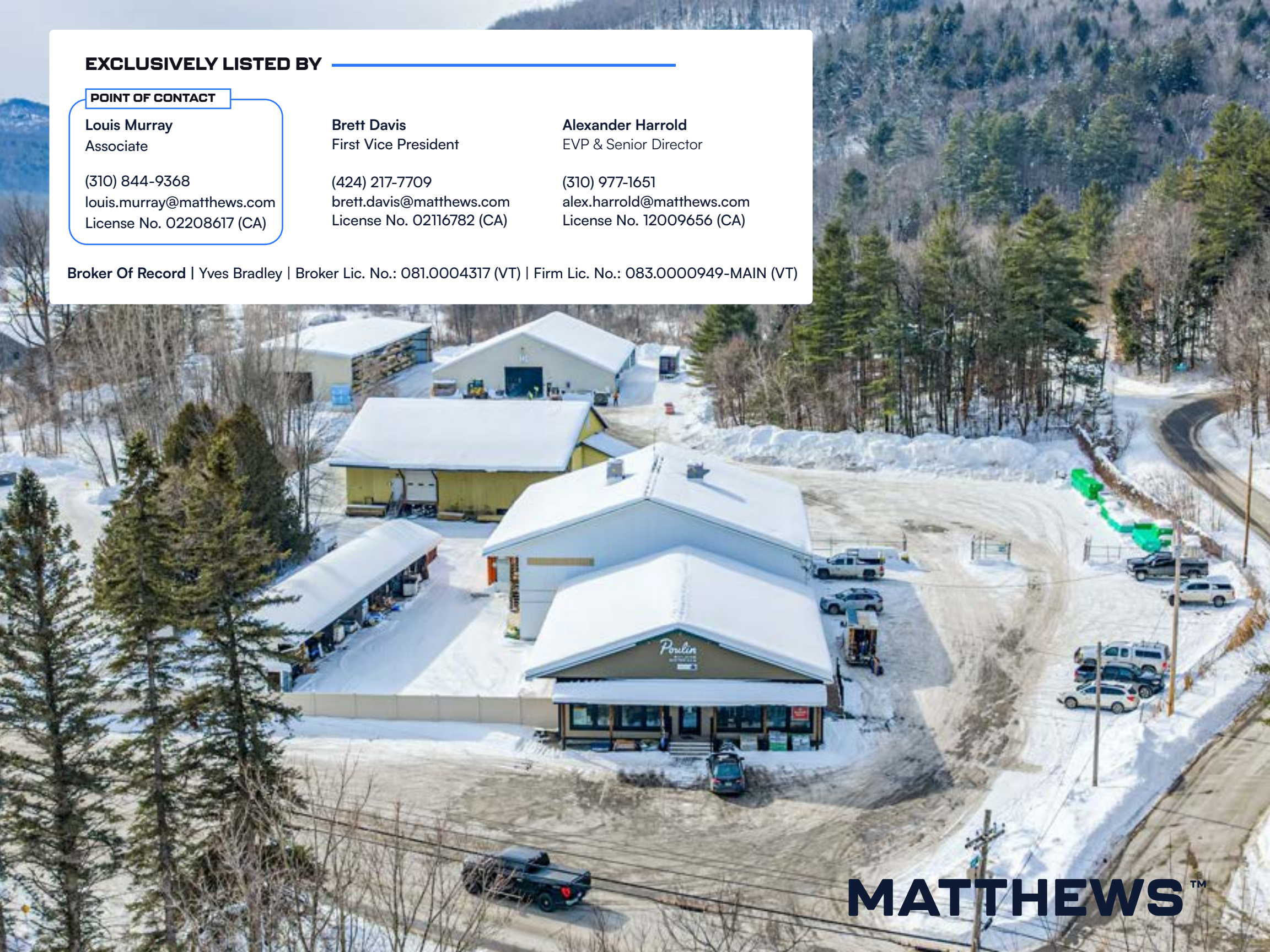
Brett Davis
First Vice President

(424) 217-7709
brett.davis@matthews.com
License No. 02116782 (CA)

Alexander Harrold
EVP & Senior Director

(310) 977-1651
alex.harrold@matthews.com
License No. 12009656 (CA)

Broker Of Record | Yves Bradley | Broker Lic. No.: 081.0004317 (VT) | Firm Lic. No.: 083.0000949-MAIN (VT)



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INVESTMENT HIGHLIGHTS

STRONG CORPORATE GUARANTEE WITH LONG OPERATING HISTORY

The property is leased to US LBM Holdings, LLC, the largest privately held building materials distributor in the U.S., with more than 460 locations and approximately \$6.8 billion in annual revenue. The Hardwick facility has served the local market for decades and remains an important part of US LBM's Vermont operations.

FUNCTIONAL FACILITY WITH SIGNIFICANT RECENT CAPITAL IMPROVEMENTS

The property underwent a comprehensive renovation in 2019, including new polished concrete flooring, upgraded retail areas, and extensive interior and operational improvements. Additional upgrades completed in 2023 included flooring, insulation, bathroom and storefront renovations, and parking lot maintenance. These investments have minimized deferred maintenance and support long-term functionality.

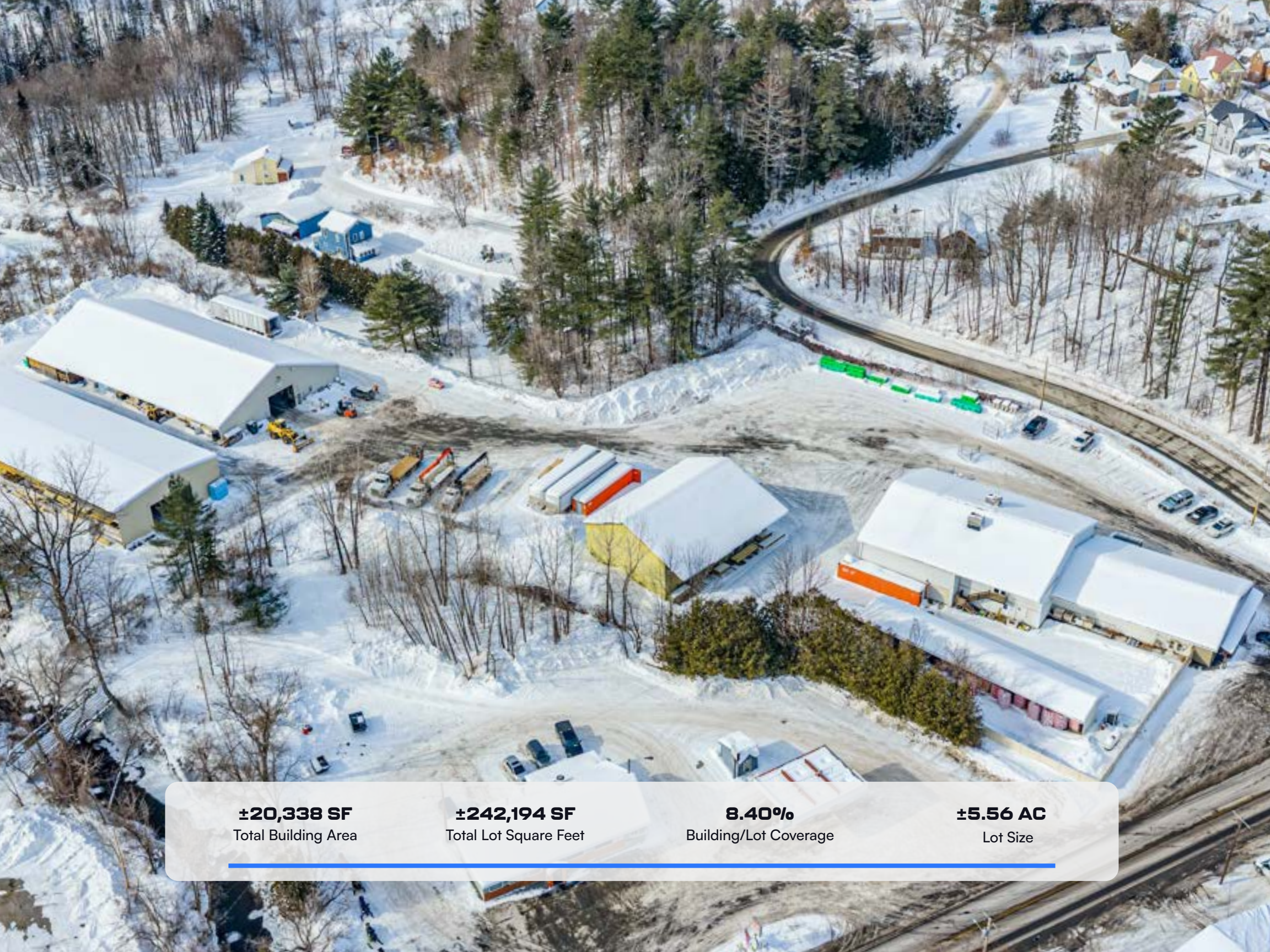
RECENTLY RENEWED INDUSTRIAL NNN LEASE

US LBM renewed its lease through October 2030, reinforcing its commitment to the location. The Industrial NNN lease places responsibility for taxes, insurance, maintenance, and operating expenses on the tenant, with landlord obligations limited to roof and structure. The lease also includes two five-year renewal options and scheduled rent increases.

LOW-COVERAGE INDUSTRIAL OUTDOOR STORAGE (IOS) FACILITY

Situated on approximately 5.56 acres with only 8.40% building coverage, the property provides substantial outdoor storage and truck circulation area. The combination of warehouse space, retail functionality, and excess yard area creates a flexible IOS asset in a sector with strong investor demand and limited new supply.





±20,338 SF
Total Building Area

±242,194 SF
Total Lot Square Feet

8.40%
Building/Lot Coverage

±5.56 AC
Lot Size

PROPERTY SUMMARY

\$1,361,000

List Price

\$66.92

Price Per SF

8.00%

Cap Rate

\$5.62

Price Per SF Land



Property Summary

Tenant / Guarantor US LBM Holdings, LLC

Address 439 Wolcott St, Hardwick, VT 05843

Building Square Feet ±20,338

Acres ±5.56

Lot Square Feet ±242,194

Building / Lot Coverage 8.40%

Year Built / Renovated 1975 / 2019

Lease Summary

Lease Commencement 10/19/15

Lease Expiration 10/18/30

Lease Term Remaining 4.5-Years

Options (2) 5-Year Options

Monthly Rent \$9,075

Current Annual Rent \$108,900

Rent/SF \$5.35

Rent/AC/Month \$1,632.19

Rental Increases Flat Base Term | 1/2 Cumulative CPI% or Max 10% Increases in Option

Lease Type Industrial NNN

Tenant Responsibilities Taxes, Insurance, CAM, Parking Lot, HVAC, Electrical, Mechanical

Landlord Responsibilities Roof & Structure

INCOME TABLE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	RENT / AC / MONTH	CAP RATE	% INCREASE
10/19/2025-10/18/2026	\$108,900.00	\$9,075.00	\$5.35	\$1,632.19	8.00%	-
10/19/2026-10/18/2027	\$108,900.00	\$9,075.00	\$5.35	\$1,632.19	8.00%	
10/19/2027-10/18/2028	\$108,900.00	\$9,075.00	\$5.35	\$1,632.19	8.00%	
10/19/2028-10/18/2029	\$108,900.00	\$9,075.00	\$5.35	\$1,632.19	8.00%	
10/19/2029-10/18/2030	\$108,900.00	\$9,075.00	\$5.35	\$1,632.19	8.00%	
(1) 5-Year Option @ 1/2 Cumulative CPI% or Max 10%						
10/19/2030-10/18/2031	\$119,790.00	\$9,982.50	\$5.89	\$1,795.41	8.80%	10.00%
10/19/2031-10/18/2032	\$119,790.00	\$9,982.50	\$5.89	\$1,795.41	8.80%	
10/19/2032-10/18/2033	\$119,790.00	\$9,982.50	\$5.89	\$1,795.41	8.80%	
10/19/2033-10/18/2034	\$119,790.00	\$9,982.50	\$5.89	\$1,795.41	8.80%	
10/19/2034-10/18/2035	\$119,790.00	\$9,982.50	\$5.89	\$1,795.41	8.80%	
(1) 5-Year Option @ 1/2 Cumulative CPI% or Max 10%						
10/19/2035-10/18/2036	\$131,769.00	\$10,980.75	\$6.48	\$1,974.96	9.68%	10.00%
10/19/2036-10/18/2037	\$131,769.00	\$10,980.75	\$6.48	\$1,974.96	9.68%	
10/19/2037-10/18/2038	\$131,769.00	\$10,980.75	\$6.48	\$1,974.96	9.68%	
10/19/2038-10/18/2039	\$131,769.00	\$10,980.75	\$6.48	\$1,974.96	9.68%	
10/19/2039-10/18/2040	\$131,769.00	\$10,980.75	\$6.48	\$1,974.96	9.68%	



TENANT OVERVIEW

US LBM is the largest privately-owned, full-line distributor of specialty building materials in the United States, serving professional builders, contractors, and remodelers through a national network of locations. With a unique operating model that combines the scale and purchasing power of a national platform with local market responsiveness, US LBM has established itself as a dominant force in building materials distribution, offering an extensive portfolio of lumber and specialty products critical to residential and commercial construction.

YEAR FOUNDED
2009

HEADQUARTERS
Atlanta, Georgia

INSTITUTIONAL SPONSORS
Platinum Equity & Bain Capital

LOCATIONS
±460



Market Leadership & Core Business

US LBM is the largest privately owned specialty building materials distributor in the United States, serving professional builders, contractors, and remodelers through a nationwide network of distribution locations. The company offers a broad portfolio of essential construction products, positioning itself as a critical supply-chain partner within the residential and commercial building industries.

Growth Strategy & Operating Model

Founded in 2009, US LBM has scaled rapidly through a disciplined growth strategy that combines acquisitions with organic expansion. Its operating model preserves strong local brands and market expertise while leveraging the purchasing power, systems, and capital strength of a national platform, enabling consistent service and competitive pricing across regions.

National Footprint & Product Offering

Headquartered in Atlanta, Georgia, US LBM operates more than 460 locations across the country and employs approximately 14,000 professionals. The company's product mix includes lumber, windows, doors, roofing, siding, millwork, engineered components, cabinetry, and other specialty building materials that are integral to construction activity.

Ownership Structure & Financial Positioning

US LBM is privately held and backed by leading institutional investors, Platinum Equity and Bain Capital. This ownership structure provides long-term capital support and strategic flexibility, reinforcing the company's position as a stable, well-capitalized tenant with strong relevance to the construction and housing sectors.

Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **439 Wolcott St, Hardwick, VT 05843** ("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:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

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POINT OF CONTACT



Louis Murray

Associate

(310) 844-9368

louis.murray@matthews.com

License No. 02208617 (CA)



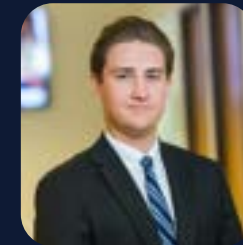
Brett Davis

First Vice President

(424) 217-7709

brett.davis@matthews.com

License No. 02116782 (CA)



Alexander Harrold

EVP & Senior Director

(310) 977-1651

alex.harrold@matthews.com

License No. 12009656 (CA)

Broker of Record
Yves Bradley
Broker Lic. No.: 081.0004317 (VT)
Firm Lic. No.: 083.0000949-MAIN (VT)

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