Rexel | Gexpro

Industrial Investment Opportunity | Offering Memorandum

15+ Years of Operating History at This Location

MATTHEWS™

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PROPERTY OVERVIEW

Gexpro
1547 15th St, Augusta, GA 30901

INVESTMENT HIGHLIGHTS

Property Highlights

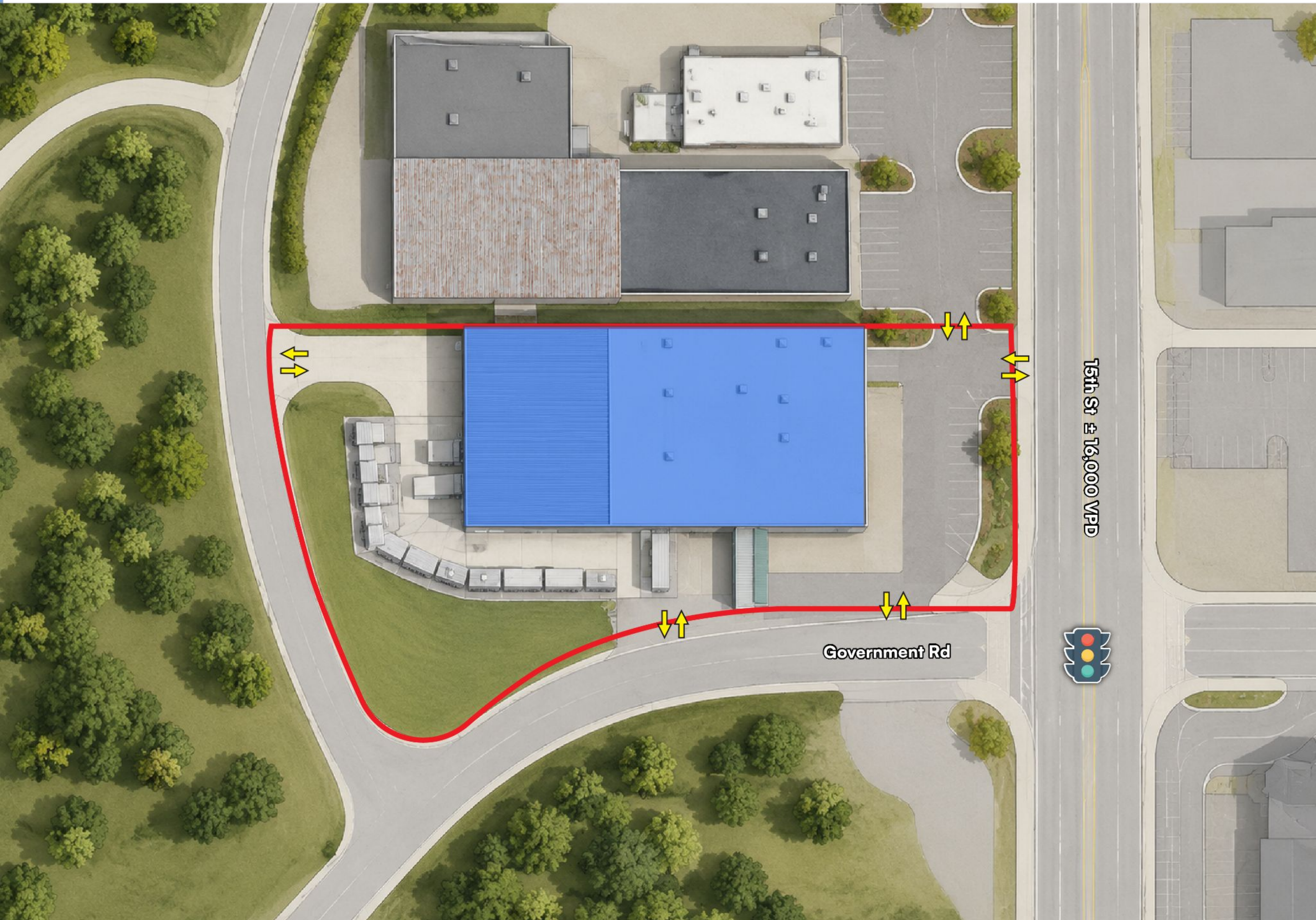
- **Institutional-Quality Credit-Tenanted Industrial Asset** - The offering presents the opportunity to acquire a fully occupied, single-tenant net-leased industrial asset occupied by Gexpro, a subsidiary of Rexel USA, Inc. Rexel is one of the world's leading electrical distribution companies, providing investors with the strength of an established corporate tenant and a long-standing presence in the industrial distribution sector. Gexpro's continued occupancy reinforces the property's role as a critical distribution facility within the Augusta market while providing dependable, long-term cash flow.

- **Long-Term Net-Leased Income with Limited Landlord Responsibilities** - The property is leased to Gexpro under a NN+ lease extending through July 31, 2031, offering approximately five years of remaining lease term. The tenant is responsible for reimbursing real estate taxes and insurance, while the landlord has no common area maintenance responsibilities, creating a predictable and low-management investment. Three additional five-year renewal options at fair market rental rates provide flexibility for continued occupancy and support long-term income stability.

- **Functional Distribution Facility with Efficient Industrial Design** - The approximately 21,500-square-foot facility is well suited for warehouse, distribution, and service-oriented operations. Designed to support efficient logistics and daily operations, the building features 16- to 18-foot clear heights, four dock-high loading doors, one grade-level door, and M-1 Light Industrial zoning within Richmond County. Its functional layout and industrial specifications appeal to a broad range of users while supporting the tenant's ongoing operational needs.

- **Strategically Located Within Augusta's Industrial Corridor** - Situated in Augusta, Georgia, the property benefits from excellent regional connectivity with immediate access to Gordon Highway and Interstate 520, providing convenient links throughout the Augusta metropolitan area and to major transportation corridors across the Southeast. The location supports efficient distribution and last-mile service capabilities, making it an ideal operating location for Gexpro while enhancing the property's long-term industrial appeal.

AUGUSTA UNIVERSITY
Augusta University
±12,337 Students | ±6,200 Employees
Piedmont
Piedmont Augusta
±812 Beds | ±4,000 Employees
Downtown Augusta
±2.5 Miles Away
NE
Wellstar HEALTH SYSTEM
Wellstar MCG Health Medical Center
AUGUSTA UNIVERSITY DENTAL COLLEGE OF GEORGIA
Augusta University
Dental College of Georgia
Lucy Craft Laney High
±736 Students
C.T. Walker Magnet School
±670 Students
New Construction
Elm Hall, Augusta University
Student Housing
Beacon Station
±221 Units
Linden Square
±48 Units
PuroClean
The Paramedics of Property Damage
Walton Green
±170 Units
15th St ± 16,000 VPD
DuraMed Medical
Subject Property


15th St ± 16,000 VPD
Government Rd

1547 15th St
Augusta, GA 30901

±21,500 SF
GLA

1957/2021
Year Built/Renovated

±1.19 AC
Lot Size

$127,920
NOI

$88.37
Price Per SF

FINANCIAL OVERVIEW

Gexpro
1547 15th St, Augusta, GA 30901

FINANCIAL SUMMARY

$1,900,000 List Price	**6.73%** Cap Rate	**$88.37** Price Per SF	**±1.19 AC** Lot Size

Property Summary

Parcel	058-2-061-00-0
MSA	Augusta
Total Building SF	±21,500 SF
Lot Size	±1.19 AC
Lot Square Feet	51,836
Coverage Ratio	41.48%
Zoning	Light Industrial (M1)
County	Richmond
Clear Heights	16' - 18'
Construction Type	Metal
Dock Doors	4
Grade-Level Doors	1
Lease Type	NN+
Tenant Responsibilities	Property Taxes, Property Insurance, Utilities, CAM (Mechanical & Electrical, Sprinkler & Fire Safety, Parking Lot & Sidewalks, HVAC)

FINANCIAL OVERVIEW

Rent Schedule — Fourth Extended Term (Aug 1, 2026 – Jul 31, 2031)

Period	Monthly Rent	Annual Rent	Rate ($/SF/yr)
8/1/2026 – 7/31/2027	**$10,660.00**	**$127,920**	**$5.95**
8/1/2027 – 7/31/2028	$11,034.00	$132,408	$6.16
8/1/2028 – 7/31/2029	$11,420.00	$137,040	$6.37
8/1/2029 – 7/31/2030	$11,819.00	$141,828	$6.60
8/1/2030 – 7/31/2031	$12,233.00	$146,796	$6.83

LEASE ABSTRACT

Lease Term History

Amendment	Period	Monthly Rent
Original Lease	Dec 1, 2009 – Nov 30, 2014	$6,409.21 / mo
1st Amendment (Oct 2014)	Dec 1, 2014 – Nov 30, 2017	$6,793.76 / mo
2nd Amendment (May 2016)	Dec 1, 2017 – Apr 30, 2021	$7,237.65 – $7,376.24 / mo
3rd Amendment (Jul 2020)	May 1, 2021 – Jul 31, 2026	$7,376.24 – $7,523.76 / mo (+deferred rent repay from May 2023)
4th Amendment (Jan 2024)	Aug 1, 2026 – Jul 31, 2031	$10,660 – $12,233 / mo (see rent schedule)

Renewal Options

Number of Options	3 options (per Fourth Amendment)
Each Option Term	5 years per option
Rent at Renewal	Fair Market Value
Notice Required	120 days prior written notice before expiration of then-current term
Maximum Potential Lease End	July 31, 2046 (if all three options exercised)

TENANT OVERVIEW

Tenant
Rexel

Headquarters
Paris, France

Employees
27,000+

Locations
1,950+ (Globally)

Year Founded
1967

Tenant Overview

Rexel USA, Inc. is one of the nation's leading distributors of electrical supplies, industrial automation products, and energy solutions, serving contractors, industrial facilities, utilities, OEMs, and commercial customers across the United States. As the U.S. operating company of the global Rexel Group, Rexel USA leverages an extensive nationwide distribution network, deep technical expertise, and long-standing supplier relationships to deliver mission-critical products and value-added supply chain solutions.

Rexel USA offers a comprehensive portfolio of electrical products, power distribution equipment, automation and control systems, lighting, wire and cable, renewable energy solutions, safety products, and industrial supplies. Through its family of specialized operating companies, including Gexpro, the company provides customized solutions that help customers improve productivity, increase operational efficiency, and reduce total project costs, reinforcing its position as a trusted partner across a broad range of industries.

Why Invest in Rexel?

- **Backed by a Global Industry Leader:** Rexel USA is the U.S. operating company of the publicly traded Rexel Group, one of the world's largest electrical distribution companies, providing significant financial strength, global purchasing power, and operational stability.
- **Essential Infrastructure Business:** Rexel supplies mission-critical electrical, industrial, automation, and energy products that support construction, manufacturing, utilities, data centers, and commercial facilities, generating resilient demand across a broad range of industries.
- **Extensive Nationwide Distribution Network:** With hundreds of branch locations, distribution centers, and specialized business units across the United States, Rexel provides reliable inventory availability, efficient logistics, and comprehensive customer support.
- **Proven Market Leadership:** Combining the resources of a global enterprise with localized expertise, Rexel has established itself as one of North America's leading electrical distributors, positioning the company for continued growth through strategic investments, digital innovation, and expanding demand for electrification and energy infrastructure.

TENANT OVERVIEW

Gexpro

Year Founded
1904

Headquarters
Shelton, CT

Ownership Status
Rexel USA, Inc.

Employees
2,300+

Locations
80+

Annual Revenue
$900 Million

Tenant Overview

Gexpro is a leading value-added distributor of electrical, industrial, lighting, automation, and energy solutions serving customers across the United States. As a subsidiary of Rexel USA, Inc., and part of the global Rexel Group, Gexpro leverages an extensive distribution network, deep technical expertise, and strong supplier relationships to provide mission-critical products and supply chain solutions for industrial facilities, utilities, contractors, manufacturers, and commercial customers.

Gexpro offers a comprehensive portfolio of electrical components, power distribution equipment, motors, automation products, lighting, wire and cable, safety supplies, and renewable energy solutions. The company's customer-focused approach emphasizes productivity, operational efficiency, and total cost savings, making Gexpro a trusted long-term partner for businesses across a wide range of industries.

Why Invest in Gexpro?

- **Backed by Global Industry Leadership:** Gexpro is a subsidiary of Rexel USA, Inc., part of the publicly traded Rexel Group, one of the world's largest electrical distribution companies, providing meaningful financial strength and operational support.
- **Mission-Critical Industry:** Gexpro supplies essential electrical, industrial, automation, and energy products that support manufacturing, utilities, infrastructure, and commercial operations, creating durable demand across economic cycles.
- **Established Distribution Network:** The company operates an extensive nationwide distribution platform with deep supplier relationships, allowing it to efficiently serve customers with reliable inventory, logistics, and technical expertise.
- **Long-Term Customer Relationships:** Gexpro's value-added service model, engineering support, and customized supply chain solutions foster long-standing relationships with industrial, utility, and contractor customers, supporting recurring business.
- **Strong Market Position:** As a recognized leader in industrial and electrical distribution, Gexpro combines the resources of a global enterprise with localized service capabilities, reinforcing its position as a trusted supply partner across a diverse range of end markets.

MARKET OVERVIEW

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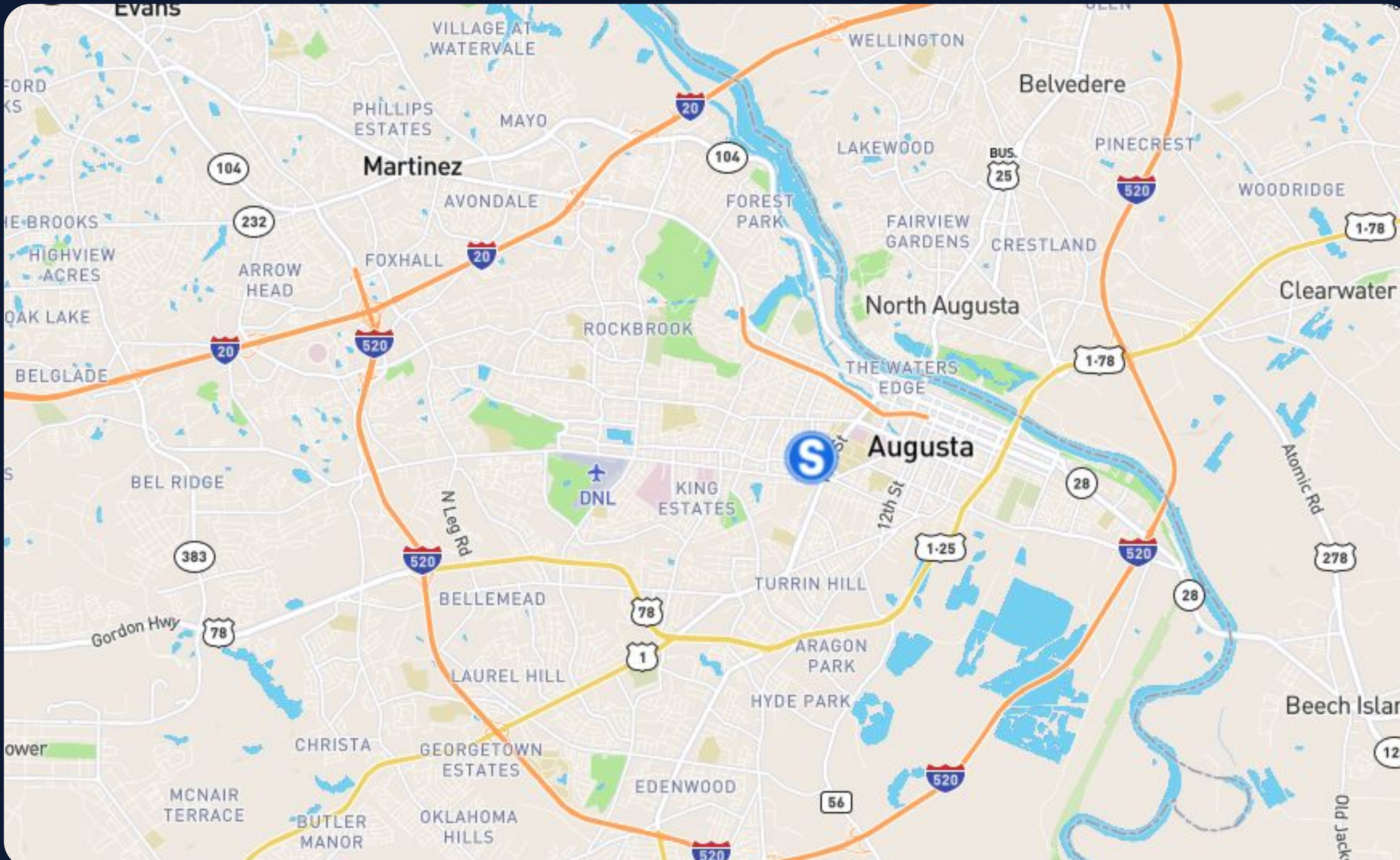
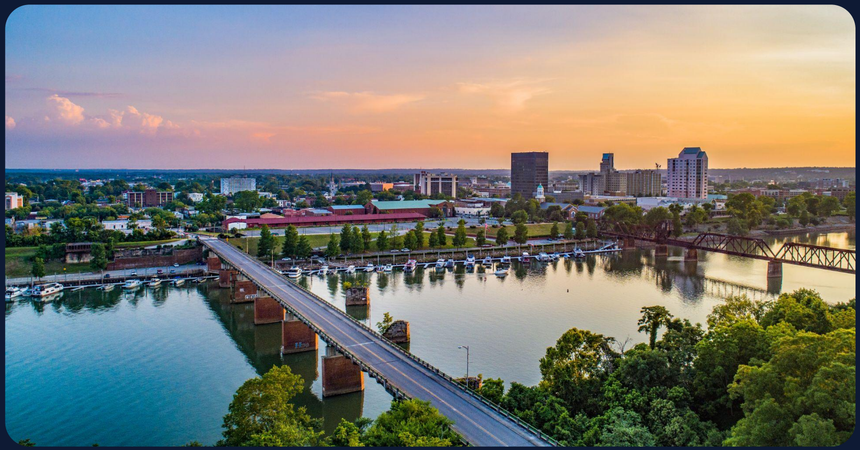


AUGUSTA, GA

Market Demographics



201,008
Total Population

74,891
Total Employment

23,400
Manufacturing Employment

85,900
Employed Population

4.5%
Industrial Rent Growth

$6.20/SF NNN
Ave Industrial Asking Rent

Local Market Overview

Augusta serves as a strategic industrial hub along the Georgia–South Carolina border, supported by a diverse economy anchored by manufacturing, logistics, defense, healthcare, and advanced technology. Augusta's location along Interstate 20, with convenient access to the Port of Savannah, the Port of Charleston, and major Southeastern markets, enhances its role as a regional distribution and supply chain center.Augusta's industrial market continues to experience healthy tenant demand driven by distribution, manufacturing, e-commerce, and service-oriented users seeking well-connected facilities at competitive occupancy costs.

The industrial market continues to benefit from steady demand driven by manufacturing, warehousing, and last-mile distribution users seeking cost-effective alternatives to larger metropolitan markets. Modern industrial facilities, available land for future development, and reliable transportation infrastructure support long-term growth across the sector. With ongoing public and private investment, a stable employment base, and strong regional connectivity, Augusta remains well positioned for continued industrial expansion and sustained occupier demand.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,601	50,092	115,694
Current Year Estimate	8,369	49,982	116,808
2020 Census	7,989	48,364	115,872
Growth Current Year-Five-Year	2.78%	0.22%	-0.95%
Growth 2020-Current Year	4.76%	3.35%	0.81%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,495	22,900	51,445
Current Year Estimate	3,405	22,888	52,325
2020 Census	3,120	21,657	51,395
Growth Current Year-Five-Year	2.66%	0.05%	-1.68%
Growth 2020-Current Year	9.10%	5.69%	1.81%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$52,471	$75,759	$84,072

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