L&W SUPPLY

4132 HAROLDSEN DR

IDAHO FALLS, ID 83401

Offering Memorandum
Industrial Investment Opportunity

MATTHEWS™

EXCLUSIVELY LISTED BY

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INVESTMENT HIGHLIGHTS

STRONG NATIONAL CREDIT TENANT

L&W Supply, an ABC Supply company, is a leading distributor of interior building products, operating 270+ locations nationwide. As part of ABC Supply Co., Inc., North America's largest wholesale distributor of roofing materials with 1,000+ locations and $20+ billion in annual revenue, L&W Supply benefits from the backing of one of the most established building products distributors in North America.

RECENT NEW CONSTRUCTION IMPROVEMENTS

In 2020, the property underwent significant site improvements, including the addition of a ±4,200 SF awning, a ±6,800 SF storage shed, new 24-foot gates, and newly paved asphalt throughout the yard. These improvements further enhance the property's functionality for L&W Supply's operations and demonstrate the tenant's long-term commitment to the site, as the layout and improvements were tailored to support their specific storage, staging, and distribution needs.

STRATEGIC EASTERN IDAHO INDUSTRIAL LOCATION / MULTIMODAL TRANSPORTATION

Located in Idaho Falls, the subject property benefits from a strategic Eastern Idaho location with strong regional connectivity via I-15, US-20, and US-26, providing efficient access throughout Idaho, Utah, Montana, Wyoming, and the broader Intermountain West. The location is further enhanced by proximity to Idaho Falls Regional Airport, regional rail infrastructure, and Idaho Falls' role as a key commercial hub for Eastern Idaho, supporting demand from agriculture, food processing, energy, manufacturing, logistics, and industrial users across the region.

BELOW MARKET IOS RENT

The ±24,240 SF warehouse sits on an ±2.68-acre lot, representing approximately 21% building-to-lot coverage, with an asphalt yard that creates a highly functional Industrial Outdoor Storage (IOS) configuration. Given the excess paved yard area, secure outdoor storage capabilities, and limited supply of comparable IOS product in Idaho Falls, the current rent is considered meaningfully below market.

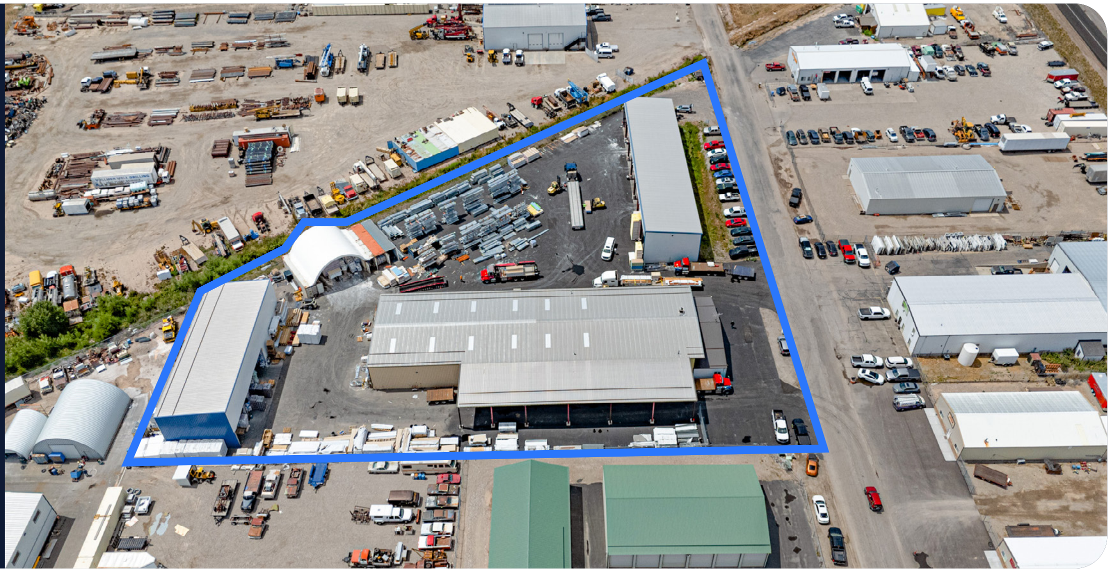
±24,240 SF	±116,741 SF	21%	±2.68 AC
Total Building Area	Total Lot Square Feet	Building/Lot Coverage	Lot Size

$2,867,000
List Price

$118.28
Price Per SF

6.00%
Cap Rate

$24.56
Price Per SF Land



Property Summary	
Parent Company	ABC Supply Co.
Lease Guarantor	L&W Supply Corporation (270+ Locations)
Tenant	L&W Supply
Address	4132 Haroldsen Dr, Idaho Falls, ID 83401
Market	Bonneville County
Year Built / Renovated	2005 / 2020
Construction	Metal
Total Building SF	±24,240 SF
Acres	±2.68 AC
Lot Square Feet	±116,741 SF
Building/Lot Coverage	21%

Lease Summary	
Lease/Rent Commencement	2/1/20
Lease Expiration	1/31/30
Lease Term Remaining	±3.5 Years
Rental Increases	Lesser of CPI% and 3.00% Annually
Monthly Rent	$14,335
Annual Rent	$172,015
Rent/SF	$7.10
Rent/Acre	$64,185
Options	2, 5-Year Options @ Cont'd Terms
Lease Type	Industrial NNN
Tenant Responsibilities	Taxes, Insurance, HVAC, Windows, Doors
Landlord Responsibilities	Roof, Structure, Foundation & Underground Utilities

INCOME TABLE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT / SF	CAP RATE	% INCREASE
2/1/2026 - 1/31/2027	$172,015	$14,335	$7.10	6.00%	3.00%*
2/1/2027 - 1/31/2028	$177,175	$14,765	$7.31	6.18%	3.00%
2/1/2028 - 1/31/2029	$182,490	$15,208	$7.53	6.37%	3.00%
2/1/2029 - 1/31/2030	$187,965	$15,664	$7.75	6.56%	3.00%
2, 5-Year Options @ Continued Lesser of CPI% and 3% Annually					
2/1/2030 - 1/31/2031	$193,604	$16,134	$7.99	6.75%	3.00%
2/1/2031 - 1/31/2032	$199,412	$16,618	$8.23	6.96%	3.00%
2/1/2032 - 1/31/2033	$205,395	$17,116	$8.47	7.16%	3.00%
2/1/2033 - 1/31/2034	$211,556	$17,630	$8.73	7.38%	3.00%
2/1/2034 - 1/31/2035	$217,903	$18,159	$8.99	7.60%	3.00%
2nd 5-Year Option @ Continued Lesser of CPI% and 3% Annually					
2/1/2035 - 1/31/2036	$224,440	$18,703	$9.26	7.83%	3.00%
2/1/2036 - 1/31/2037	$231,173	$19,264	$9.54	8.06%	3.00%
2/1/2037 - 1/31/2038	$238,109	$19,842	$9.82	8.31%	3.00%
2/1/2038 - 1/31/2039	$245,252	$20,438	$10.12	8.55%	3.00%
2/1/2039 - 1/31/2040	$252,609	$21,051	$10.42	8.81%	3.00%

“Rent shown assumes 3.0% annual escalations; however, the lease provides for annual increases equal to the lesser of 3.0% or the applicable CPI increase.





L&W SUPPLY
Drywall
Suspended Ceilings
Foam / Insulation
Metal Framing
Stucco / EIFS / Plaster


OOCL


SW
Country Club Mall
FredMeyer
McDonald's
DOLLAR TREE
AutoZone
IDAHO FALLS PUBLIC WORKS
Lott Con. INC
cbi
KELLER SUPPLY COMPANY
MAVERIK
ADVENTURE'S FIRST STOP
eurofins
UPTOP
FleetPride
HEAVY DUTY PARTS & SERVICE
The Custom Saber Shop, LLC
MOUNTAIN WEST DAIRY SERVICES
Burrs Cold Storage
SiteOne
LANDSCAPE SUPPLY
Vollmer
Well Drilling
Sager Sign Arts
Rigby Fwy ± 22,000 VPD
ROCK SOLID
GRANITE & TILE, Inc.
Subject Property
N Haroldsen Dr
Rowen Manufacturing

SITE PLAN

Ellsworth & Associates, PLLC
Engineers & Land Surveyors

811 Know what's below. Call before you dig.

CONTRACTOR SHALL CONTACT DIG-LINE A 811 PRIOR TO ANY CONSTRUCTION.

STORM DRAINAGE CALCULATIONS:
SHADED AREA = 65,569 SQ. FT.
RUNOFF FACTOR 1.3"
V = 65,569 X 1.3/12 = 7,104 C.F.
RETENTION AREA
A = 2,396 X 3' DEEP = 7,188 C.F.
7,188 C.F. > 7,104

SITE PLAN
BUILDING SPECIALTIES

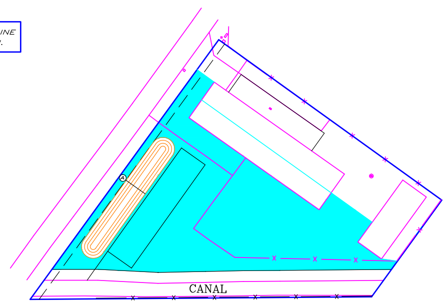
PART OF LOT 2, BLOCK 3, TELFORD PARK DIVISION NO. 1
BONNEVILLE COUNTY IDAHO
PART OF N.W. 1/4 SECTION 5, TOWNSHIP 2 NORTH, RANGE 38 E. B.M.
BONNEVILLE COUNTY, IDAHO

PROPERTY LEGAL DESCRIPTION

Lot 2 in Block 3, of Telford Park, according to the offical plat thereof, recorded February 2, 1978 as Instrument No. 534159 filed in Official Records of Bonneville County, Idaho.

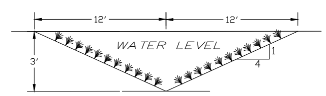
Less and excepting therefrom:

Beginning at a point that is South S.88°58'35"W. 186.62 feet and S.27°05'15"W. 2485.76 feet from the Northeast corner of said Section 5, said point also being the Easterly most corner of said Lot 2, and running thence S.89°33'24"W. 278.21 feet along the Southerly boundary of said Lot 2; thence N.35°50'53"E. 164.67 feet to a point on the Easterly Boundary of said Lot 2; thence S.54°09'07"E. 224.24 feet along said Easterly boundary to the point of beginning.

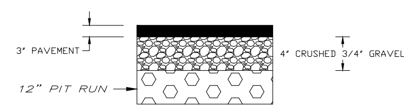


VICINITY MAP

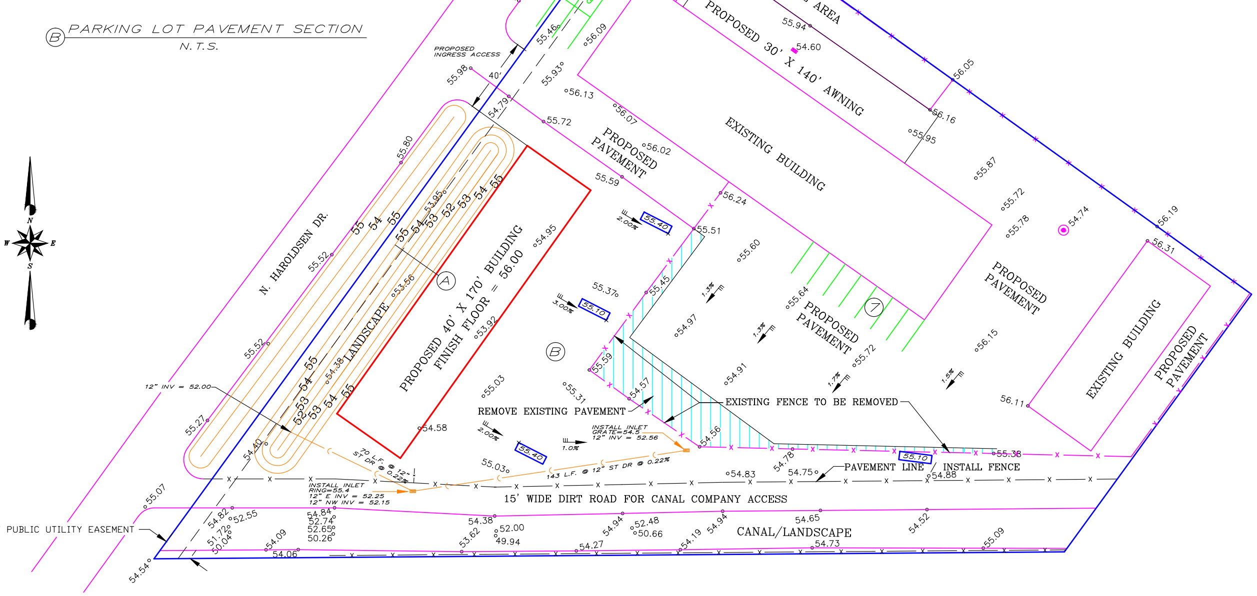
NOT TO SCALE



Ⓐ RETENTION AREA
N.T.S.



Ⓑ PARKING LOT PAVEMENT SECTION
N.T.S.



ENGINEER

Ellsworth & Associates, PLLC
Engineers & Land Surveyors
253 1st Street, Idaho Falls, ID. 83401
208 522 5414 Fax 208 523 2614

DEVELOPER

BRIAN CHRISTENSEN
STEEL DESIGN LLC
4409 N. HAROLDSON DR
IDAHO FALLS, ID, 83405
208-589-3193

UTILITIES

PHONE CENTURY LINK 208-552-6700	POWER ROCKY MOUNTAIN POWER 208-522-0570
GAS INTERMOUNTAIN GAS CO. 208-542-6000	WATER INDIVIDUAL WELL
SEWER INDIVIDUAL SEPTIC	

DENOTES

- EXISTING FENCE
- EXISTING FRENCH DRAIN
- EXISTING CATCH BASIN
- PROPOSED STORM INLET
- 55.00 PROPOSED ELEVATION
- SET 1/2" IRON ROD W/PLASTIC CAP MARKED L.S.# 10944 OR AS SHOWN
- FOUND 1/2" IRON ROD W/PLASTIC CAP MARKED L.S.# 827 OR AS SHOWN
- FOUND 5/8" IRON ROD W/PLASTIC CAP MARKED L.S.# 827

NOTE: CONTRACTOR TO CONFORM TO CURRENT A.D.A. STANDARDS

SITE PLAN
BUILDING SPECIALTIES
PART OF N.W. 1/4 SECTION 5, TOWNSHIP 2 NORTH, RANGE 38 EAST B.M.
BONNEVILLE COUNTY

Job No. **1253**
Sht. 1 of 1

Scale: 1" = 30' | Date: 8-11-2016
Drawn By: S.D.E. | Cadfile: 1253 SITE PLAN
208 522 5414 Fax 208 523 2614
253 1st Street, Idaho Falls, ID. 83401

Ellsworth & Associates PLLC

I&M1-INDUSTERIAL

4132 HAROLDSEN DR

LANDSCAPE=30%
CANAL=10,735 SQ FT
STORM POND=10,228 SQ FT
10,735+10,228=20,963/69,669=30%

TENANT OVERVIEW

L&W Supply is one of the nation's largest specialty distributors of interior building materials, serving professional commercial and residential contractors through a broad network of locations across the United States. Founded in 1971, the company has established a leading position in the construction supply industry by offering drywall, steel framing, acoustical ceilings, insulation, fasteners, and other essential interior building products. Since becoming a wholly owned subsidiary of ABC Supply Co., Inc. in 2016, L&W Supply has further strengthened its market presence by leveraging the financial resources, logistics network, and operational expertise of North America's largest wholesale distributor of roofing and select exterior and interior building products.

YEAR FOUNDED
1982

PARENT COMPANY
ABC SUPPLY CO.

HEADQUARTERS
Beloit, WI

LOCATIONS
±270

Company Background

Founded in 1982, L&W Supply is headquartered in Beloit, Wisconsin and operates as a privately held subsidiary of ABC Supply Co., Inc. The company has grown from a regional distributor into one of the largest suppliers of interior construction materials in the United States, serving contractors across commercial, residential, and institutional projects.

National Footprint

L&W Supply operates more than 270 branches across 46 states, giving it one of the most extensive distribution networks in the interior building products industry. Its nationwide footprint allows the company to efficiently serve contractors with localized inventory, jobsite delivery, and specialized support while benefiting from the purchasing power and logistics capabilities of its parent company.

Financial Strength & Ownership

As a wholly owned subsidiary of ABC Supply Co., Inc., L&W Supply benefits from the financial stability and operational backing of one of North America's largest building products distributors. While L&W Supply is privately held and does not maintain public credit ratings from S&P or Moody's, its ownership by ABC Supply provides significant scale, purchasing power, and long-term investment capacity that reinforce its competitive position.

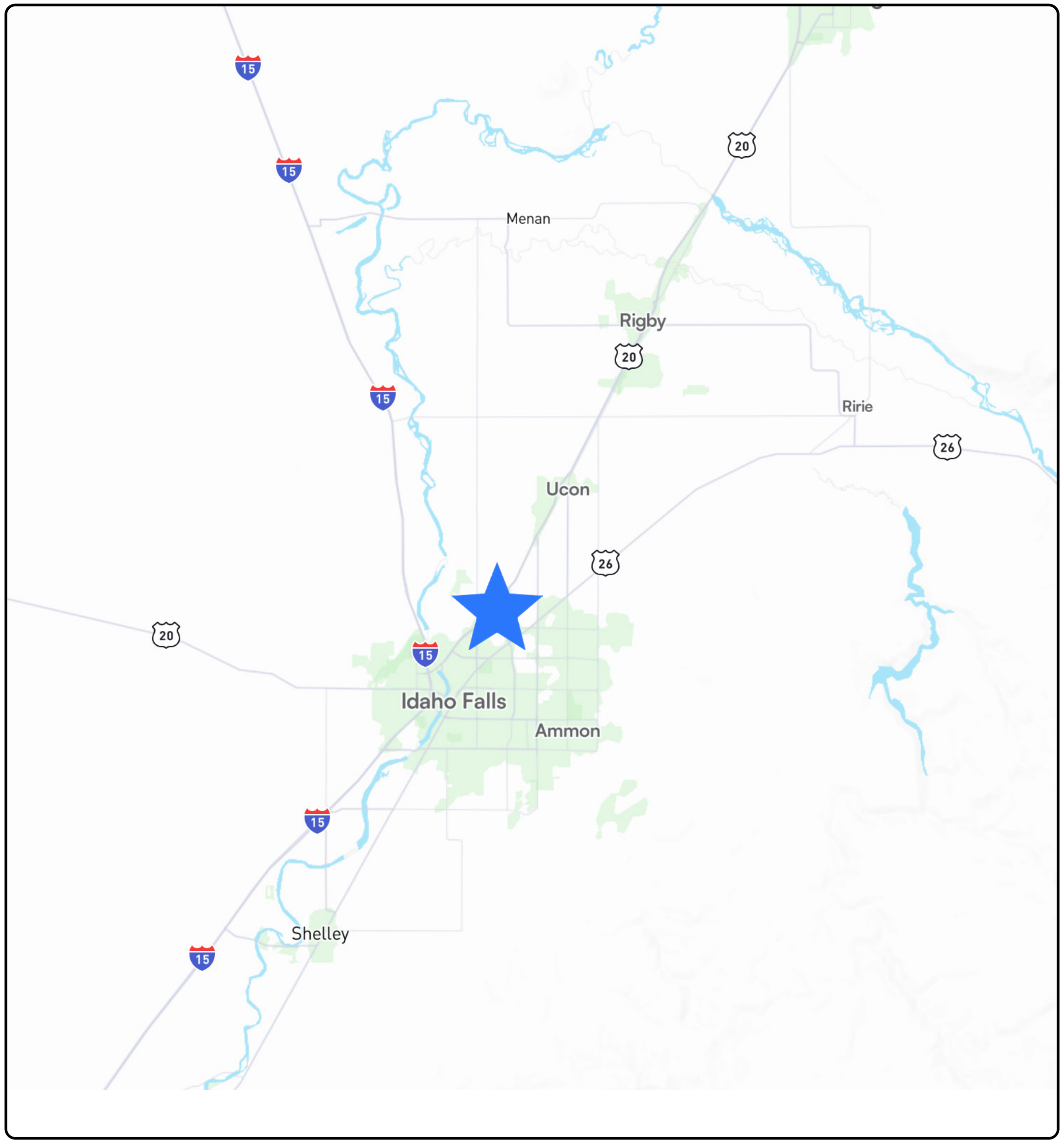
Growth Strategy

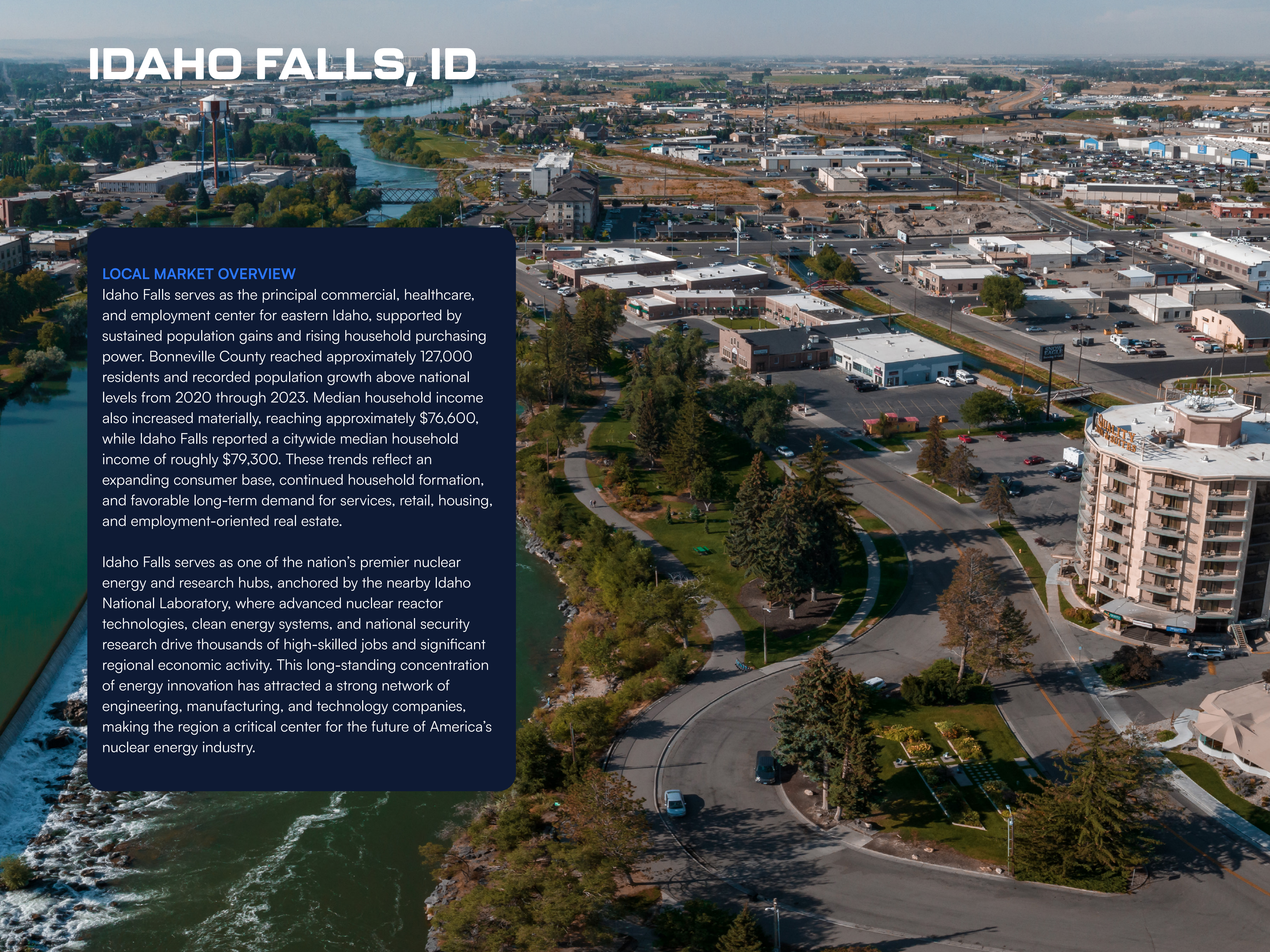
L&W Supply continues to expand through strategic branch openings, acquisitions, and investments in customer service and digital capabilities. The company focuses on strengthening contractor relationships by providing reliable product availability, specialized expertise, efficient jobsite delivery, and technology solutions that simplify ordering and account management. These initiatives position L&W Supply to capitalize on long-term demand from both new construction and renovation activity.

Idaho Falls, ID - Market Overview

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	30,175	96,033	131,157
2025 Population	33,366	103,868	144,663
2030 Population Projection	35,213	109,165	152,936
HOUSEHOLDS	**3-MILE**	**5-MILE**	**10-MILE**
2020 Households	10,605	33,792	44,564
2025 Households	11,739	36,651	49,206
2030 Household Projection	12,394	38,556	52,033
INCOME	**3-MILE**	**5-MILE**	**10-MILE**
Avg Household Income	$83,497	$89,282	$98,057





IDAHO FALLS, ID

LOCAL MARKET OVERVIEW

Idaho Falls serves as the principal commercial, healthcare, and employment center for eastern Idaho, supported by sustained population gains and rising household purchasing power. Bonneville County reached approximately 127,000 residents and recorded population growth above national levels from 2020 through 2023. Median household income also increased materially, reaching approximately $76,600, while Idaho Falls reported a citywide median household income of roughly $79,300. These trends reflect an expanding consumer base, continued household formation, and favorable long-term demand for services, retail, housing, and employment-oriented real estate.

Idaho Falls serves as one of the nation's premier nuclear energy and research hubs, anchored by the nearby Idaho National Laboratory, where advanced nuclear reactor technologies, clean energy systems, and national security research drive thousands of high-skilled jobs and significant regional economic activity. This long-standing concentration of energy innovation has attracted a strong network of engineering, manufacturing, and technology companies, making the region a critical center for the future of America's nuclear energy industry.

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 **4132 Haroldsen Dr, Idaho Falls, ID 83401** ("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.

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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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