SHERWIN-WILLIAMS

3415 Forum Boulevard | Fort Myers, FL 33905

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

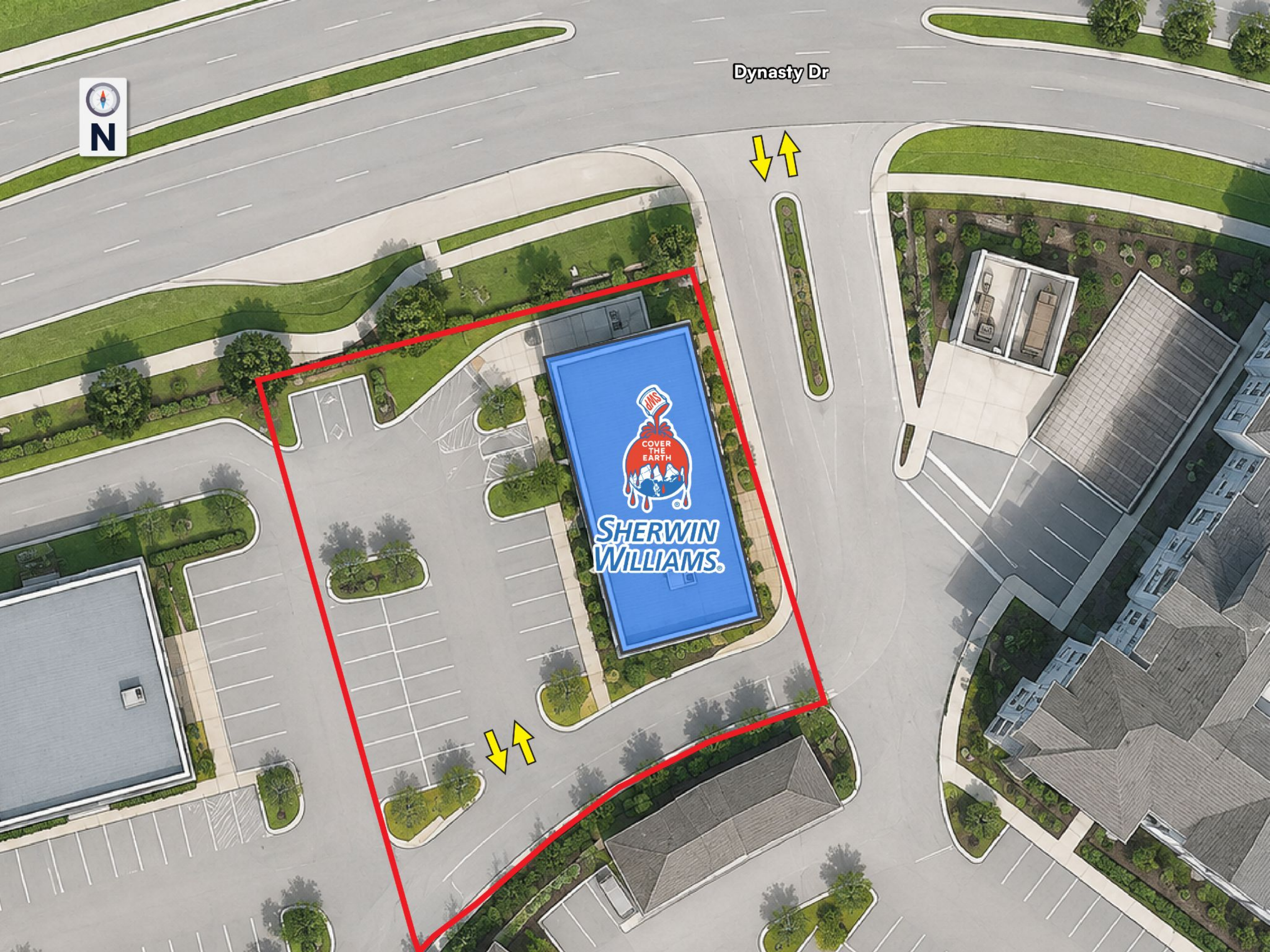
3415 Forum Boulevard
Fort Myers, FL 33905

Investment Highlights

Property Highlights

- **Corporate Guaranteed Lease** - Lease guaranteed by the Sherwin-Williams Company, a publicly traded company under the ticker SHW on the NYSE.
- **Embedded Rent-Growth** - Exercised the first of Four, 5-Year options with 10% increases on every option, allowing for substantial NOI growth.
- **Original 10-Year Lease Term with Exercised Option** - Indicates Sherwin-Williams' dedication to the site and proves their success in the Fort Myers market.
- **Located Off of Colonial Blvd** – Busiest Thoroughfare through Fort Myers - Strategically positioned near I-75 with approximately 93,000+ VPD and off of Colonial Blvd which sees 81,000+ VPD, showcasing the strength of the real estate fundamentals along the thoroughfare.
- **Located within The Forum** - The Forum is a newly developed 706-acre mixed-use development that combines retail, office, residential, hospitality, and medical uses creating a diversified and established destination.
    - *The Forum sees over 450,000 visitors monthly and over 5 million visitors annually.*
- **Growing and Upcoming Market** - Part of the rapidly growing Cape Coral-Fort Myers MSA, one of Florida's major population growth markets, supporting continued demand through the trade area.
    - *2030 Projected Population/Household Growth: 11%*
- **Premier Retail Corridor** - The property is surrounded by nationally recognized retailer like Walmart, Target, Publix, Home Depot, Walgreens, Starbucks, Chick-fil-a and more.

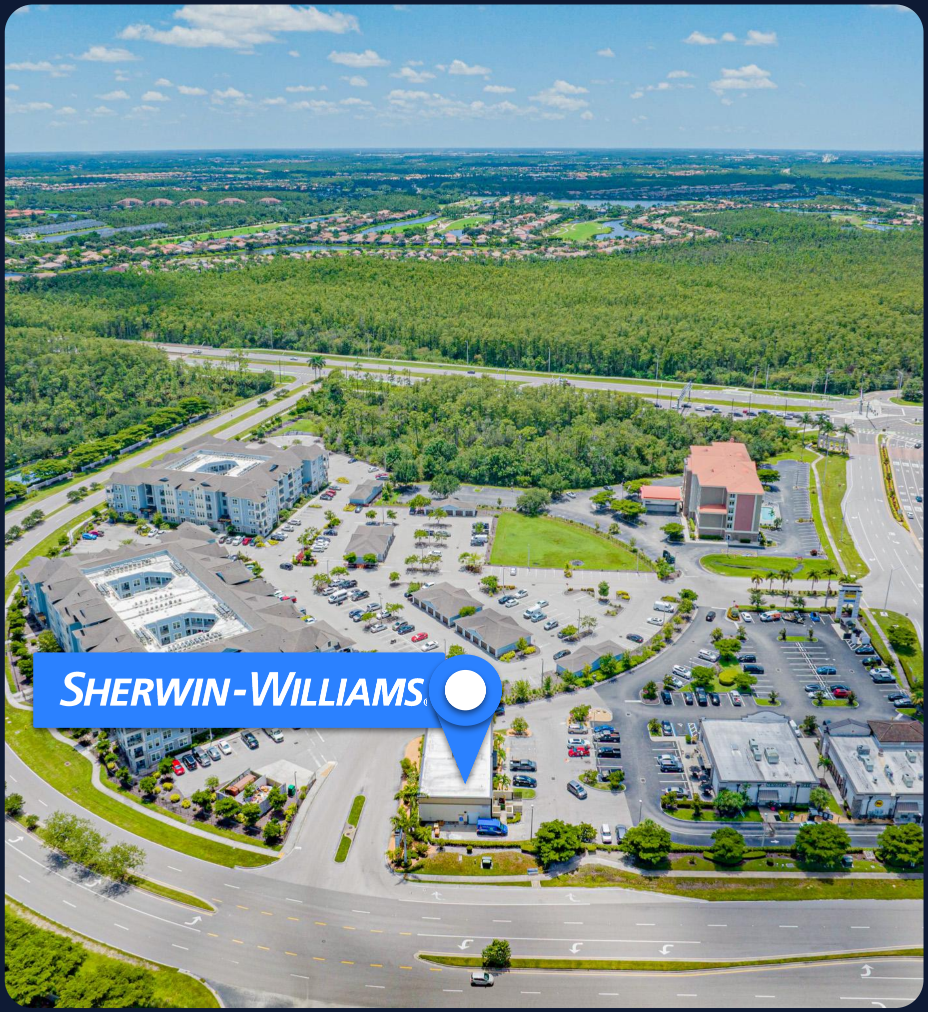
SW
TOPGOLF
OAR & IRON
RAW BAR & GRILL
POTBELLY
SANDWICH SHOP
SKY ZONE
TRAMPOLINE PARK
target
Interstate 75
± 93,000 VPD
Colonial Blvd ± 81,000 VPD
Valvoline
THE HOME DEPOT
petco
Michaels
STAPLES
ROSS
DRESS FOR LESS
dd's
DISCOUNTS
RACK ROOM SHOES
HAWAII POKE
3 Pepper
DOLLAR TREE
Bank OZK
GNC
LIVE WELL
FIREHOUSE SUBS
FOUNDED BY FIREMEN
MATTRESS FIRM
TONY'S N.Y. PIZZA
Great Clips
FORT MYERS
MODERN DENTISTRY
DUNKIN'
Forum Blvd ± 10,200 VPD
STARBUCKS
Holiday Inn
McALISTER'S
DELI
Cypress Legends
±332 Units
Dynasty Dr
Drift at the Forum
±195 Units
SHERWIN WILLIAMS.
COVER THE EARTH
Subject Property



Dynasty Dr
N
SHERWIN WILLIAMS.
COVER THE EARTH

±0.63 AC	±4,210 SF	2016	±91,200 VPD	NN+
Lot Size	GLA	Year Built	Forum Blvd & Colonial Blvd	Lease Type

Property Photos



Financial Overview

3415 Forum Boulevard
Fort Myers, FL 33905

Financial Summary

$1,980,000	**5.75%**	**$113,850**	**±0.63 AC**
List Price	Cap Rate	NOI	Lot Size

Property Details

Tenant Trade Name	Sherwin-Williams
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	January 21, 2015
Rent Commencement Date	August 31, 2015
First Option Commencement Date	January 1, 2027
Lease Option Expiration Date	December 31, 2031
Term Remaining on Lease	±5 Years
Increase	10% Each Option
Options	Three (3), 5-Years

Annualized Operating Data

	Rent PSF	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 12/31/2031	**$27.04**	**$9,487**	**$113,850**	**-**	**5.75%**
Option 2 (1/1/2032-12/31/2036)	$29.75	$10,436	$125,235	10%	6.33%
Option 3 (1/1/2037-12/31/2041)	$32.72	$11,479	$137,758	10%	6.96%
Option 4 (1/1/2042-12/31/2046)	$35.99	$12,627	$151,534	10%	7.65%

Tenant Overview

Year Founded
1886

Headquarters
Cleveland, OH

Ownership Status
Publicly Traded (NYSE)

Employees
63,890+

Locations
4,700+

Credit Rating
S&P: BBB

Annual Revenue
$23.57 Billion

SHERWIN-WILLIAMS

Tenant Overview

The Sherwin-Williams Company is a premier global provider of paints, coatings, and related products, widely regarded for its powerful brand equity, operational scale, and consistent financial performance.

Founded in 1886 and headquartered in Cleveland, Ohio, Sherwin-Williams operates one of the largest paint store networks in North America, serving both professional contractors and retail consumers through a vertically integrated business model that enhances supply chain control and customer engagement.

Publicly traded on the NYSE under the ticker SHW, Sherwin-Williams boasts investment-grade credit ratings and a long history of dividend growth, underscoring its status as a stable and attractive tenant in the retail and industrial real estate sectors.

Why Invest in Sherwin-Williams ?

- **Strong Credit Ratings:** Investment-grade ratings (S&P: BBB, Fitch: BBB+) reflect financial stability.
- **Diversified Revenue Base:** Balanced exposure across residential, commercial, and industrial markets.
- **Vertically Integrated Model:** Company-owned stores enhance margin control and brand loyalty.
- **Reliable Dividend Growth:** 45+ years of dividend increases and strong free cash flow.

Market Overview

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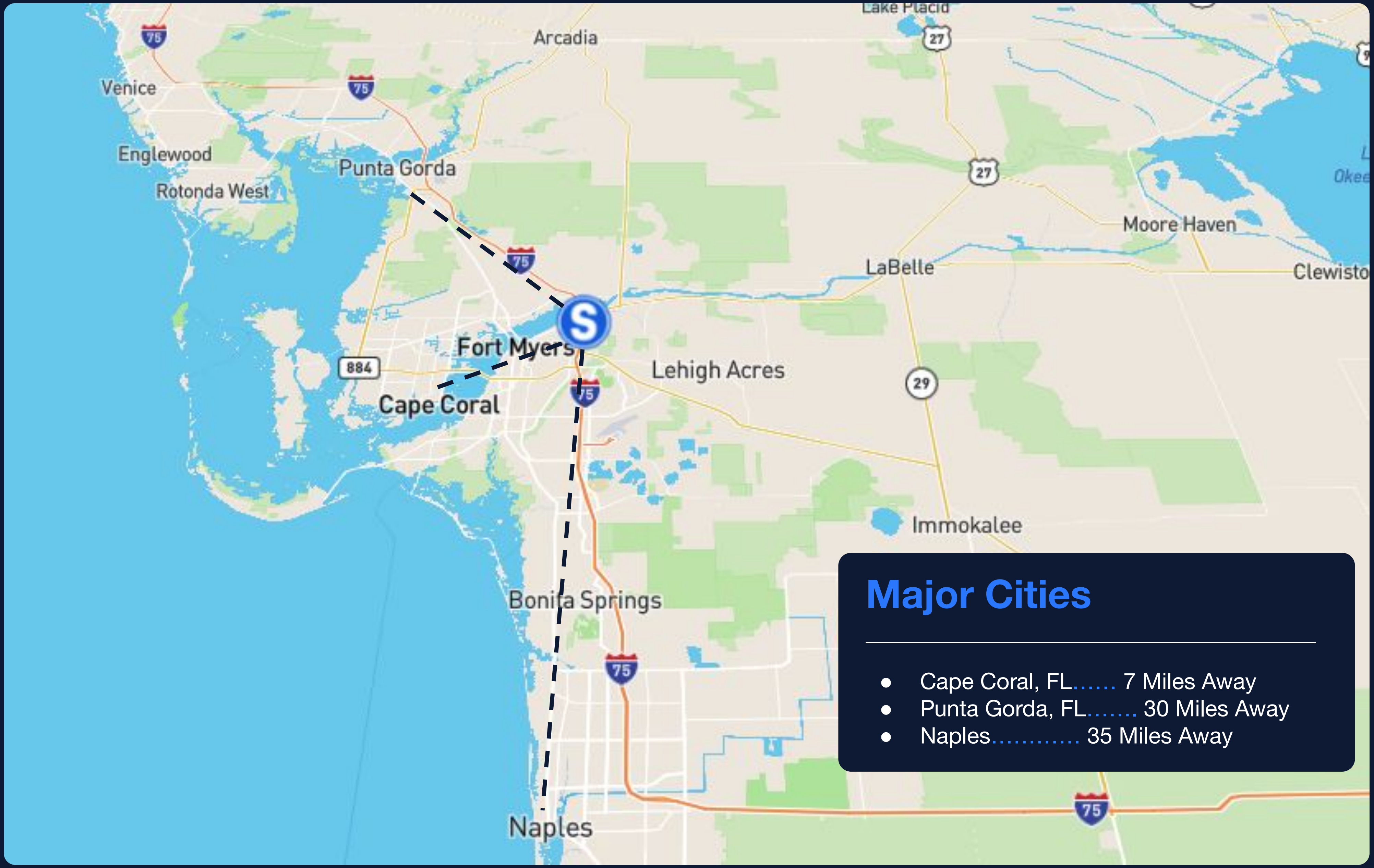

Major Cities

- Cape Coral, FL...... 7 Miles Away
- Punta Gorda, FL....... 30 Miles Away
- Naples............ 35 Miles Away

Fort Myers, FL

99,918+
Total Population

45,000+
Employed Population

15.6%
Growth Rate

$88,905
Average HH Income

Local Market Overview

Fort Myers is the commercial and economic center of Southwest Florida, offering a diverse economy supported by healthcare, tourism, retail, professional services, education, and construction. The area's favorable climate, coastal lifestyle, and business-friendly environment continue to attract new residents, employers, and private investment, contributing to steady long-term economic growth. The local real estate market is driven by a mix of primary homeowners, retirees, seasonal residents, and investors. Demand remains supported by ongoing migration to the region, while recent increases in housing inventory have created a more balanced market, providing buyers with greater selection and sellers with continued opportunities in desirable neighborhoods.

Fort Myers benefits from excellent regional connectivity through Southwest Florida International Airport, major transportation corridors, and proximity to Gulf Coast beaches, making it an attractive destination for both residents and businesses. The city's vibrant downtown River District, expanding healthcare network, recreational amenities, and ongoing commercial development continue to enhance its appeal as a place to live, work, and invest.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	8,622	44,757	144,619
Current Year Estimate	7,431	42,688	138,096
2020 Census	5,360	35,490	122,118
Growth Current Year-Five-Year	16.04%	4.85%	4.72%
Growth 2020-Current Year	38.63%	20.28%	13.08%
Households	**1-Mile**	**3-Mile**	**5-Mile**
Five-Year Projection	3,415	19,165	57,478
Current Year Estimate	2,823	18,251	55,180
2020 Census	1,675	14,440	47,107
Growth Current Year-Five-Year	20.95%	5.01%	4.16%
Growth 2020-Current Year	68.59%	26.39%	17.14%
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$118,360	$127,200	$114,567

Attractions & Tourism

Fort Myers is a popular destination on Florida's Gulf Coast, offering a wide variety of attractions for visitors of all ages. One of its most popular landmarks is the Edison and Ford Winter Estates, where guests can explore the historic homes, beautiful botanical gardens, and museum dedicated to Thomas Edison and Henry Ford. Nature lovers can visit the Six Mile Cypress Slough Preserve, which features scenic boardwalks through wetlands filled with native wildlife, including birds, turtles, and alligators. Just a short drive away, Fort Myers Beach provides miles of soft white sand, warm Gulf waters, and opportunities for swimming, boating, fishing, and watching spectacular sunsets. Visitors can also explore nearby Sanibel and Captiva Islands, which are famous for their world-class shelling, pristine beaches, and peaceful island atmosphere.

Tourism plays a vital role in Fort Myers' economy and identity, attracting millions of visitors each year to experience the area's natural beauty, warm climate, and coastal lifestyle. The city is a popular destination for beach vacations, eco-tourism, boating, fishing, and outdoor recreation, making it an ideal getaway throughout the year. Visitors come from across the United States and around the world to enjoy Fort Myers Beach, the nearby Sanibel and Captiva Islands, and the region's many parks, nature preserves, and waterways. Tourism also supports a thriving hospitality industry, with numerous hotels, resorts, restaurants, shops, and entertainment venues that create jobs and contribute to the local economy.

Fort Myers Beach

3.32 Million Visitors Per Year

Historic Downtown

4.93 Million Visitors Per Year

Sanibel & Captiva Islands

1 Million Visitors Per Year

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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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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.

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