

Winsupply



WINSUPPLY-ANCHORED AT OKLAHOMA STATE UNIVERSITY

WINSUPPLY REVENUES EXCEED \$5 BILLION
VALUE-ADD INDUSTRIAL OPPORTUNITY

STILLWATER, OKLAHOMA





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EXCLUSIVELY LISTED BY:

JAMES ANDREWS

Associate
Net Leased Properties Group
(949) 419-3302
james.andrews@marcusmillichap.com
Lic. CA 02115272

CRAIG ELSTER

Vice Presidents Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Timothy Speck
Lic. OK 149994

EXECUTIVE SUMMARY



Winsupply is a Leading Supplier of Residential and Commercial Construction and Industrial Supplies with Revenues Exceeding \$5 Billion



Value-Add Opportunity with the Potential to Achieve a Pro Forma Cap Rate of 7.27% (Assumes Existing Vacancy Leased at a Below Market Rent of \$10/SF/Year, While Market Rent is \$12.50-\$16+/SF/Year)



Pride of Ownership Property in Stillwater, OK – Stillwater is Home to the Main Campus of Oklahoma State University (Over 25,000 Students), as well as Northern Oklahoma College Over 2,000 Students)

Excellent Industrial Investment Opportunity

- ▶ **Seller Carryback Financing Available at Favorable Rate and Terms** Including Up To 70% LTV and Up To a 20-Year Fixed Term (Please Contact Agents for More Details)
- ▶ Well-Maintained Property with Excellent Curb Appeal
- ▶ **Strong Exposure on S. Perkins Road with Traffic Counts Exceeding 14,000 Cars Per Day** | Located Just Minutes from Oklahoma State University

Strong Brand Recognition and Tenancy History

- ▶ **Constructed in 2008 for Winsupply as a Relocation Store Due** to the Need for a Larger Building
- ▶ Anchored by Winsupply – Known as “The Winsupply Family of Companies,” is a Privately Held Company that has Collective Sales of \$5.5 Billion among 630 Wholesaling Locations in 45 States
- ▶ Winsupply has Occupied the Subject Property Since 2008 and has **Consistently Renewed Their Lease**, Proving Their Commitment to this Location

Pride of Ownership Property in Stillwater, OK

- ▶ Stillwater’s Unique Submarket has Limited Properties with Industrial Zoning, Resulting in Extreme Demand and the Ability to Command Higher Rents for Industrial Space
- ▶ Dense, Infill Area with Over 50,000 Residents within 5 Miles of the Subject Property
- ▶ Stillwater is Home to the Main Campus of Oklahoma State University (The City’s Largest Employer with Over 10,000 Employed) as well as Northern Oklahoma College, Meridian Technology Center, and the Oklahoma Department of Career and Technology Education



TENANT OVERVIEW & IN THE NEWS

Winsupply

Winsupply is a leading supplier of residential and commercial construction and industrial supplies and equipment headquartered in Dayton, Ohio. Known as “The Winsupply Family of Companies,” the privately held company has collective sales of **\$5.5 billion among 630 wholesaling locations** in 45 states. Winsupply offers entrepreneurs the unique opportunity to own a meaningful part of the local business.

Winsupply offers entrepreneurs guidance and services to start and run wholesale distribution businesses that support local contractors and their businesses. They believe in a shared dream, fueled by hard-working people who lift each other up and create stronger communities – together.

Website www.winsupplyinc.com

Revenue \$5.5 Billion

Square Feet 19,676

Winsupply Partners with Drove Express to Make History

Winsupply – DAYTON, Ohio, August 2, 2022 –

Winsupply Inc., one of the largest distributors in the nation, for the first time in history, will be offering drone delivery.

“The historical three-mile drone flight marks the beginning of Winsupply consistently delivering a wide range of products weighing under five pounds from the Winsupply Distribution Center in Miamisburg, Ohio. Drone Express uses autonomous drones for efficient local delivery while reducing the impact on the environment.”

[Click Here to Read More](#)



FINANCIAL ANALYSIS

Offering Summary

Property Name	Winsupply-Anchored Multi-Tenant
Property Address	813 South Perkins Road Stillwater, OK 74074
Assessor's Parcel Number	600008279
Current Occupancy	100%
Year Built	2008
Gross Leasable Area (GLA)	±24,000 Square Feet
Lot Size	±1.63 Acres (±71,002 Square Feet)

Pricing

Price	\$2,400,000
Cap Rate	5.31%
Price Per Square Foot	\$100.00

Financing Quote

	Current
Down Payment / % Down	\$720,000 / 30%
Loan Amount / LTV	\$1,680,000 / 70%
Interest Rate	6.00%
Amortization	30-Year
Fixed Period	20 Years
Term	20 Years

Annualized Operating Data

	Current	Pro Forma
Gross Potential Rent	\$131,508	\$174,575
Expense Reimbursements	\$18,592	\$24,400
Gross Potential Income	\$150,100	\$198,975
Vacancy/Collection Allowance	\$0	\$0
Effective Gross Income	\$150,100	\$198,975
Less Expenses	(\$22,677)	(\$24,400)
Net Operating Income	\$127,422	\$174,575

Expenses

	Current	Pro Forma
Property Taxes	\$14,842	\$14,842
Alarm & Sprinkler	\$1,008	\$1,008
Insurance	\$1,567	\$1,567
Total Expenses	\$17,417	\$17,417
Expenses/SF/Year	\$0.73	\$0.73

Rent Roll

Tenant Name	GLA	Percent of GLA	Expiration	Increases	Monthly Rent	Annual Rent Per SF	Lease Type	Options
Winsupply	19,676	81.98%	12/31/2025	3% Annual	\$10,959.00	\$6.68	NNN	One, Five-Year
Vacant	4,324	18.02%	N/A	N/A	\$0.00	\$0.00	NNN	N/A
Total Available:	4,324 SF			Monthly:	\$10,959.00	Average:		
Total Occupied:	19,676 SF			Annual:	\$131,508.00	\$6.68/SF		

MARKET OVERVIEW

Aerial Photo



Total Enrollment (2018): ±25,594

McDonald's



OLD NAVY



BIG LOTS!



HomeGoods

HOBBY LOBBY



CVS pharmacy



Perkins Road ±18,400 Cars Per Day



optimum



McDonald's



Walgreens

Stillwater Milling Company



Stillwater Medical Center



FAMILY DOLLAR

City of Stillwater Service Center

East 6th Avenue ±14,300 Cars Per Day



Demographics - 5-Mile Radius
Population: ±54,153
Households: ±20,800
Avg. HH Income: \$60,157

SUBJECT PROPERTY

Hoyt Grove Golf Course





Stillwater Medical Center

point S Distributor
Direct Discount Tire
OVER 15,000 TIRES IN STOCK



Stillwater Milling Company

Aaron's

FAMILY DOLLAR

Kwik Kar Auto Care



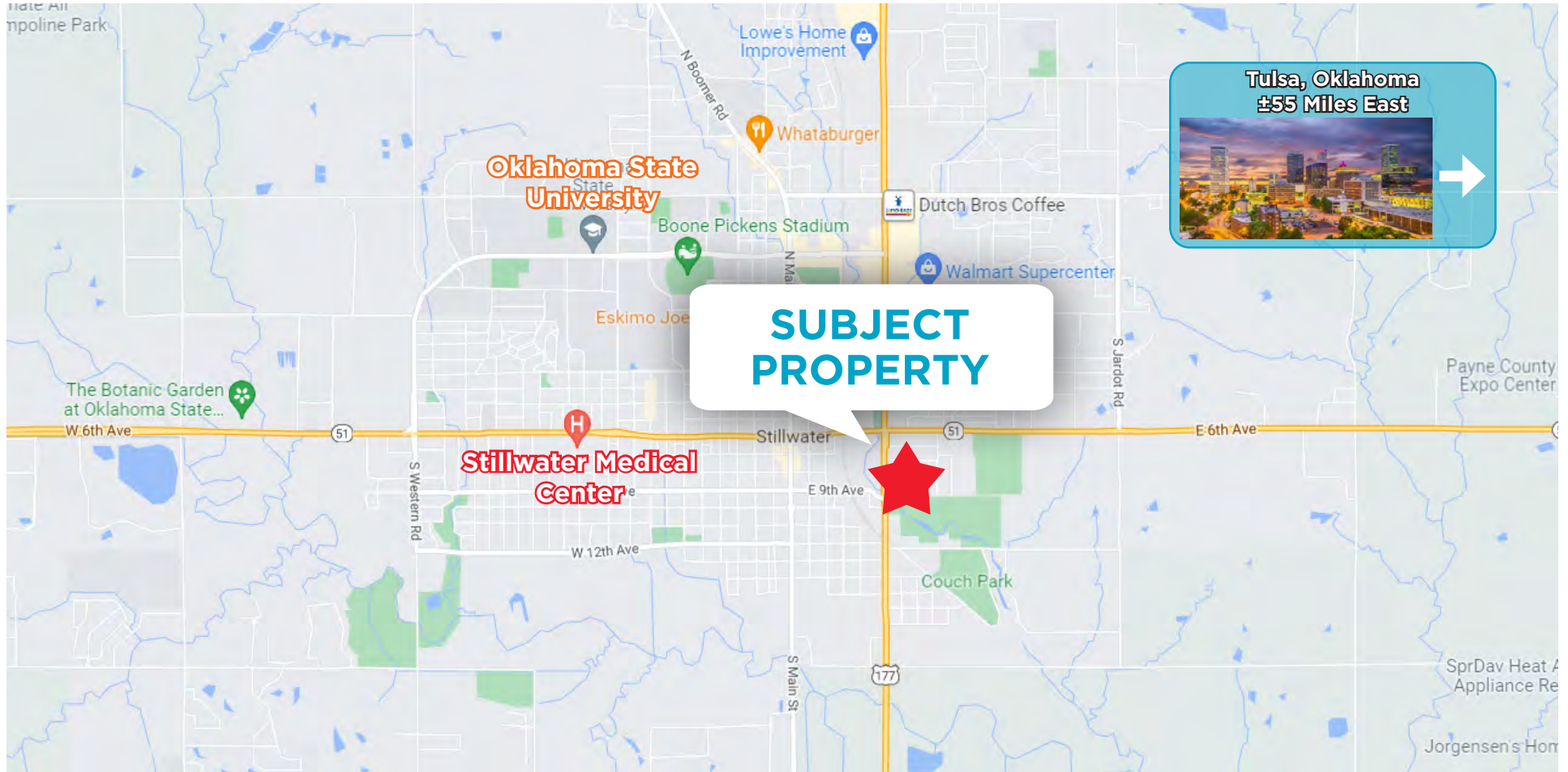
Perkins Road
±18,400 Cars Per Day

SUBJECT PROPERTY



MARKET OVERVIEW

Regional Map



±18,400

CARS PER DAY ON PERKINS ROAD



±3.5 MILES

TO STILLWATER REGIONAL AIRPORT
(SWO)



±1.5 MILES

TO OKLAHOMA STATE UNIVERSITY



±55 MILES

TO TULSA, OK

MARKET OVERVIEW

The City Of Stillwater, OK

Stillwater is a city in, and the county seat of, Payne County, Oklahoma, United States. It is located in north-central Oklahoma at the intersection of U.S. Route 177 and State Highway 51. As of the 2010 census, the city population was 45,688, making it the tenth-largest city in Oklahoma.



Stillwater is home to a diverse mix of business and industry, from manufacturing to advanced technology. Among its export industries are printing and publishing, floor covering, wire products, software, food and kindred products, and research.

Stillwater has the following economic clusters: aerospace, agribusiness, biotechnology, optoelectronics, printing and publishing, software and standard manufacturing.

Oklahoma State University plays a significant part of Stillwater's overall economy with more than 20,000 students, 5,500 personnel and a focus on research and technology.

City Highlights

- ▶ Oklahoma State University - Located in northeast Oklahoma, Stillwater is just 60 miles from both Oklahoma City and Tulsa. Southern Living ranked Stillwater sixth on its list for "The South's Friendliest Cities 2018," and OSU sits at the heart of it all.
- ▶ Lake McMurry - Nestled 10 miles outside of Stillwater OK, Lake McMurry is the perfect family friendly getaway. Kayak and spend your day soaking up one of Oklahoma's most spectacular sunsets.
- ▶ The Botanic Garden at OSU - The Botanic Garden is a living, multidisciplinary laboratory currently used by several departments within Oklahoma State's Division of Agricultural Science and Natural Resources in addition to the local and regional communities at large.



Oklahoma State University



Lake McMurry



The Botanic Garden

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	7,856	40,819	56,049
2022 Population	7,677	39,766	54,153
2010 Population	7,311	36,880	49,712
2000 Population	7,365	33,415	42,921

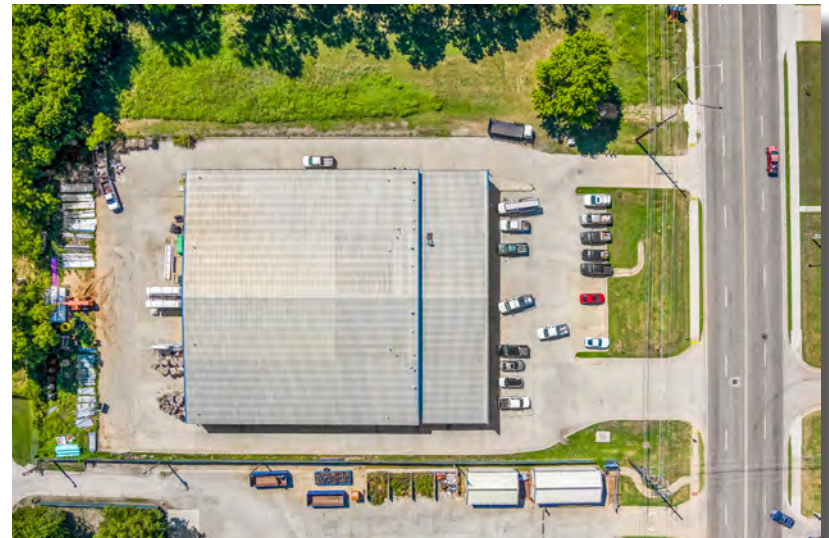
Households	1-Mile	3-Miles	5-Miles
2027 Households	3,948	15,187	21,726
2022 Households	3,817	14,663	20,800
2010 Households	3,657	14,022	19,537
2000 Households	3,597	13,159	17,091
2027 Owner Occupied Housing	21.7%	31.9%	39.0%
2027 Rent Occupied Housing	78.3%	68.1%	61.0%
2022 Owner Occupied Housing	21.8%	32.0%	38.9%
2022 Renter Occupied Housing	78.2%	68.0%	61.1%
2010 Owner Occupied Housing	25.0%	34.8%	41.6%
2010 Renter Occupied Housing	75.0%	65.3%	58.4%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	38.5%	29.2%	24.1%
\$ 15,000 - \$24,999	20.4%	17.1%	14.3%
\$ 25,000 - \$34,999	10.6%	10.8%	10.5%
\$ 35,000 - \$49,999	11.1%	10.9%	10.6%
\$ 50,000 - \$74,999	10.8%	13.3%	14.5%
\$ 75,000 - \$99,999	3.9%	7.1%	8.9%
\$100,000 - \$124,999	2.1%	5.2%	6.6%
\$125,000 - \$149,999	1.3%	2.6%	3.7%
\$150,000 - \$200,000	0.3%	2.1%	3.5%
\$200,000 to \$249,999	0.5%	0.8%	1.4%
\$250,000 +	0.5%	0.9%	1.8%
2022 Median Household Income	\$19,508	\$28,431	\$36,090
2022 Average Household Income	\$33,015	\$47,604	\$60,157



\$60,157

2022 AVERAGE HOUSEHOLD INCOME
(5-MILES RADIUS)





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JAMES ANDREWS

Associate
Net Leased Properties Group
(949) 419-3302
james.andrews@marcusmillichap.com
Lic. CA 02115272

CRAIG ELSTER

Vice President Investments
Net Leased Properties Group
(949) 419-3223
craig.elster@marcusmillichap.com
Lic. CA 01958307

RON DUONG

Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233
ron.duong@marcusmillichap.com
Lic. CA 01438643

BROKER OF RECORD:

Timothy Speck
Lic. OK 149994

Marcus & Millichap / 19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612

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