

# Winsupply ANCHORED INVESTMENT

WINSUPPLY REVENUES EXCEED **\$5 BILLION**  
WINSUPPLY RENT OVER 50% BELOW MARKET RENT

813 SOUTH PERKINS, OKLAHOMA 74074



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# EXECUTIVE SUMMARY



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



**Offered at a 6.80% Cap | Winsupply Annual Rent/SF of Just \$6.68 (More than 50% Below Market Rent)**



**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)**

## Industrial Property in Excellent Condition

- ▶ Constructed in 2008 for Winsupply as a Relocation Store Due to the Need for a Larger Building
- ▶ 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

## 100% Occupied | Strong Tenancy History

- ▶ 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
- ▶ P&D Auto Hail Center has 5 Locations in both Texas and Oklahoma

## 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
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Revenue	\$5.5 Billion
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Square Feet	19,676
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## 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](#)

## P&D Auto Hail Center

P&D Auto Hail Center LLC provides Paintless Dent Repair services all throughout Longview, Lubbock, and Dallas, Texas, and Oklahoma. They use special tools to remove dents without having to Sand Down, Bondo, or Repaint your vehicle! They are a leading company in this industry, backed by Master PDR Technicians with over 15 years of experience, making them the best choice for your hail repair and dent removal.

At P&D, time is of importance. They can repair any make and model of vehicle in a timely manner. They work closely with all major Auto Insurance Companies to make your repair claim as easy as possible. While your vehicle is being repaired, they provide you with a loaner/rental vehicle to ensure that they keep this a hassle-free experience for their customers! Let your dents be their problem.

Website	www.pdautohailcenter.com
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Lease Expires	02/17/23
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Square Feet	3,000
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# 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	\$2,750,000
Cap Rate	6.80%
Price Per Square Foot	\$114.58

## Annualized Operating Data **Current**

Gross Potential Rent	\$191,508
Expense Reimbursements	\$20,559
Gross Potential Income	\$212,067
Vacancy/Collection Allowance	\$0
Effective Gross Income	\$212,067
Less Expenses	(\$25,077)
<b>Net Operating Income</b>	<b>\$186,990</b>

## Expenses **Current**

Property Taxes	\$14,842
Alarm & Sprinkler	\$1,008
Insurance	\$1,567
Property Management (4% GPR)	\$7,660
<b>Total Expenses</b>	<b>\$25,077</b>
Expenses/SF/Year	\$1.04

## 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
P&D Auto Hail Center	3,000	12.50%	12/7/2022	N/A	\$5,000.00	\$20.00	Modified Gross	None
Seller Storage	1,324	5.52%	N/A	N/A	\$0.00	\$0.00	Gross	N/A
<b>Total Available:</b>	<b>0 SF</b>			<b>Monthly:</b>	<b>\$15,959</b>	<b>Average:</b>		
<b>Total Occupied:</b>	<b>24,000 SF</b>			<b>Annual:</b>	<b>\$191,508</b>	<b>\$26.68/SF</b>		

# MARKET OVERVIEW

Aerial Photo



Total Enrollment  
(2018): ±25,594

McDonald's



OLD NAVY



Tulsa, Oklahoma  
±55 Miles East



HomeGoods



Perkins Road  
±18,400 Cars Per Day



McDonald's



Walgreens

Stillwater Milling  
Company



optimum.



Stillwater Medical  
Center



East 6th Avenue  
±14,300 Cars Per Day



City of Stillwater  
Service Center



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

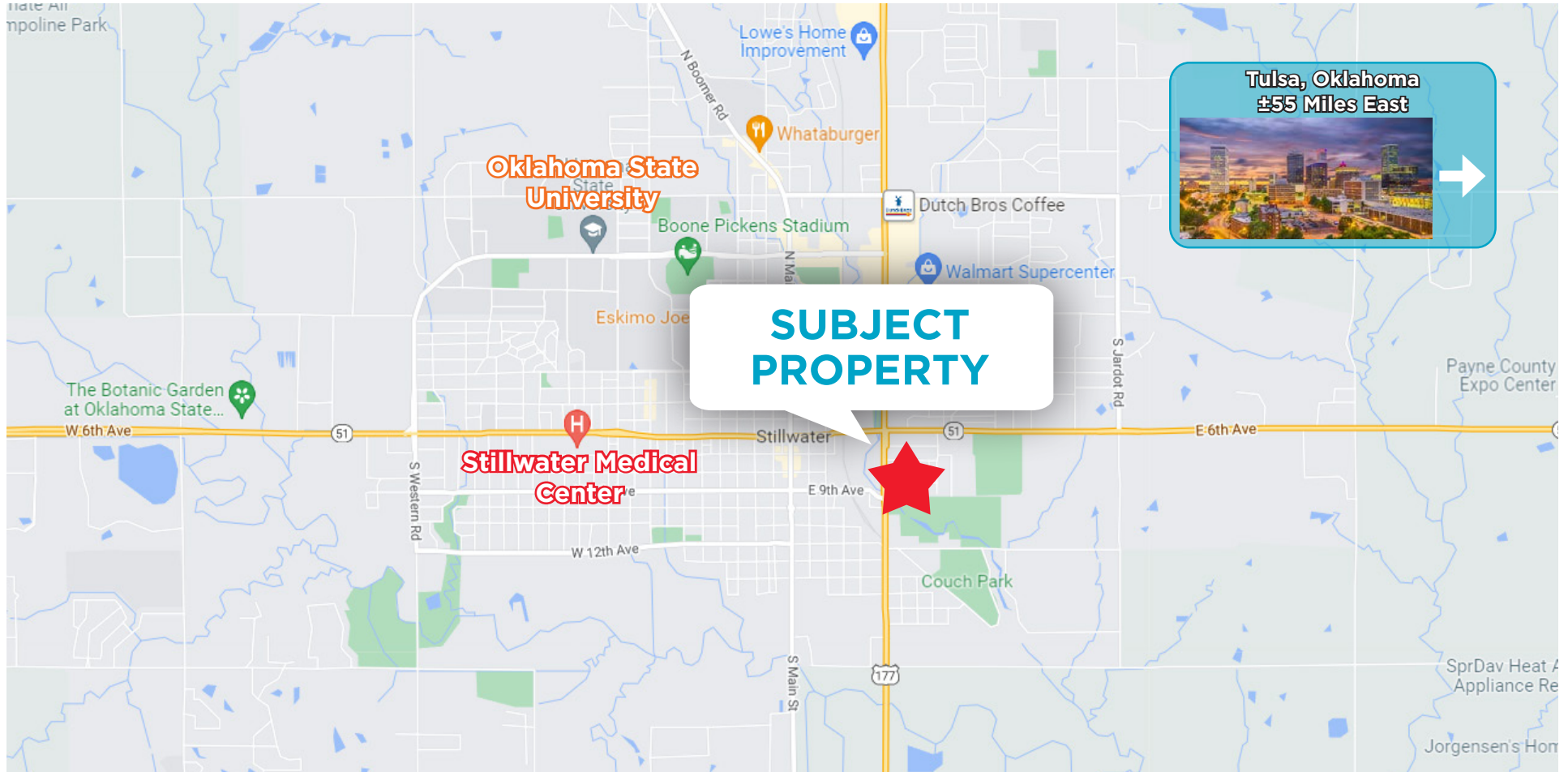
Perkins Road  
±18,400 Cars Per Day

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

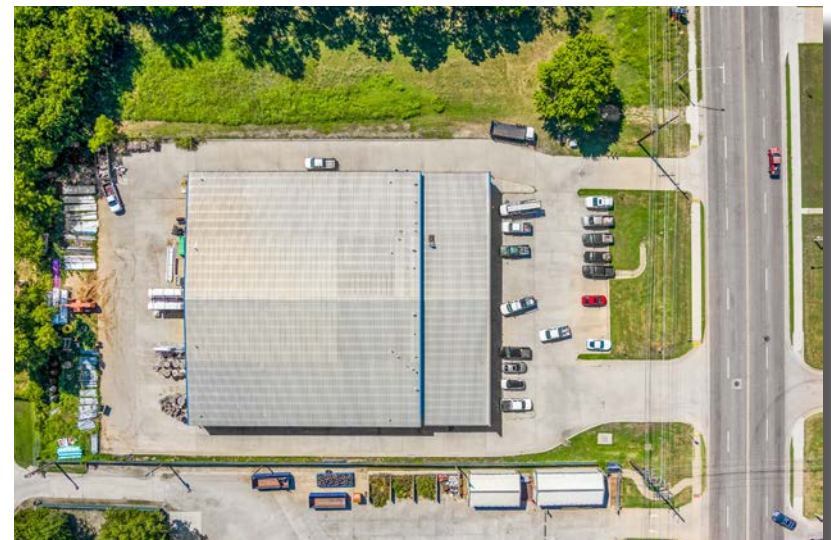
Households	1-Mile	3-Miles	5-Miles
2027 Households	3,948	15,187	21,726
2022 Households	3,817	14,663	20,800
2010 Households	3,657	14,022	19,537
2000 Households	3,597	13,159	17,091
2027 Owner Occupied Housing	21.7%	31.9%	39.0%
2027 Rent Occupied Housing	78.3%	68.1%	61.0%
2022 Owner Occupied Housing	21.8%	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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