

POOLCORP

Marcus & Millichap
DUONG INVESTMENT GROUP



408 S. ROGERS LANE, RALEIGH, NC 27610

OFFERING MEMORANDUM

POOLCORP

Exclusively Listed By

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INVESTMENT OVERVIEW

Investment Highlights



National Credit Tenant: Superior Pool Products is a Subsidiary of PoolCorp (NASDAQ: POOL), the World's Largest Wholesale Distributor of Swimming Pool Supplies, With National and International Footprint



Priced Well Below Replacement Cost: Offered at Just \$147 Per Square Foot, Significantly Below the Market Average of \$200 Per Square Foot, Presenting Long-Term Value and Basis Security



Below-Market Rent Provides Downside Protection: With Current Rent at Just \$6.84/SF – Less Than Half of the \$14–\$15/SF Market Rate

Strong Corporate Guarantee

- ▶ **\$5+ Billion in Annual Revenue:** PoolCorp Generates Over \$5 Billion in Annual Revenue, Demonstrating Significant Financial Strength and Long-Term Stability
- ▶ **Industry-Leading Market Position:** PoolCorp Is the World's Largest Wholesale Distributor of Swimming Pool Supplies, Equipment, and Related Outdoor Living Products
- ▶ **Publicly Traded With Strong Market Cap:** PoolCorp Is Listed on the New York Stock Exchange (NYSE: POOL) With a Market Capitalization of Approximately \$11.5 Billion
- ▶ **Global Distribution Network:** PoolCorp Operates Over 350 Sales Centers and Serves More Than 120,000 Wholesale Customers Worldwide
- ▶ **E-Commerce and Recession-Resistant:** PoolCorp Benefits From Strong E-Commerce Positioning and Has Shown Resilience Through Economic Cycles, Serving a Mix of Construction, Service, and Retail Markets

Strong Real Estate Fundamentals

- ▶ **Highly Desirable Location:** Strategically Positioned in a Sought-After Industrial Corridor of Raleigh – One of the Nation's Top 50 MSAs
- ▶ **Expansion Potential:** The Property Sits on a 2.29-Acre Parcel, Offering Space for Future Development or Building Additions
- ▶ **Investor Friendly:** This Net Lease Property Offers Minimal Landlord Responsibilities, Making It Ideal for Out-of-Market Investors
- ▶ **Ideally Positioned Within a Thriving Industrial Corridor:** Anchored by Nationally Recognized Tenants Such as Ferguson, White Cap, Snider Fleet Solutions, BrightView Landscapes, L&W Supply, SafeLite, RH Barringer, Alside, Peterbilt, Graybar, SiteOne Landscape Supply, Johnson Controls, and Others



INVESTMENT OVERVIEW

Tenant Spotlight

PoolCorp



SCP Distributors LLC and Superior Pool Products LLC are key divisions of Pool Corporation (NASDAQ: POOL), the world's largest wholesale distributor of swimming pool supplies, equipment, and related outdoor living products.

Headquartered in Covington, Louisiana, SCP operates as part of POOLCORP's expansive network of over 445 sales centers across North America, Europe, and Australia.

Originally founded in 1980 as South Central Pool Supply, the company rebranded to SCP Pool Corporation in 1995 and ultimately to Pool Corporation in 2006.

Today, SCP serves approximately 125,000 wholesale customers worldwide and maintains a robust inventory of over 180,000 products—including construction materials, replacement parts, pool care products, spas, and more.

PoolCorp Financials at a Glance

Website	www.poolcorp.com
Symbol	NASDAQ: POOL
Market Cap	\$11.457 Billion
Revenue (TTM)	\$5.3 Billion

PoolCorp's Distribution Platform Supports Four Key Markets:

- ▶ Pool remodelers and builders
- ▶ Independent retail stores specializing in outdoor living
- ▶ Pool and hot tub maintenance service companies
- ▶ Irrigation and landscape contractors

With a workforce of over 6,000 employees, POOLCORP promotes a culture rooted in safety, operational excellence, and innovation. The company invests heavily in employee development and values diversity and inclusion as cornerstones of its long-term success.

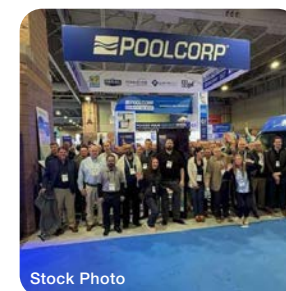
SCP Distributors' scale, product breadth, and commitment to service excellence have established it as a dominant force in the pool supply industry and a valuable tenant in the real estate and construction sectors.



Stock Photo



Stock Photo



Stock Photo

INVESTMENT OVERVIEW

Aerial Photo - Facing West



FINANCIAL ANALYSIS

Offering Summary

Property Name	PoolCorp
Property Address	408 S. Rogers Lane Raleigh, NC 57610
Assessor's Parcel Number	1733.09-05-2434 0206658
Year Built	1995
Gross Leasable Area (GLA)	±28,543 Square Feet
Lot Size	±2.29 Acres (±99,594 Square Feet)

Pricing

Price	\$4,200,000
Cap Rate	4.65%
Price/SF	\$147.15

Annualized Operating Data

Net Operating Income	\$195,323 (\$6.84/SF/Year)
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Lease Information

Lease Commencement Date	January 18, 2019
Lease Expiration Date	January 31, 2029
Total Lease Term	10 Years
Lease Term Remaining	±3.5 Years
Increases	3% Annual
Options	Three, Five-Year @ Lesser of CPI/10%
Lease Type	NNN
Lease Type Details	Landlord responsible for roof & structure.



MARKET OVERVIEW

Regional Map



±1/2 MILE

TO INTERSTATE 440
(CIRCLES AROUND RALEIGH)



±22 MILES

TO RALEIGH-DURHAM
INTERNATIONAL AIRPORT (RDU)



±6 MILES

TO DOWNTOWN
RALEIGH, NC



±34 MILES

TO DOWNTOWN
DURHAM, NC

1

2

3

MARKET OVERVIEW

MARKET OVERVIEW

The City Of Raleigh, NC



Raleigh, North Carolina, stands out as a prime location for industrial real estate investment, driven by robust population growth, rising incomes, and a dynamic industrial sector.

As of 2025, the city's population has reached approximately 493,589, reflecting a 6.07% increase since 2020 . This growth is complemented by a median household income of \$82,424, indicating a strong and expanding consumer base.

Raleigh's strategic location enhances its appeal to industrial investors. The city is well-connected by major transportation routes, including Interstates 40 and 440, facilitating efficient logistics and distribution.

Its proximity to Raleigh–Durham International Airport, which served over 15 million passengers in 2024 and handled more than 202 million pounds of air cargo, further supports the city's role as a transportation hub.

Key Locations

- ▶ **Interstate 40 (I-40):** A major east-west highway connecting Raleigh to key markets across the country.
- ▶ **Interstate 440 (I-440):** Also known as the Raleigh Beltline, it encircles the city, providing easy access to various districts.
- ▶ **Raleigh–Durham International Airport (RDU):** A significant airport offering extensive domestic and international flights, crucial for business and cargo transport .
- ▶ **Research Triangle Park (RTP):** One of the largest research parks in the U.S., housing over 160 companies and employing more than 50,000 people, contributing to the region's economic vitality.



Raleigh Skyline

Demographics

Income & Economics

	5-Mile	7-Mile	10-Mile
Average Household Income	\$94,068	\$100,148	\$107,087
2024 Daytime Population	222,862	493,813	771,255

Population

2029 Population	181,156	340,915	579,293
2024 Population	169,855	319,511	544,356
2010 Population	135,331	250,196	432,516

Households

2029 Households	70,965	139,698	243,457
2024 Households	65,994	129,692	227,188
2010 Households	48,921	93,995	168,661

DOWNTOWN RALEIGH



RDU INTERNATIONAL AIRPORT



RESEARCH TRIANGLE PARK



MUSEUM OF NATURAL SCIENCES



CARTER-FINLEY STADIUM



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