



Actual Sites

INDUSTRIAL PORTFOLIO | CENTRAL FLORIDA

WINSUPPLY | 5-UNIT PORTFOLIO

VALUETE NET
LEASE
PARTNERS®

EXCLUSIVELY MARKETED WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO



In Association with *ParaSell, Inc.* | A Licensed Florida Broker #CQ1059597

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INVESTMENT HIGHLIGHTS

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO



Actual Site

TENANT & CREDIT QUALITY | INDUSTRY LEADER | STRONG PERFORMANCE HISTORY

- Portfolio leased to Winsupply Inc., one of the largest wholesale distributors of construction and industrial supplies in the U.S., operating over 670 locations nationwide.
- Backed by a proven \$5B+ revenue business with a diversified product mix across plumbing, HVAC, and industrial sectors, ensuring recession-resilient income.
- Demonstrated long-term operational stability through multiple economic cycles, underscoring Winsupply's strong credit profile and dependable performance.

VALUE-ADD UPSIDE | BELOW-MARKET RENTS | SHORT-TERM LEASES

- Current in-place rents are nearly 50% below market, providing substantial mark-to-market potential at lease rollover.
- All leases have short remaining terms with no renewal options, allowing new ownership to re-lease or restructure at full market value within approximately four years.
- Attractive seller-financing available with 30% down and a low 4% interest-only rate, enhancing investor returns during the value-add period.

STRATEGIC FLORIDA LOCATIONS | STRONG INDUSTRIAL FUNDAMENTALS | RECENT CAPITAL UPGRADES

- Five high-quality industrial assets totaling ±113,000 SF across high-growth Florida submarkets with limited industrial supply and rising tenant demand.
- Properties are strategically positioned in Daytona Beach, Jacksonville, Melbourne, Ocala, and Crystal River, supporting long-term rent growth and tenant retention.
- Over \$1.3M invested in recent capital improvements, including new roofs, site upgrades, and structural enhancements, ensuring minimal near-term CapEx.

PORTFOLIO SUMMARY

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO

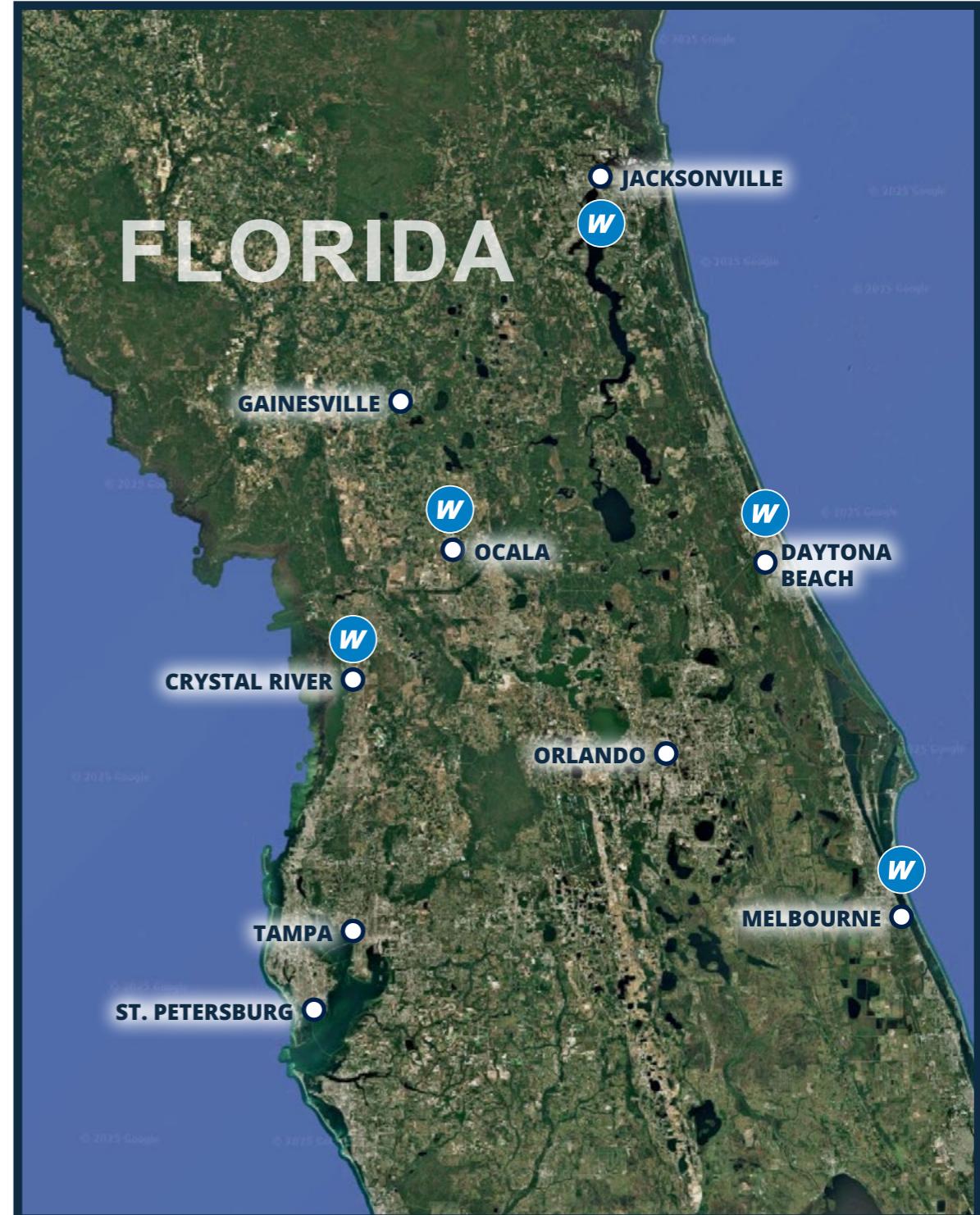


PRICING SUMMARY

PROPERTY NAME	Winsupply Portfolio
TOTAL PRICE	Unpriced
INITIAL NOI/RENT	\$691,017
APPROX. TOTAL BUILDING SIZE	±113,341 SF
APPROX. TOTAL LOT SIZE	±12.75 AC

LEASE SUMMARY

TENANT	Winsupply
LEASE TYPE	Net Lease
LEASE EXPIRATION	January 31, 2030
ORIGINAL TERM	5 Years
OPTION TERM	None
INCREASES	3.25% Annual Increases
LANDLORD RESPONSIBILITIES	Roof, structural components, foundations, exterior walls, parking areas, and insurance.
TENANT RESPONSIBILITIES	Interior upkeep, routine maintenance, non-structural systems, and first \$2,500 of structural expenses per year.



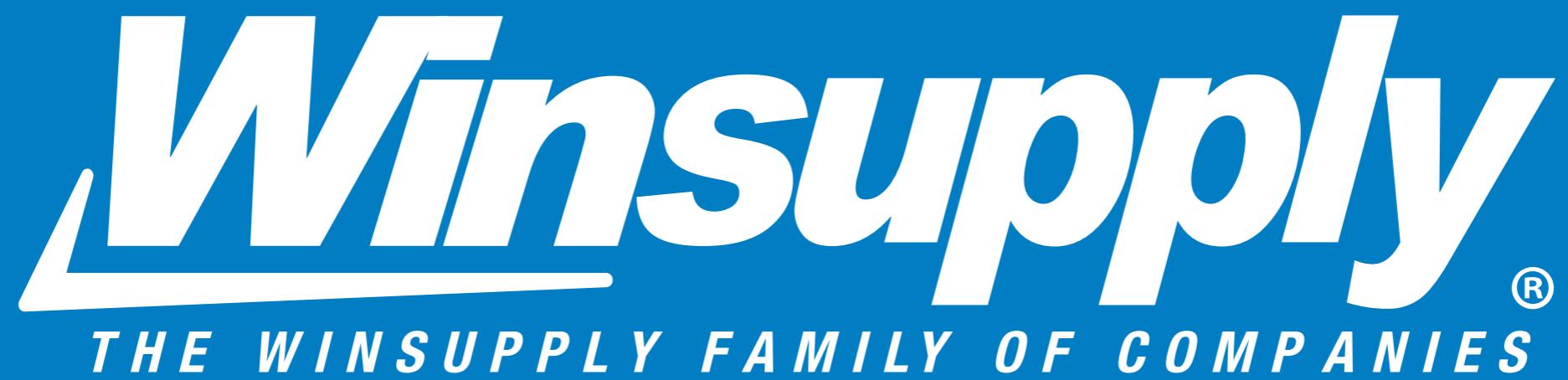
PORTFOLIO OVERVIEW

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO



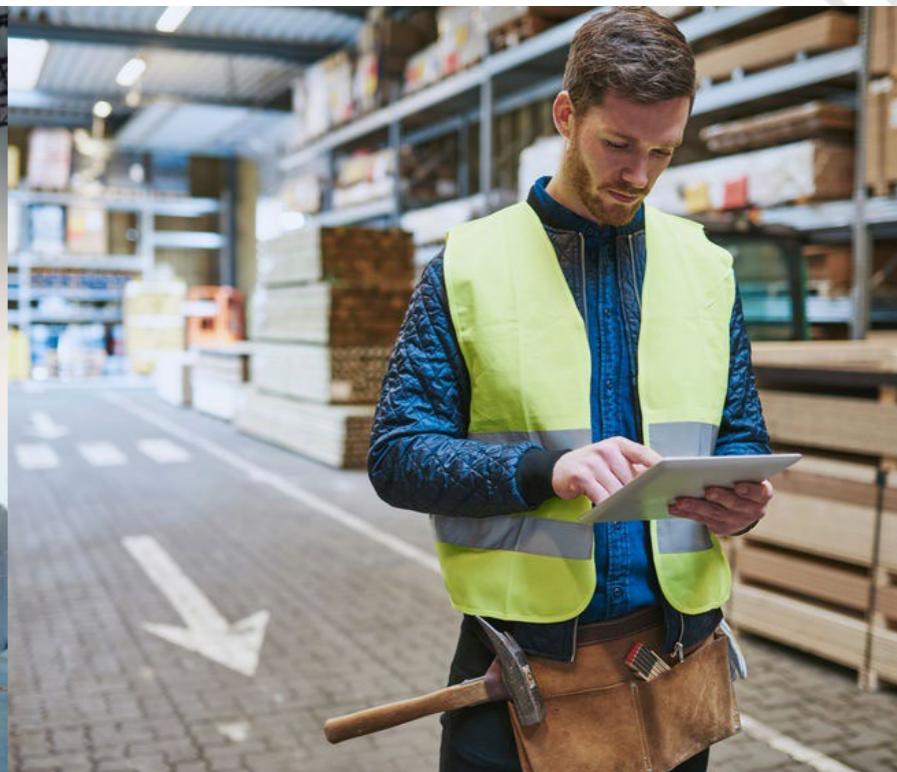
#	PROPERTY ADDRESS	GLA	LAND AREA	YEAR BUILT	CLEAR HEIGHT	DOCKS / DRIVE-INS	NOI	Increases	Lease Expiration
1	7559 W. Gulf to Lake HWY, Crystal River, FL 34429	±6,800 SF	±4.14 AC	1987	16'	1 / 1	\$35,286	3.25% Annual	01/31/2030
2	855 Brentwood Drive, Daytona Beach, FL 32117	±38,467 SF	±3.09 AC	2008	16'	4 / 2	\$190,239	3.25% Annual	01/31/2030
3	1620 NE 8th Road, Ocala, FL 34470	±19,600 SF	±1.65 AC	1981	20'	3 / 2	\$106,007	3.25% Annual	01/31/2030
4	6236 Philips Highway, Jacksonville, FL 32216	±24,674 SF	±1.18 AC	1992	18'	4 / 1	\$159,268	3.25% Annual	01/31/2030
5	7830 Ellis Road, Melbourne, FL 32904	±23,800 SF	±2.69 AC	1987	18'	3 / 1	\$200,214	3.25% Annual	01/31/2030
TOTAL/AVERAGE		±113,341 SF	±12.75 AC				\$691,017		





TENANT AND GUARANTEE SUMMARY

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO



REVENUE IN 2025



\$7.9 BILLION
NATIONWIDE

LOCATIONS IN 2025



670+ LOCATIONS
NATIONWIDE

NEW LOCATIONS 2025



20+ NEW
LOCATIONS

EMPLOYEES IN 2025



8,200+ EMPLOYEES
NATIONWIDE

TENANT HEADQUARTERS:

DAYTON, OH

OPERATOR:

WINSUPPLY

TOTAL UNITS:

5 UNITS

WINSUPPLY, INC.

Winsupply Inc. is a leading distributor of construction-, industrial- and contractor-supply products serving residential, commercial and light-industrial markets. Founded in 1956 and headquartered in Dayton, Ohio, the company supports over 670 locally owned "Local Company" affiliates operating across 45 states.

With a projected annual sales run-rate of nearly \$8.3 billion for 2025, Winsupply delivers significant scale and financial strength to its network. Its entrepreneurial model—empowering local ownership backed by national operations—provides stability, consistent execution and broad market coverage within the plumbing, HVAC, industrial PVF, electrical and waterworks supply channels.

LOCAL MARKET

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO



JACKSONVILLE, FL



DAYTONA BEACH, FL



CENTRAL FLORIDA

Central Florida anchors one of the state's most dynamic and diverse economies, driven by logistics, manufacturing, construction, and distribution. The region connects major metropolitan hubs including Orlando, Tampa, and Jacksonville, forming a vital industrial corridor that supports statewide and national supply chains.

Positioned at the crossroads of Interstates 4, 75, and 95, Central Florida offers unmatched connectivity to the entire Southeast, providing direct access to major ports in Jacksonville, Tampa, and Port Canaveral. This strategic location has made the region a preferred base for distributors and service providers supporting Florida's rapid residential and commercial growth.

STRATEGICALLY LOCATED INDUSTRIAL MARKETS

The subject properties are situated within high-growth submarkets including Daytona Beach, Ocala, Jacksonville, Melbourne, and Crystal River—each benefitting from strong population expansion and increasing industrial demand. These markets feature low vacancy rates, rising rental levels, and limited new supply, driving continued rent growth and investor interest.

Central Florida's diversified economic base includes thriving sectors in logistics, construction materials, and e-commerce, creating a stable foundation for industrial tenants. The region's proximity to major highways, airports, and rail systems ensures efficient access to Florida's key consumer and construction markets.

INFRASTRUCTURE & ECONOMIC ANCHORS

Central Florida is supported by world-class infrastructure, including Orlando International Airport—the busiest airport in the state by passenger volume—plus deep-water ports and Class I rail connections. Ongoing infrastructure investments, such as the I-75 and I-95 corridor improvements and the expansion of regional distribution centers, continue to enhance freight mobility and industrial capacity.

Backed by strong in-migration, pro-business policies, and sustained industrial absorption, Central Florida remains one of the most attractive and resilient markets in the Southeast—positioning these assets for long-term growth and durable tenant demand.

PROPERTY PHOTOS

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO

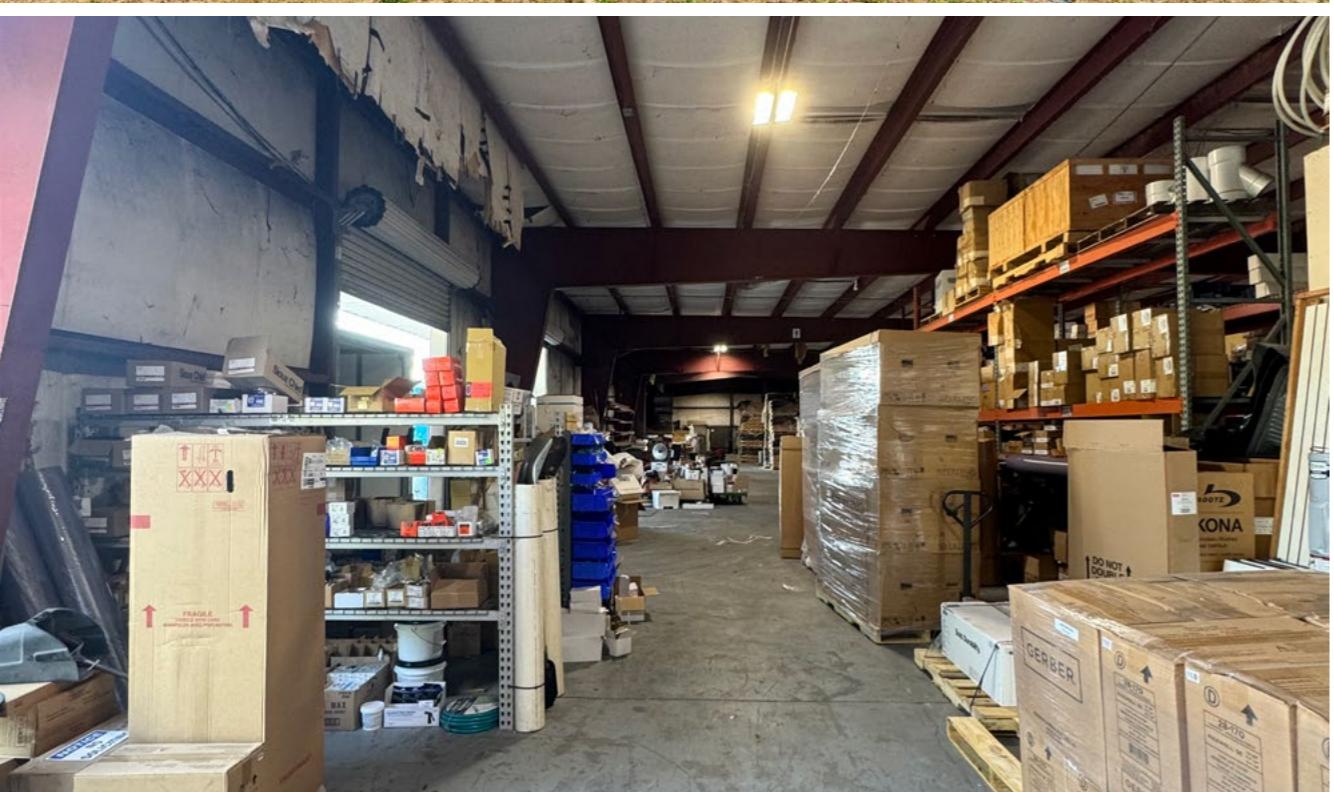
Winsupply
THE WINSUPPLY FAMILY OF COMPANIES



PROPERTY PHOTOS

WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO

Winsupply
THE WINSUPPLY FAMILY OF COMPANIES



AERIAL PHOTO
WINSUPPLY | 5-UNIT INDUSTRIAL PORTFOLIO

Winsupply
THE WINSUPPLY FAMILY OF COMPANIES



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Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. 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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents