Elliott Electric Supply

8051 Bayberry Rd | Jacksonville, FL 32256

Industrial Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Property Overview

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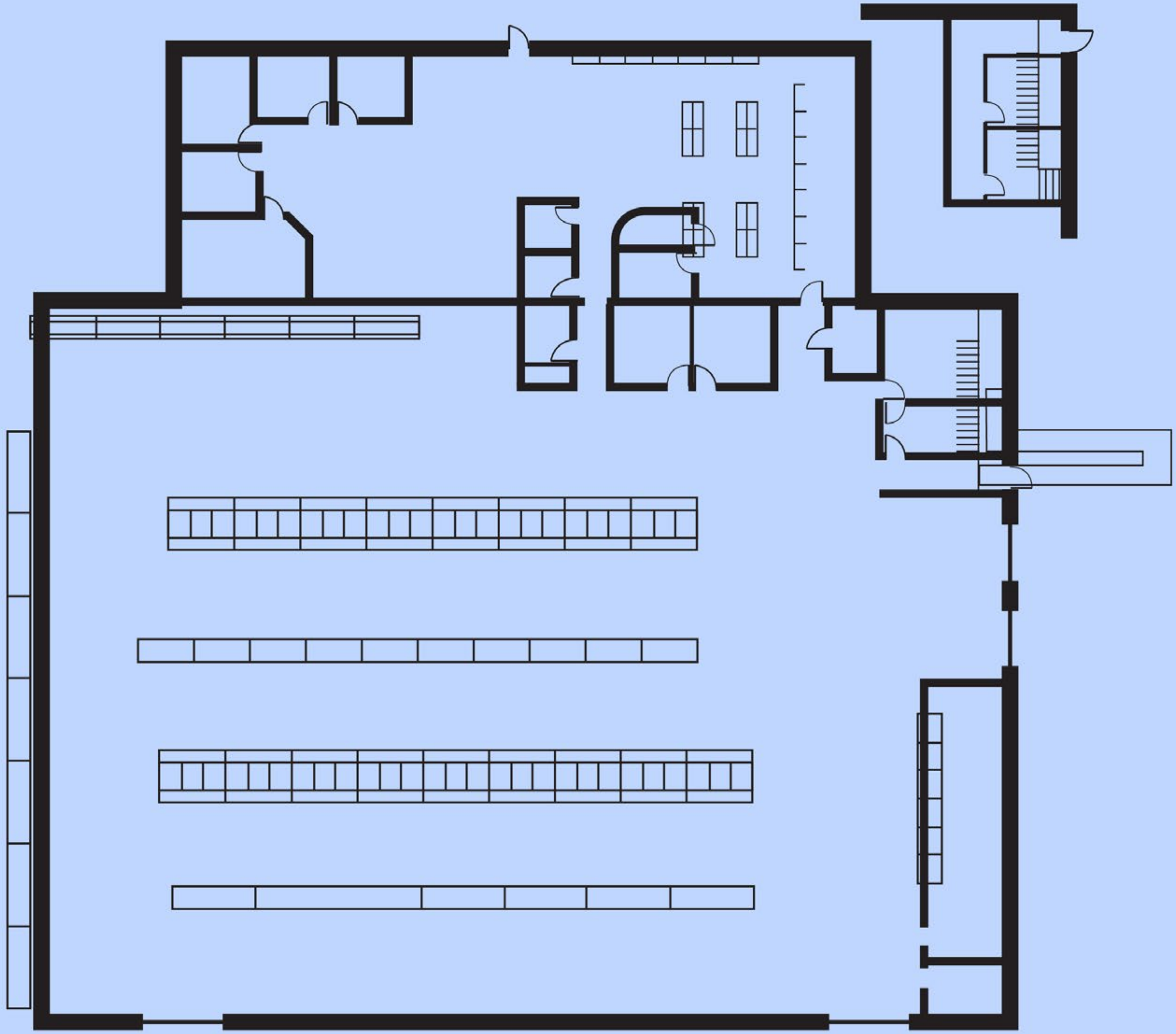
Investment Highlights

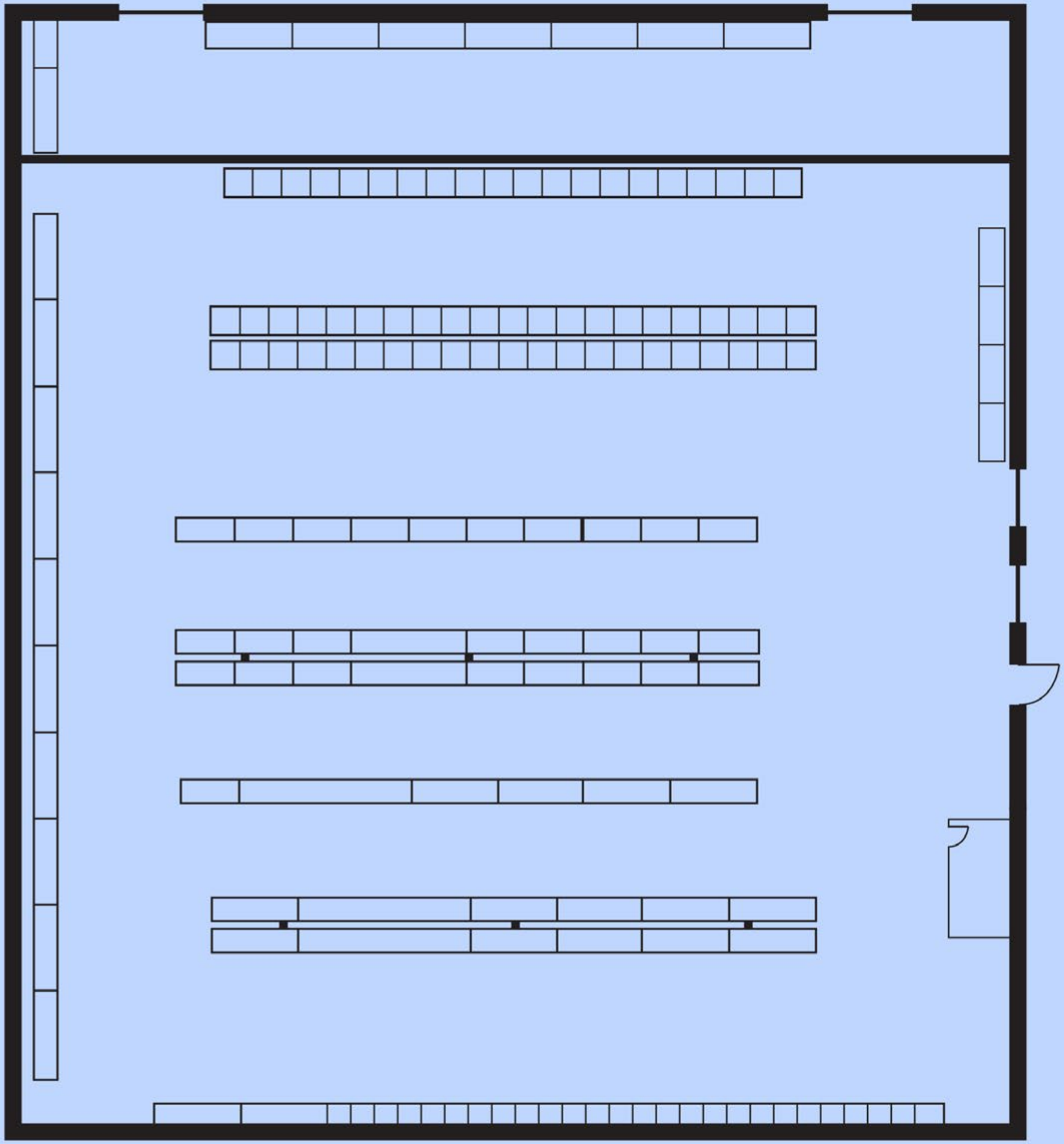
- **Institutional-Grade Credit Tenant — Elliott Electric Supply:** Nationally recognized electrical distributor with 300+ locations across 14 states, providing a corporate-guaranteed lease and exceptional payment reliability.
- **Strong In-Place Cash Flow with Visible NOI Growth:** 2026 **NOI $527,288** grows to **$605,075 in 2031**, driven by **3.5 % annual rent escalations**—delivering predictable income growth and a natural hedge against inflation.
- **Attractive Yield and Exit Dynamics:** Offered at **$9.5 million**, the investment provides a **5.55% going-in cap rate**, trending toward a **6.4 % yield on Year-7 NOI**, supporting a compelling **discounted cash flow return profile.**
- **Fully Upgraded, Low-CapEx Asset:** Recent capital improvements—resealed and striped parking lot, new fire-suppression system, full perimeter fencing, and roof/structural inspections—ensure minimal near-term capital exposure.
- **Prime Southside Jacksonville Location:** Situated in the highly sought-after **Butler Boulevard / Southside industrial corridor**, minutes from I-95 and I-295, in a submarket with strong logistics demand, high population growth, and proximity to JAXPORT.

N
Jacksonville International Airport
±25.4 Miles Away
Jacksonville Naval Air Station
Naval Hospital Jacksonville
±325 Beds
± 143,000 VPD
295
± 118,000 VPD
95
Subject Property
J2B INDUSTRIAL
IBCI Industrial Battery & Charger, Inc.
CES CITY ELECTRIC SUPPLY
FUELBOX INDUSTRIAL
IIC INTERTEK
BEARD EQUIPMENT CO.
invitation homes
Duval Asphalt
UNISON a GE Aerospace company
MiMOTION
Jenkins HEATING & AIR
THE HOME DEPOT
LOWE'S
GRAINGER
OLYMPUS INSURANCE
target
Publix
SpectraShield
avalon HEATING + AIR
ACE Hardware
RCSA MANDARIN Grades K-8
U.S. XPRESS
+ stellarenergy
Expect More

Site Plan



Rack Plan



Financial Overview

Elliott Electric Supply
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Financial Overview

8051 Bayberry Rd	NOI	CapEx*	Rate
Year 2	$509,457.53	$118,275.72	$12.68
Year 3	$527,288.55	$120,049.85	$13.12
Year 4	$545,743.65	$121,850.60	$13.58
Year 5	$564,844.67	$123,678.36	$14.06
Year 6	$584,614.24	$126,770.24	$14.55
Year 7 (2030)	$605,075.73	$128,671.87	$15.06
Year 8 (2031) 6 Months	$313,126.69	$130,601.95	$15.59

**Estimated*

Price	**$9,500,000**
Cap Rate	5.55%
2026 Net Operating Income	$527,288
GLA	±40,128 SF
Office Size	±4,453 SF
Warehouse Size	±35,729 SF
Lot Size	±2.15 AC

Tenant Overview

Year Founded
1972

Headquarters
Nacogdoches, TX

Ownership Status
Private

Employees
2,900+

Locations
300+

Locations in
14 States

Total Warehouse Space
±4.5 Million SF

Tenant Overview

Elliott Electric Supply is a leading distributor of electrical supplies and services across the United States. Since its founding in 1972, the company has built a robust national supply-chain network—now spanning more than 300 locations in 14 states. The company's mission is centered on helping customers become more profitable through better service, by offering personalized solutions, streamlined procurement, and advanced inventory/logistics systems.

Why Invest in Elliott Electric Supply?

- **Financial Resilience:** Privately held with a long history of profitable growth, Elliott Electric Supply maintains a strong balance sheet supported by decades of consistent reinvestment and operational discipline. Its financial independence enables agile decision-making and sustained expansion without reliance on public markets.

- **Extensive Operational Scale:** Operating more than 300 branches across 14 states, Elliott Electric Supply leverages its broad distribution network to deliver cost-efficient, reliable service to electrical contractors, industrial clients, and utilities. Its scale provides a competitive advantage in logistics, product availability, and localized customer support.

- **Credit Stability and Longevity:** As a well-capitalized private company with over 50 years of continuous operation, Elliott Electric Supply demonstrates stability and prudent financial management. The company's conservative growth approach and strong vendor relationships reinforce its resilience through market cycles.

- **Strong Brand and Market Position:** Recognized as one of the largest electrical distributors in the nation, Elliott Electric Supply is a trusted partner for professionals seeking dependable supply, technical expertise, and personalized service. Its customer-centric culture and long-term relationships position it as a preferred "one-stop" provider in the electrical distribution industry.

Market Overview

Elliott Electric Supply
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Jacksonville, FL

Market Demographics

961,739	Total Population
$66,981	Median HH Income
422,355	# of Households
58%	Homeownership Rate
409,221	Employed Population
33.2%	% Bachelor's Degree
36.4	Median Age
$312,400	Median Property Value

The Southside Butler Corridor Submarket Overview

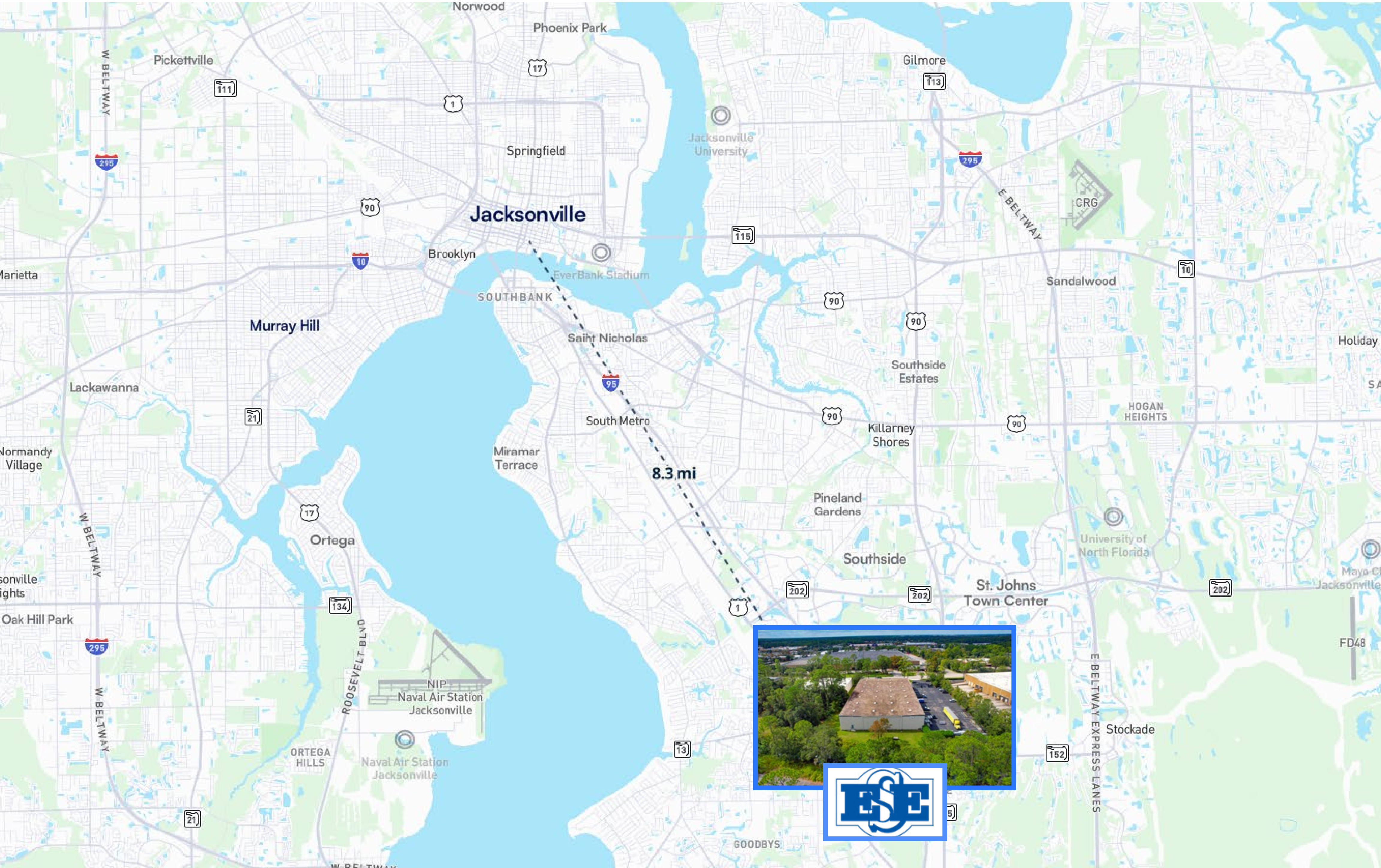
The Southside-Jacksonville industrial corridor benefits from consistent population and employment growth, supporting logistics and distribution demand. Recent data show the city's population surpassed 960,000 with household incomes continuing to rise. This metro has seen new warehouse deliveries and expanded port activity that are supportive of industrial real estate.

Traffic flows along major arterials such as I-95, I-295 and Butler Boulevard (in close proximity to the subject site) are robust, facilitating efficient access to the region's logistics network. The strong regional infrastructure underpins the appeal of industrial space in the area, and serves as a catalyst for occupier interest and sustained leasing velocity.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	4,094	79,103	184,374
2025 Population	4,540	82,662	187,609
2030 Population Projection	4,835	87,182	196,951
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	1,756	35,371	80,134
2025 Households	1,939	37,063	81,526
2030 Household Projections	2,067	39,166	85,712
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$78,049	$81,340	$87,073

Regional Map



JACKSONVILLE, FL

The Greater Jacksonville area is characterized by steady and notable population growth, underscoring its rising regional appeal. Data confirms that Jacksonville has continued its population expansion—growing 3.8% from 2020 to 2023 and 15.5% over the past decade—driven by consistent domestic migration and a diverse demographic profile. The 25—34 age group, comprising 16.2% of the population, contributes significantly to this trend, providing the area with a youthful and dynamic workforce. This influx of young professionals fuels household formation and reinforces Jacksonville's attractiveness as a place for long-term residency. Adding to the city's momentum, the Jacksonville Jaguars' stadium is undergoing a transformative $1.4 billion renovation, signaling substantial investment in the region's infrastructure and enhancing its appeal as a premier destination for both residents and visitors.

Total Population
1,008,485

Annual Visitors
8 Million

Tourism Economic Impact
$7.4 Billion

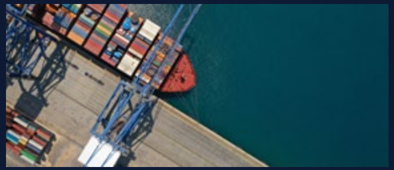
GDP
$129+ Billion





Transportation

Jacksonville boasts a vital transportation infrastructure that underpins its role as a regional logistics and economic hub. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while the Port of Jacksonville handled over 12.5 million tons of cargo, up 10% year-over-year. The city's public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville's strong connectivity across highways, air, sea, and public transport—driving sustained economic growth.



Port Cargo Volume

12.5 Million Tons

Airport Economic Impact

$3.2 Billion Annually

Logistics Employment

72,000 Workers in Transport & Warehousing

Annual Ridership for Public Transportation

4.2 Million (Bus, Trolley, Skyway)

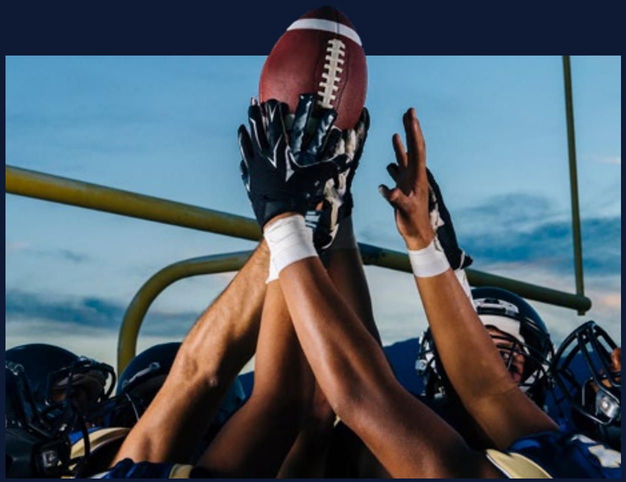
Tourism & Cultural Events

Jacksonville hosts a vibrant lineup of annual events that drive both tourism and the local economy. From music festivals to sporting events, the city's cultural calendar draws millions of visitors each year and supports downtown businesses, hospitality, and retail sectors.

Highlights include the Jacksonville Jazz Festival, one of the largest free jazz events in the country, and the Florida vs. Georgia football game, dubbed the "World's Largest Cocktail Party." Seasonal favorites like the Light Boat Parade, Jacksonville Film Festival, and Beaches Art Walk further energize the city year-round.

Jacksonville Jazz Festival

460,000+ Attendees in 2025

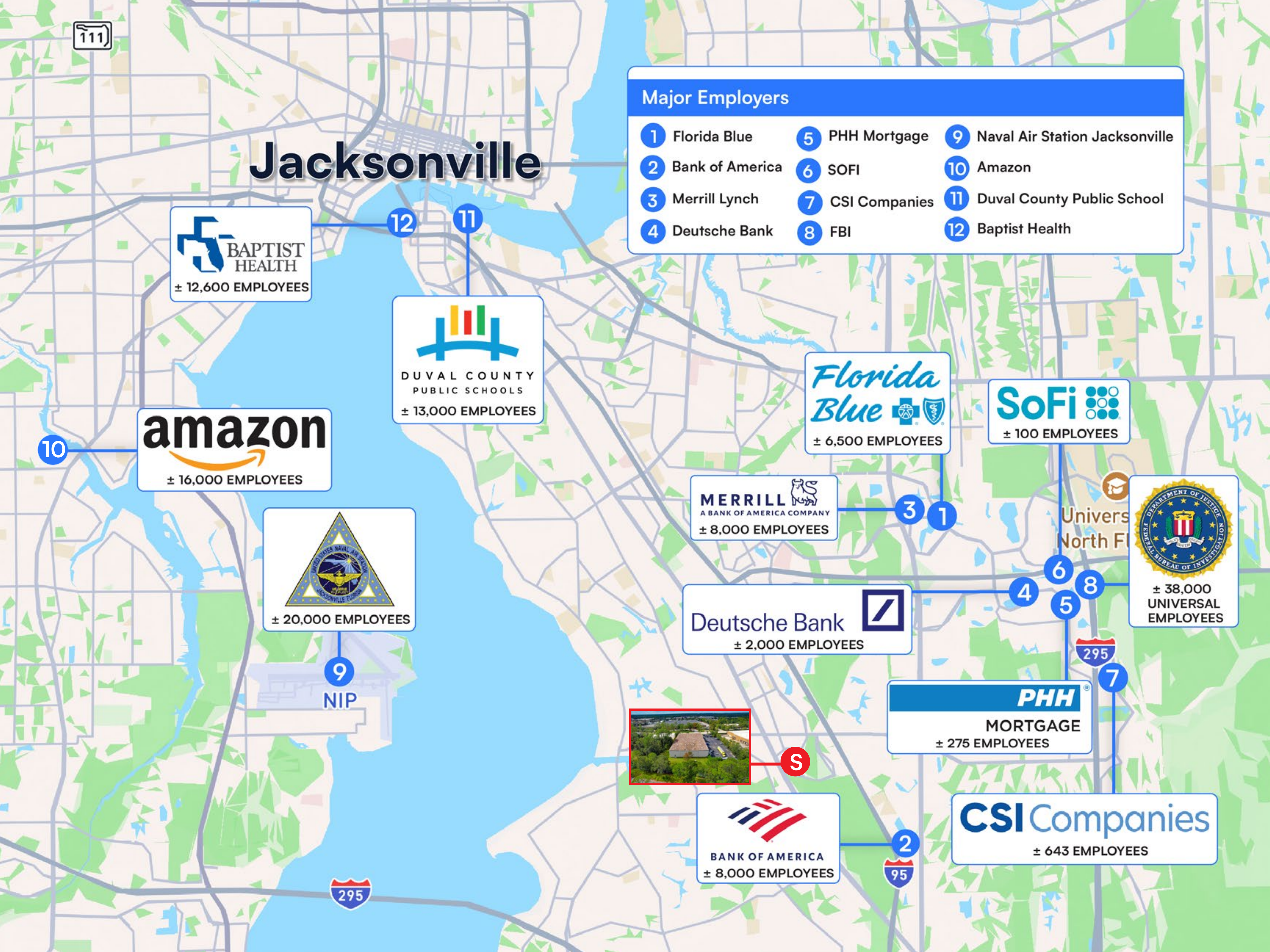


Florida vs. Georgia Game

85,000 Visitors Annually

Light Boat Parade

5,000+ Attendees in 2024



Major Employers
1 Florida Blue
2 Bank of America
3 Merrill Lynch
4 Deutsche Bank
5 PHH Mortgage
6 SOFI
7 CSI Companies
8 FBI
9 Naval Air Station Jacksonville
10 Amazon
11 Duval County Public School
12 Baptist Health
Jacksonville
BAPTIST HEALTH ± 12,600 EMPLOYEES
DUVAL COUNTY PUBLIC SCHOOLS ± 13,000 EMPLOYEES
amazon ± 16,000 EMPLOYEES
± 20,000 EMPLOYEES
NIP
Florida Blue ± 6,500 EMPLOYEES
SoFi ± 100 EMPLOYEES
MERRILL A BANK OF AMERICA COMPANY ± 8,000 EMPLOYEES
± 38,000 UNIVERSAL EMPLOYEES
Deutsche Bank ± 2,000 EMPLOYEES
PHH MORTGAGE ± 275 EMPLOYEES
BANK OF AMERICA ± 8,000 EMPLOYEES
CSI Companies ± 643 EMPLOYEES
S
111
295
95

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