



NEFCO/TOTAL TOOL SUPPLY

INDUSTRIAL PORTFOLIO

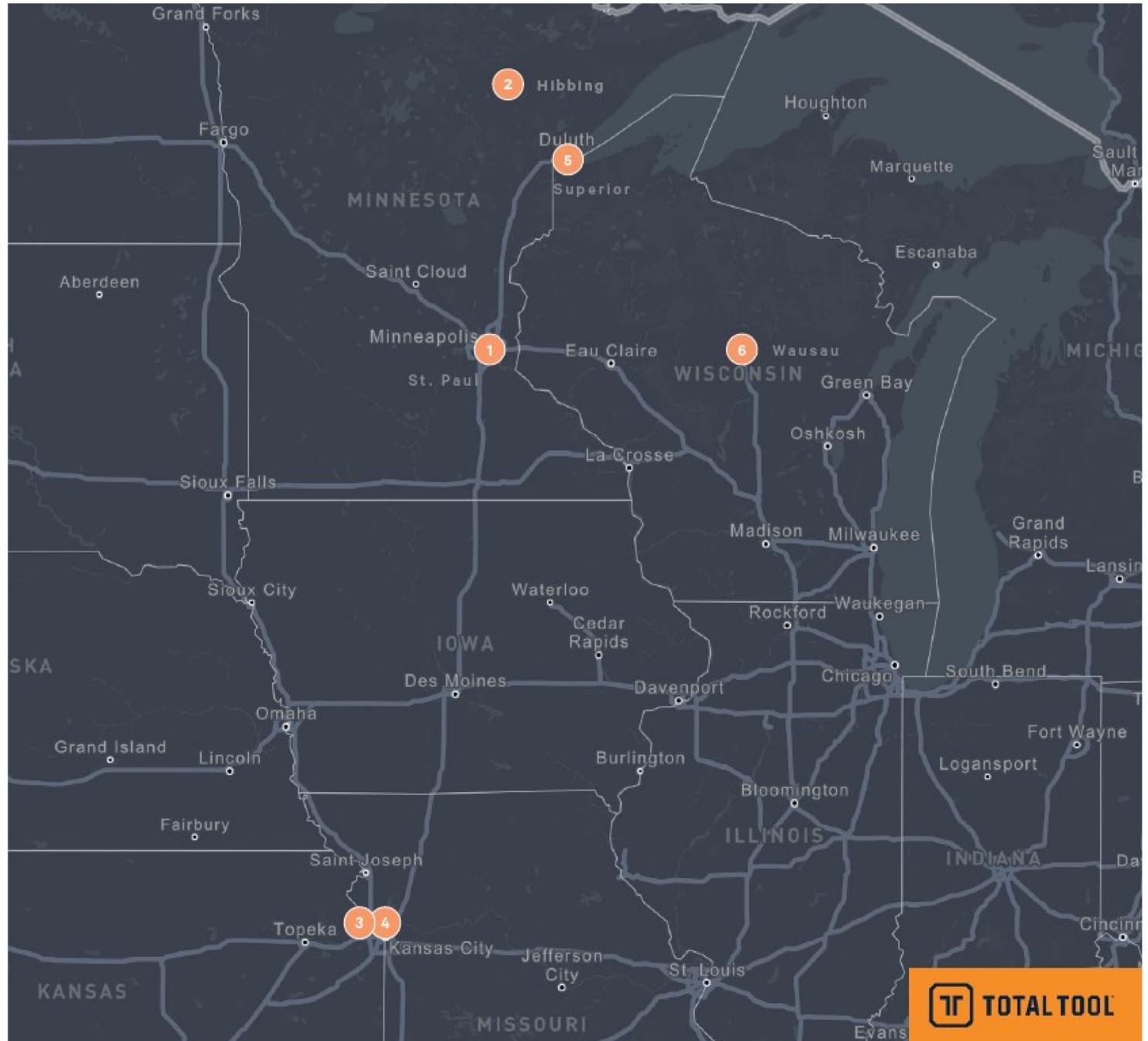
SIX SINGLE TENANT PROPERTIES IN MINNESOTA, KANSAS AND WISCONSIN TOTALING 145,264 SF



[PORTFOLIO SUMMARY]

Property	Type	SF	Year Built	Clear Height	Dock High / Drive-in	Occupancy	Lease Expiration	Remaining Term Yrs (as of 8/1/26)	Asking Price / PSF	Cap Rate
1 315 N Pierce Street/ 1710 Concordia Avenue/ 320 Aldine Street St. Paul, MN	Office/Warehouse Manufacturing	57,340	1946-2011	12' - 19'10"	3 / 10	100%	1/31/33	6.51	\$7,053,500 \$123.00	8.00%
2 2919 E Beltline Hwy Hibbing, MN	Office/Warehouse	9,966	1968	18.5'	0 / 3	100%	10/31/29	3.25	\$662,178 \$66.44	10.00%
3 19 Elmwood Avenue Kansas City, KS	Warehouse	31,700	1976	23'	3 / 1	0%	7/31/2026 (to be delivered vacant)	0.00	\$2,600,000 \$82.00	N/A
4 275 Southwest Blvd Kansas City, KS	Office/Warehouse	25,128	1973	17'	1 / 3	100%	10/31/29	3.25	\$2,381,200 \$94.76	9.00%
5 426 Ogden Avenue Superior, WI	Office/Warehouse	11,200	1991	16'	1 / 1	100%	10/31/29	3.25	\$714,327 \$63.78	12.00%
6 7110 Packer Drive Wausau, WI	Office/Warehouse	9,930	1994	12' - 15.5'	1 / 1	100%	10/31/29	3.25	\$652,239 \$65.68	11.00%
TOTALS		145,264	1974	12' - 23'	9 / 19	78%		4.90	\$14,063,444 / \$96.81	7.13%

[PORTFOLIO MAP]



Mission-Critical Tenancy

TOTAL TOOL SUPPLY, LLC, a wholly owned subsidiary of NEFCO, as of 8/1/2026 leases 78% or 113,564 square feet of the Portfolio with 5 years weighted average remaining lease term. Founded in 1977 in Saint Paul, Minnesota, Total Tool is a family-owned company purposefully grown to meet the demands of job sites across North America. Built to support job sites of all sizes, Total Tool supplies tools, solutions, and expertise and serves a wide range of industries and trades including mechanical, electrical and plumbing. Its Crane & Hoist Division can design, build and install any type of customized overhead solution. Its tool rental services offer customers a vast inventory of tools and equipment with on-site delivery. Total Tool specializes in standard below-the-hook rigging, custom rigging equipment and lifting devices, and manufactures synthetic slings on-site at its headquarters in St. Paul, MN. Total Tool's factory-authorized repair centers provide certified industrial tool repair. Headquartered at 315 N. Pierce Street in St. Paul, MN, Total Tool Supply has multiple store locations throughout the U.S. including locations in Minnesota, Wisconsin, Colorado, Iowa, Indiana, Kansas, Nebraska, and Kentucky. In November of 2024, Total Tool Supply was acquired by NEFCO, a leading specialty supply company based in East Hartford, Connecticut whose national scale will benefit the property owner going forward.

<https://totaltool.com/about-total-tool>

NEFCO is a family owned and operated construction supply company providing a broad range of products and services to a large variety of professional contractors. Founded in 1981 and headquartered in East Hartford, CT with 60+ locations throughout the United States, NEFCO provides localized, contractor-centric services including extensive industry expertise, large local inventories, fast dependable jobsite delivery, turnkey engineering services and specialty fabrication and assembly of construction materials.

<https://www.gonefc.com/about-us>





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