

INVESTMENT OPPORTUNITY

SCP / ANIXTER

~ FORTUNE 500 TENANTS ~
~ 100% OCCUPIED CONCRETE TILT-UP
DISTRIBUTION BUILDING ~
~ ANNUAL RENT ESCALATIONS ~

TULSA, OK





TABLE OF CONTENTS

EXECUTIVE SUMMARY

Pg 4	Offering Summary
Pg 5	Investment Highlights
Pg 6	Financial Analysis
Pg 7	Lease Overviews & Abstracts
Pg 11	Tenant Overviews
Pg 13	Property Overview

PROPERTY INFORMATION

Pg 15	Surrounding Aerial
Pg 16	Location Maps
Pg 17	Floor Plan
Pg 18	Property Photos
Pg 20	Aerials

AREA OVERVIEW

Pg 25	Tulsa Area Overview
Pg 26	Demographics

Confidentiality Agreement & Disclosures

EXCLUSIVELY REPRESENTED BY

RYAN BARR | Principal
760.448.2446
rbarr@lee-associates.com
CA Lic#01338994

RYAN BENNETT | Principal
760.448.2449
rbennett@lee-associates.com
CA Lic#01826517



BROKER OF RECORD
OK Lee & Associates, LLC
OK Broker's Lic#173915







-- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$3,415,000
Net Operating Income:	\$211,672
Cap Rate:	6.20%
Price/SF:	\$103
Lease Type:	Triple Net (NNN)

PROPERTY OVERVIEW	
Address:	5304 South 125th East Avenue Tulsa, OK 74146
Property Size:	Approx 33,000 sq ft Total Bldg Area • 26,350 sq ft of Warehouse Area • 6,650 sq ft of Office Area
Land Size:	2.53 Acres
Ownership:	Fee Simple
Year Built:	2003
APN:	75150-94-32-07396

Lee & Associates is pleased to exclusively offer to qualified investors, the fee simple interest (land & building) in an office/warehouse distribution property located in Tulsa, Oklahoma (the “Property”). The property consists of a 33,000-square-foot industrial building that sits on an approximately 2.53-acre parcel.

The property is a 33,000-square-foot concrete tilt-up office/warehouse distribution building with a 24’-27’ clear ceiling height and approximately 6,650 square feet of high-quality office area. The subject property was built by Fleming Building Co. as a custom build-to-suit for South Central Pool Supply (SCP) in 2003. Exterior features include an attractive mission-style parapet wall with a stone cap and 4” granite walkway pavers. The configuration of the property features a mix of office buildout and warehouse, offering an owner long-term flexibility for various operations and uses, and features easy loading access for deliveries, as well as storage space for inventory. Additionally, the site offers a concrete parking/truck court with 43 parking spaces.

The subject property is 100% leased to two Fortune 500 tenants, SCP Distributors a wholly owned subsidiary of POOLCORP (NASDAQ: POOL) & Anixter (NYSE: AXE). Anixter was founded in 1957 and is a leading global distributor of Network & Security Solutions, Electrical & Electronic Solutions and Utility Power Solutions. With more than 9,300 employees and 65,000 products in stock, Anixter has the largest and broadest wire and cable product offering in the world. The company reported net sales of \$8.4 billion in 2018, seeing a net income of \$156.3 million (see page 12 for more detail).

SCP Distributors is a wholly owned subsidiary of POOLCORP, the world’s largest wholesale distributor of swimming pool and related outdoor living products operating more than 360 sales centers in North America, Europe, South America, and Australia. With more than 4,000 employees, POOLCORP distributes more than 180,000 national brand and private label products from over 2,200 vendors to roughly 120,000 wholesale customers worldwide (see page 11 for more detail).

SCP has operated successfully at this location for over 15 years, extending their lease twice for an additional ten years. Anixter has operated at this location since February 2004 and has renewed their lease for two (2) additional five-year terms, reflecting their commitment to the location. Both leases feature annual rent increases of 2.5%, providing an investor with solid rent growth.

The subject property is centrally located between the on/off ramps at East 51st Street South and South 129th Ave, just a couple of blocks from SR-51/US-64 and 1 mile from US Highway 169, offering quick access to downtown Tulsa (11 miles northwest) and Tulsa International Airport (10 miles north), the global maintenance headquarters for American Airlines.

The subject property is located in Tulsa, the second-largest city in the state of Oklahoma and the 45th-most populous city in the United States. Tulsa has diversified to capitalize on its status as a regional hub and has seen new growth in emerging industries finance, aviation, technology, and media. Amazon is constructing a 640,000-square-foot fulfillment center that is expected to open this year. Additionally, tourism is a growing industry in Tulsa. In 2017, the city saw nearly 21 million visitors, generating \$8.9 billion in travel spending.



**-- INVESTMENT HIGHLIGHTS --****100% LEASED TO STRONG FORTUNE 500 TENANTS: SCP DISTRIBUTORS IS A WHOLLY OWNED SUBSIDIARY OF POOLCORP (NASDAQ: POOL) & ANIXTER, INC. (NYSE: AXE)**

The subject property is 100% leased to two Fortune 500 tenants, SCP Distributors a wholly owned subsidiary of POOLCORP (NASDAQ: POOL) & Anixter (NYSE: AXE). The 33,000-square-foot concrete tilt-up building features 6,650 square feet of high-quality office area, ample parking, small outside storage area, and eight (8) loading doors.

- SCP Distributors is a wholly owned subsidiary of POOLCORP, the world's largest wholesale distributor of swimming pool and related outdoor living products operating more than 360 sales centers in North America, Europe, South America, and Australia. With more than 4,000 employees, POOLCORP distributes more than 180,000 national brand and private label products from over 2,200 vendors to roughly 120,000 wholesale customers worldwide (see page 11 for more detail).
- Anixter was founded in 1957 and is a leading global distributor of Network & Security Solutions, Electrical & Electronic Solutions and Utility Power Solutions. With more than 9,300 employees and 65,000 products in stock, Anixter has the largest and broadest wire and cable product offering in the world. The company reported net sales of \$8.4 billion in 2018, seeing a net income of \$156.3 million (see page 12 for more detail).

QUALITY CONCRETE TILT-UP CONSTRUCTION WITH 24'-27' CLEAR CEILING HEIGHT • BUILD-TO-SUIT FOR SCP • FLEXIBLE BUILDING CONFIGURATION • 2.53 ACRE SITE WITH EASY TRUCK ACCESS/LOADING • AMPLE PARKING & CONCRETE TRUCK COURT

The property consists of a 33,000-square-foot concrete tilt-up office/warehouse distribution building with a 24'-27' clear ceiling height. The subject property was built by Fleming Building Co. as a custom build-to-suit for South Central Pool supply (SCP) in 2003. Exterior features include an attractive mission style parapet wall with a stone cap and 4" granite walkway pavers. The configuration of the property features a mix of office buildout and warehouse, offering an owner long-term flexibility for various operations and uses, and features easy loading access for deliveries, as well as storage space for inventory. Additionally, the site offers a concrete parking/truck court with 43 parking spaces.

SUCCESSFUL LONG-TERM OPERATING HISTORIES • ANNUAL RENT INCREASES

SCP has operated successfully at this location for over 15 years, extending their lease twice for an additional ten years. Anixter has operated at this location since February 2004 and has renewed their lease for two (2) additional five-year terms, reflecting their commitment to the location. Both leases feature annual rent increases of 2.5%, providing an investor with solid rent growth.

LOCATED A FEW BLOCKS FROM ON/OFF RAMP TO SR-51/US-64 & 1 MILE TO US-169 • QUICK ACCESS TO DOWNTOWN TULSA, TULSA INTERNATIONAL AIRPORT

The subject property is centrally located between the on/off ramps at East 51st St S & S 129th Ave, just a couple of blocks from SR-51, offering quick access to downtown Tulsa (11 miles northwest) and Tulsa International Airport (10 miles north), the global maintenance headquarters for American Airlines.

LOCATED IN TULSA • 2ND LARGEST CITY IN OKLAHOMA • EMERGING ECONOMY • HEADQUARTERS OF OIL & ENERGY COMPANIES • LOGISTICS HUB

The subject property is located within Tulsa, the second-largest city in the state of Oklahoma and 45th-most populous city in the United States. As of July 2016, the population was 413,505. It is the principal municipality of the Tulsa Metropolitan Area, a region with 991,005 residents in the MSA and 1,251,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties.

Historically, a robust energy sector fueled Tulsa's economy, and is home to the headquarters of many international oil and gas-related companies, including Williams Companies, SemGroup, ONE Gas, Syntroleum, ONEOK, Laredo Petroleum, Samson Resources, Helmerich & Payne, Magellan Midstream Partners, WPX Energy, and Excel Energy. In recent decades, Tulsa has diversified to capitalize on its status as a regional hub and has seen new growth in emerging industries finance, aviation, technology, and media.

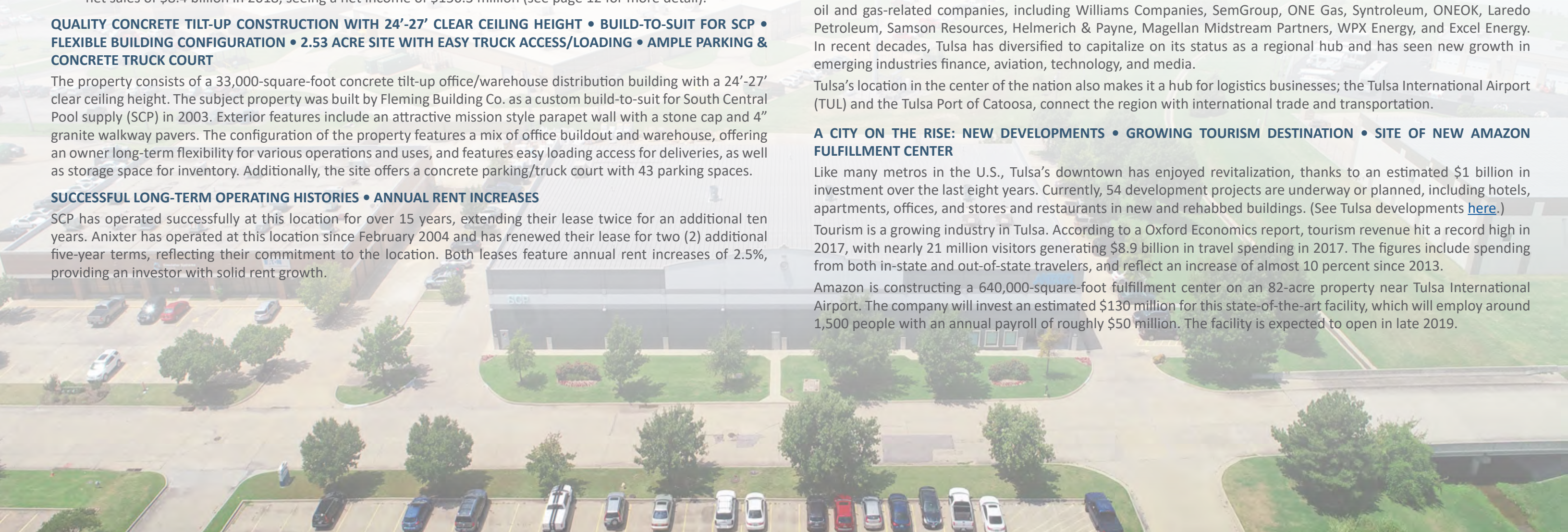
Tulsa's location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

A CITY ON THE RISE: NEW DEVELOPMENTS • GROWING TOURISM DESTINATION • SITE OF NEW AMAZON FULFILLMENT CENTER

Like many metros in the U.S., Tulsa's downtown has enjoyed revitalization, thanks to an estimated \$1 billion in investment over the last eight years. Currently, 54 development projects are underway or planned, including hotels, apartments, offices, and stores and restaurants in new and rehabbed buildings. (See Tulsa developments [here](#).)

Tourism is a growing industry in Tulsa. According to a Oxford Economics report, tourism revenue hit a record high in 2017, with nearly 21 million visitors generating \$8.9 billion in travel spending in 2017. The figures include spending from both in-state and out-of-state travelers, and reflect an increase of almost 10 percent since 2013.

Amazon is constructing a 640,000-square-foot fulfillment center on an 82-acre property near Tulsa International Airport. The company will invest an estimated \$130 million for this state-of-the-art facility, which will employ around 1,500 people with an annual payroll of roughly \$50 million. The facility is expected to open in late 2019.





-- RENT ROLL --

Tenant Name Lease Dates	Lease Term (Months)	Size (Sq. Ft.) Bldg Share	Rent/SF/Year Annual Rent	Rent/SF/Mo Monthly Rent	Increase Date	New Rent/Yr	Lease Type	Renewal Options
SCP Jan-2003 to Feb-2023	120	25,000 75.76%	\$5.84 \$146,062	\$0.48 \$12,171	Mar-2020 Mar-2021 Mar-2022	\$149,714 \$153,457 \$157,293	NNN	(1) 5-Year Option Rent Increase in Options
Anixter Feb-2004 to Jul-2022	60	8,000 24.24%	\$7.42 \$59,400	\$0.62 \$4,950	Aug-2020 Aug-2021	\$60,885 \$62,407	NNN	(1) 3-Year Option Annual Rent Increase in Options
Total Occupied SqFt		33,000						

-- CASH FLOW PROJECTION --

FOR THE YEARS ENDING	Year 1 Oct-2020	Year 2 Oct-2021	Year 3 Oct-2022	Year 4 Oct-2023	Year 5 Oct-2024	Year 6 Oct-2025	Year 7 Oct-2026	Year 8 Oct-2027	Year 9 Oct-2028	Year 10 Oct-2029
POTENTIAL GROSS REVENUE										
Base Rental Revenue	\$211,670	\$216,961	\$222,383	\$227,944	\$233,642	\$239,484	\$245,470	\$251,608	\$250,797	\$250,394
Scheduled Base Rental Revenue	211,670	216,961	222,383	227,944	233,642	239,484	245,470	251,608	250,797	250,394
Expense Reimbursement Revenue										
Taxes	37,200	37,943	38,703	39,476	40,265	41,072	41,893	42,730	21,501	10,777
Insurance	6,577	6,711	6,844	6,980	7,121	7,263	7,407	7,557	3,801	1,906
CAM	21,147	21,568	22,001	22,440	22,891	23,346	23,813	24,290	12,223	6,126
Administrative Fee	2,512	2,562	2,616	2,666	2,718	2,775	2,829	2,887	1,453	727
Total Reimbursement Revenue	67,436	68,784	70,164	71,562	72,995	74,456	75,942	77,464	38,978	19,536
Total Potential Gross Revenue	279,106	285,745	292,547	299,506	306,637	313,940	321,412	329,072	289,775	269,930
Effective Gross Revenue	279,106	285,745	292,547	299,506	306,637	313,940	321,412	329,072	289,775	269,930
OPERATING EXPENSES										
Taxes	37,198	37,942	38,700	39,476	40,263	41,070	41,891	42,729	43,583	44,456
Insurance	6,577	6,710	6,844	6,980	7,120	7,262	7,409	7,555	7,708	7,861
CAM	21,146	21,568	22,000	22,440	22,888	23,346	23,812	24,288	24,776	25,270
Administrative Fee	2,513	2,563	2,613	2,667	2,719	2,774	2,828	2,887	2,944	3,003
Total Operating Expenses	67,434	68,783	70,157	71,563	72,990	74,452	75,940	77,459	79,011	80,590
Net Operating Income	211,672	216,962	222,390	227,943	233,647	239,488	245,472	251,613	210,764	189,340



-- LEASE OVERVIEW - SCP DISTRIBUTORS, LLC --

LEASE INFORMATION	
Tenant:	SCP Distributors, LLC (See pg. 11)
Parent Company:	Pool Corporation
Stock Symbol:	NASDAQ: POOL
Building Size:	25,000 SF (22,700 SF of warehouse; 2,300 SF of office)
% of Total Leaseable SF:	75.76%
Rent Commencement:	January 1, 2003
Lease Expiration:	February 28, 2023 (Exercised 2nd 5-Year Extension)
Original Lease Term:	10 Years
Lease Term Remaining:	3+ Years
Renewal Options:	(1) 5-Year Option
Annual Rent:	\$146,062.56
Rent Increases:	2.5% Annual Rent Increases
Landlord Responsibilities:	See Lease Abstract (pg. 8)

-- RENT SCHEDULE --

RENT SCHEDULE - EXTENSION PERIOD						
	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
Year 2	3/1/2019	2/28/2020	\$146,062.56	\$12,171.88	\$5.84	2.5%
Year 3	3/1/2020	2/28/2021	\$149,714.04	\$12,476.17	\$5.99	2.5%
Year 4	3/1/2021	2/28/2022	\$153,456.96	\$12,788.08	\$6.14	2.5%
Year 5	3/1/2022	2/28/2023	\$157,293.36	\$13,107.78	\$6.29	2.5%
OPTION PERIOD - (1) 5-Year Option						
Option 1	3/1/2023	2/28/2028	\$161,225.69	\$13,435.47	\$6.45	2.5%





-- LEASE ABSTRACT - SCP DISTRIBUTORS, LLC --



Taxes:	4.2 During the Primary Term and Extended Term, Landlord shall pay promptly when due to the appropriate governmental agency or authority all ad valorem, real estate and public improvement taxes, impositions or assessments in connection with the Premises (“Landlord Taxes”). Tenant shall reimburse Landlord for its pro rata share of the Landlord Taxes paid by Landlord within thirty (30) days after Landlord’s written request therefor.
Utilities::	4.3 Tenant shall be solely responsible for and shall promptly pay all charges for electricity, gas, water, sewer and all other utilities used upon or furnished to the Premises and used by the Tenant. If some utilities or services are not separately metered and used by other tenants of the Building, then Tenant shall pay its pro rata share of such bills.
Landlord Repairs and Maintenance:	8.1 Landlord shall maintain, repair, and replace at its sole cost and expense: (i) the Building’s foundation, roof, and the structural soundness of the Building’s roof and floor, and the Building’s exterior walls and doors (excluding the interior surface of the exterior walls); (ii) the downspouts and gutters, (iii) water and sewer pipes located underground or in the slab, sidewalks, parking lots and other vehicular access and maneuvering areas; gas lines and electrical services up to the point of entry into the Building; (iv) all of the other improvements on the land including the sidewalks, driveways and parking areas; (v) Building fire/life safety and sprinkler and alarm systems; and (vi) ADA compliance (collectively, the “Landlord Repairs”). Landlord shall be responsible for any repairs and replacements which are structural in nature or which are extraordinary or capital in nature, which will increase the value of the Premises subsequent to the end of the Primary Term or Extended Term, and any other repairs not expressly delegated to Tenant in this Lease.
Tenant Repairs and Maintenance:	8.2 Tenant shall, at its sole cost and expense up to \$2,500.00 per occurrence, maintain in good repair and in a neat, clean and tenantable condition; (i) the interior of the Building; (ii) plumbing, water and sewer lines from the point of entry into the Premises; (iii) interior doors, including frames and hardware; (iv) lighting fixtures; (v) electrical switches and receptacles; (vi) plumbing fixtures; (vii) ceilings; (viii) window glass; (ix) repair and maintenance of the heating and air conditioning equipment; (x) repair and maintenance of the water heater; and (xi) interior walls. It is the intent of the parties that Tenant shall only be required to make minor repairs and not repairs or replacements which are structural in nature, which are extraordinary or capital in nature, which will increase the value of the Premises subsequent to the end of the Primary Term or Extended Term.
Common Area Maintenance:	8.4 Landlord shall be responsible, at all times, for the maintenance, repair, snow removal and landscaping of those areas provided for the common use or benefit of all tenants and/or the public. Tenant shall reimburse Landlord for its pro rata share of the common area maintenance paid by Landlord within thirty (30) days after Landlord’s written request therefor. Landlord shall provide Tenant with a copy of the actual bills.



-- LEASE OVERVIEW - ANIXTER, INC --

LEASE INFORMATION	
Tenant:	Anixter, Inc. (See pg. 12)
Parent Company:	Anixter International
Stock Symbol:	NYSE: AXE
Building Size:	8,000 SF
% of Total Leaseable SF:	24.24%
Rent Commencement:	February 1, 2004
Lease Expiration:	July 31, 2022 (3 Year Extension-3rd Amendment)
Original Lease Term:	5 Years
Lease Term Remaining:	3 Years
Renewal Options:	(1) 3-Year Option
Annual Rent:	\$59,400
Rent Increases:	2.5% Annual Rent Increases
Landlord Responsibilities:	See Lease Abstract (pg. 10)

-- RENT SCHEDULE --



RENT SCHEDULE - PRIMARY TERM						
	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
Year 1	8/1/2019	7/31/2020	\$59,400.00	\$4,950.00	\$7.42	--
Year 2	8/1/2020	7/31/2021	\$60,885.00	\$5,073.75	\$7.61	2.5%
Year 3	8/1/2021	7/31/2022	\$62,407.08	\$5,200.59	\$7.80	2.5%
OPTION PERIODS - (1) 3-Year Option						
Year 1	8/1/2022	7/31/2023	\$63,967.25	\$5,330.60	\$8.00	2.5%
Year 2	8/1/2023	7/31/2024	\$65,566.43	\$5,463.87	\$8.20	2.5%
Year 3	8/1/2024	7/31/2025	\$67,205.59	\$5,600.46	\$8.40	2.5%





-- LEASE ABSTRACT - ANIXTER, INC --



Utilities:	7. Tenant shall pay for all water, gas, electricity, heat, light, power, telephone, sewer, sprinkler services, refuse and trash collection, and other utilities and services used on the Premises, its pro rata share of all maintenance charges for utilities, and any storm sewer charges or other similar charges for utilities imposed by any governmental entity or utility provider, together with any taxes, penalties, surcharges or the like pertaining to Tenant’s use of the Premises. Landlord shall have the right to cause at Tenant’s expense any of said services to be separately metered or charged directly to Tenant by the provider. Tenant shall pay its share of all charges for jointly metered utilities based upon consumption, as reasonably determined by Landlord.
Taxes:	8. Landlord agrees to pay all taxes, assessments and governmental charges of any kind and nature (collectively referred to as “Taxes”) that accrue against the Project during the Lease Term, which shall be included as part of the Operating Expenses charged to Tenant hereunderts pro rata share of such bills. All capital levies or other taxes assessed or imposed on Landlord upon the rents payable to Landlord under this Lease and any franchise tax, any excise, transaction, sales or privilege tax, assessment, levy or charge measured by or based, in whole or in part, upon such rents from the Premises and/or the Project or any portion thereof shall be paid by Tenant to Landlord monthly in estimated installments or upon demand, at the option of Landlord, as additional rent; provided, however, in no event shall Tenant be liable for any net income taxes imposed on Landlord unless such net income taxes are in substitution for any Taxes payable hereunder. If any such tax or excise is levied or assessed directly against Tenant, then Tenant shall be responsible for and shall pay the same at such times and in such manner as the taxing authority shall require. Tenant shall be liable for all taxes levied or assessed against any personal property or fixtures placed in the Premises, whether levied or assessed against Landlord or Tenant.
Landlord Repairs and Maintenance:	10. Landlord shall maintain, at its expense, only the roof membrane, foundation, and exterior walls of the building of which the Premises are a part in good repair, reasonable wear and tear and casualty losses and damages caused by Tenant excluded. The term “walls” as used in this Paragraph 10 shall not include windows, glass or plate glass, doors or overhead doors, special store fronts, dock bumpers, dock plates or levelers, or office entries.
Tenant Repairs and Maintenance:	11. Landlord shall maintain in good repair and condition all parts of the Premises and the roof, roof membrane, parking areas, driveways, alleys, the main sewer and water lines, any below grade utilities including plumbing to the Premises, and landscape and grounds surrounding the Premises. Except for the cost of those repairs for which Landlord is responsible under Paragraph 10 or which are expressly excluded from Operating Expenses under Paragraph 6, such maintenance shall be at Tenant’s cost and expense pursuant to Paragraph 6 (provided that any costs to replace the main sewer and water lines shall be amortized as provided in Paragraph 6 for additions and alterations). Heating, ventilation and air conditioning systems serving the Premises shall be maintained by Tenant, at Tenant’s sole cost and expense, pursuant to maintenance service contracts entered into by Tenant in accordance with the provisions of Addendum E (Move-Out Conditions) attached hereto.
Common Area Maintenance:	8.4 Landlord shall be responsible, at all times, for the maintenance, repair, snow removal and landscaping of those areas provided for the common use or benefit of all tenants and/or the public. Tenant shall reimburse Landlord for its pro rata share of the common area maintenance paid by Landlord within thirty (30) days after Landlord’s written request therefor. Landlord shall provide Tenant with a copy of the actual bills.



-- TENANT OVERVIEW - SCP DISTRIBUTORS LLC --



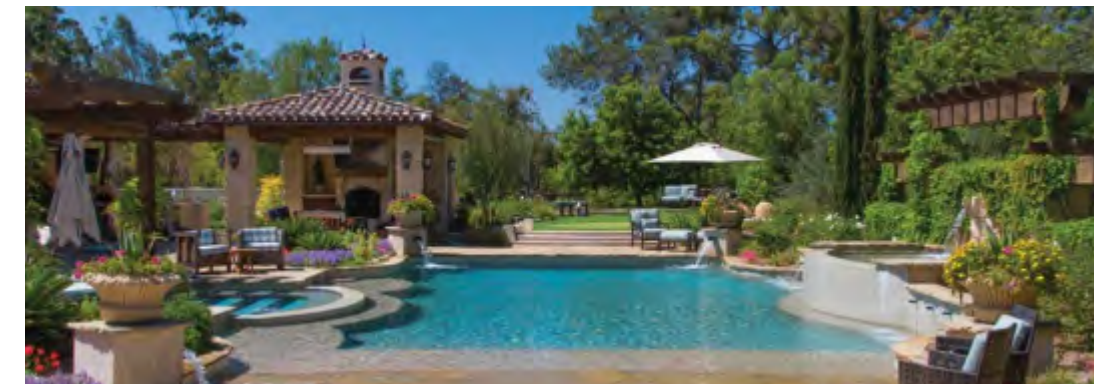
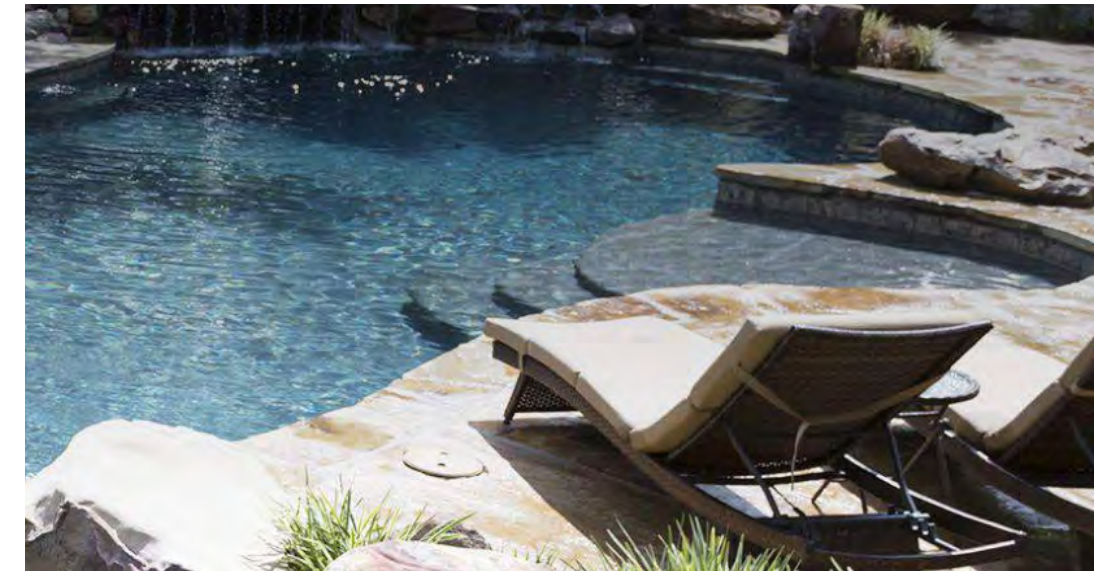
As POOLCORP's largest Sales Center network, SCP Distributors LLC distribution network has access to some of the best-known brand names in the pool and outdoor living industries, including an extensive roster of private label products exclusive to SCP.

The company has over 2,000 employees, has 210 of POOL Corp's 364 sales centers, and 120,000 wholesale customers worldwide. SCP Sales Centers offer an expansive inventory of pool products and resources including inground and above ground pools, hot tubs, parts, pool care, and related outdoor living products. Each location stocks a wide array of the most recognizable brands in the pool industry, as well as many private label brand products that are exclusive to SCP.

SCP Sales Centers focus on serving independent wholesale customers in need of its products and services – pool builders, remodelers, servicers, and specialty retailers. The company is also uniquely positioned to provide marketing and sales support to these customers and currently offers a wide range of dealer support programs to help grow the customers' businesses and, in turn, grow the industry.

COMPANY SNAPSHOT

Tenant Name:	SCP Distributors LLC
Parent Company:	POOLCORP
Stock Symbol:	NASDAQ: POOL
Credit Rating:	Not Rated
Fortune 1000 Rank:	#959
# of Employees:	4,000+
Net Sales (2018):	\$2.99 Billion
Net Income (2018):	\$234 Million
Total Assets (2018):	\$1.24 Billion
Headquarters:	Covington, LA
Website:	www.poolcorp.com



POOLCORP is the world's largest wholesale distributor of swimming pool and related outdoor living products operating more than 360 sales centers in North America, Europe, South America and Australia.

POOLCORP distributes more than 180,000 national brand and private label products from over 2,200 vendors to roughly 120,000 wholesale customers. With a focus on enhancing the quality of outdoor home life, POOLCORP

offers a comprehensive selection of products:

- Pool maintenance – including a wide array of chemicals, supplies and repair parts Pool construction and renovation – such as pool pumps, filters, heaters and cleaners, pool surfacing materials, pool tile, coping, deck equipment, pool control systems, lighting and above-ground pool kits
- Irrigation and landscape – including a complete line of commercial and residential irrigation products, landscape maintenance and equipment products and parts
- Outdoor living – such as outdoor lighting, grills, outdoor kitchen components and hardscape products

With a long history of consistent organic growth and market share expansion, strategic acquisitions and disciplined operating execution, POOL has generated compound average annual shareholders' return of over 26% since our IPO in October 1995. POOLCORP's ongoing mission is to provide exceptional value to our customers and suppliers, create exceptional return for our shareholders and provide exceptional opportunities for our employees while striving to be the best worldwide distributor of outdoor lifestyle products.

[DOWNLOAD 2018 10K REPORT](#)



-- TENANT OVERVIEW - ANIXTER, INC --



Anixter is a leading global distributor of Network & Security Solutions, Electrical & Electronic Solutions and Utility Power Solutions. Anixter adds value to the distribution process by providing our customers access to 1) innovative supply chain solutions, 2) nearly 600,000 products and over \$1.0 billion in inventory, 3) 316 warehouses/branch locations with over 9.0 million square feet of space and 4) locations in over 300 cities in approximately 50 countries. Founded in 1957 and headquartered near Chicago, Anixter trades on the New York Stock Exchange under the symbol AXE. The company reported net sales of \$8.4 billion in 2018, seeing a net income of \$156.3 million.

Anixter works with integrators, end users and contractors to enable a connected world that can handle the data demands of today and tomorrow. By investing in technical experts, a global distribution network and supply chain management to quickly respond to customer demand, Anixter helps you address industry challenges and maximize performance and value of your assets throughout a project’s lifecycle.

Anixter’s Utility Power Solutions offers innovative options for energy professionals facing reliability, regulation, security and safety challenges. With over 800 associates skilled at sourcing hard-to-find and specialty items, we can help you meet these challenges and realize labor and supply chain stability and efficiency.

Anixter is the industry leader in providing solutions for every security application; including transportation, data centers, residential, commercial, retail, public safety, government, education, healthcare, natural resources, industrial, manufacturing/factory floor and utilities. From stand-alone products to fully integrated IP solutions, Anixter has the right offering to cover your security needs regardless of the scope of work.

Regardless of application, our technical and supply chain expertise can help industrial and OEM customers successfully manage wire, cable and support and supply product procurement and deployment.

“Last year was a milestone year for Anixter. Highlights included naming a new CEO, embarking on an innovation and business transformation journey, and making continued progress in the evolution of the business, all culminating in a year of solid financial performance”
~ Samuel Zell, Chairman

Anixter Corporate Headquarters

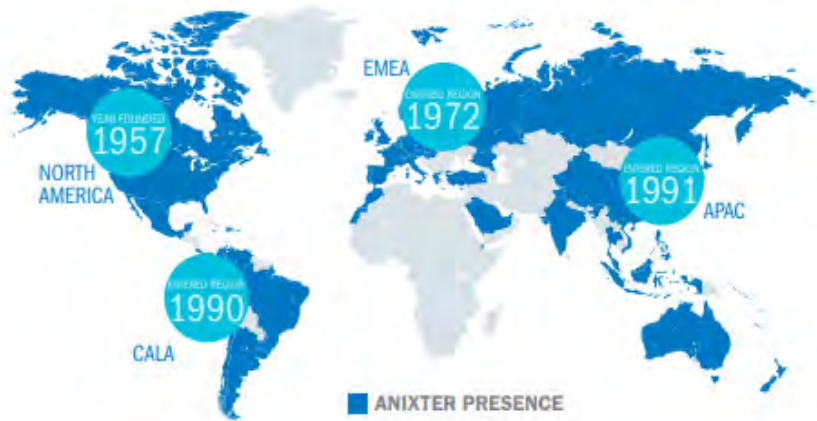


DOWNLOAD 2018 10K REPORT

COMPANY SNAPSHOT

Tenant Name:	Anixter, Inc.
Parent Company:	Anixter International
Stock Symbol:	NYSE: AXE
Credit Rating:	S&P: BB Stable/Moody’s Ba3
Fortune 500 Ranking:	#391
# of Employees:	9,300
Net Sales (2018):	\$8.4 Billion
Operating Income (2018):	\$310 Million
Net Income (2018):	\$156 Million
Adjusted EBITDA (2018):	\$411 Million
Total Assets:	\$4.7 Billion
Headquarters:	Glenview, IL
Website:	www.anixter.com

Build. Connect. Power. Protect. Services. Worldwide.





-- PROPERTY OVERVIEW --

PROPERTY ADDRESS:	5304 South 125th East Avenue Tulsa, OK 74146
PROPERTY SIZE:	Approx 33,000 Sq. Ft. (Incl 6,650 Sq. Ft. of Office)
LAND SIZE:	Approx. 2.53 Acres
YEAR BUILT:	2003
CONSTRUCTION:	Reinforced Concrete Foundation Stuctural Steel Frame with Tilt-Up Concrete Panels Insulated Glass Windows Inside Concrete Casing
CLEAR HEIGHT:	24' - 27'
ROOF:	Standing Seam Butler MR20 (20 Year Warranty)
ELECTRICAL:	625 AMP/480 Volt 3 Phase - 4 Wire Service
LIFE SAFETY SYSTEMS:	Pull Stations, Strobe Lights, Smoke Detection
ZONING:	Light Industrial (IL)
PARKING:	Concrete Parking Lot - 43 Spaces Small Outside Fenced Area for SCP
UTILITIES:	Water/Sewer - City of Tulsa Natural Gas - Oklahoma Natural Gas Electric - AE/PSO Phone/Internet - Standard T-1 Service with Multiple Providers

OFFICE AREA

- Slate Tile and Carpet Flooring
- 10' Drop Ceiling Height with 2' x 2' acoustical tiles
- Fully Heated and Cooled with Distribution in Ceiling Grid - 3 Rooftop Package Units
- Granite Countertops in Restrooms and Kitchen/Break Areas
- T-12 Lamps with Electronic Ballast and Compact Florescent Fixtures

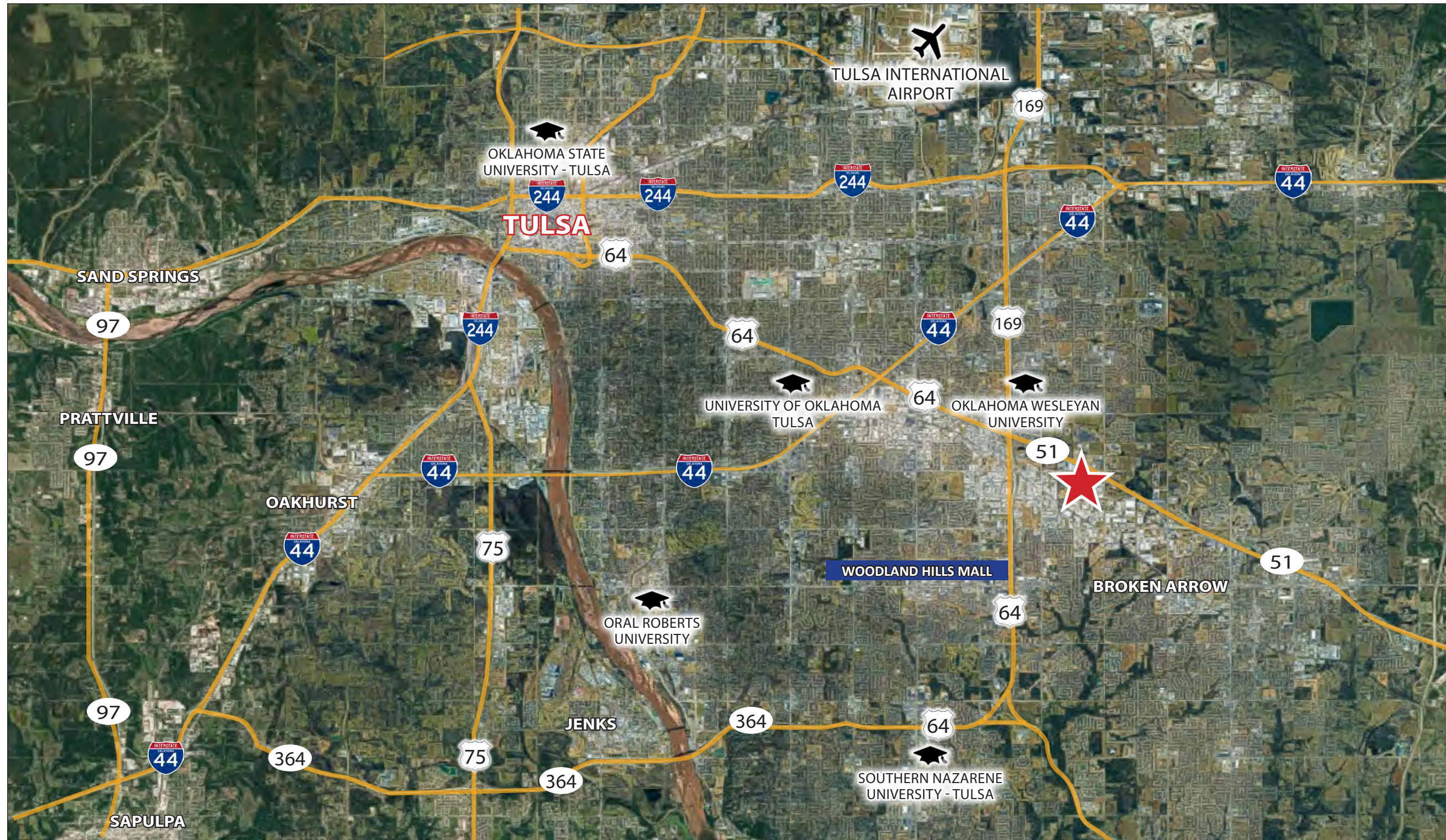
WAREHOUSE AREA

- Reinforced Concrete Floor
- Gas Fired Radiant Heating
- Exhaust Fans
- Metal Halide Lighting
- 2-Hour Fired Rated Containment Roo with Ventilation
- Restrooms
- (6) 9' x 10' Dock-High Doors - 5 with Mechanical Pit Levelers
- (2) Drive-In Doors (12' x 14' and 9' x 10')



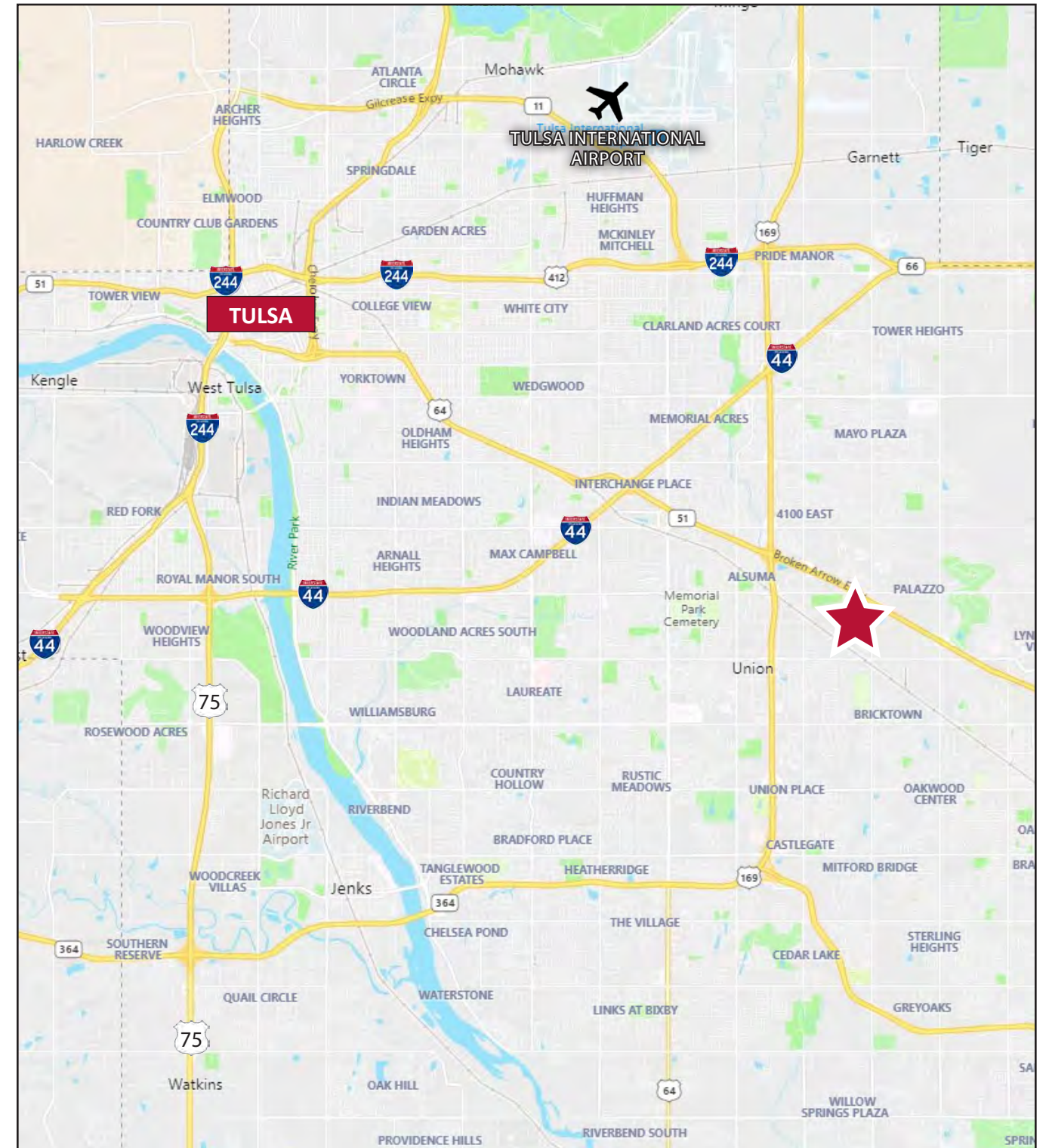
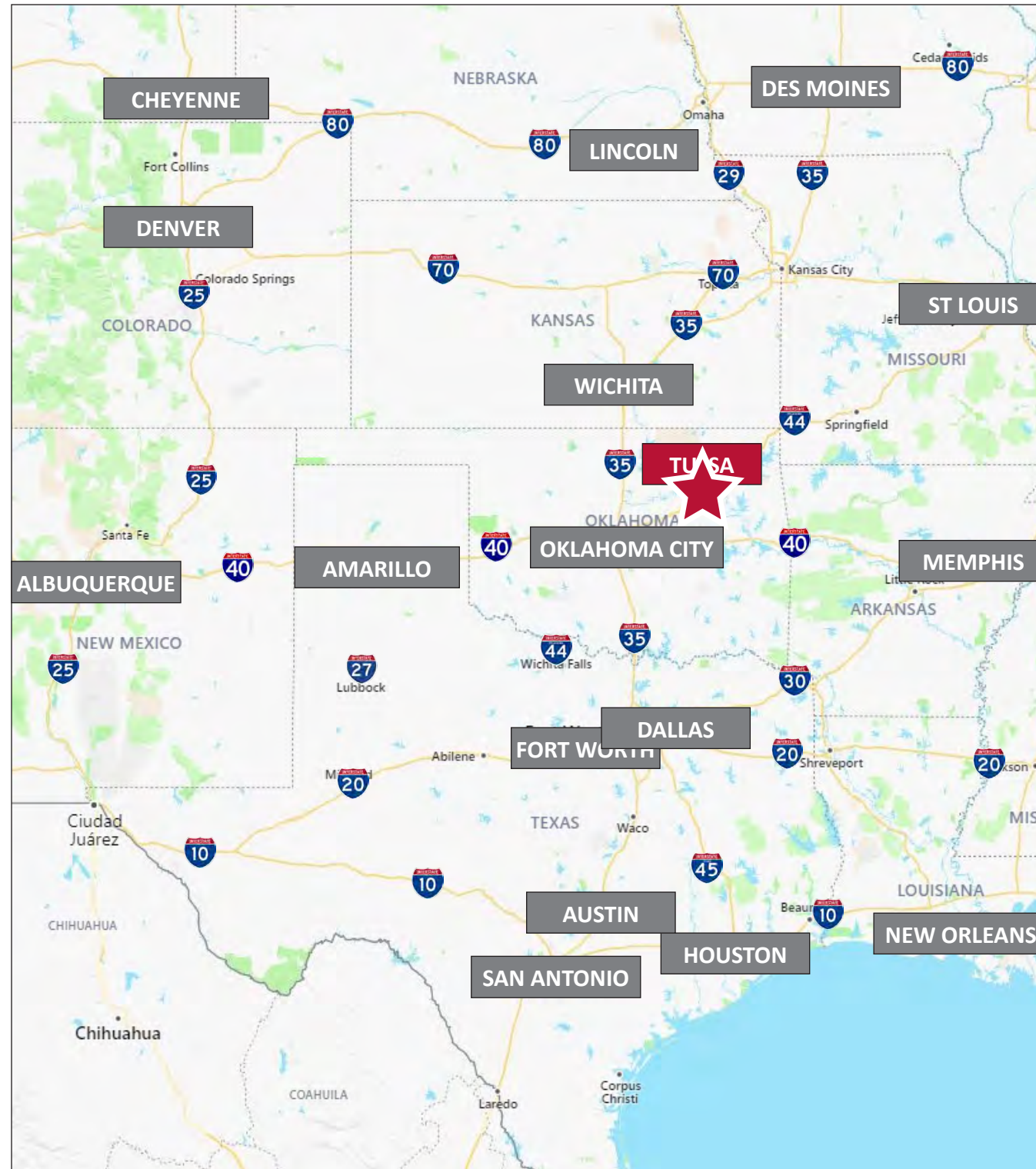


-- SURROUNDING AERIAL --



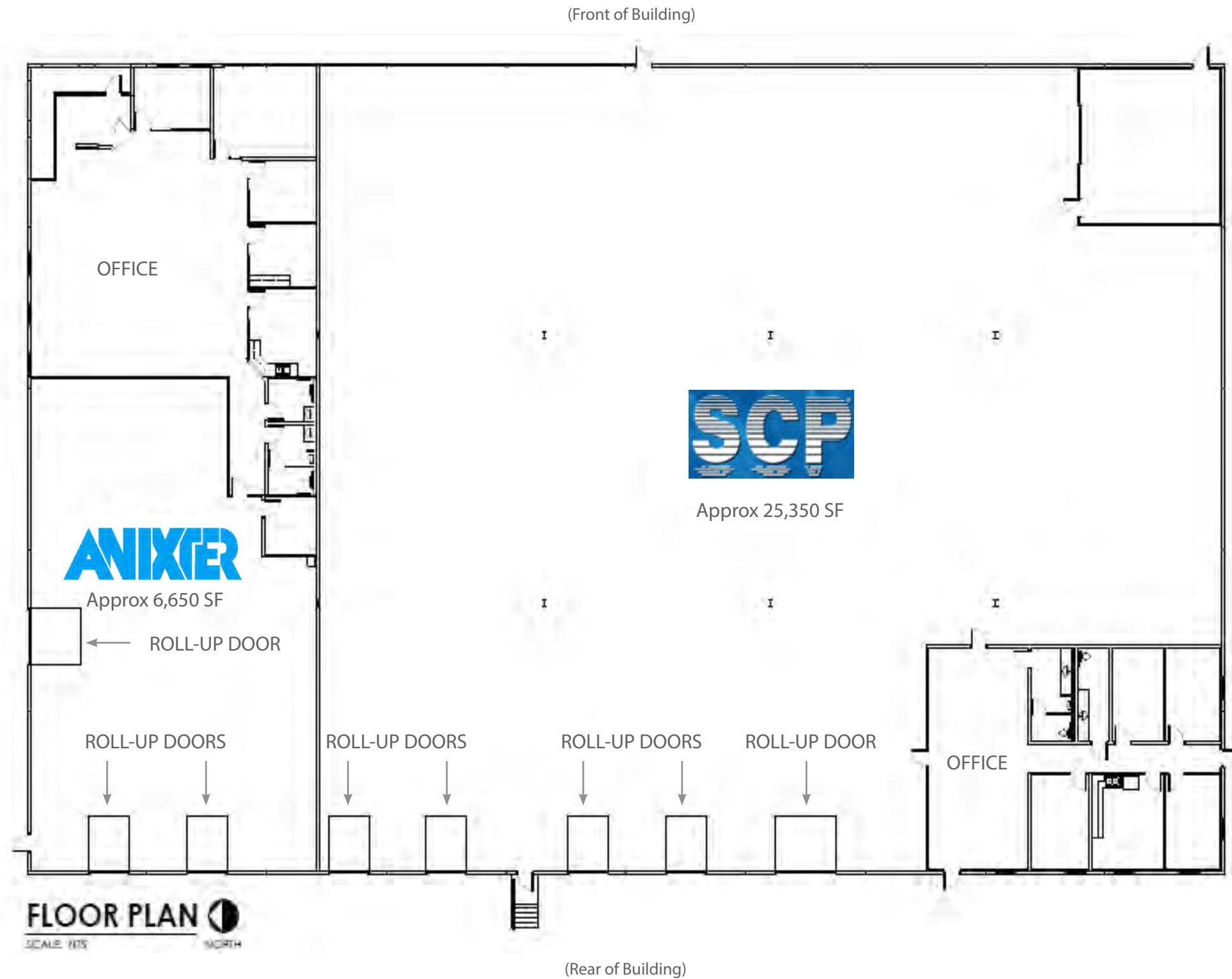


-- LOCATION MAPS --





-- FLOOR PLAN --





-- ENTRANCE TO SCP OFFICES --



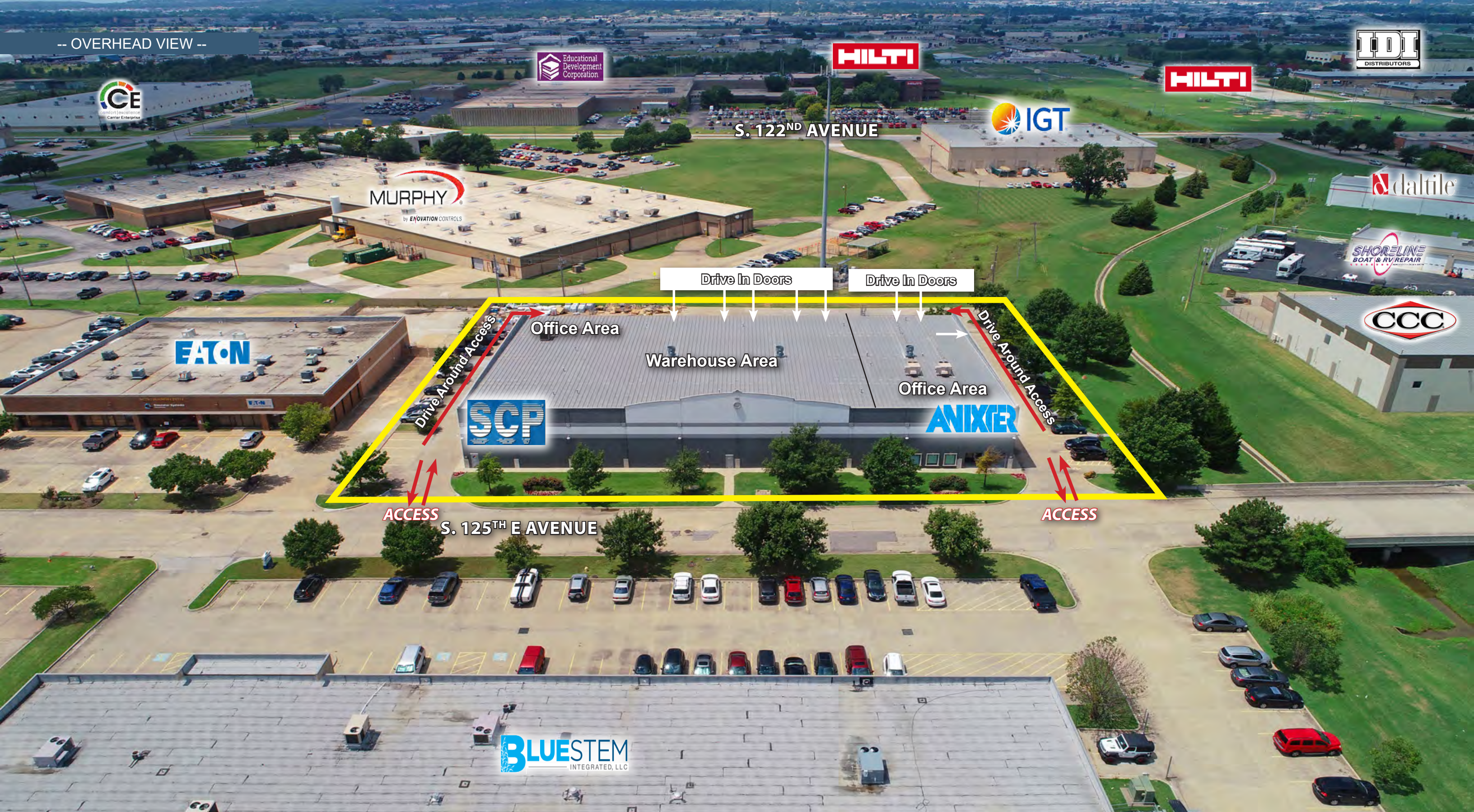


-- ANIXTER FRONT ENTRANCE --





-- OVERHEAD VIEW --





Surrounding Aerial

Location Maps

Floor Plan

Property Photos

• Aerials •





-- LOOKING EAST --





EXECUTIVE SUMMARY

PROPERTY INFORMATION

AREA OVERVIEW

Surrounding Aerial

Location Maps

Floor Plan

Property Photos

• Aerials •

-- LOOKING SOUTH --





EXECUTIVE SUMMARY

PROPERTY INFORMATION

AREA OVERVIEW

Surrounding Aerial

Location Maps

Floor Plan

Property Photos

• Aerials •

-- LOOKING WEST --

- IRON MOUNTAIN
- BINFORD SUPPLY
- WENCO ENERGY
- KEY CONSTRUCTION
- TD WILLIAMSON
- LOCKE WHOLESALE ELECTRIC

- THE TRIDENT COMPANY
- CMC CONSTRUCTION CO
- SMITH FARM & GARDEN
- SITEONE LANDSCAPE
- DRAKE SYSTEMS
- TIER ONE ROOFING

S. GARNETT AVENUE



OAKHURST

- UNITED RENTALS
- ALLIED FENCE
- CHICKASAW TELECOM
- AMSCO SUPPLY
- JENSEN MIXERS INT'L

- FRONTIER PRODUCE
- KENCO ENGINEERING
- TULSACK
- METRO APPLIANCES
- PLYMOUTH BUILDING

- OKLAHOMA LIGHTING DIST
- SCIFIT
- HAJOCA
- ACME BRICK & TILE

- GREEN COUNTRY INTERIORS
- JOHNSTONE SUPPLY
- NABHOLZ

125,500 CPD



S. GARNETT AVENUE

TULSA



REGIONAL MEDICAL LABORATORY

ROONEY INSURANCE

TULSA SOCIAL SECURITY OFFICE

94,500 CPD



S. 122ND AVENUE



S. 122ND AVENUE



S. 122ND AVENUE



E. 55TH STREET



S. 125TH E AVENUE



E. 52ND STREET







-- TULSA OVERVIEW --



Tulsa is the second-largest city in the state of Oklahoma and 45th-most populous city in the United States. As of July 2016, the population was 413,505, an increase of 12,591 over that reported in the 2010 Census. It is the principal municipality of the Tulsa Metropolitan Area, a region with 991,005 residents in the MSA and 1,251,172 in the CSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties.

It is situated on the Arkansas River between the Osage Hills and the foothills of the Ozark Mountains in northeast Oklahoma, a region of the state known as “Green Country”. Considered the cultural and arts center of Oklahoma, Tulsa houses two art museums, full-time professional opera and ballet companies, and one of the nation’s largest concentrations of art deco architecture. The city has been called one of America’s most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. FDI Magazine in 2009 ranked the city no. 8 in the U.S. for cities of the future. In 2012, Tulsa was ranked among the top 50 best cities in the United States by BusinessWeek.

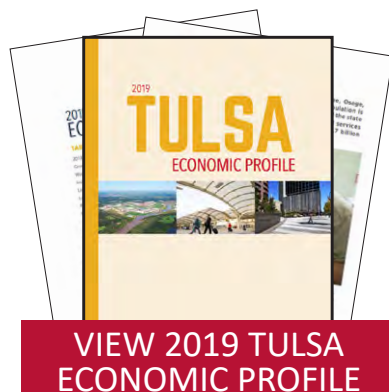
ECONOMIC LEGACY CREATED BY ENERGY INDUSTRY • HEADQUARTERS OF OIL & GAS-RELATED COMPANIES

Historically, a robust energy sector fueled Tulsa’s economy. The United States Oil and Gas Association, formerly the Mid-Continent Oil and Gas Association, was founded in Tulsa on October 13, 1917, six months after the entry of the United States into World War I. At the time Tulsa called itself “The Oil Capital of the World”. At its creation, the association worked to provide petroleum to the Allied forces. In the decades since its establishment, the association is recognized as a leading advocate for producers of domestic oil and gas.

Over the city’s history many large oil companies have been headquartered in the city, including Warren Petroleum (which merged with Gulf Oil in what was then the largest merger in the energy industry), Skelly Oil, Getty Oil and CITGO. In addition, ConocoPhillips was headquartered in nearby Bartlesville. Industry consolidation and increased offshore drilling threatened Tulsa’s status as an oil capital, but new drilling techniques and the rise of natural gas has buoyed the growth of the city’s energy sector.

Today, Tulsa is again home to the headquarters of many international oil and gas-related companies, including Williams Companies, SemGroup, ONE Gas, Syntroleum, ONEOK, Laredo Petroleum, Samson Resources, Helmerich & Payne, Magellan Midstream Partners, WPX Energy, and Excel Energy.

[Visit Grow Metro Tulsa Here](#)



VIEW 2019 TULSA
ECONOMIC PROFILE

Amazon Fulfillment Center (Under Construction)**EMERGING INDUSTRIES: FINANCE, AVIATION, MEDIA, TECHNOLOGY • NEW AMAZON FULFILLMENT CENTER**

In recent decades, Tulsa has diversified to capitalize on its status as a regional hub with substantial innovation assets. Products from Tulsa manufacturers account for about 60% of Oklahoma’s exports.

FINANCE A number of substantial financial corporations are headquartered in Tulsa, the largest being the BOK Financial Corporation. Among these financial services firms are energy trading operations, asset management firms, investment funds, and a range of commercial banks. The national convenience store chain QuikTrip, fast-casual restaurant chain Camille’s Sidewalk Cafe, and pizza chain Mazzio’s are all headquartered in Tulsa, as is Southern regional BBQ restaurant Rib Crib. Tulsa is also home to the Marshall Brewing Company.

MEDIA Tulsa is also home to a burgeoning media industry, including PennWell, consumer review website ConsumerAffairs, Stephens Media Group, This Land Press, Educational Development Corporation (the parent publisher of Kane/Miller), GEB America, Blooming Twig Books, and a full range of local media outlets such as Tulsa World and local magazines, radio and television.

AVIATION Tulsa’s aerospace industry is substantial and growing. An American Airlines maintenance base at Tulsa International Airport is the city’s largest employer and the largest maintenance facility in the world, serving as the airline’s global maintenance and engineering headquarters, while the Tulsa Port of Catoosa and the Tulsa International Airport house extensive transit-focused industrial parks. Tulsa is also home to a division of Lufthansa, the headquarters of Omni Air International, and the Spartan School of Aeronautics.

Tulsa is also part of the Oklahoma-South Kansas Unmanned Aerial Systems (drone) industry cluster, a region which awarded funding by the U.S. Small Business Administration to build on its progress as a hub for this emerging industry.

As the second largest metropolitan area in Oklahoma and a hub for the growing Northeastern Oklahoma-Northwest Arkansas-Southwestern Missouri corridor, the city is also home to a number of the region’s most sophisticated law, accounting and medical practices. Its location in the center of the nation also makes it a hub for logistics businesses; the Tulsa International Airport (TUL) and the Tulsa Port of Catoosa, connect the region with international trade and transportation.

TECHNOLOGY Amazon is currently constructing a 640,000-square-foot fulfillment center on an 82-acre property near Tulsa International Airport. The company will invest an estimated \$130 million for this state-of-the-art facility, which will employ around 1,500 people with an annual payroll of roughly \$50 million. The facility is expected to open in late 2019.



-- TULSA TOURISM --

**GATHERING PLACE OFFERS COMMUNITY TRANSFORMATION & RIVERFRONT DESTINATION**

The Gathering Place is a public open space set along the eastern bank of the Arkansas River two miles south of downtown. Largely the brainchild of Tulsa multimillionaire and philanthropist, George Kaiser, “Gathering Place” covers approximately 100 acres of land and features a great lawn, gardens, land bridges over the busy Riverside Drive thoroughfare, a recreational pond and wetlands, a lodge, playgrounds, sports courts, trails, and other elements. A new 45,000-square-foot Tulsa Children’s Museum Discovery Lab will anchor the second phase of the park.

The main attractions are the Chapman Adventure Playground, the Williams Lodge, a boathouse, splash playground, great lawn, outdoor sports courts, a skate park, a wetland pond and garden, and numerous trails among other locations.

The George Kaiser Family Foundation spearheaded the \$465 million development, which is believed to be the largest private gift to a public park in the history of the U.S.

The park was designed by celebrated landscape architecture firm Michael Van Valkenburgh Associates, the firm known for its work on the Brooklyn Bridge Park and the redesign of the Gateway Arch National Park in St. Louis.

Learn more about the Gathering Place here: GatheringPlace.org



Tourism is a growing industry in Tulsa. According to a Oxford Economics report, tourism revenue hit a record high in 2017. According to the Oklahoma Tourism and Recreation Department, nearly 21 million visitors generated \$8.9 billion in travel spending in 2017. The figures include spending from both in-state and out-of-state travelers, and reflect an increase of almost 10 percent since 2013.

Tulsa is a haven of Southern comfort and cosmopolitan style. A town enriched by its oil heritage, Tulsa boasts world-class cultural attractions, including the Philbrook and Gilcrease Museums. The city offers magnificent art deco treasures, Route 66 gems and the new Cesar Pelli-designed BOK Center, a state-of-the-art venue for national concerts and sporting events. Tulsa’s lively entertainment districts feature eateries, shopping and gaming, while the Tulsa music scene is the star of the state. Family fun also prevails in T-Town, home of the highly-rated Tulsa Zoo, while the city’s Arkansas River trails and outdoor recreation areas offer outdoor respites from all the urban excitement.

Tulsa offers a fabulous array of cultural amenities including the acclaimed Tulsa Ballet, Tulsa Opera, Tulsa Symphony Orchestra and other programs of the Tulsa Performing Arts Center. Theater-going opportunities abound around town and the music scene thrives with everything from country and western to indie rock and from local nightlife concerts to huge music festivals. Each year a multitude of festivals and events such as Tulsa International Mayfest, Tulsa Oktoberfest and the Oklahoma Scottish Festival celebrate Tulsa’s culture and heritage and add to the long list of things to do in Tulsa.

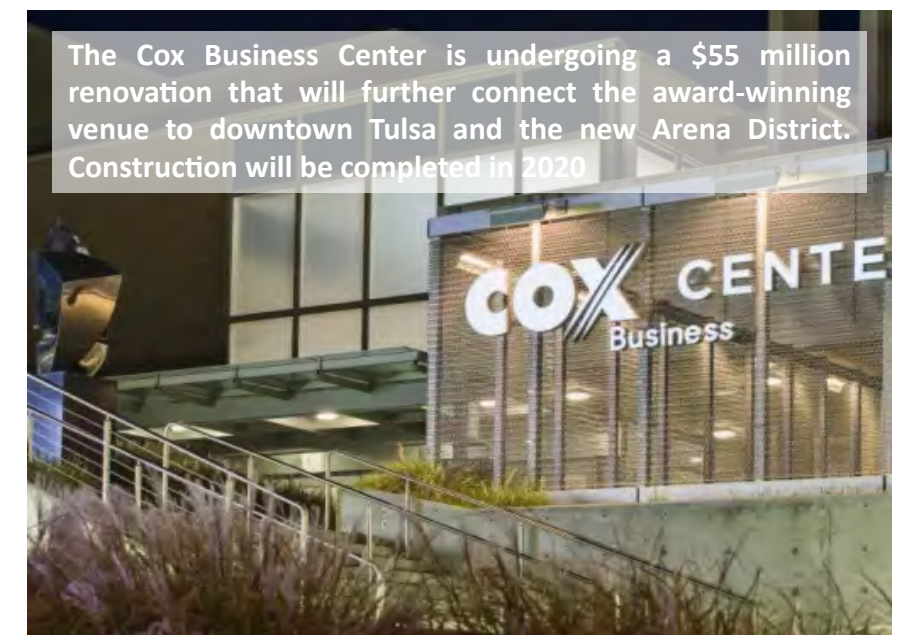
NEW PROJECTS REVITALIZING THE CITY, SPARKING ECONOMIC DEVELOPMENT

Like many metros in the U.S., Tulsa’s downtown has enjoyed revitalization, thanks to an estimated \$1 billion in investment over the last eight years. Currently, 54 development projects are underway or planned, including hotels, apartments, offices, and stores and restaurants in new and rehabbed buildings. (See 54 Downtown Tulsa development projects [here](#).)

Tulsa selected architect MKSK to lead the Arena District Master Plan, an initiative to spark economic development across 30 blocks surrounding the 20,000-seat BOK Center, a César Pelli-designed arena that opened in 2008



The Cox Business Center is undergoing a \$55 million renovation that will further connect the award-winning venue to downtown Tulsa and the new Arena District. Construction will be completed in 2020





-- DEMOGRAPHICS --



POPULATION SNAPSHOT

- The population of the Tulsa Metropolitan Statistical Area (MSA) is nearly 1 million.
- Tulsa is located within Tulsa County, which is the second-largest county in Oklahoma.
- The median age in Tulsa is 34.9 which is younger than that of Oklahoma (36) and the national median age of 38.



HOUSING SNAPSHOT

- The median property value in Tulsa is \$198,000, which is 3% higher than the State of Oklahoma.
- Approximately 52.1% of residents in Tulsa own their home, which is slightly higher than the national average (65%).
- There are over 392,000 households in the Tulsa MSA.
- The median household income is \$44,219, which reflects an 11% increase from 2010.



ECONOMY SNAPSHOT

- Tulsa's cost of doing business is 11 percent under the U.S. average due to low rent, energy costs and taxes.
- In 2018 Tulsa-area employment rose by 11,360 jobs, or 2.5 percent, growing 39 percent faster than the state and 47 percent faster than U.S. employment.
- Tulsa's major industries are aerospace, including aerospace manufacturing and aviation; health care; energy; machinery; and transportation, distribution and logistics.
- The gross product of all goods and services produced in the Tulsa MSA is estimated to be \$58.7 billion (in 2009 dollars), or 33.4 percent of the Oklahoma economy.

		1 Mile	3 Miles	5 Miles
POPULATION	2019 Estimated Population	1,155	78,762	213,410
	2024 Projected Population	1,164	78,590	213,626
	2010 Census Population	813	74,096	201,303
	2000 Census Population	421	65,441	182,795
	Projected Annual Growth 2019 to 2024	0.2%	-	-
	Historical Annual Growth 2000 to 2019	9.2%	1.1%	0.9%
	2019 Median Age	33.1	32.1	34.6
HOUSEHOLDS	2019 Estimated Households	454	31,614	87,806
	2024 Projected Households	471	32,552	90,405
	2010 Census Households	302	28,581	79,640
	2000 Census Households	169	26,502	73,870
	Projected Annual Growth 2019 to 2024	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2019	8.9%	1.0%	1.0%
RACE & ETHNICITY	2019 Estimated White	61.3%	57.4%	63.6%
	2019 Estimated Black or African American	7.9%	11.0%	9.5%
	2019 Estimated Asian or Pacific Islander	10.5%	6.9%	5.5%
	2019 Estimated American Indian or Native Alaskan	3.7%	4.2%	4.2%
	2019 Estimated Other Races	16.7%	20.5%	17.2%
	2019 Estimated Hispanic	15.4%	22.7%	17.9%
INCOME	2019 Estimated Average Household Income	\$94,808	\$65,842	\$69,415
	2019 Estimated Median Household Income	\$68,558	\$56,855	\$60,007
	2019 Estimated Per Capita Income	\$37,295	\$26,444	\$28,600
BUSINESS	2019 Estimated Total Businesses	677	4,757	12,455
	2019 Estimated Total Employees	9,962	56,719	141,671
	2019 Estimated Employee Population per Business	14.7	11.9	11.4
	2019 Estimated Residential Population per Business	1.7	16.6	17.1

Exclusively Listed By:



RYAN BARR
Principal
760.448.2446
rbarr@lee-associates.com
CA Lic#01338994

RYAN BENNETT
Principal
760.448.2449
rbennett@lee-associates.com
CA Lic#01826517



Lee & Associates hereby advises all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of an investment property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of an investment property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any investment property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. 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 Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

BROKER OF RECORD
OK Lee & Associates, LLC
OK Lic#173915

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.

