

JAMESCAPITAL



FERGUSON PLUMBING SUPPLY

712 14TH ST, HUNTINGTON, WV 25701

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Tenant	Ferguson Plumbing Supply	 \$475,000 List Price	\$23.70 Price / SF
Street Address	712 14th St		
City	Huntington		
State	WV		
Zip	25701	 7.41% Cap Rate	\$2.17 Rent / SF
GLA	20,040 SF		
Lot Size	0.96 AC		
Year Built	1989	 \$35,214 NOI	



Tenant Has Occupied the Space for 30+ Years - Ferguson has been operating at this location since 1989 and is currently on their 14th extension period. This is indicative of how well this business has performed due to the strong economic synergy that exists in the area.

Short-Term Lease with Below Market Rent - Ferguson is currently paying \$43,400 annually (\$2.16/SF). With the final option expiring in 2026, an investor would have the opportunity to renegotiate the lease to market rent.

Corporate Guarantee - Founded in 1953, Ferguson currently operates in more than 1,400 locations in all 50 states and generates approximately \$19.9 billion in revenue annually.

Largest U.S. Distributor of Plumbing Supplies - Ferguson is the largest U.S. distributor of plumbing supplies, PVF, waterworks & fire and fabrication products & the third largest distributor of industrial and HVAC/R products.

Opportunity Zone - The subject property is located in an opportunity zone.



FERGUSON PLUMBING SUPPLY
LEASE SUMMARY



Lease Type	Double-Net (NN)
Type of Ownership	Fee Simple
Original Lease Term	5 Years
Commencement Date	05/01/1989
Lease Expiration	04/30/2023
Term Remaining	2+ Years
Increases	2% Annually
Options	Three (3), 2-Year

Real Estate Taxes	Landlord Responsible
Insurance	Landlord Responsible
Roof & Structure	Landlord Responsible
Lease Guarantor	Corporate
Company Name	Ferguson Enterprises INC.
Ownership	Public
Years in Business	68
Number of Locations	1,400



Annual Increases to Hedge Against Inflation - The lease features 2% annual increases through the remaining options periods, providing the landlord with an excellent hedge against inflation.

Recent Roof Repair - In 2020, the Landlord had the entire metal roof resealed with silver fiber aluminum roof coating.

Publicly Traded on the London Stock Exchange - Ferguson plc is listed on the London Stock Exchange (LSE: FERG) and ranks #27 on the FTSE 100 index of listed companies. The FTSE is a share index of the top 100 companies by capital value, listed on the London Stock Exchange with the highest market capitalization.

COVID-19 Proof Business Model - Ferguson has continued to pay full rent during the COVID-19 pandemic and in 2020 alone has invested \$351 million dollars in six acquisitions across the United States.



Income & Expenses

Base Rental Income	\$43,400.04
Total Income	\$43,400.04
Property Taxes	\$5,236.06
Insurance	\$2,949.13
Total Operating Expenses	\$8,185.19
Net Operating Income	\$35,214.85



Rent Schedule

Period	Term	Annual Rent	Monthly Rent	Increase
05/01/2021 - 04/30/2022	Fourteenth Extension	\$43,400.04	\$3,616.67	2%
05/01/2022 - 04/30/2023	Fourteenth Extension	\$44,400.00	\$3,700.00	2%
05/01/2023 - 04/30/2024	Fifteenth Extension	\$45,288.00	\$3,774.00	2%
05/01/2024 - 04/30/2025	Fifteenth Extension	\$46,193.76	\$3,849.48	2%
05/01/2025 - 04/30/2026	Sixteenth Extension	\$47,117.64	\$3,926.47	2%
05/01/2027 - 04/30/2027	Sixteenth Extension	\$48,060.00	\$4,005.00	2%

*Tenant has the right to terminate the Lease effective anytime during the Extension Periods by providing Landlord six months prior written notice.

**Tenant has the option to purchase the Premises for \$350,000 upon 90 days' written notice at any time prior to the expiration of this Lease, or any renewal thereof.

SITE PLAN



ABOUT THE BRAND



Ferguson Plumbing Supply

Ferguson Plumbing Supply is the top-rated wholesale supplier of commercial and residential plumbing supplies. In the past 65 years, Ferguson has grown from a local distributor to a \$19.9 billion dollar company with more than 1,400 locations and over 27,000 associates nationwide. Their associates provide expert advice, a range of products and services their customers want to improve their construction, renovation and maintenance projects.



1,400

Number of Locations



50 States

Geographical Footprint



\$19.9 Billion

Annual Revenue



27,000+

Number of Employees



Ferguson Announces 2020 Results

Ferguson grew 2.0 percent to reach a revenue of \$19.9 billion for the year.

[Read More >](#)



Ferguson Acquires Old Dominion

The company acquired a wholesale distributor of HVAC parts and supplies.

[Read More >](#)



Ferguson Acquires Columbia Pipe

The company acquires an independent distributor headquartered in Chicago.

[Read More >](#)



Ferguson Stock is Going Strong

Market experts have given the Ferguson stock a “hold” designation.

[Read More >](#)

LOCATION OVERVIEW

Huntington, WV

Huntington is a city in Cabell and Wayne Counties in the U.S. state of West Virginia. It is the county seat of Cabell County, and largest city in the Huntington-Ashland, WV-KY-OH Metropolitan Statistical Area, sometimes referred to as the Tri-State Area. A historic and bustling city of commerce and heavy industry, Huntington has benefited from its location on the Ohio River at the mouth of the Guyandotte River. It is home to the Port of Huntington Tri-State, the second-busiest inland port in the United States.

Surrounded by extensive natural resources, the industrial sector is based in coal, oil, chemicals and steel, all of which support Huntington's diversified economy. The city is a vital rail-to-river transfer point for the marine transportation industry. It is considered a scenic locale in the western foothills of the Appalachian Mountains. As of the 2020 census, the metropolitan area is the largest in West Virginia and spans seven counties across three states, with a population of over 365,419. Huntington is both a vibrant, energetic city and a place where heritage comes alive.



Strong Demographics

There are 44,000 people within three miles and 68,000 people within five miles of the subject property.

Home to the Second Busiest Inland Port in the U.S.

Huntington has benefited from its location on the Ohio River and is home to the Port of Huntington Tri-State, the second-busiest inland port in the United States.

Home to Marshall University

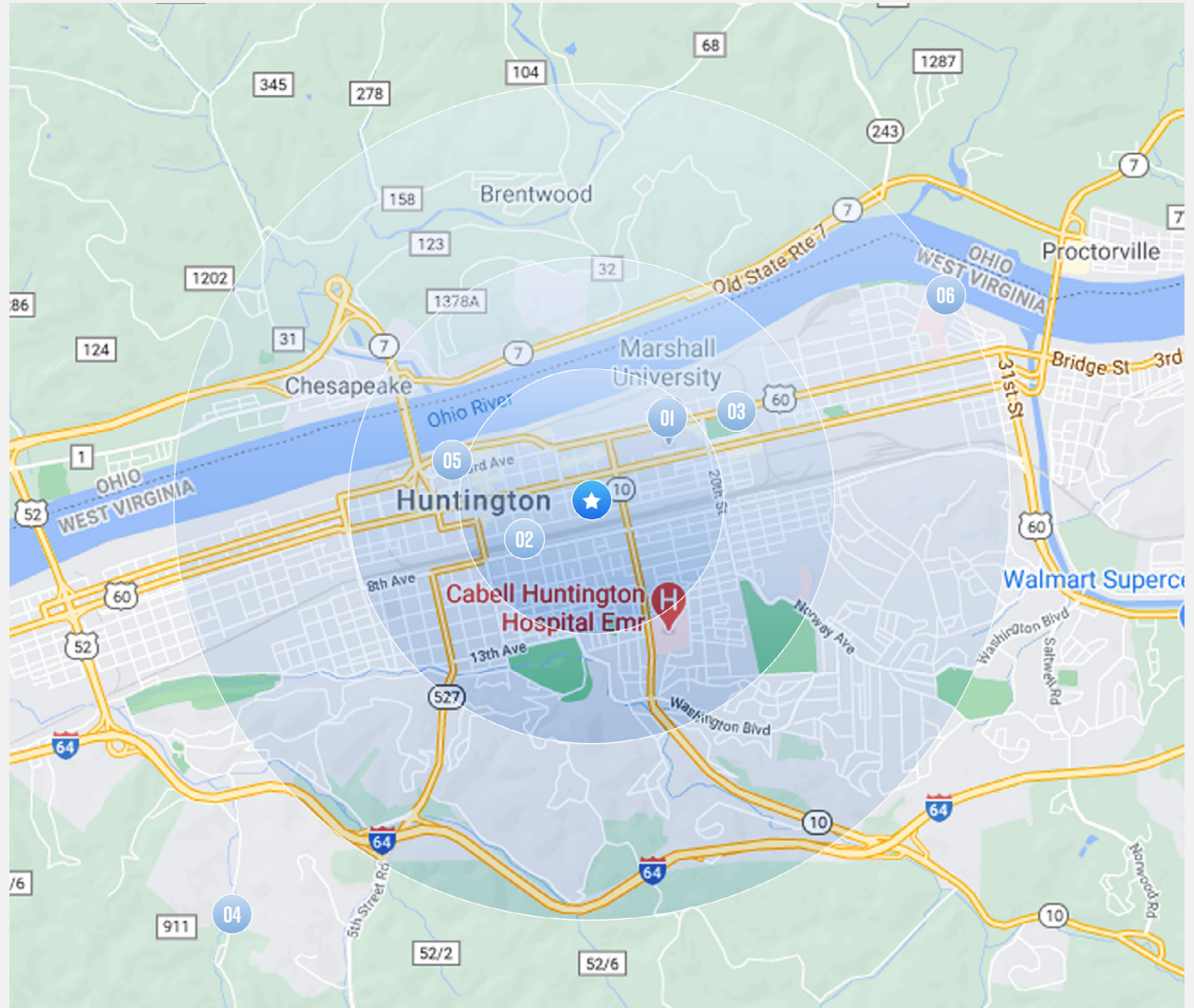
Huntington is home to Marshall University. Founded in 1837, Marshall offers nine undergraduate programs and three graduate programs to its 13,500+ students.

Proximity to Huntington Station

The subject property is adjacent to Huntington Station which services the surrounding area and runs from Montgomery, West Virginia, to Russell, Kentucky, for a total of 94.7 miles.

LOCATION OVERVIEW

1. **Marshall University**
02 Min Drive
0.4 Miles From Subject Property
2. **Huntington Station**
02 Min Drive
0.6 Miles From Subject Property
3. **Joan C. Edwards Stadium**
04 Min Drive
1.1 Miles From Subject Property
4. **Heritage Farm Museum & Village**
12 Min Drive
5 Miles From Subject Property
5. **Mountain Health Arena**
04 Min Drive
1 Mile From Subject Property
6. **St. Mary's Medical Center**
08 Min Drive
2.5 Miles From Subject Property





01

Marshall University

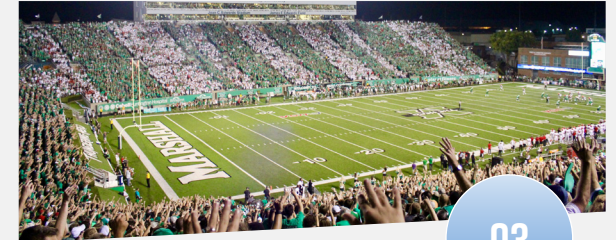
Marshall University is a public research university currently composed of nine undergraduate colleges. The university has more than 12,500 annually enrolled students.



02

Huntington Station

At Huntington, the Chesapeake and Ohio Railway connected the Atlantic seaboard with the Ohio River Valley, turning the settlement into a bustling city and major railroad center.



03

John C. Edwards Stadium

Joan C. Edwards Stadium is a football stadium located on the campus of Marshall University. It can hold 38,227 spectators & features 90,000 sq ft (8,000 m²) of artificial turf.



04

Heritage Farm Museum

The mission of Heritage Farm Museum & Village is to be a source of hope and renewal for the Appalachian region. Home to over 15 log structures, including event space for over 500 people.



05

Mountain Health Arena

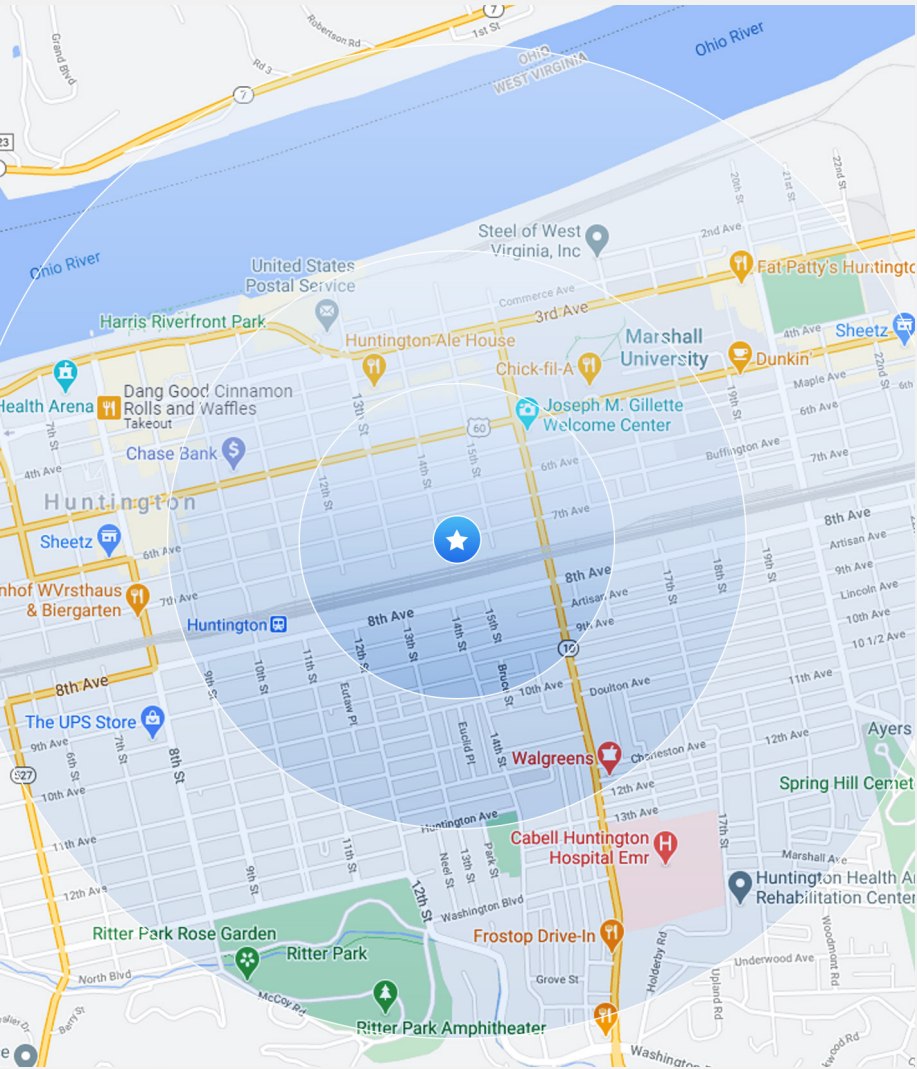
A 9,000-seat multi-purpose arena with attached conference center, the Mountain Health Arena is the largest in the Tri-State. The arena hosts numerous concerts, family shows, trade shows.



06

St. Mary's Medical Center

St. Mary's Medical Center is a hospital with 393 beds. It is the second largest medical facility in the tri-state region. The medical center is the largest private employer in Cabell County with over 2600 employees.



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	13,642	41,833	65,967
2020 Estimate	14,233	43,530	67,767
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	5,786	18,257	28,434
2020 Estimate	6,061	19,040	29,268
Average Income	\$40,306	\$50,213	\$52,005
Median Income	\$23,230	\$32,358	\$35,420

Huntington, WV

Huntington, West Virginia is a picturesque town on the banks of the Ohio River. Known as a historic and bustling city of commerce and heavy industry. Enjoy beautiful weather and plenty of indoor and outdoor events all year long in this metropolitan city. Huntington's food scene offers the a variety of international cuisines along with classic American options. You can find everything from Thai to Mexican, Italian, Indian, high-end restaurants and local favorites all within a few miles. The downtown area is once again a draw for shopping, dining and entertainment, including Pullman Square, a modern town square. The streets are alive with people walking from venue to venue or taking advantage of a newly-created bike path. Year-round, a variety of festivals and special events draw crowds to Pullman Square & the Big Sandy Superstore Arena.

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