



SRS Distribution Subsidiary



OPERATING HISTORY OF 50+ YEARS
\$5B+ REVENUE CORPORATE GUARANTEE

NAPERVILLE, ILLINOIS

Marcus & Millichap
DUONG INVESTMENT GROUP

NOTE: PROPERTY BOUNDARY LINES ARE ESTIMATED AND MUST BE
INDEPENDENTLY VERIFIED BY POTENTIAL BUYERS

OFFERING MEMORANDUM

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NAPERVILLE, ILLINOIS

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EXECUTIVE SUMMARY



Aqua-Gon is a Subsidiary of SRS Distribution, a Top 100 Private Company that has long Owned Distributors in Several Construction-Related Fields | SRS Revenue: \$5.4B



Aqua-Gon is a Legacy Brand - Over a 50 Year Operating History at this Location with Revenues in Excess of \$10 Million Dollars

Strong Real Estate Fundamentals

- ▶ Overhead AC Units & Furnace Recently Replaced
- ▶ New Roof Recently Installed on Main Warehouse
- ▶ E-Commerce and Recession Proof Tenant

Corporate Guaranteed Lease

- ▶ Tenant has been **Consistently Extending the Lease and Operating Successfully at this Location for 50+ Years**
- ▶ Aqua-Gon is a Subsidiary of **SRS Distribution - SRS Distribution was Named in the Top 80 of the 2021 Forbes' Largest Private Companies List. SRS Distribution Reached \$5.4 billion in Revenue** by the Fiscal Year-End in October 2021, Earning the Company the 80th Spot of 225 Qualifying Companies
- ▶ NN Industrial Property - Minimal Landlord Responsibilities, Which is Ideal for an Investor not Local to the Market

Pride of Ownership Property in Naperville, IL

- ▶ Dense, Infill Area with Over 220,000 Residents within 5 Miles of Subject Property
- ▶ The Total Population of the Chicago Metropolitan Area is 9.459 Million
- ▶ Located in a Dense Industrial Area with other National Brands such as American Roofing Supply (SRS), 84 Lumber, BrightView Landscape, ABC Supply, CMC Materials, Napa Auto Parts, Caliber Collision, Ryder, Chrysler Distribution, and Many More within Close Proximity to the Subject Property



TENANT OVERVIEW & IN THE NEWS

Aqua-Gon

Aqua-Gon, Inc. began in 1965 with the sole purpose of providing reliable service to the pool and hot tub industry. They pride themselves on their service, knowledge, and quick action to help make your business run smoothly.



Website www.aquagon.com

SRS Distribution

SRS is a top 100 private company that has long owned distributors in several construction-related fields. SRS is backed by two private-equity groups — Los Angeles-based Leonard Green & Partners, and Boston-based Berkshire Partners. SRS is one of the nation's leading distributors of roofing materials and building products -- focused on providing the best service for their customers, building a great culture for their team members and giving back in the communities they serve.



Website www.srsdistribution.com

SRS Revenue \$5.4B

New Distributor Enters Stage with National Aspirations

August 26, 2021 - Rebecca Robledo

Another company has added to the roll-up trend occurring in the pool/spa business. This one — brand new to this industry — enters the distribution space.

Springing from a parent company with roots in the building and landscape industries, Heritage Pool Supply Group debuted by making its first acquisition, stating the intention to grow nationally.

[Click Here to Read More](#)



FINANCIAL ANALYSIS

Offering Summary

Property Name	Aqua-Gon (SRS)
Property Address	1728 North Aurora Road Naperville, IL 60563
Assessor's Parcel Number	07-15-101-010
Year Built	1982
Gross Leasable Area (GLA)	±21,140 Square Feet
Lot Size	±1.92 Acres (±83,635 Square Feet)

Pricing

Price	\$2,155,000
Cap Rate	6.40%
Price Per Square Foot	\$101.94

Annualized Operating Data

Net Operating Income	\$137,928
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Lease Information

Initial Lease Term	5 Years
Lease Commencement Date	December 31, 2021
Lease Expiration Date	December 31, 2026
Lease Remaining	±4 Years
Lease Type	NN
Increases	2% Annual After Initial Lease Term
Options	Two, Five-Year
Guarantee	Corporate
Notes	Landlord Responsible for Roof & Structure




EXECUTIVE SUMMARY

Aerial Photo



Nike Sports Complex



 Illinois Route 59
±55,300 Cars Per Day



Cress Creek Country Club


SUBJECT PROPERTY



 North Aurora Road
±19,500 Cars Per Day

Naperville North High School



 Demographics - 5-Mile Radius
Population: ±221,867
Households: ±81,128
Avg. HH Income: \$147,226

Route 59 Train Station



Downtown Naperville



Naperville Public Works

Car Dealerships of Naperville



Centennial Beach



Naperville Central High School



Close Up Aerial Photo

iGPS
THIS WAY FORWARD



Downtown Naperville
±2 Miles

Ryder
Ever better.™

NAR
TOWING

CHASER
LASER TAG

**SUBJECT
PROPERTY**

**AMERICAN
ROOFING
SUPPLY**

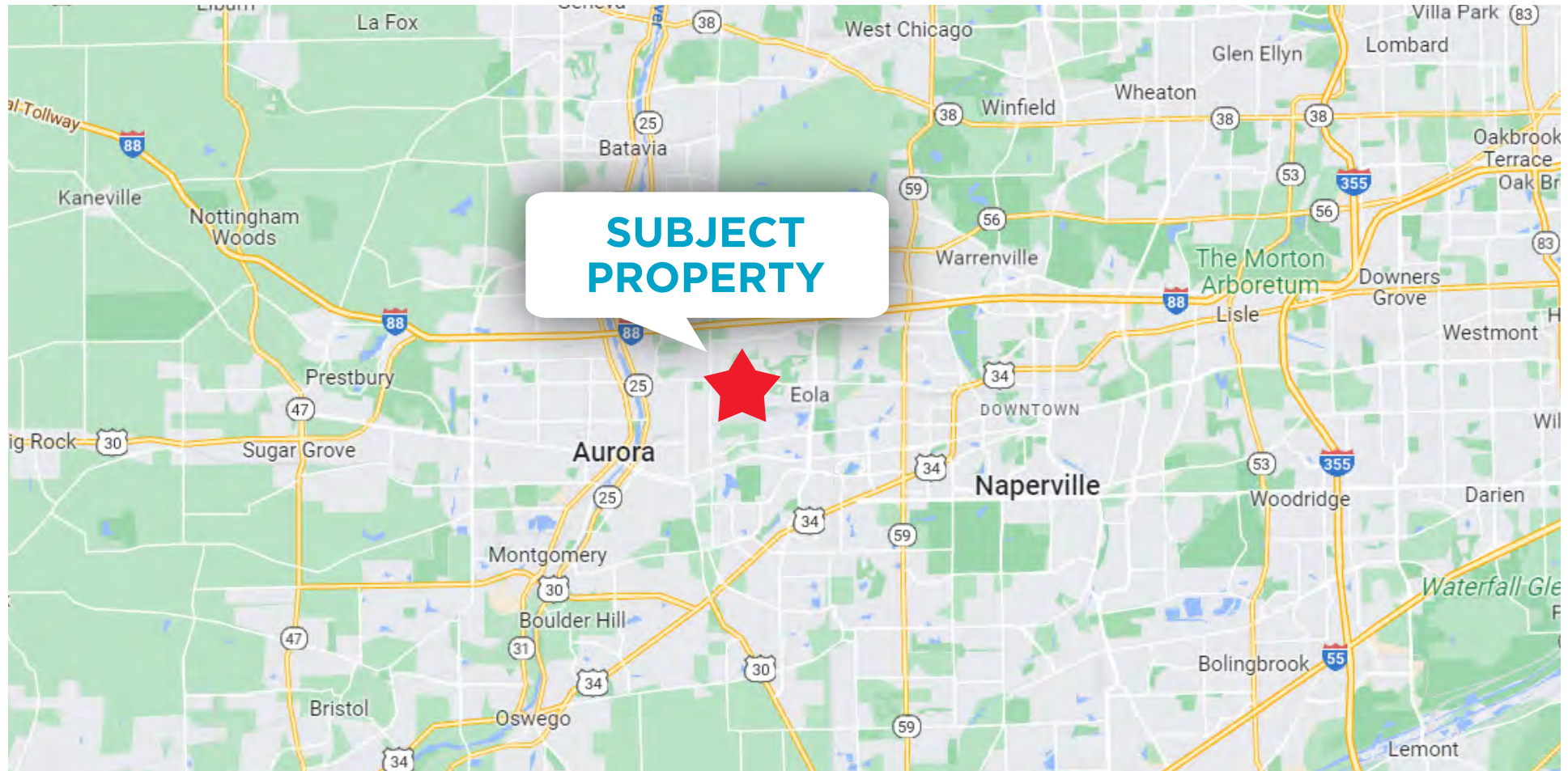
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MARCUS & MILLICHAP / IL NAPERVILLE AQUA-GON.COM

MARKET OVERVIEW

Regional Map



±55,300

CARS PER DAY ON
STATE ROUTE 59



±3 MILES

TO CHICAGO BOLINGBROOK
INT. AIRPORT (1CS)



±30 MILES

TO THE CITY OF
CHICAGO, IL



±19,500

CARS PER DAY ON
AURORA ROAD

MARKET OVERVIEW

The City Of Naperville, IL

“Located 28 miles west of Chicago, Naperville, Ill., consistently ranks as a top community in the nation in which to live, raise children and retire. This vibrant, thriving city is home to acclaimed public and parochial schools, the best public library system in the country, world-class parks, diverse worship options, an array of healthcare providers and an exceptionally low crime rate.



Naperville has ready access to a variety of public transportation, housing and employment choices. The city’s diversified employer base features high technology firms, retailers and factories, as well as small and home-based businesses. With all the amenities of a modern city and all the charm of a small town, Naperville truly is the premiere community in which to live, work and play” (Naperville.il.us)

An Award-Winning Community

“In 2020, Naperville was ranked No. 1 on SafeWise’s America’s Safest Cities to Raise a Child report, which ranks safety by low property crimes, violent crimes and number of sex offenders.

In 2019, Naperville made SmartAsset’s list of top cities where millennials are purchasing homes and was ranked one of America’s “coolest suburbs” by Apartment Therapy. In 2018, Naperville was named the best city to live in Illinois on 24/7 Wall Street’s list of Best Cities to Live in Every State as well as the Best City to Raise a Family in America by Niche. Naperville was also named the third best place to visit in 2018 by Livability, and in August, the City took the No. 12 spot on Safewise’s 2018 Safest College Towns in the Nation report.

Naperville has also been named to Money magazine’s prestigious “Best Places to Live” list eight times since 2004, ranking No. 45 on the 2021 list, and was named the best place for early retirement by Kiplinger in 2013. In 2017, Naperville made Livability.com’s Top 100 Best Places to Live list and came in No. 2 in Niche.com’s Best Cities to Live In rankings. Naperville was also rated the safest city in America in 2017 by Niche.com as well as Homes.com” (Naperville.il.us)

Naperville Nature



Chicago River



Train Station

MARKET OVERVIEW

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	11,313	79,209	224,272
2022 Population	10,807	75,107	216,989
2010 Population	10,807	75,107	216,989
2000 Population	7,551	65,198	185,908

Households	1-Mile	3-Miles	5-Miles
2027 Households	4,610	31,287	82,457
2022 Households	4,554	30,750	81,128
2010 Households	4,456	29,779	78,828
2000 Households	2,978	25,684	66,057
2027 Owner Occupied Housing	44.4%	60.8%	70.4%
2027 Rent Occupied Housing	55.6%	39.2%	29.6%
2022 Owner Occupied Housing	44.5%	60.9%	70.5%
2022 Renter Occupied Housing	55.5%	39.1%	29.5%
2010 Owner Occupied Housing	44.4%	61.5%	72.3%
2010 Renter Occupied Housing	55.6%	38.5%	27.8%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	4.4%	3.8%	3.7%
\$ 15,000 - \$24,999	3.5%	3.7%	3.8%
\$ 25,000 - \$34,999	4.3%	4.1%	4.1%
\$ 35,000 - \$49,999	8.7%	7.6%	7.8%
\$ 50,000 - \$74,999	15.4%	14.6%	13.4%
\$ 75,000 - \$99,999	14.5%	13.1%	12.8%
\$100,000 - \$124,999	12.5%	12.3%	12.3%
\$125,000 - \$149,999	11.0%	10.3%	10.3%
\$150,000 - \$200,000	13.5%	13.5%	13.7%
\$200,000 to \$249,999	5.2%	7.6%	8.2%
\$250,000 +	7.1%	9.3%	9.9%
2022 Median Household Income	\$98,695	\$105,923	\$108,579
2022 Average Household Income	\$127,066	\$142,236	\$147,226



\$147,226

2022 AVERAGE HOUSEHOLD INCOME



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