CONFIDENTIAL OFFERING MEMORANDUM

Two Tenant Net Leased Asset

Flex Industrial

1 Randolph Court
Evans, GA 30809

Meybohm
COMMERCIAL

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Investment Overview

Address
1 Randolph Ct, Evans, GA 30809

Pricing
$2,065,000

Cap Rate
6.63%

Net Operating Income
$136,948 | $13.17 PSF

WSP	MasTec
Stock Ticker: WSP.TO	Stock Ticker: MTZ
MOODY'S - Baa2	MOODY'S - Baa3
FitchRatings - BBB	FitchRatings - BBB-

Executive Summary

1 Randolph Court is fully occupied by two established corporate tenants — WSP and MasTec — representing the caliber of occupiers that define Columbia County's flex industrial submarket. WSP is a publicly traded global engineering and professional services firm operating across more than 50 countries, with significant exposure to government, infrastructure, and defense-related work. MasTec is a Fortune 500 infrastructure contractor with one of the largest footprints in utility, communications, and energy infrastructure across the Southeast. Both tenants reflect the broader demand drivers at work in this submarket: corporate and institutional occupiers with deep ties to the federal defense and infrastructure corridor anchored by Fort Eisenhower.

Columbia County consistently ranks among the nation's top counties for population growth, household income, and quality of life — metrics that translate directly into a resilient, undersupplied flex industrial market. Fort Gordon, one of the U.S. Army's premier installations for cyber operations and signal intelligence, serves as the region's primary economic engine, drawing a continuous pipeline of contractors, engineers, and professional services firms that require proximate, functional flex space. Vacancy in well-located flex product remains constrained as a result.

For investors, 1 Randolph Court presents a compelling opportunity to acquire a stabilized, multi-tenant flex industrial asset backed by two corporate-grade occupiers in one of the Southeast's most fundamentally sound suburban markets. Defense-driven demand, constrained supply, and a strong long-term growth trajectory position this asset as an attractive addition to any diversified commercial real estate portfolio.

Square Footage
10,400 SF

Acreage
± 0.99 ac

Year Built
2001

Parcel Number
008 015L

Zoning
M1: Light Industrial

Tenant Summary

WSP Global Inc. is a Montreal-based professional services firm specializing in engineering, environmental, and infrastructure consulting, ranking among the largest such firms globally with roughly 70,000+ employees across more than 50 countries. The company is publicly traded on the Toronto Stock Exchange (TSX: WSP) and serves transportation, buildings, water, environment, energy, and resources sectors. Its scale, diversified revenue base, and investment-grade-caliber balance sheet make it a strong credit tenant. WSP's growth has been driven by both organic expansion and a steady acquisition strategy, lending stability to its real estate commitments.

MasTec, Inc. is a Florida-based infrastructure construction company (NYSE: MTZ) that builds and maintains projects across communications, clean energy/renewables, power delivery, and oil/gas pipeline sectors. With annual revenue in the multi-billion-dollar range and a large national footprint, it is one of the leading specialty contractors in North America. The company's diversified end markets—particularly its expanding clean energy and power delivery segments—provide revenue resilience across economic cycles. As a publicly traded firm with substantial scale, MasTec represents solid tenant credit for the 1 Randolph Ct asset.

Tenant	WSP	MASTEC
Entity	WSP USA, Inc.	MasTec North America, Inc.
Square Footage	8,025	2,375
% of GLA	77.16%	22.84%
Lease Start	4/6/2026	10/1/2024
Lease End	4/30/2036	9/30/2027
Base Rent	$8,694/month	$3,028/month
Annual Increases	3.5% annually	2.0% annually
Options	(2) 5-Year Options	None
Reimbursement Type	NNN + MGMT - 5% CAM Cap	Modified Gross
Tenant Repair Responsibilities	Interior, glass, doors, plumbing	Interior, plumbing, electrical
HVAC Repair/Replacement	Tenant (capped at $2,500/yr)	Tenant (capped at $500/occurrence)

Property Photos

Annual Operating Statement

Year	Stabilized	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Year Ending	**Year 1**	**Jul-27**	**Jul-28**	**Jul-29**	**Jul-30**	**Jul-31**	**Jul-32**	**Jul-33**	**Jul-34**	**Jul-35**	**Jul-36**
Physical Occupancy	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Expense Recovery	79.8%	79.8%	90.5%	91.5%	91.4%	91.3%	91.3%	91.3%	91.2%	91.2%	91.1%
Rental Revenue											
Gross Potential Rent	142,546	142,546	148,070	153,227	158,389	163,725	169,243	174,947	180,844	186,941	209,719
Total Rental Revenue	142,546	142,546	148,070	153,227	158,389	163,725	169,243	174,947	180,844	186,941	209,719
Additional Income											
CAM Income	11,052	11,052	11,362	11,681	11,955	12,236	12,467	12,702	12,941	13,186	13,435
Insurance Income	4,546	4,546	5,982	6,265	6,438	6,592	6,751	6,902	7,058	7,217	7,379
RE Tax Income	6,471	6,471	8,637	9,069	9,296	9,528	9,719	9,913	10,112	10,314	10,520
Total Other Income	22,069	22,069	25,981	27,016	27,689	28,357	28,936	29,517	30,110	30,716	31,334
Total Potential Gross Income	164,615	164,615	174,051	180,243	186,078	192,082	198,179	204,464	210,954	217,657	241,053
Less: General Vacancy 2.00%	3,292	3,292	3,481	3,605	3,722	3,842	3,964	4,089	4,219	4,353	4,821
Effective Gross Income	161,323	161,323	170,570	176,638	182,356	188,241	194,215	200,375	206,735	213,303	236,232
Operating Expenses											
Total CAM Recoverable	13,390	13,390	13,792	14,205	14,561	14,925	15,223	15,528	15,838	16,155	16,478
Insurance	5,892	5,892	6,098	6,265	6,438	6,592	6,751	6,902	7,058	7,217	7,379
RE Taxes	8,386	8,386	8,805	9,069	9,296	9,528	9,719	9,913	10,112	10,314	10,520
Total Operating Expenses	27,667	27,667	28,695	29,540	30,294	31,045	31,693	32,343	33,007	33,685	34,377
Net Operating Income	**133,655**	**133,655**	**141,876**	**147,098**	**152,062**	**157,195**	**162,523**	**168,032**	**173,728**	**179,618**	**201,855**

Market Overview

Evans, Georgia, consistently recognized as one of the nation's most desirable places to live, serves as the premier, high-growth suburb of the Augusta metropolitan area. Located in affluent Columbia County, the region leverages its proximity to the booming cybersecurity hub at Fort Gordon and the Augusta medical district to drive robust economic expansion and rapid demographic growth.

Key Economic Drivers & Employment

Cybersecurity, defense, and healthcare are the defining pillars of the local economy. The massive expansion of U.S. Army Cyber Command has drawn a highly educated, high-earning workforce to the area. This influx creates a highly resilient and affluent consumer base that supports premium retail demand and continual residential development.

Commercial & Retail Corridor: Washington Road

The Washington Road corridor stands as the central commercial artery driving retail and essential services for Evans and the wider Columbia County area.

- **Connectivity:** It serves as the vital, heavily trafficked link connecting the affluent neighborhoods of Evans directly to I-20 and Augusta core.
- **Retail Strength:** This corridor commands premium retail visibility and hosts a dense concentration of national grocery, dining, and lifestyle brands, heavily supported by the highest median household incomes in the MSA.

Major Employers

Fort Gordon (U.S. Army Cyber Command), Augusta University & Wellstar MCG Health, Piedmont Augusta, Savannah River Site, Columbia County School District

Largest Sector

Defense / Cybersecurity & Healthcare

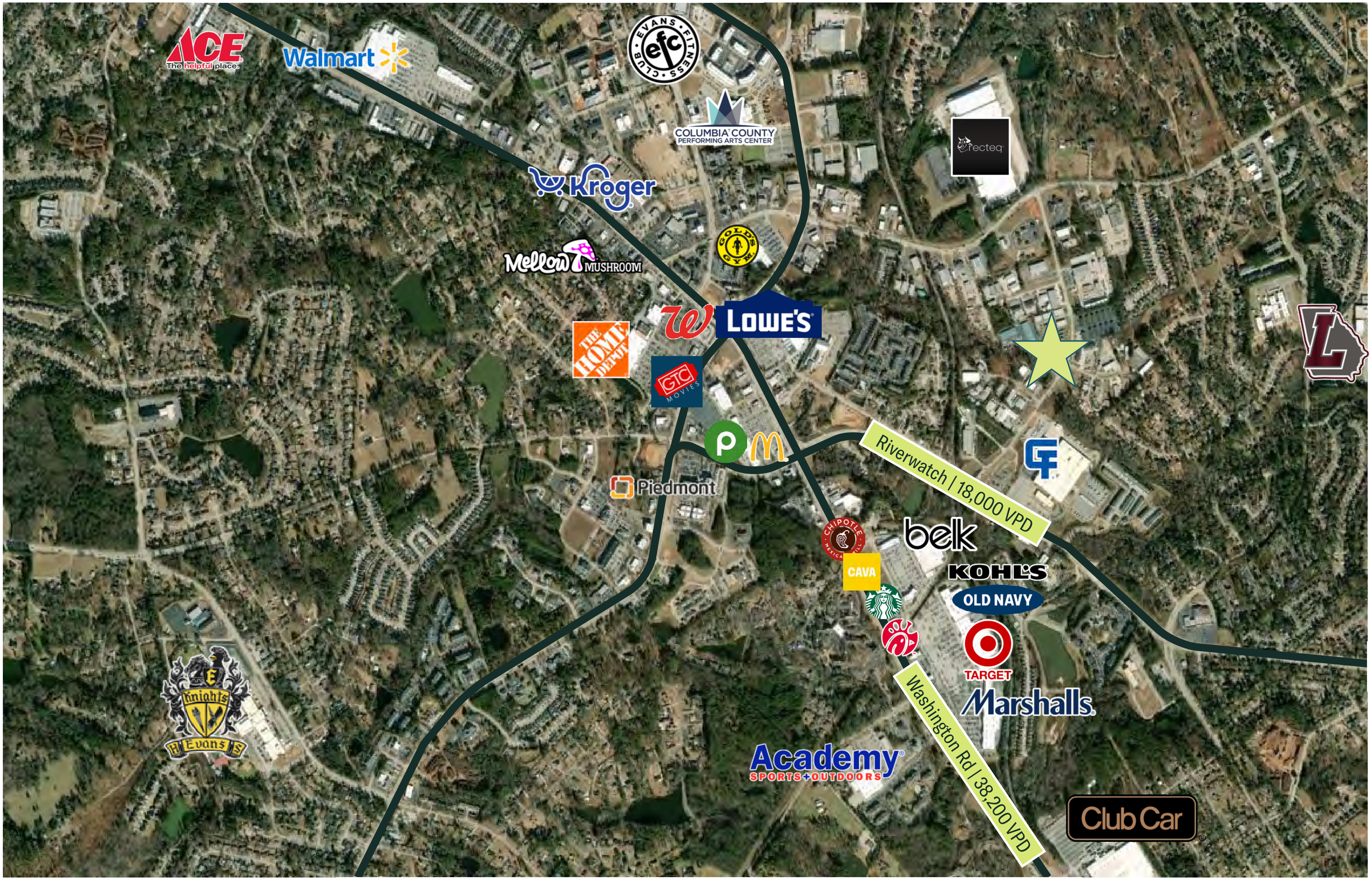
Commercial Corridor

Washington Road is the primary commercial spine connecting high-income Columbia County suburbs to the broader Augusta market.

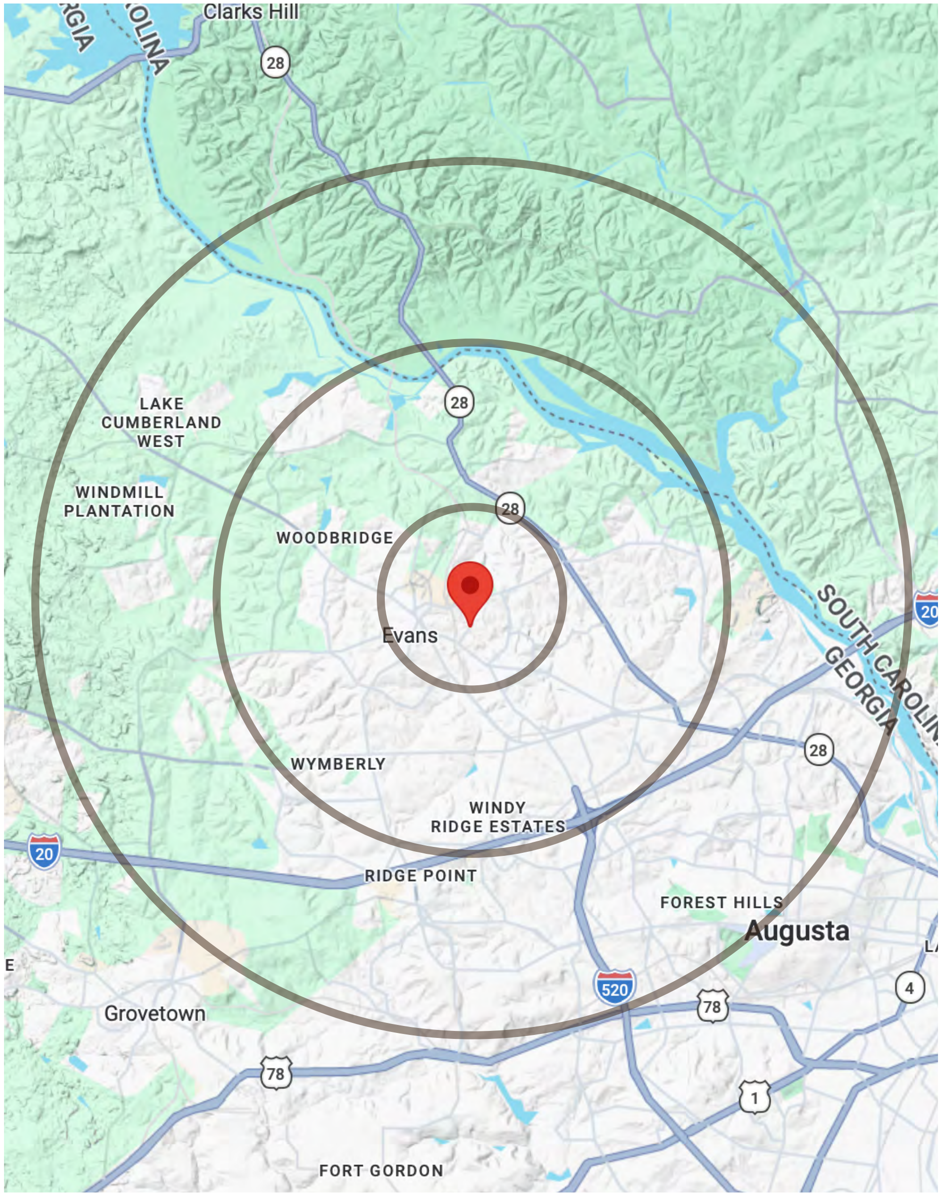
Supply

Extremely tight retail market with high barriers to entry—new developments are rapidly absorbed by the expanding, high-income population.

Trade Area


ACE
The helpful place.
Walmart
EVANS FITNESS CLUB
efc
COLUMBIA COUNTY
PERFORMING ARTS CENTER
recteq
Kroger
GOLD'S GYM
Mellow MUSHROOM
LOWE'S
THE HOME DEPOT
GTC MOVIES
Riverwatch / 18,000 VPD
Piedmont
CHIPOTLE
belk
CAVA
KOHL'S
OLD NAVY
TARGET
Marshalls
Knights
Evans
Academy
SPORTS + OUTDOORS
Washington Rd / 38,200 VPD
Club Car

Demographics



	1 Mile	3 Miles	5 Miles
Population	6,072	49,962	111,646
Households	2,037	17,460	40,901
Avg. Household Income	$108,430	$113,348	$115,124
Avg. House Value	$267,151	$279,294	$293,519
Avg. Age	39.4	41.8	41.2
Avg. Age (Male)	35.7	39.8	39.4
Avg. Age (Female)	41.7	42.4	42.7

Source: American Community Survey (ACS)

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