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SUNBELT RENTALS

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INVESTMENT SUMMARY

List Price:	\$1,950,000
Current NOI:	\$123,354.96
Initial Cap Rate:	6.33%
Year Built	2018
Building Size:	7,500 SF
Price PSF:	\$260.00
Lease Type:	NN
Lease Term:	5 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this freestanding industrial property, fully leased to the international tenant Sunbelt Rentals. Sunbelt recently executed their first five-year option period, extending the lease.

With the recent extension, the lease now has over 4+ Years remaining in the current term, plus Two remaining five-year options. The property is structured as a NN (double net) lease, minimizing landlord responsibilities to primarily Roof, Structure, Foundation. The lease also includes a 2% annual rent increase to help hedge against inflation.

Constructed in 2018 and improved in 2021 when Sunbelt first leased the premises, the property now sits on over 8 acres with Sunbelt electing to lease the additional 4+/- acres signed into the recent lease amendment, providing ample space for the tenant's desired Industrial Outdoor Storage (IOS). Along with the recent extension, Sunbelt Rentals has paid for Major Improvements to the site.

This is an excellent opportunity for an investor seeking a passive income-producing asset with minimal landlord involvement and a creditworthy international tenant in place.



PRICE **\$1,950,000**



CAP RATE **6.33%**



LEASE TYPE **NN**



TERM REMAINING **4+ Years**

INVESTMENT HIGHLIGHTS

- **Recent Five Year Executed Option Period**
- **Major Improvements Paid by tenant**
- **Planned – Wash Bay Construction**
- Planned – Site Work Improvements
- Planned – New Fuel & Propane Tank Pad
- **8+ Acres of Industrial Outdoor Storage (IOS)**
- **Expanded 4+ Acres In recent Extension**
- Two (5) Year Option Remaining



LEASE SUMMARY

Tenant:	Sunbelt Rentals
Lease Type:	NN
Primary Lease Term:	5 Years
Lease Start Date:	August 1st, 2025
Lease End Date:	July 31st, 2030
Annual Rent:	\$123,354.96
Landlord Responsibilities:	Roof, Structure, Foundation
Tenant Responsibilities:	Taxes, Insurance, CAM, Parking Lot, & HVAC
Lease Term Remaining:	4 Years & 3 Months
Rent Bumps:	2% Annual
Renewal Options:	Two (5) Year Options
Lease Guarantor:	Sunbelt Rentals
Lease Guarantor Strength:	Corp
Tenant Website:	www.sunbeltrentals.com

PROPERTY SUMMARY

Year Built:	2018
Year Renovated:	2025
Building Size:	7,500 SF
Zoning:	Commercial
Construction Style:	Metal



GROSS SALES:
\$10.85 BILLION



STORE COUNT:
1,200+



GUARANTOR:
CORP



RENT BUMPS:
2% ANNUAL



OVERVIEW

Company:	Sunbelt Rentals
Founded:	1983
Total Revenue:	\$10.859 Billion
Net Income:	\$1.598 Billion
Headquarters:	Fort Smith, SC
Website:	www.sunbeltrentals.com

TENANT HIGHLIGHTS

- **1,200+ Locations Nationwide**
- **One of the largest equipment rental companies**
- Industry Specific Solutions
- Extensive Equipment Inventory

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
2025-2026	\$120,887.88	\$10,073.99	-
2026-2027	\$123,354.96	\$10,279.58	2%
2027-2028	\$125,872.44	\$10,489.37	2%
2028-2029	\$128,441.28	\$10,703.44	2%
2029-2030	\$131,062.56	\$10,921.88	2%

TENANT INFORMATION

Sunbelt Rentals is one of the largest equipment rental companies in North America, providing a vast range of tools and machinery for construction, industrial, municipal, and residential use. Founded in 1983 in Charlotte, North Carolina, the company became a subsidiary of the UK-based Ashtead Group plc in 1990. Since then, it has expanded rapidly through organic growth and strategic acquisitions, evolving from a regional business into a major player in the \$60+ billion North American rental market. With over 1,400 locations across the U.S. and Canada, and a growing presence in the UK and Ireland, Sunbelt Rentals serves a wide range of customers including contractors, government agencies, homeowners, and industrial clients.

The company's offerings span general equipment rentals, such as earthmoving machines, forklifts, aerial lifts, and power tools, to highly specialized services like trench safety systems, climate control, ground protection, and production equipment for the film and live events industries. Sunbelt is known for its turnkey solutions, delivering not only equipment but also site delivery, setup, maintenance, and safety training. This full-service approach has helped position it as a trusted partner across many critical sectors, including construction, infrastructure, disaster recovery, and large-scale industrial projects.

Looking ahead, Sunbelt Rentals is preparing for a major transformation. Its parent company, Ashtead Group, is rebranding as Sunbelt Rentals Holdings and moving its primary stock listing to the U.S. by 2026, signaling a deepened commitment to its largest market. The company is also embracing sustainability, with a goal of reaching net-zero emissions by 2050 through investments in low-emission equipment, solar technology, LED retrofits, and cleaner fleet operations. In addition, Sunbelt is heavily investing in the growing "megaproject" space, supporting massive infrastructure, semiconductor, and renewable energy developments. With continued acquisitions in both general and specialty rental sectors, Sunbelt Rentals is strategically building out its national reach, technological capabilities, and long-term relevance in an evolving industrial landscape.

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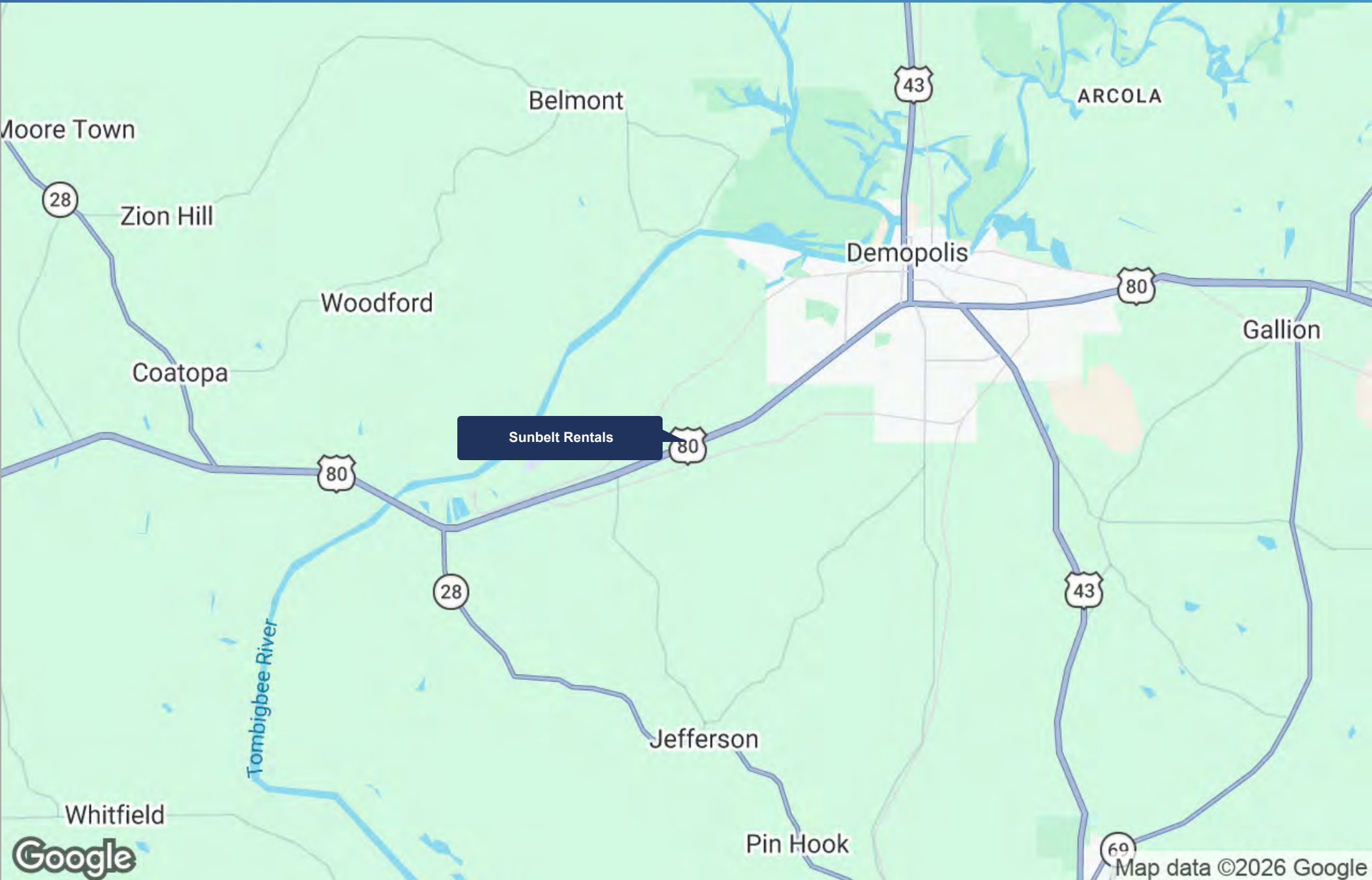
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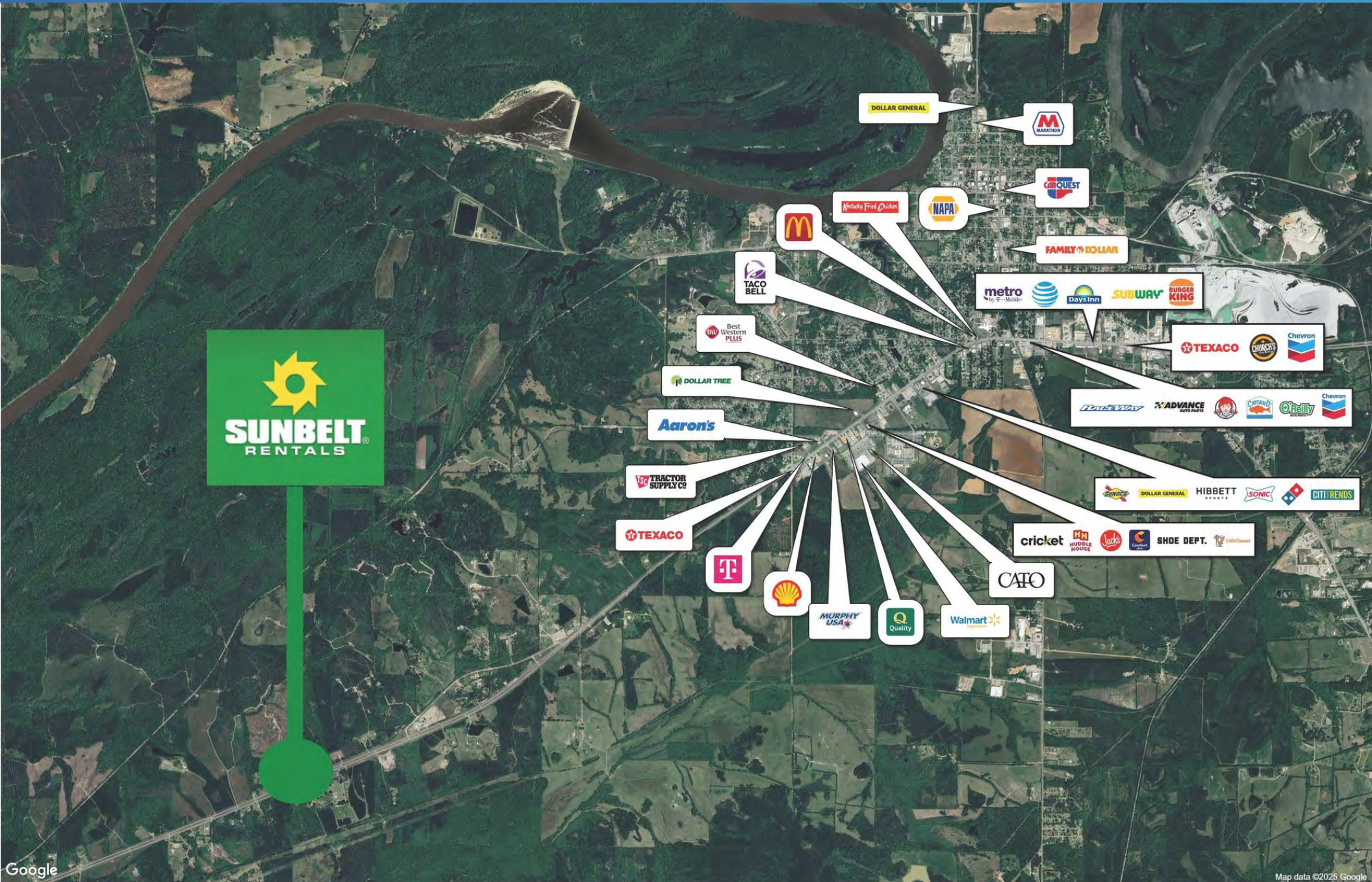
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Sunbelt Rentals

Google

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TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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