

CONFIDENTIAL OFFERING MEMORANDUM

MAR-CONE APPLIANCE PARTS CO. (mSupply) - NNN Lease

333 River Road | Jefferson, LA 70121



EXCLUSIVELY OFFERED BY:
JIMMY NEWTON, CCIM
504.247.7255
jimmy@maxderbes.com



Max J. Derbes, Inc.
REALTORS ■

5440 Mounes Street, Suite 100
New Orleans, LA 70123
www.maxderbes.com
MS: #S-58890
LA: Sale 0099562379-ACT



TABLE OF CONTENTS

- Confidentiality and Disclaimer
- Investment Summary
- Offering Summary
- Lease Abstract Tenant Summary
- Lease Abstract Tenant Summary
- Property Disclosure Form
- Area Map
- Aerial
- Survey
- Market Overview
- Tenant Overview

CONFIDENTIALITY AND DISCLAIMER

CONFIDENTIALITY AGREEMENT & DISCLAIMER This Offering Memorandum contains select information pertaining to the business and affairs of MAR-Cone Appliance Parts Co. or mSupply located at 333 River Road, Jefferson, LA 70121 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Max J. Derbes, Inc.

The material and information in the Offering Memorandum is unverified. Max J. Derbes, Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree: 1. The Offering Memorandum and its contents are confidential; 2. You will hold it and treat it in the strictest of confidence; and 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller. Max J. Derbes, Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Max J. Derbes, Inc.

Owner and Max J. Derbes, Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered. If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum. A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Max J. Derbes, Inc. or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum. The information contained herein was obtained from sources deemed reliable, but Max J. Derbes, Inc. does not guarantee its accuracy.

INVESTMENT SUMMARY:

Address: 333 River Road
Jefferson, LA 70121

Tenant: MAR-Cone Appliance Parts Co.
(Private Company)

Parent Company: mSupply, Private Equity backed by
Genstar Capital

Credit Rating: B4 (Martini.ai)

Gross Building Area: 7,550 SF

Office Area: 1,950 SF

MAR-CONE Appliance
Parts Co. Building: 7,550 SF

MAR-CONE
Land Area: 1.9 +/- acres

Giacona Container
Company Land Lease: 0.75 acres

Lease Structure: MARCONE NNN
GIACONA Gross





marcane



Right Products. Right Now.™

OFFERING SUMMARY:

Offering price: \$1,875,000

Cap rate: 7.36%

Current annual in NOI: \$138,000

Credit Rating: B4 (Martini.ai)

Five year \$8,500 monthly, NNN Lease – Mar-Cone Appliance Parts Co.

Marcane Responsible For Taxes, Insurance & CAM on their Building/Land area.

Marcane has one time right to terminate at the end of year three with six months notice and termination fee equivalent to six months base rent (\$51,000)

Minimal Landlord Responsibilities

Recently renovated interior and exterior with new construction office finishes

Five year \$3,000 monthly, Gross Lease on 0.75 Acres of Land – Giacona Container Company

Giacona Responsible for maintenance and Property Insurance

Landlord Responsible for Taxes

Minimal Landlord Responsibilities Land Lease



marcane





LEASE ABSTRACT TENANT SUMMARY:

Tenant:	Mar-Cone Appliance Parts Co.
Lease type:	NNN
Rent commencement:	January 1, 2026
Lease expiration:	December 31, 2030.
Initial Lease Term:	5 years
Extension Options:	Two (2) successive five year options at Market Rental Rate
Termination Option:	one time right to terminate at the end of year three with six months notice and termination fee equivalent to six months base rent (\$51,000)
Roof and structure:	Landlord responsibility
HVAC:	Tenant responsibility, with \$2,000 annual repairs/maintenance Cap on the obligations of Tenant. Replacement is Landlord responsibility
Rental Income:	\$102,000 Annual Net Income



marccone





LEASE ABSTRACT TENANT SUMMARY:

Tenant: Giacona Container Company

Lease type: Gross Land Lease

Rent commencement: October 1, 2025

Lease expiration: September 30, 2030.

Initial Lease Term: 5 years

Extension Options: NA

Termination Option: Landlord may terminate this Lease at any time with 60 days notice and \$5,000 termination fee.

Taxes: Landlord responsibility

Maintenance and Property Insurance: Tenant responsibility

Rental Income: \$36,000 Annual Gross Income

Leased Land Area: 0.75 acres



marccone





marcone



Right Products. Right Now.

PROPERTY DISCLOSURE (ADDENDUM A)

Max J. Derbes, Inc.
5440 Mounss Street, Ste 100
New Orleans, Louisiana 70123
(504) 733-4555

DATE: 07/19/25

As provided in Section 1455, Paragraph 27, of the Louisiana Real Estate Licensing Law, R.S. 1950, Title 37, Chapter 17, an Agent/Broker is obligated to disclose to any Buyer, any known material defect regarding the condition of the real estate of which Agent/Broker has knowledge. Agent/Broker hereby states he/she is not an engineer nor inspector and makes no representation as to what does/does not constitute a material defect. Seller, for his or her own protection, is asked to disclose all conditions that exist in/on the real estate.

Owner discloses the following information with the knowledge that prospective Buyers or Tenants rely on such information when deciding whether, and upon what terms, to purchase or lease the property. Owner hereby authorizes Agent to provide a copy of this statement to person or entity in connection with any actual or anticipated sale/lease of the property.

PROPERTY ADDRESS: 333 River Road, Jefferson, LA 70121

ARE ASKED TO ANSWER EACH OF THE FOLLOWING QUESTIONS TO THE BEST OF THEIR KNOWLEDGE. IF ANY ANSWER IS "YES" PLEASE EXPLAIN IN AREA PROVIDED BELOW.

- 1. Has the property or any part thereof ever had termites or other wood destroying organisms?
2. Has the property or any part thereof ever incurred fire damage.
3. Has the property or any part thereof ever flooded or had any other drainage problems?
3a. Has this property ever been inspected for or designated as "wetlands" by the U. S. Army Corps of Engineers?
4. Are you aware of any asbestos on the property?
5. Do you know of any servitudes or encroachments regarding the property?
6. Does the property and its present usage conflict with current zoning, title, building and safety restrictions or ordinances?
7. Do you own know of any title defects?
8. Do you own know of any substandard workmanship in the property or any part thereof?
9. Do you know of any defects in:
a. the roof?
b. the foundation?
c. the wall and roof structure?
d. the flooring and sub-flooring?
e. the electrical systems?
f. the heat and/or air conditioning systems?
g. the plumbing systems (including septic systems)?
h. any other systems?
10. What is the approximate age of the principal structure?
11. What is the approximate age of the roof?
12. What type of roof materials were used?
13. Are you aware of the presence of any PCBs or PCB transformers, ureaformaldehyde, oil or other petroleum products, flammables, explosives, radioactive materials, or other toxic, hazardous or contaminated substances and underground storage tanks in or about the property?
14. Do you own know of any other conditions, problems, defects or deficiencies, including but not limited to, environmental conditions, in or around the property or any part thereof?

I/WE ATTEST THAT THE ABOVE STATEMENTS AND EXPLANATIONS HAVE BEEN PROVIDED BY ME/US AND ARE TRUE AND CORRECT TO THE BEST OF MY/OUR KNOWLEDGE.

THIS DOCUMENT IS HEREBY MADE A PART OF THE LISTING AGREEMENT FOR SUBJECT PROPERTY DATED 07/12/13 2025.

Owner Ryan Cove Date 07/19/25
Date

SIGNATURE LINES BELOW ARE TO BE USED IN EXECUTING A LEASE OR AN AGREEMENT TO PURCHASE OR SELL. By signing below, this document is made a part of the Lease or the Agreement to Purchase or Sell for Subject Property dated

Purchaser/Tenant acknowledges that he has read the above information:

Purchaser/Tenant Date
Purchaser/Tenant Date

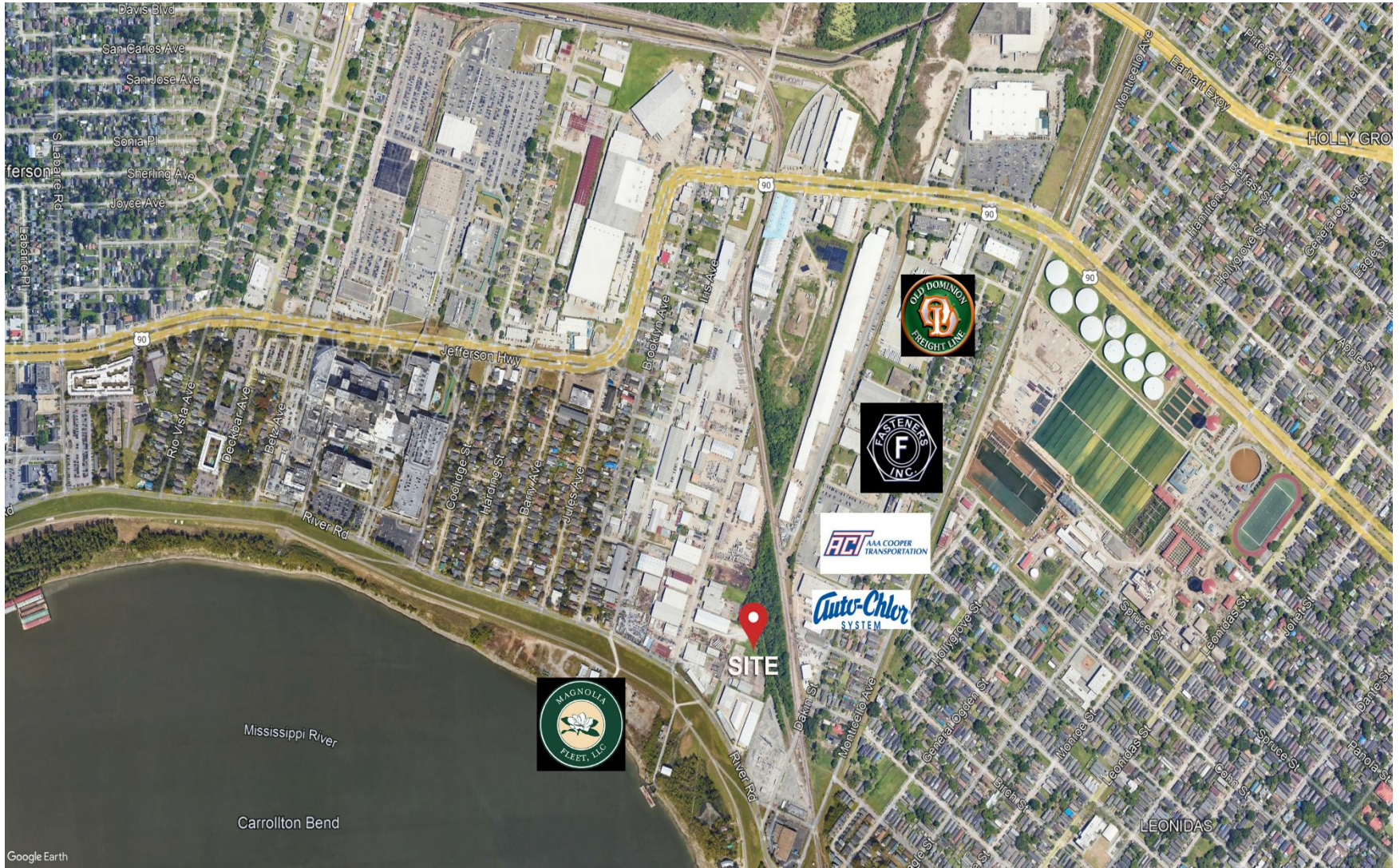
Owner acknowledges information contained herein is current as of this date.

Owner/Seller Date
Owner/Seller Date



marcone

mSupply
Right Products. Right Now.



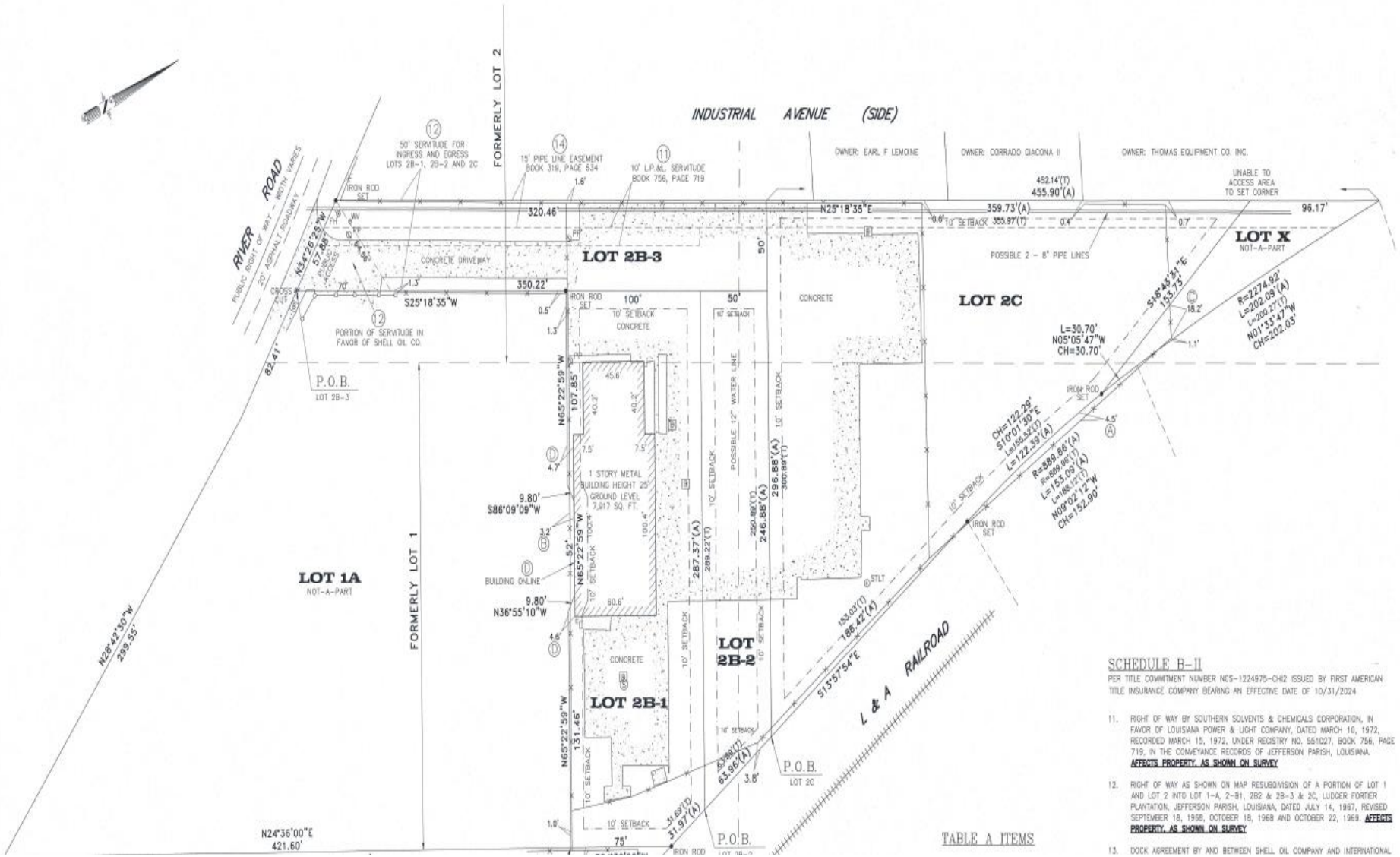


marcone

mSupply
Right Products. Right Now.

333 River Road | Jefferson, LA 70121 | AERIAL





SCHEDULE B-II

PER TITLE COMMITMENT NUMBER NCS-1224975-CH2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF 10/31/2024

11. RIGHT OF WAY BY SOUTHERN SOLVENTS & CHEMICALS CORPORATION, IN FAVOR OF LOUISIANA POWER & LIGHT COMPANY, DATED MARCH 10, 1972, RECORDED MARCH 15, 1972, UNDER REGISTRY NO. 551027, BOOK 756, PAGE 719, IN THE CONVEYANCE RECORDS OF JEFFERSON PARISH, LOUISIANA. **AFFECTS PROPERTY, AS SHOWN ON SURVEY.**
12. RIGHT OF WAY AS SHOWN ON MAP RESUBDIVISION OF A PORTION OF LOT 1 AND LOT 2 INTO LOT 1-A, 2-B1, 2B2 & 2B-3 & 2C, LUDGER FORTIER PLANTATION, JEFFERSON PARISH, LOUISIANA, DATED JULY 14, 1967, REVISED SEPTEMBER 18, 1968, OCTOBER 18, 1968 AND OCTOBER 22, 1969. **AFFECTS PROPERTY, AS SHOWN ON SURVEY.**
13. DOCK AGREEMENT BY AND BETWEEN SHELL OIL COMPANY AND INTERNATIONAL



NEW ORLEANS MSA

LOCAL MARKET OVERVIEW:

The Greater New Orleans MSA has a population of 1,462,332 according to GNO, Inc. Top Industries include: Government, health care and social assistance, accommodation and food services, retail trade, construction, professional, scientific and technical services, administration, support, waste management and remediation services, transportation and warehousing according to GNO, Inc. Key Industries marked by GNO, Inc. include: technology, advanced manufacturing, trade & logistics, health sciences, environmental management, energy and offshore wind. The labor force is 669,692 according to the Bureau of Labor Statistics and notable accolades are as follows: #1 Airport in North America (Airports Council International), #6 largest venture capital investment growth over the past decade (Flippa), #1 State with best tech talent pipeline (Business Facilities) Top 10 Most Excellent City in the World (Travel & Leisure), Top 5 friendliest cities in the south (Southern Living), New Innovation Hotspot (Axios), Top 10 for millennial workers (EMSI) and Best Food City in the U.S. (US News).





TENANT OVERVIEW:

Mar-Cone Appliance Parts Co.: Private Company

mSupply: Parent Company, Private Equity backed by Genstar Capital

Credit rating: B4 (Martini.ai)

mSupply is North America's leading distributor of OEM (Original Equipment Manufacturer) repair parts and equipment, serving professionals in the appliance, HVAC and plumbing industries. Marcone Appliance Parts Co. is the appliance parts division of mSupply, serving various industries including appliance parts, HVAC, plumbing and commercial kitchens, operating a nationwide network of distribution centers. Marcone Supply, founded in 1932 in St. Louis, Missouri, during the Great Depression by Harry Markow, began as a door-to-door salesman for rebuilt vacuum cleaners and evolved into a distributor of washer and dryer parts during World War II. The company expanded under subsequent generations, with Norman 'Bud' Markow joining in 1946 and Mitchell Markow taking leadership in 1974, emphasizing organic growth, acquisitions, and superior customer service, which solidified its reputation as an industry leader in appliance parts. By 1999, Mitchell Markow became CEO, appointing Jim Souers as President and COO, who advanced technology with innovations like SwiftLink software and robust infrastructure. In 2008, the company rebranded to Marcone Supply Company to reflect diversification into property maintenance, cooling, heating, plumbing, commercial kitchen, and pool/spa parts, serving contractors, technicians, retailers, and homeowners across North America.



marcane



<https://www.marcone.com>

Today, headquartered in St. Louis, Marcone (now operating under the mSupply umbrella following a recent rebrand) is a multi-billion-dollar enterprise with over 2,000 associates, 14 regional distribution centers, 140 branches, and 2.8 million square feet of warehouse space, shipping 5 million packages annually with 93% next-day delivery to U.S. customers. It supplies OEM repair parts and equipment for appliance, HVAC, plumbing, commercial kitchen, and pool/spa industries, having tripled in size through nine strategic acquisitions in recent years. Marcone's philosophy of 'Good people make a Great Company' drives its customer-centric approach, supporting over 30,000 providers servicing 15+ million homes and businesses yearly.

CONFIDENTIAL OFFERING MEMORANDUM

MAR-CONE APPLIANCE PARTS CO. (mSupply) - NNN Lease

333 River Road | Jefferson, LA 70121



EXCLUSIVELY OFFERED BY:
JIMMY NEWTON, CCIM
504.247.7255
jimmy@maxderbes.com



Max J. Derbes, Inc.
REALTORS ■

5440 Mounes Street, Suite 100
New Orleans, LA 70123
504.733.4555

www.maxderbes.com
Licensed by Louisiana Real Estate Commission
Licensed by the Mississippi Real Estate Commission