CREEKSTONE REALTY

OFFERING MEMORANDUM - ABSOLUTE NNN INDUSTRIAL SALE-LEASEBACK

3045 Philpott Road

South Boston, Virginia 24592

105,000 SF Total / Rentable SF	**10-Year NNN** Lease Structure
$577,500 Year 1 NOI	**Genesis Products, Inc.** Tenant / Guarantor

ASKING PRICE $7,000,000 - 8.25% CAP RATE - CORPORATE GUARANTEE BY GENESIS PRODUCTS, INC.

02 - PROPERTY OVERVIEW

Industrial Manufacturing Facility - South Boston, Virginia

Halifax County | 105,000 SF single-tenant facility | 16.390 acres | 100% occupied sale-leaseback

ADDRESS
3045 Philpott Road

CITY / STATE
South Boston, VA 24592

COUNTY
Halifax County

SITE AREA
16.390 Acres

BUILDING SIZE
105,000 SF

RENTABLE SF
105,000 SF*

YEAR BUILT
1993

YEAR RENOVATED
Limited 2020 HVAC / Roof

USE
Light Manufacturing

RAIL ACCESS
None

LOADING
5 Drive-In / 5 Dock-High

OCCUPANCY
100% - Genesis Products, Inc.

PROPERTY MAP OVERVIEW SOUTH BOSTON, VA

Aerial image pulled from appraisal file. *Marketed SF is 105,000; historical county/appraisal records indicate 101,286 SF.

Industrial Manufacturing & Operations Facility

Plant 14 is a single-tenant light manufacturing facility located in the Halifax County Industrial Park in South Boston, Virginia.

Site overview: The subject property is a 105,000 SF industrial/light manufacturing facility situated on approximately 16.390 acres at 3045 Philpott Road in South Boston, Halifax County, Virginia. The site provides operational utility with direct access from Philpott Road and Fulp Industrial Road, paved parking, truck court functionality, and industrial park infrastructure.

Physical plant: Originally constructed in 1993, the facility is configured for light manufacturing, production, warehouse, office, and support uses. The appraisal materials describe the property as a single-story Class B industrial/light manufacturing facility with wet sprinkler system, 3-phase power, and functional loading configuration.

∗Building area marketed as approximately 105,000 SF. Historical county/appraisal records indicate 101,286 SF.

BUILDING SPECIFICATIONS

Rentable Area	**105,000 SF∗**
GBA Records	**101,286 SF**
Year Built	**1993**
Use	**Light Manufacturing**
Construction	**Concrete / Steel**
Roof	**Low Slope Metal Panels**

SITE & ACCESS

Site Area	**16.390 Acres**
Location	**South Boston, VA**
County	**Halifax**
Road Access	**Philpott / Fulp Industrial**
Rail Access	**None**
Loading	**10 Total Doors**

OPERATIONS

Facility	**Plant 14**
Occupancy	**100%**
Tenant	**Genesis Products, Inc.**
Guarantor	**Genesis Products, Inc.**
Power	**3-Phase / 480V**
Zoning	**M-2 Industrial**

Genesis Products, Inc. Tenant Profile

Tenant and corporate guarantor profile; South Boston, Virginia operations.

COMPANY PROFILE

Tenant	**Genesis Products, Inc.**
Guarantor	**Genesis Products, Inc.**
Headquarters	**Goshen, IN**
Founded	**2002**
Employees	**1,000+ Nationwide**
Facilities	**14 Total**
Facility Designation	**Plant 14**

FACILITY OPERATIONS

Address	**3045 Philpott Rd**
Market	**South Boston, VA**
Primary Use	**Light Manufacturing**
Lease Structure	**NNN**
Occupancy	**100%**

END MARKETS

- Cabinetry
- Closets
- RV
- Office Furniture
- Healthcare
- Fixtures
- Industrial

Genesis Products, Inc. (Plant 14)

Genesis Products is a leading manufacturer and distributor of laminated panels, fabricated components, hardwood products, and specialty building materials serving the RV, manufactured housing, cabinetry, furniture, and industrial sectors throughout North America.

Founded in 2002 and headquartered in Goshen, Indiana, the company has established itself as one of the industry's premier vertically integrated suppliers through strategic growth, operational excellence, and long-standing customer relationships.

The South Boston, Virginia facility, designated as Plant 14 within Genesis Products' operating platform, is positioned as a strategic light manufacturing and operational asset supporting the company's national manufacturing network.

NATIONAL OPERATING PLATFORM

Genesis Products' 14-facility network provides scale, geographic reach, and production flexibility across key manufacturing and distribution markets.

ESTABLISHED WORKFORCE

With more than 1,000 employees nationwide, Genesis maintains the personnel depth and operational infrastructure expected of a leading industrial supplier.

STRATEGIC PLANT 14 LOCATION

The South Boston facility is integrated into the broader Genesis platform as Plant 14, supporting continued production capacity and customer service across the Mid-Atlantic and Southeast.

Genesis Products Plant 14 | 14 Facilities Nationwide | 1,000+ Employees | 105,000 SF | Corporate-Backed Income | Genesis Products Guaranty

05 - SALE-LEASEBACK RATIONALE

Sale-Leaseback Lease Terms & Investment Highlights

Transaction structure monetizes embedded real estate value while preserving uninterrupted Plant 14 operations.

SALE-LEASEBACK LEASE TERMS

Transaction Type	**Sale-Leaseback**
Seller / Tenant	**Genesis Products, Inc.**
Lease Type	**Triple Net (NNN)**
Lease Term	**10 Years**
Starting Rent	**$5.50 / SF / Year**
Annual Escalations	**2.0% Fixed**
Landlord Obligations	**None**
Operational Continuity	**Uninterrupted at Closing**

SELLER STATEMENT

We are executing a sale-leaseback transaction as part of a deliberate strategy to access the capital embedded in our real estate and redeploy it within our core operating business. By converting owned property into liquidity while retaining full operational continuity through a long-term lease, we will improve financial flexibility for continued investment in business growth.

- GENESIS PRODUCTS, INC.

CORPORATE-BACKED INCOME

Genesis Products, Inc. is the tenant and guarantor under the proposed lease, aligning property operations with a national manufacturing platform.

OPERATIONAL CONTINUITY

The lease structure preserves full use of Plant 14 for light manufacturing, production, warehouse, office and related support uses.

PASSIVE NNN STRUCTURE

Tenant-paid operating expenses support predictable income and limited landlord responsibility during the lease term.

★ Sale-Leaseback Opportunity | 10-Year NNN Lease at Closing | Zero Landlord Expense Exposure | 2.0% Annual Fixed Bumps | Plant 14 | 105,000 SF

06 - PHOTO GALLERY

Property Photography

Interior production, warehouse, office and site photography pulled from the appraisal file.


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO


PROPERTY PHOTO

06B - PHOTO GALLERY

Additional Property Photography

Additional exterior, loading, production, support and parking imagery.

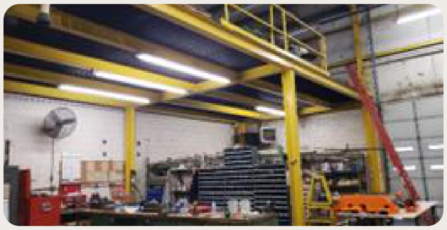
PROPERTY PHOTO

PROPERTY PHOTO

PROPERTY PHOTO

PROPERTY PHOTO

PROPERTY PHOTO



PROPERTY PHOTO

PROPERTY PHOTO

PROPERTY PHOTO

PROPERTY PHOTO

07 - LOCATION & REGIONAL LOGISTICS

South Boston, Virginia Manufacturing Location

The property is located within Halifax County Industrial Park, roughly three miles southwest of downtown South Boston.

U.S. Route 58 Access

Regional east-west corridor serving South Boston and southern Virginia.

Greensboro, NC

Approximately 75 miles southwest.

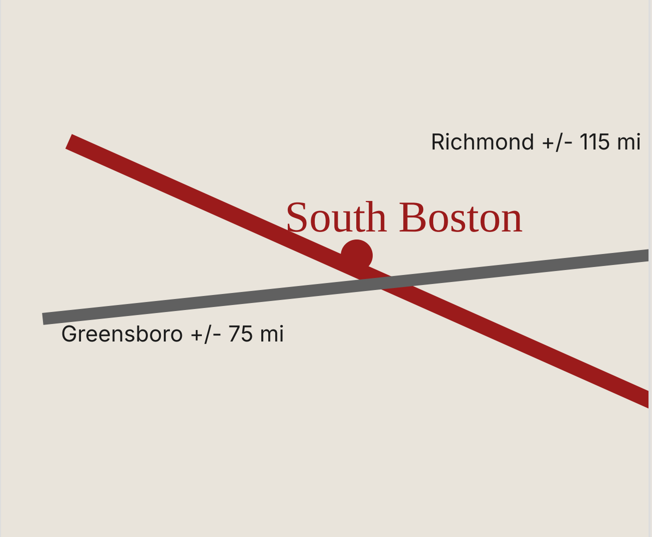
Richmond, VA

Approximately 115 miles northeast.

Raleigh-Durham, NC

Accessible regional labor and customer base.

REGIONAL LOGISTICS OVERVIEW | **SOUTH BOSTON, VA**



Static map-style diagram prepared for presentation layout; distances are approximate.

South Boston / Halifax County Industrial Market

2.5%
Halifax County Vacancy
Q3 2022 indication

2.9%
South Boston Vacancy
Q3 2022 indication

97.1%
South Boston Occupancy
Market occupancy indication

100%
Subject Occupancy
Current occupancy

South Boston is an established secondary industrial and manufacturing market within Halifax County, Virginia. The appraisal materials indicate the market and submarket were performing at stabilized levels, with improving occupancy over the prior year.

Industrial market context: As of the appraisal's Q3 2022 market data, Halifax County vacancy was reported at 2.5% and South Boston submarket vacancy at 2.9%, reflecting a tight regional industrial environment for functional manufacturing product.

Occupancy support: The subject is 100% occupied and configured for continued manufacturing use, with a 10-year NNN leaseback to Genesis Products, Inc. at closing.

Financial Analysis

10-Year NNN Lease | $5.50/SF/Yr Base Rent | 2.0% Annual Fixed Escalations | 105,000 SF

YEAR 1 NOI
$577,500
$5.50/SF - 105,000 SF

YEAR 10 NOI
$690,166
$6.57/SF - 2.0% annual bumps

TOTAL 10-YEAR REVENUE
$6,323,464
2026-2036

Year 1 Pro Forma - NNN Lease

Line Item	$/SF/YR	Annual Total
Potential Gross Income (NNN)	$5.50	$577,500
Net Operating Income	**$5.50**	**$577,500**
Monthly NOI	-	$48,125

NNN Lease Structure: Tenant is responsible for taxes, insurance, maintenance, repairs, utilities and operating expenses.

10-Year Rent Escalation Schedule - 2.0% Annual Fixed Increases

Year	Period	$/SF/YR	Annual NOI	Monthly NOI	Cumulative
1	2026-2027	$5.50	$577,500	$48,125	$577,500
2	2027-2028	$5.61	$589,050	$49,088	$1,166,550
3	2028-2029	$5.72	$600,831	$50,069	$1,767,381
4	2029-2030	$5.84	$612,848	$51,071	$2,380,229
5	2030-2031	$5.95	$625,105	$52,092	$3,005,333
6	2031-2032	$6.07	$637,607	$53,134	$3,642,940
7	2032-2033	$6.19	$650,359	$54,197	$4,293,299
8	2033-2034	$6.32	$663,366	$55,280	$4,956,665
9	2034-2035	$6.44	$676,633	$56,386	$5,633,298
10	2035-2036	$6.57	$690,166	$57,514	$6,323,464
Total Lease Revenue					**$6,323,464**

10 - PRICING & VALUATION

Asking Price & Valuation Matrix

The property is offered at $7,000,000, representing an 8.25% capitalization rate based on Year 1 NOI of $577,500 and 105,000 rentable square feet.

$7,000,000	**$6,794,118**	**$6,600,000**	**$6,416,667**	**$6,243,243**
8.25% CAP RATE	**8.50% CAP RATE**	**8.75% CAP RATE**	**9.00% CAP RATE**	**9.25% CAP RATE**
$66.67/SF implied	$64.71/SF implied	$62.86/SF implied	$61.11/SF implied	$59.46/SF implied

Cards illustrate implied values across potential capitalization rates. Values are estimates only and do not constitute an appraisal.

Purchase Opportunity

The property is offered for sale at an asking price of $7,000,000. Qualified investors are invited to submit purchase proposals through the listing broker.

PURCHASE PROPOSAL

- Asking price: $7,000,000
- Proof of funds or financing letter
- Proposed closing timeline
- Earnest money deposit amount
- Due diligence period requested

TRANSACTION PROCESS

- Offering Memorandum: Available Now
- Listing Status: Available
- Tours: By Appointment Only
- Preferred Format: Letter of Intent
- Closing: Negotiable

CONFIDENTIALITY

- This OM is strictly confidential
- Do not contact tenant directly
- Do not visit property unannounced
- All inquiries through listing broker only
- For qualified investors only

$7,000,000 ASKING PRICE | 8.25% CAP RATE | 10-YEAR NNN LEASE

Creekstone Realty

Exclusive listing broker.

Josh Hendricks

Principal Broker - Creekstone Realty
A Division of Creekstone Investments, Inc.
Vandalia, Michigan

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Creekstone Realty is pleased to present this exclusive investment offering on behalf of the ownership. All inquiries, tours, and offers should be directed exclusively to Creekstone Realty. Do not contact the tenant or property directly.

IMPORTANT DISCLOSURES

This Offering Memorandum was prepared for qualified investors evaluating the acquisition of the referenced property. Information has been obtained from sources deemed reliable but has not been independently verified. No warranty or representation, express or implied, is made as to accuracy or completeness. Buyer must conduct independent due diligence.

VIRGINIA BROKER OF RECORD

Bang Realty is the Virginia broker of record for this transaction.

Broker of Record:
Bang Realty
License No. 226031911
2939 Vernon Place
Cincinnati, OH 45219

VIRGINIA BROKER OF RECORD DISCLOSURE

All transaction documents, agency disclosures, and closing activities within the Commonwealth of Virginia will be coordinated through the Virginia Broker of Record.