Westover

ADDRESS

1113 TUCKER RD, HOOD RIVER, OR

TENANT

REIC RENTALS

TYPE

INDUSTRIAL OUTDOOR STORAGE

PRESENTED BY

WESTOVER INDUSTRIAL PARTNERS

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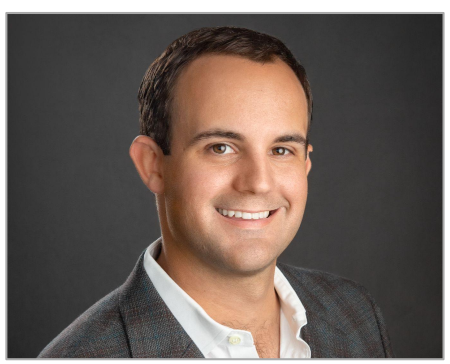

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TABLE OF CONTENTS

Westover

INVESTMENT OVERVIEW

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Westover Industrial Partners is pleased to present 1113 Tucker Rd, a 2.69-acre single-tenant industrial outdoor storage (IOS) facility in Hood River, Oregon, net leased to REIC Rentals, LLC. The low-coverage, yard-dominant site sits directly on the I-84 corridor through the Columbia River Gorge — a market where developable industrial land and improved yard space are exceptionally scarce.

The property is occupied by REIC Rentals, LLC, which recently acquired a long-tenured operating business carrying a 50-plus-year history. The NNN lease has two years of remaining term with no renewal options and 3% annual increases, producing current NOI of $152,772.

The short remaining term is the offering's defining feature. It positions the asset for passive net-lease and 1031 capital seeking yield with near-term mark-to-market upside, while simultaneously drawing local and regional owner-users who rarely find a chance to own scarce, infill yard space along the corridor.

SALE PRICE	$2,500,000
Tenant	REIC Rentals, LLC
NOI:	$152,772
Property Type	Industrial Outdoor Storage
Address	1113 Tucker Rd
City, State, Zip	Hood River, OR 97031
Year Built	1969 / 1992
Building SF	6,250 (Inclusive of 1,000 SF Wash Rack)
Lot Size	2.69 Acres
Floor Area Ratio	5.3%

INVESTMENT HIGHLIGHTS

Net-Leased IOS Asset with Nationally-Operating Tenant: Single-tenant, net-leased industrial outdoor storage facility occupied by REIC Rentals, LLC, a specialty equipment rental company headquartered in Montana operating 55 locations across the United States and Canada.

Seller Financing Available: The seller is willing to structure seller financing for a qualified buyer, with flexible terms that lower the cost of capital, enhance leveraged returns, and broaden the field of prospective buyers.

55-Year Operating History at the Site: The property has functioned as an equipment rental operation for 55 years, with REIC Rentals, LLC acquiring the longstanding business and operating from the location since 2018. This long, proven track record reflects deeply entrenched use and a tenant materially committed to the site.

Tenant Open to a 5-Year Extension: With two years remaining, no renewal options, and 3% annual rent increases in place, an incoming owner gains near-term control to mark rents to market, recast, or restructure the lease on their own terms. The tenant has also indicated a willingness to extend for up to an additional five years, offering the alternative of locking in durable, escalating income and a stabilized, financeable net-lease asset.

Ancillary Billboard Income: A billboard lease on the property provides modest, incremental revenue alongside the primary tenant's rent

Rare Low-Coverage IOS / Owner-User Optionality: A 2.69-acre, low-coverage (5.3% FAR) yard-dominant site directly on the I-84 corridor, exceptionally scarce in the supply-constrained Columbia River Gorge, offering a clear path to occupancy for a regional owner-user as the lease burns down.

Major Public Infrastructure Investment in Hood River: The roughly $1.12 billion Hood River-White Salmon Interstate Bridge replacement, one of only three Columbia River crossings in the 85-mile Gorge National Scenic Area, linking Interstate 84 and SR-14, has secured its federal Record of Decision with design well underway and is targeting a 2027 construction start, pending final funding, alongside Port of Hood River waterfront transportation improvements, reinforcing the corridor's long-term economic and freight significance.

LEASE SUMMARY

LEASE SUMMARY

2 Years
Lease Term

NNN
Lease Type

$152,772
NOI

3% Annual
Rent Increases

None
Renewal Options

Corporate
Guarantor

REIC
RENTAL EQUIPMENT INVESTMENT CORPORATION

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LEASE ABSTRACT	LEASE ABSTRACT
Tenant/Guarantor:	REIC Rentals, LLC
Building Size:	6,250 SF
Net Operating Income:	$152,772
Original Lease Commencement:	May 1, 2015
Extension Commencement:	May 1 , 2026
Lease Expiration:	April 30, 2028
Lease Term:	2 Years
Renewal Options:	None
Rent Increases:	3% Annually
EXPENSE BREAKDOWN	
Lease Type:	Net
Property Taxes:	Tenant Reimburses
Insurance:	Tenant Reimburses
Common Area:	Tenant Responsibility
Roof & Structure:	Shared
Repairs & Maintenance:	Tenant Responsibility
HVAC:	Shared
Utilities:	Tenant Responsibility
Right of First Refusal:	YES

PROPERTY INFORMATION

BUILDING & SITE SPECIFICATIONS

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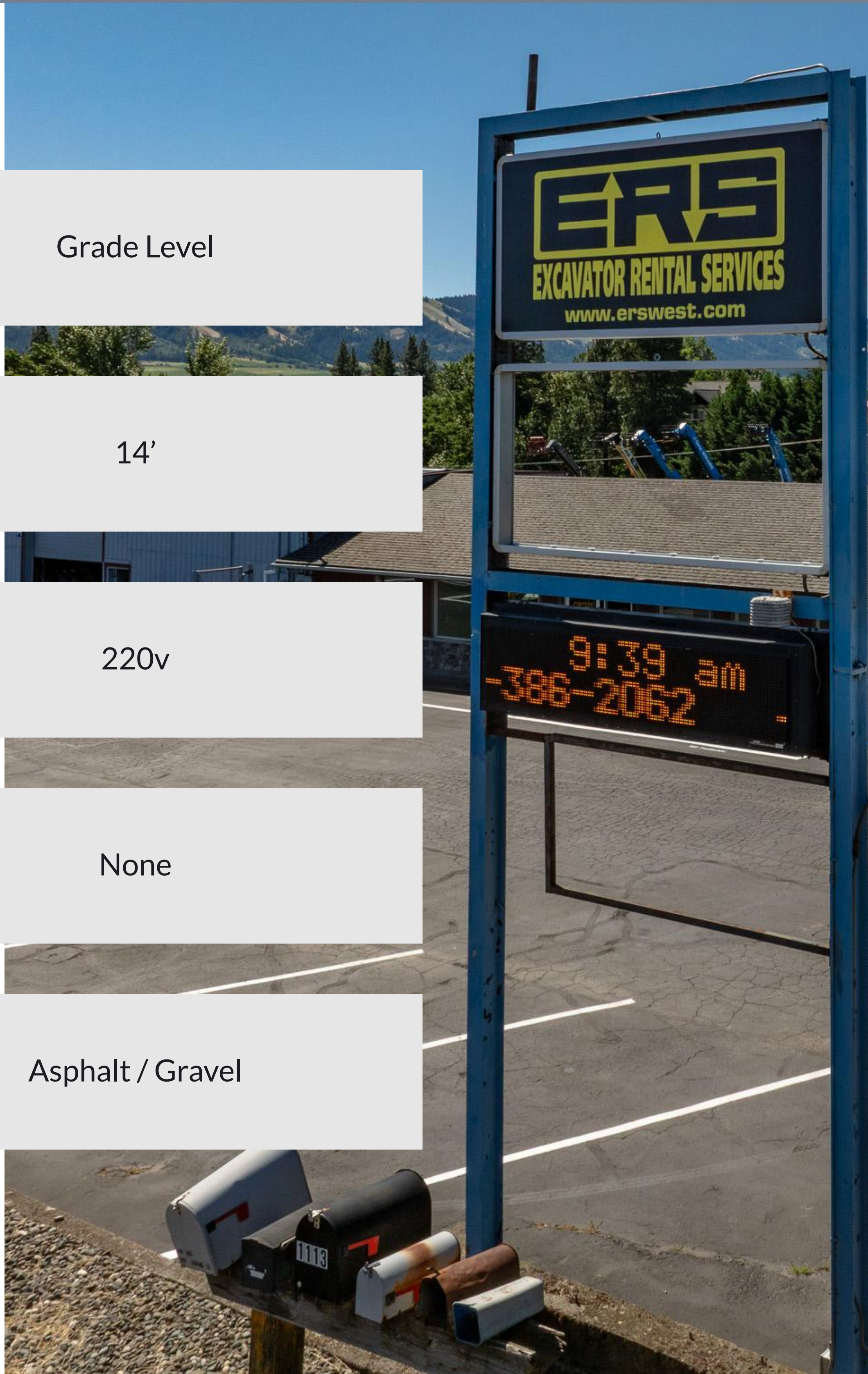
Year Built:	1969 / 1992	**Doors:**	Grade Level
Building SIze:	6,250 SF (Inclusive of 1,000 SF Wash Rack)	**Clear Height:**	14’
Lot Size:	2.69 Acres	**Power:**	220v
Floor Area Ratio:	5.3%	**Sprinklered:**	None
Layout:	Warehouse / Yard	**Yard Composite:**	Asphalt / Gravel




ERS
EXCAVATOR RENTAL SERVICES
541-386-2062
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Ashley

PROPERTY IMAGES

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TENANT OVERVIEW

REIC

RENTAL EQUIPMENT INVESTMENT CORPORATION

REIC RENTALS

REIC Rentals (Rental Equipment Investment Corporation) is a super-regional equipment rental platform founded in 2014 by industry veteran Kevin Fitzgerald, who entered the rental industry in 1995 as CEO of Neff Rental. Founded and headquartered in Kalispell, Montana, REIC is a premier, super-regional rental equipment services platform that has grown into a network of 55 locations across the U.S. and Canada. The company operates two divisions: a General Rental division offering aerial, earthmoving, power, compression, and other small equipment, and a Specialty Rental division, established in 2022, focused on heating, cooling, dehumidification, and ventilation, including its proprietary Jet Heat flameless heating technology.

REIC's growth model centers on acquiring respected local rental companies in growth markets and retaining their community roots and relationships while investing in fleet, safety, training, and technology under shared standards — a strategy that has produced 18 acquisitions and 7 greenfield openings in under eight years. Since January 2022, REIC has operated as a portfolio company of Kinderhook Industries, a New York–based private equity firm that manages over $4 billion of committed capital and has completed more than 275 investments and follow-on acquisitions since 2003. The Hood River location at 1113 Tucker Road joined the REIC network in 2018 (formerly Excavator Rental Services) and operates within its General Rental footprint along the I-84 corridor.

Quick Facts

- **Founded:** 2014, Kalispell, Montana
- **Ownership:** Portfolio company of Kinderhook Industries (since Jan 2022)
- **Footprint:** 55 locations across the U.S. and Canada
- **Divisions:** General Rental and Specialty Rental (HVAC / climate control)
- **This site:** Acquired by REIC in 2018; formerly Excavator Rental Services

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AREA OVERVIEW

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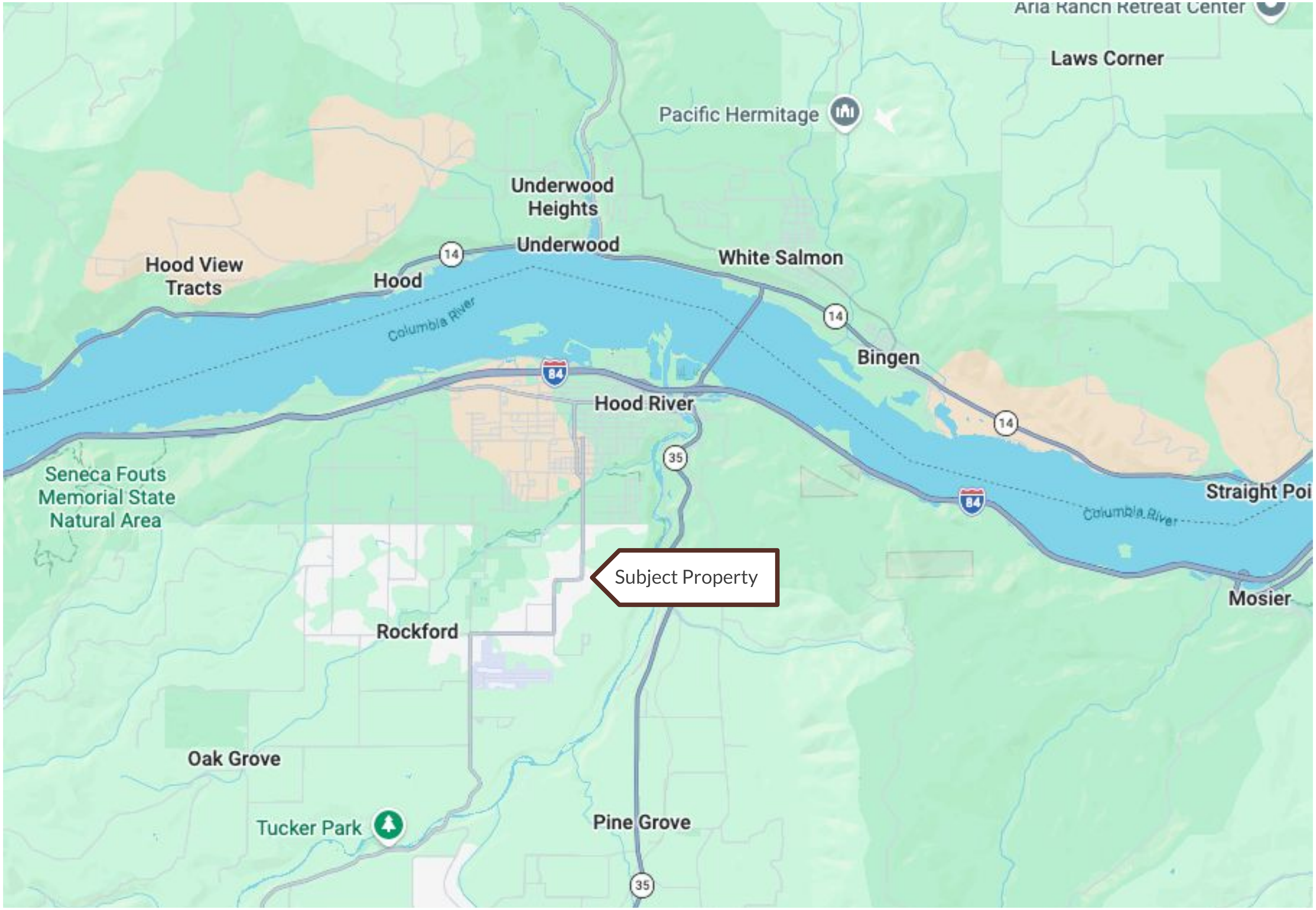

Aria Ranch Retreat Center
Laws Corner
Pacific Hermitage
Underwood Heights
Underwood
White Salmon
Hood View Tracts
Hood
Columbia River
Bingen
Hood River
Seneca Fouts Memorial State Natural Area
Straight Poi
Columbia River
Subject Property
Mosier
Rockford
Oak Grove
Tucker Park
Pine Grove

Population	3 Mile	5 Mile	10 Mile
2025 Population	14,875	24,082	30,431

Households	3 Mile	5 Mile	10 Mile
2025 Households	5,810	9,323	11,695

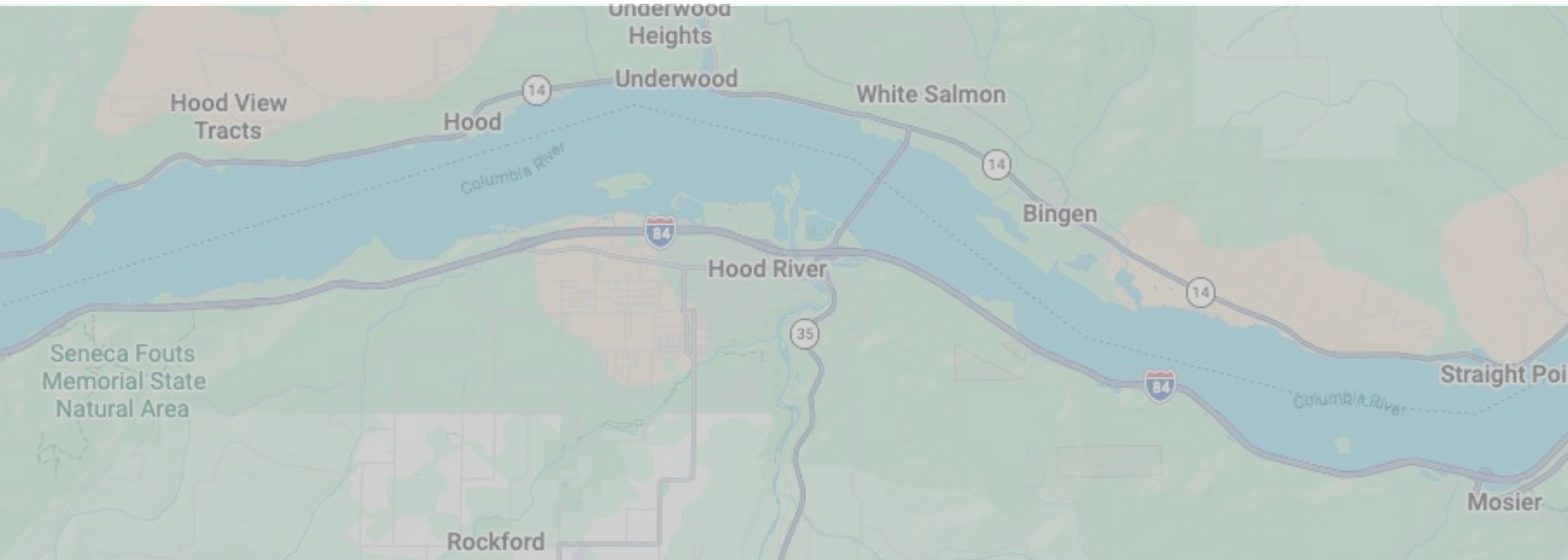
Household Income	3 Mile	5 Mile	10 Mile
Avg Household Income	$116,134	$115,585	$114,755

75,000

Columbia River Gorge Population

$114,755

AVG HH Income (10-Mile Radius)



HOOD RIVER & THE COLUMBIA RIVER GORGE

Positioned on the Columbia River 60 miles east of Portland along the I-84 corridor, Hood River is the commercial hub of the Columbia River Gorge — a once agriculture-and-logging town now diversified into one of the Pacific Northwest's most dynamic small markets.

Known For

- **Agriculture** — The Hood River Valley is a renowned producer of apples, pears, and cherries shipped nationally and abroad.
- **Recreation & Tourism** — The "Windsurfing Capital of the World," with kiteboarding, Mt. Hood skiing, and Gorge recreation driving year-round visitation.
- **Aerospace & Advanced Manufacturing** — Home to Insitu (a Boeing UAV subsidiary) and Hood Technologies, among the area's largest employers since the late 1990s.
- **Craft Beverage** — Hood River Distillers, Full Sail Brewing, Tofurky, and a dozen-plus Gorge wineries.

Growth & Projects

- A diversifying economy attracting new technology, renewable energy, and craft-beverage investment beyond its agriculture and tourism base.
- The ~$1.12B Hood River–White Salmon Interstate Bridge replacement, federally approved and targeting a 2027 construction start.
- Port of Hood River waterfront improvements supporting new commercial development.

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A prospective purchaser's sole and exclusive rights with respect to the Property shall be as set forth in a fully executed purchase and sale agreement. In no event shall any prospective purchaser have any claims against the Seller, Broker, or their respective affiliates, officers, members, employees, or agents for any damages or liability arising out of this Offering Memorandum, the marketing of the Property, or the solicitation process.

WESTOVER INDUSTRIAL PARTNERS

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