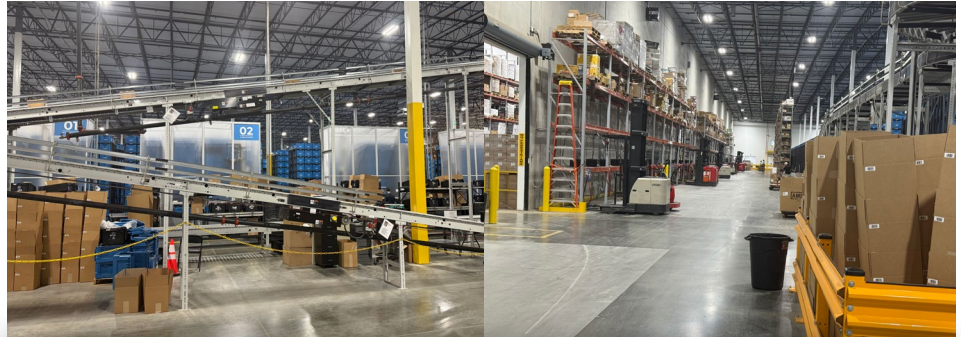




# UPCOMING 1031 REPLACEMENT PROPERTY FSX Industrial 35, DST

## PROPERTY OVERVIEW

# ORGILL



<b>Offering Name</b>	FSX Industrial 35, DST
<b>Approximate Offering Size</b>	\$74.5M
<b>Equity Offering Size</b>	\$38.1M
<b>Tenant</b>	<a href="#">Orgill, Inc.</a>
<b>Property Location</b>	<a href="#">10 Orgill Way, Tifton, Georgia 31794</a>

### Purpose-Built, Mission-Critical Distribution Hub

This 798,000 SF cross-dock distribution center was completed in 2024, replacing Orgill's legacy 650,000 SF Tifton facility (operational since 1995). Estimated replacement cost of \$80–\$100 million representing deep tenant investment and commitment to the site. This facility in Tifton, Georgia, is strategically positioned to serve as a key Southeast distribution node for Orgill's eastern U.S. retail network.

### Tenant Information — Orgill, Inc.

Orgill, Inc. is the world's largest independently owned hardlines distributor, headquartered in Collierville, Tennessee. Founded in 1847, the company has operated continuously for over 178 years, serving approximately 13,500 independent hardware, home center, and lumberyard retailers across the United States and in more than 60 countries worldwide. Orgill operates distribution centers in North America comprising ~6.7 million total SF total and distributing 75,000+ SKUs. FY 2025 revenue for the company totaled \$3.88 Billion with \$89.8M in net income. Orgill is well positioned to capitalize on continued demand for independent retailer support services, aging U.S. housing stock driving repair activity, and the fragmented nature of the independent hardware channel.

### Long-Term Absolute NNN Lease with Contractual Rent Growth

There are ~18 years of remaining initial lease term with contracted annual rent escalations. Two 10-year lease renewal options will be offered. Full lease will be available in the due diligence vault on [www.ten31xchange.com](http://www.ten31xchange.com).

### Sponsor Third Party Due Diligence Available

Sponsor due diligence reports available from [CastleHall](#), [FactRight](#), and [Snyder Kearney](#).

# Four Springs TEN31 Xchange, A Proven DST Sponsor



**60+**  
Properties  
Acquired



**\$1B**  
in Assets Under  
Management



**99.8%**  
Base Rents Collected



**30+**  
Sponsored DST  
Programs



**100%**  
Programs Distributing At  
Original Projected Rates



**\$300M+**  
Rents Collected



**\$500M**  
Bridge Financing Repaid

## Select Four Springs TEN31 Xchange Syndicated DST Programs



**\$97.7M**

**\$15M Equity Remaining**  
Carhartt, Inc., & Eaton Corp.  
FSX Industrial 34, DST



**\$159.4 M**

Ford Motor Company  
FSC Industrial 32, DST



**\$22.35M**

Jet Aviation  
Aviation Infrastructure



Everything a financial professional  
needs to lead 1031 conversations.

[www.The1031Academy.com](http://www.The1031Academy.com)

## Disclaimers

This material does not constitute an offer to buy securities. Before investing, prospective investors must review the entire Private Placement Memorandum (the "Memorandum") with respect to the Offering (as defined below), when available, including the "Risk Factors" and "A Warning About Forward Looking Statements" sections therein. Delaware Statutory Trust ("DST") interests such as those in FSC Industrial 35, DST (the "Trust" and interests in the Trust, the "Interests") are highly speculative and involve substantial risks. A prospective investor should not acquire an Interest if it cannot afford to lose its entire investment. Carefully consider the risks described below, as well as the other information in the Memorandum before making a decision to purchase an Interest. Consult with your legal, tax and financial advisors about an investment in an Interest. The risks described below are not the only risks that may affect an investment in an interest. Additional risks and uncertainties that we do not presently know or have not identified may also materially and adversely affect the value of an Interest, the property described herein (the "Property") or the performance of your investment. The risks of purchasing an Interest include, but are not limited to, the following:

- An investment in the Interests is speculative, illiquid and involves a high degree of risk. There is no guarantee that investors will receive any return.
- No public market exists for the Interests, and it is highly unlikely that any such market will develop.
- There are substantial restrictions on transfers of the Interests.
- The Interests are not registered with the Securities and Exchange Commission or any state securities commissions.
- There is no specified time that the Property will be liquidated and the Trust may not be able to sell the Property at a price equal to or greater than the purchase price paid for the Interests.
- DSTs are a relatively new vehicle for real estate investment and are inflexible vehicles to own real property.
- Investors will have no voting rights and will have no control over management of the Trust or the Properties.
- If the Property is transferred (or the Trust is converted) to a springing LLC, Investors will likely lose their ability to participate in a future section 1031 exchange with respect to the transferred Property.
- The Property is subject to the risks generally associated with the ownership and operation of real estate, including, without limitation, environmental concerns, competition, occupancy, unanticipated capital expenditures, maintenance costs or expenses, uninsured losses, easements and restrictions, and other real estate-related risks.
- The sponsor of the offering of the Interests (the "Offering") and its affiliates will receive substantial market-rate compensation in connection with the Offering and the ongoing management and operation of the Property. This may result in conflicts of interest.
- An investment in the Interests involves certain tax risks.
- The Trust is not providing any prospective Investor with separate legal, accounting or business advice or representation.
- Public health risk may affect the business performance of the tenant at the Property.
- There is no guarantee that Investors will receive any return.
- Investors may lose some or all of their invested principal.
- The Trust and its manager have limited duties to investors and limited powers.