

SERVICE KING

1542 MAIN STREET
ROCK HILL, SOUTH CAROLINA 29730

OFFERING MEMORANDUM





SERVICE KING

OFFERING PRICE

\$2,037,000

CAP RATE

7.50%

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

1542 MAIN STREET, ROCK HILL, SC 29730



PRICING

Price	\$2,037,000
NOI	\$152,814
CAP Rate	7.50%

PROPERTY DESCRIPTION

Building Size	11,900 SF
Lot Size	2 AC
Type of Ownership	Fee Simple
Year Built	2007

LEASE SUMMARY

Lease Type	Double Net (NN)
Lease Guarantor	Corporate
Initial Lease Term	10 Years
Lease Commencement Date	08/01/2015
Lease Expiration Date	08/31/2025
Remaining Lease Term	6.25 Years
Increases	2% Annually
Options to Renew	3 X 5-Year Options

ANNUALIZED OPERATING DATA

	ANNUAL RENT	MONTHLY RENT
9/1/2019 - 8/31/2020	\$152,814	\$12,734
9/1/2020 - 8/31/2021	\$155,870	\$12,989
9/1/2021 - 8/31/2022	\$158,988	\$13,249
9/1/2022 - 8/31/2023	\$162,167	\$13,514
9/1/2023 - 8/31/2024	\$165,411	\$13,784
9/1/2024 - 8/31/2025	\$168,719	\$14,060





INVESTMENT HIGHLIGHTS

- **ESTABLISHED LOCATION** - THIS LOCATION HAS BEEN OPERATED AS A COLLISION CENTER SINCE 2007 AND IN 2015 THE BUSINESS OPERATIONS WERE ACQUIRED BY SERVICE KING CORPORATE.
- **6+ YEARS REMAINING ON INITIAL 10 YEAR LEASE TERM** - AFTER ACQUIRING THE COLLISION CENTER BUSINESS FROM A WELL ESTABLISHED OPERATOR, SERVICE KING ENTERED INTO A NEW 10 YEAR LEASE.
- **2% ANNUAL RENT INCREASES** - ANNUAL INCREASES CREATE AN OPTIMAL RETURN ON INVESTMENT FOR THE LANDLORD AND PROVIDE A HEDGE AGAINST INFLATION.
- **CORPORATE GUARANTEE** - THE LEASE IS CORPORATELY GUARANTEED BY SERVICE KING WHICH OPERATES OVER 330 LOCATIONS IN 24 STATES.
- **25 MILES SOUTHEAST OF CHARLOTTE, NC** - THIS SERVICE KING IS LOCATED 25 MILES SOUTHEAST OF CHARLOTTE, NC, JUST WEST OF I-77 ON MAIN STREET IN ROCK HILL, SC. THE SUBJECT PROPERTY HAS A POPULATION OF OVER 400,000 PEOPLE WITHIN A 15-MILE RADIUS.
- **SITUATED ON MAIN STREET** - LOCATED AT 1542 MAIN STREET, THE PROPERTY BENEFITS FROM ITS LOCATION IN A DENSE RETAIL CORRIDOR, SURROUNDED BY MANY NATIONAL RETAILERS INCLUDING MCDONALD'S, DOLLAR GENERAL, FOOD LION, AUTOZONE, ENTERPRISE, U-HAUL, AND O'REILLY AUTO PARTS.
- **INTERNET RESISTANT, SERVICE BUSINESS** - SERVICE KING'S BUSINESS MODEL IS INTERNET RESISTANT. NINE OUT OF TEN INSURANCE COMPANIES RECOMMEND SERVICE KING COLLISION REPAIR CENTERS AS ONE OF THE LARGEST AND MOST-TRUSTED MULTI-SHOP OPERATORS (MSO) IN THE NATION.





BELLEVUE SQUARE



BELLEVUE
ELEMENTARY



E MAIN STREET

S ANDERSON RD





TENANT OVERVIEW

Service King Collision Repair is a national leader in collision repair and offers high-quality repairs with a lifetime warranty, free estimates, on-site rental cars, and an overall superior customer service experience. Service King currently operates in 24 states, has over 330 locations, and plans to continue growing. In 2012, global asset manager The Carlyle Group closed on its acquisition of majority ownership of Service King Collision Repair Centers. In 2014, after Service King tripled its revenue over a two-year period, premier global investment and advisory firm, Blackstone, purchased majority ownership of the company. The Carlyle Group remains a minor investor as do Service King internal shareholders. In 2015, Service King surpassed \$1 billion in annual revenue.

LOCATION OVERVIEW

Rock Hill is the largest city in York County, South Carolina and the fifth largest city in the state. It is also the fourth largest city of the Charlotte metropolitan area, behind Charlotte, Concord, and Gastonia. As of 2016, the population of Rock Hill was over 72,000 people. The city is approximately 25 miles south of Charlotte and approximately 70 miles north of Columbia.



330+
LOCATIONS



HEADQUARTERS:
**DALLAS,
TEXAS**



ANNUAL SALES
\$1.0B



FOUNDED: 1976



INSURANCE PARTNERS

Nine out of ten insurance companies recommend Service King Collision Repair Centers as one of the largest and most-trusted Multi-Shop Operators (MSO) in the nation. Service King is committed to providing the industry the best repair service to both their carrier partners and their customers. Partners include the following:

- AAA
- Allstate
- AutoBody Alliance
- CEI
- Encompass
- Esurance
- Farmer's Insurance
- Fred Loya
- American Family Insurance
- General Auto Insurance
- Hanover Insurance Group
- The Hartford
- Horace Mann
- PGC
- Unitrin Kemper
- Liberty Mutual
- Lynx Services
- Mercury Insurance Group
- MetLife
- Nationwide
- Progressive
- The Republic Group
- Safeco Insurance
- StateAuto
- Statewide
- Travelers
- USAA
- Sentry Insurance
- National General
- Geico
- ANPAC
- California Casualty
- GMAC Insurance
- Erie Insurance
- Grange
- Shelter

Source: <https://serviceking.com/partners/insurance-partners>



ServiceKing
COLLISION REPAIR CENTER

COLLISION REPAIR CENTER

LIFETIME WARRANTY

DEMOGRAPHICS

ROCK HILL, SOUTH CAROLINA

POPULATION	5 MILES	10 MILES	15 MILES	HOUSING UNITS	5 MILES	10 MILES	15 MILES
2023 Projection	92,202	221,650	494,357	2018 Estimate	36,685	81,232	173,444
2018A Estimate	85,788	198,608	433,276	Owner Occupied	17,970	53,322	116,993
Growth 2018A - 2023	7.48%	11.60%	14.10%	Renter Occupied	15,722	23,429	48,204
2000 Census	64,010	116,057	224,873	Vacant	2,993	4,481	8,246
2010 Census	76,821	164,300	355,179				
Growth 2000 - 2010	20.01%	41.57%	57.95%				
HOUSEHOLDS	5 MILES	10 MILES	15 MILES	POPULATION PROFILE	5 MILES	10 MILES	15 MILES
2023 Projections	37,004	87,117	190,446	Population By Race	85,788	198,608	433,276
2018A Estimate	33,693	76,751	165,198	% White Population	55.83%	71.18%	71.65%
Growth 2018A - 2023	9.83%	13.51%	15.28%	% Black Population	35.97%	21.30%	17.56%
2000 Census	24,242	43,318	84,830	% Asian	1.78%	1.92%	4.59%
2010 Census	30,185	63,604	136,075	% American Indian, Eskimo, Aleut Population	0.82%	0.89%	0.60%
Growth 2000 - 2010	24.52%	46.83%	60.41%	% Hawaiian or Pacific Islander Population	0.08%	0.06%	0.06%
HOUSEHOLDS BY INCOME	5 MILES	10 MILES	15 MILES	% Multi-Race Population	2.45%	2.32%	2.57%
\$200,000 or More	3.05%	5.07%	8.27%	% Other Population	3.07%	2.33%	2.97%
\$150,000 - \$199,999	3.33%	5.62%	7.59%	Population By Sex	85,788	198,608	433,276
\$100,000 - \$149,999	11.37%	15.85%	18.22%	Male Population	46.50%	47.73%	47.99%
\$75,000 - \$99,999	12.59%	14.75%	14.78%	Female Population	53.50%	52.27%	52.01%
\$50,000 - \$74,999	18.71%	19.34%	17.83%	Population By Marital Status	69,203	158,949	342,137
\$35,000 - \$49,999	14.14%	12.54%	11.60%	Never Married	38.04%	29.31%	28.40%
\$25,000 - \$34,999	11.26%	8.51%	7.31%	Now Married	43.98%	54.89%	57.40%
\$15,000 - \$24,999	11.18%	8.04%	6.86%	Divorced	11.21%	10.34%	9.55%
\$10,000 - \$14,999	5.89%	4.73%	3.38%	Widowed	6.77%	5.46%	4.65%
Under \$9,999	8.47%	5.55%	4.15%	Separated	3.44%	2.68%	2.48%
2018 Est. Average Household Income	\$66,908	\$84,716	\$102,321				
2018 Est. Median Household Income	\$49,028	\$63,518	\$73,332				
2018 Est. Per Capita Income	\$26,675	\$32,924	\$39,120				



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A photograph of the Service King Collision Repair Center building. The building is a single-story structure with grey metal siding and a red roof. Large red letters on the side of the building read "COLLISION REPAIR CENTER". There are two yellow oval signs with the "ServiceKing" logo and "COLLISION REPAIR CENTER" text. A red awning covers the entrance. The building is surrounded by green bushes and a paved parking lot with white lines. In the foreground, there are more green bushes. A flagpole on the left side of the image holds an American flag and a South Carolina state flag. A grey text box with white text is overlaid on the top right of the image.

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