



JDS Real Estate Services, Inc.
PA Lic. # RB068057

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Service King
2101 28th Street SW
Allentown, PA 18103

EXCLUSIVELY MARKETED BY:



MATT MONTAGNE

Lic. # 695673

512.920.5120 | DIRECT
mattm@SIGnnn.com



TYLER ELLINGER

Lic. # 690604

512.643.3700 | DIRECT
tyler@SIGnnn.com



MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT
matson@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT
max@SIGnnn.com



JENNIFER D. STEIN

Lic. # RB068057

213.446.5366 | DIRECT
jestein@jdsreservices.com

IN COOPERATION WITH

JENNIFER D. STEIN

JDS Real Estate Services, Inc.
PA Lic. # RB068057 & CA Lic. #01507135
213.446.5366 | DIRECT
jstein@jdsreservices.com

TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

© 2019 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG). The information contained in this 'Offering Memorandum,' has been obtained from sources believed to be reliable. JDS & SIG does not doubt its accuracy, however, JDS & SIG makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. JDS & SIG encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 17,880 SF Service King Located at 2101 28th Street SW in Allentown, PA. This Opportunity Includes a Reliable Tenant With a Successful Operating History Showing Long Commitment to the Site, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$2,285,955
CAP	6.75%
NOI	\$154,301
PRICE PER SF	\$127.85
GUARANTOR	Sterling Collision Centers, Inc.

PROPERTY SUMMARY

ADDRESS	2101 28th Street SW Allentown, PA 18013
COUNTY	Lehigh
BUILDING AREA	17,880 SF
LAND AREA	1.81 AC
BUILT	1962



ACTUAL PROPERTY IMAGE

S E R V I C E K I N G

HIGHLIGHTS

- Corporate Guaranteed Lease With 3 Years Remaining and 2.5% Annual Rent Increases
- Reliable Tenant With a Successful Operating History Showing Long Commitment to the Site
- Ideally Located Off Lehigh Street - a Dense Retail and Car Dealership Corridor Which Sees Over 25,965 Vehicles Per Day
- Property is Conveniently Located Near the Exit Off I-78 Which Will Pull in Customers From All Over Allentown, Bethlehem and Easton
- Over 92,716 Residents With An Average Household Income of \$65,464 Within a 3-Mile Radius of the Property
- Minutes From the Allentown Municipal Airport and 20 Minutes to the Lehigh Valley International Airport
- Home to Acme Cryogenics - North America's Leading Manufacturer of Cryogenic Gas Equipment and Systems to the Food Freezing/Packaging, Pharmaceutical, Semiconductor, Aerospace, Medical Gas And Industrial Gas Industries
- Quick Access to I-78 East Into New York (1.5 Hours) and I-476 South Into Philadelphia (1 Hour)
- Nearby Tenants Include: TopGolf, Wendy's, Acme Cryogenics, Home Depot, Gold's Gym, McDonald's, Verizon, Staples, Starbucks, Wells Fargo, Giant Food Stores, Dunkin', SteinMart, GNC, Ross, Petco and Much More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Service King
PREMISES	A Building of Approximately 17,880 SF
LEASE COMMENCEMENT	October 3, 1997
LEASE EXPIRATION	December 2, 2022
LEASE TERM	3 Years Remaining
RENEWAL OPTIONS	1 x 5 Year or 1 x 6 Months
RENT INCREASES	2.5% Annual Increases
LEASE TYPE	Double Net (NN)
PERMITTED USE	Collision Repair
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Landlord - General Liability Tenant - Garage Liability, Fire & Extended Coverage
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Landlord - Electrical Serving Building Over \$2,500, Plumbing Serving Building Over \$2,500, Paved Area
HVAC	Landlord's Responsibility – Over \$2,500
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE

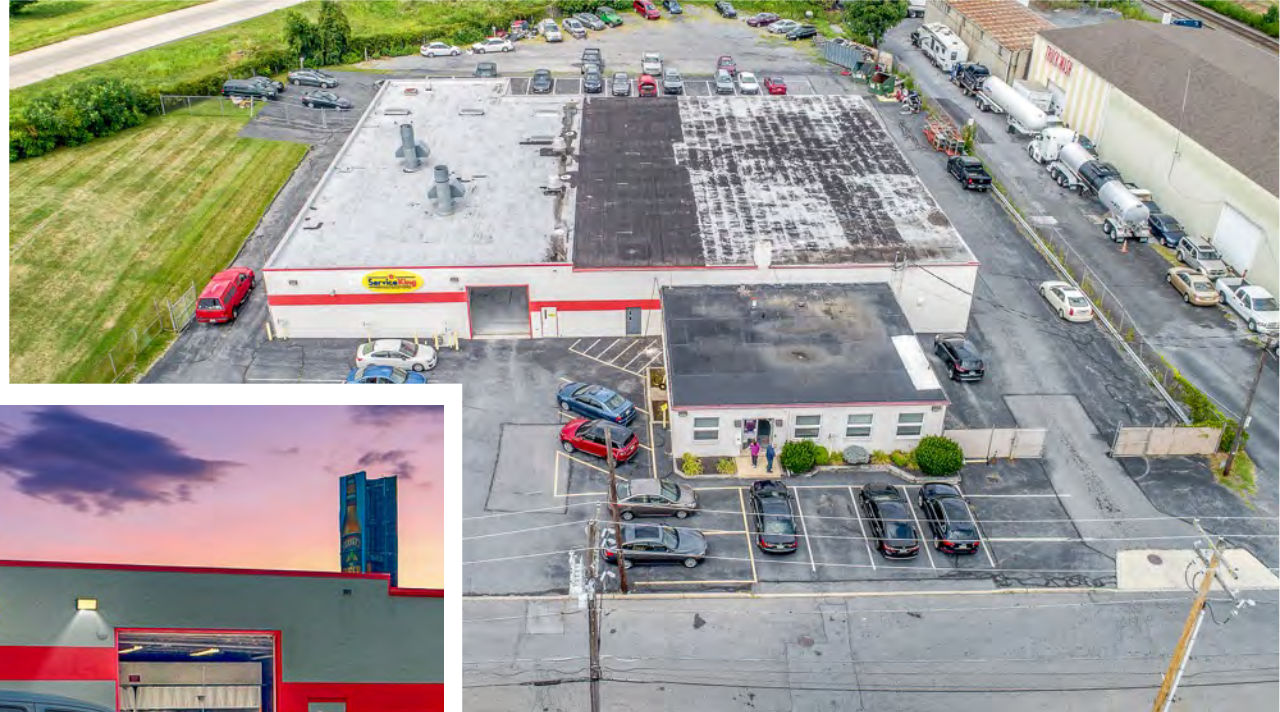
ANNUAL
BASE RENT

RENT
PER SF

17,880 SF

\$154,301

\$8.63






ServiceKing
COLLISION REPAIR CENTERS

VOLVO
CHEVROLET
HONDA
GMC
MAZDA
MITSUBISHI
HYUNDAI

Mercedes-Benz **KELLY** Jeep Chrysler Dodge Ram

South Mall

405,199 SF Mall - Includes Over 50 of the Finest Stores & Restaurants

GIANT

VINART
Collision Center
 Making Collision Convenient

FT **FILMTECH CORP.**
 of Sigma Plastics Group

DUNKIN'

GOLDS GYM

The Brass Rail
 EST. 1931
 THE TRADITIONAL CONFETTI

RICE FAMILY
 Chinese, Japanese Cuisine

Alton Park
 Neighborhood

ACME CRYOGENICS

DAN SCHANTZ GREENHOUSE
 Plants and flowers for Every Season
DAN SCHANTZ GREENHOUSE
 & Cool Flower Outlet
 ALLENTOWN, PA

Turkey Hill

Tilted Kilt
 PUB & BISTRO

The Sweet Spot

Lehigh St

HOTWASH

Surface Measurement Systems
 World Leader in Sorption Science

ServiceKing
 COLLISION REPAIR CENTERS

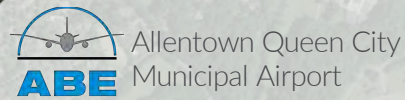




Alton Park
Neighborhood

Lehigh St

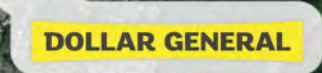




South Mountain Middle School



Lehigh St



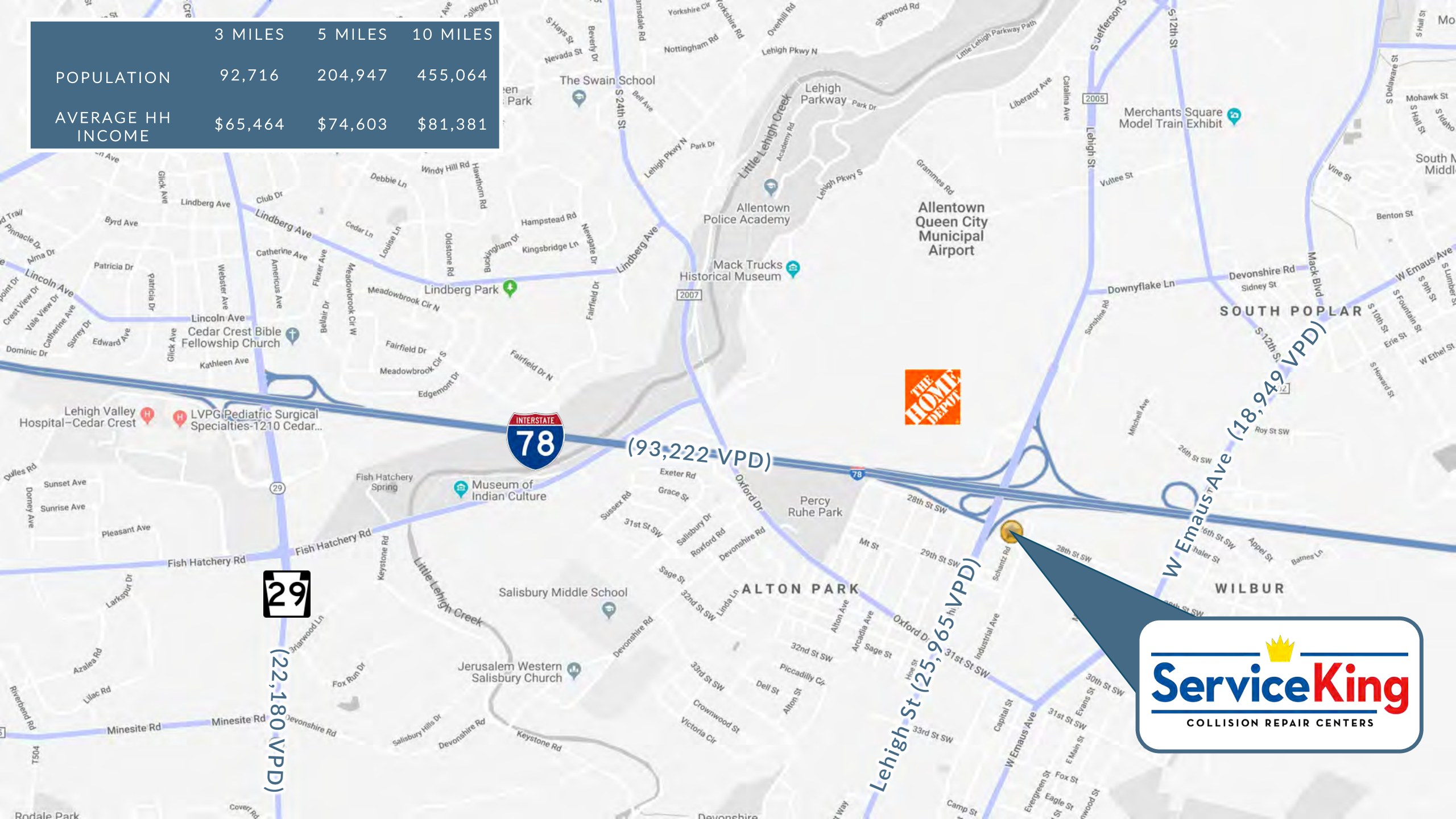
Allentown is a city located in Lehigh County in the state of Pennsylvania. It is Pennsylvania's third most populous city and the 23rd largest city in the U.S. As of the 2018 estimate census, the city had a total population of 121,433 residents and it is currently the fastest growing major city in Pennsylvania. Allentown is the largest city in the metropolitan area known as the Lehigh Valley, which had a population of 821,173 residents as of 2017. Allentown constitutes a portion of the New York City Combined Statistical Area. Located on the Lehigh River, Allentown is the largest of three adjacent cities in Northampton and Lehigh counties that make up a region of eastern Pennsylvania known as the Lehigh Valley; the other two cities being Bethlehem and Easton. Allentown is about 50 miles northwest of Philadelphia, the sixth most populous city in the U.S., 60 miles southeast of Scranton and the Wyoming Valley, 80 miles northeast of Harrisburg, the state capital, and 80 miles west of New York City, the nation's largest city.

Allentown's economy has historically been manufacturing-based, but with a more recent turn to a more service oriented economy. The city serves as the location of corporate headquarters for several large, global companies, including Air Products & Chemicals, Talen Energy, PPL, and others. The largest employer in Allentown is Lehigh Valley Hospital and Health Network, with more than 7,800 employees. The Norfolk Southern Railway's Lehigh Line runs through Allentown heading east across the Delaware River, helping the city's economy.

The area is home to the Da Vinci Science Center which is a innovative exhibit and includes hands-on science experiments for all ages in a modern, two-story space. The area is also home to the Allentown Museum Art gallery featuring permanent and traveling exhibitions on display along with a cafe & gift shop. The city is also home to the Liberty Bell Museum which exhibits a replica of the iconic Revolutionary War bell, displayed inside Zion's Church. The area includes the Dorney Park and Wildflower Park which is an amusement park including roller coasters, thrill rides, Planet Snoopy, water slides, dining & live shows. The city is also home to the Allentown Rose Gardens which has scenic rose gardens featuring paved walking paths, 3 pavilions & a fitness/exercise trail.



	3 MILES	5 MILES	10 MILES
POPULATION	92,716	204,947	455,064
AVERAGE HH INCOME	\$65,464	\$74,603	\$81,381



ServiceKing
COLLISION REPAIR CENTERS

SERVICE KING

TENANT PROFILE

The Service King story begins more than 40 years ago in Dallas, Texas through the vision of Eddie Lennox, a young businessman and repair technician, who aimed to provide a different type of repair experience for customers. The business began inside a single body shop in West Dallas and through placing the customer at the center of the repair experience, Service King has steadily grown into the premier collision repair provider of choice across the U.S.

Service King strives to be the collision repair operator of choice by providing a secure, fulfilling workplace that motivates teammates to deliver safe, superior repairs with excellent customer service while ensuring sustainable, profitable growth and opportunity. Service King of Columbia has Gold Class Certification from I-CAR, making it an elite collision repair center. Only around 10% of collision repair centers in the U.S. are Gold Class certified. Like all their collision repair centers, Service King of Columbia offers a lifetime guarantee on all repairs. Today, Service King remains the collision repair operator of choice across the U.S. with 344 locations in 24 states and plans to continue growing.



COMPANY TYPE
Private



FOUNDED
1976



OF LOCATIONS
344+



HEADQUARTERS
Richardson, TX



WEBSITE
serviceking.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



EXCLUSIVELY MARKETING BY:

MATT MONTAGNE

Lic. # 695673

512.920.5120 | DIRECT

mattm@SIGnnn.com

TYLER ELLINGER

Lic. # 690604

512.643.3700 | DIRECT

tyler@SIGnnn.com

MATSON KANE

Lic. # 695584

512.861.1889 | DIRECT

matson@SIGnnn.com

MAX FREEDMAN

Lic. # 644481

512.766.2711 | DIRECT

max@SIGnnn.com

JENNIFER D. STEIN

Lic. # RB068057

213.446.5366 | DIRECT

jestein@jdsreservices.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

IN COOPERATION WITH

JENNIFER D. STEIN

JDS Real Estate Services, Inc.

PA Lic. # RB068057 &

CA Lic. #01507135

213.446.5366 | DIRECT

jstein@jdsreservices.com



Service King

2101 28th Street SW
Allentown, PA 18103