



Single-Tenant NNN Investment

48 Lee Road
Jacksonville, Florida 32225

Property Highlights

- Tenant: Gerber Collision & Glass
- Lease Type: NNN
- Roof and Structure: Landlord
- Initial Lease Date: April 11, 2000
- Lease Expiration: May 31, 2022
- Rental Increases: None

Property Description

NNN Lease with Master Collision Repair, Inc. d/b/a Gerber Collision & Glass, a wholly-owned subsidiary of The Boyd Group (\$4.2B Market Cap). Founded in 1937, Gerber is one of the largest auto collision and glass repair companies in North America. The property is conveniently located off one of Jacksonville's largest automobile rows, with over 24 automotive dealerships. 48 Lee Road is also proximate to I-295, which is 1/2 mile east of the property.

OFFERING SUMMARY

Tax ID #	162901-0000
Building Size	10,467 SF
Year Built	1989
Site Acreage	0.69 Acres
Zoning	CCG-2
Asking Price	\$550,000
Occupancy	100%
NOI	\$42,936
Cap Rate	7.81%

For more information



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Jacksonville, FL 32216

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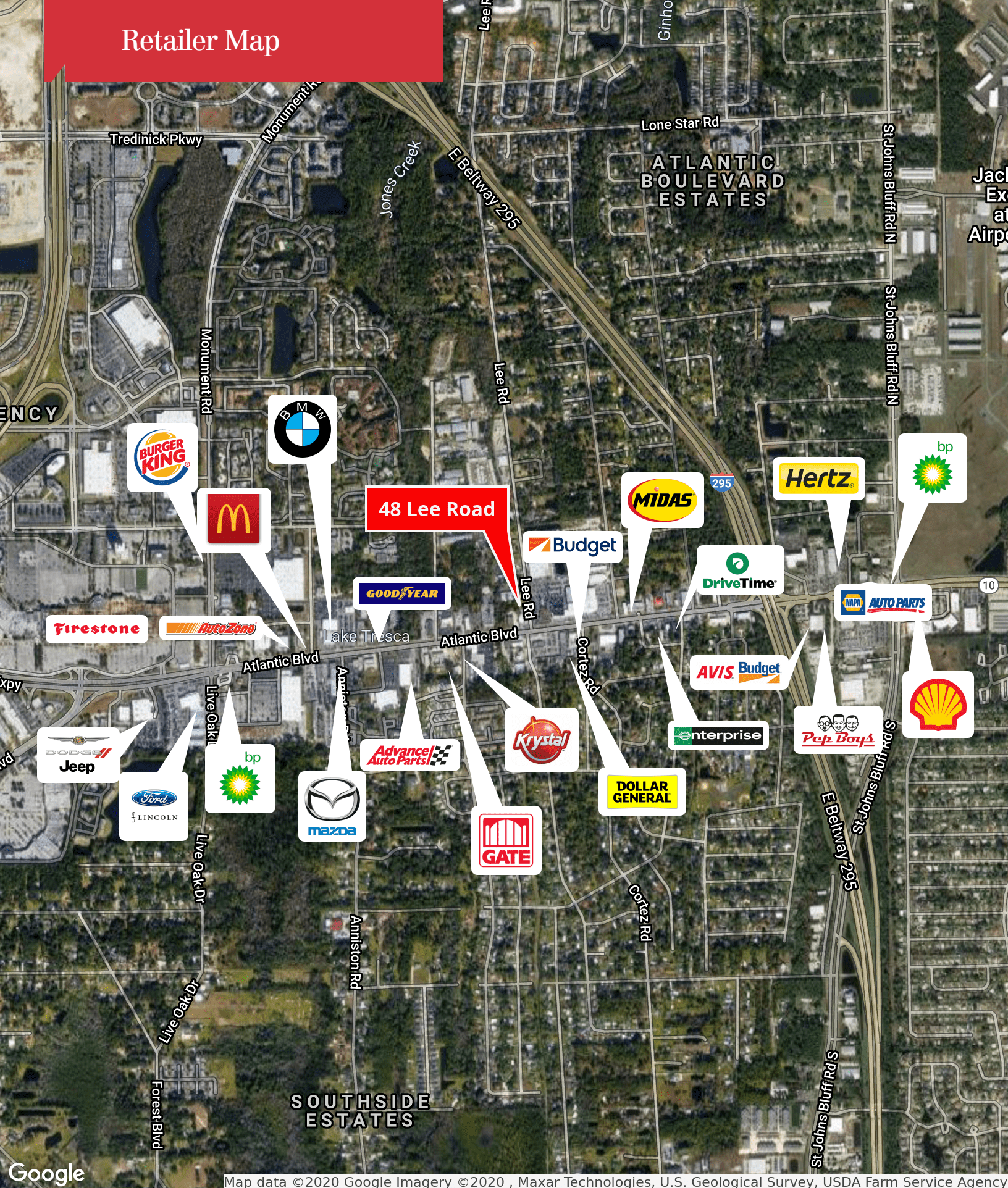
<https://www.naihallmark.com>



Map & Photos



Retailer Map



Map data ©2020 Google Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



- Website:
www.gerbercollision.com
- Parent Company:
The Boyd Group
- Locations:
Over 500 throughout the US
and Canada

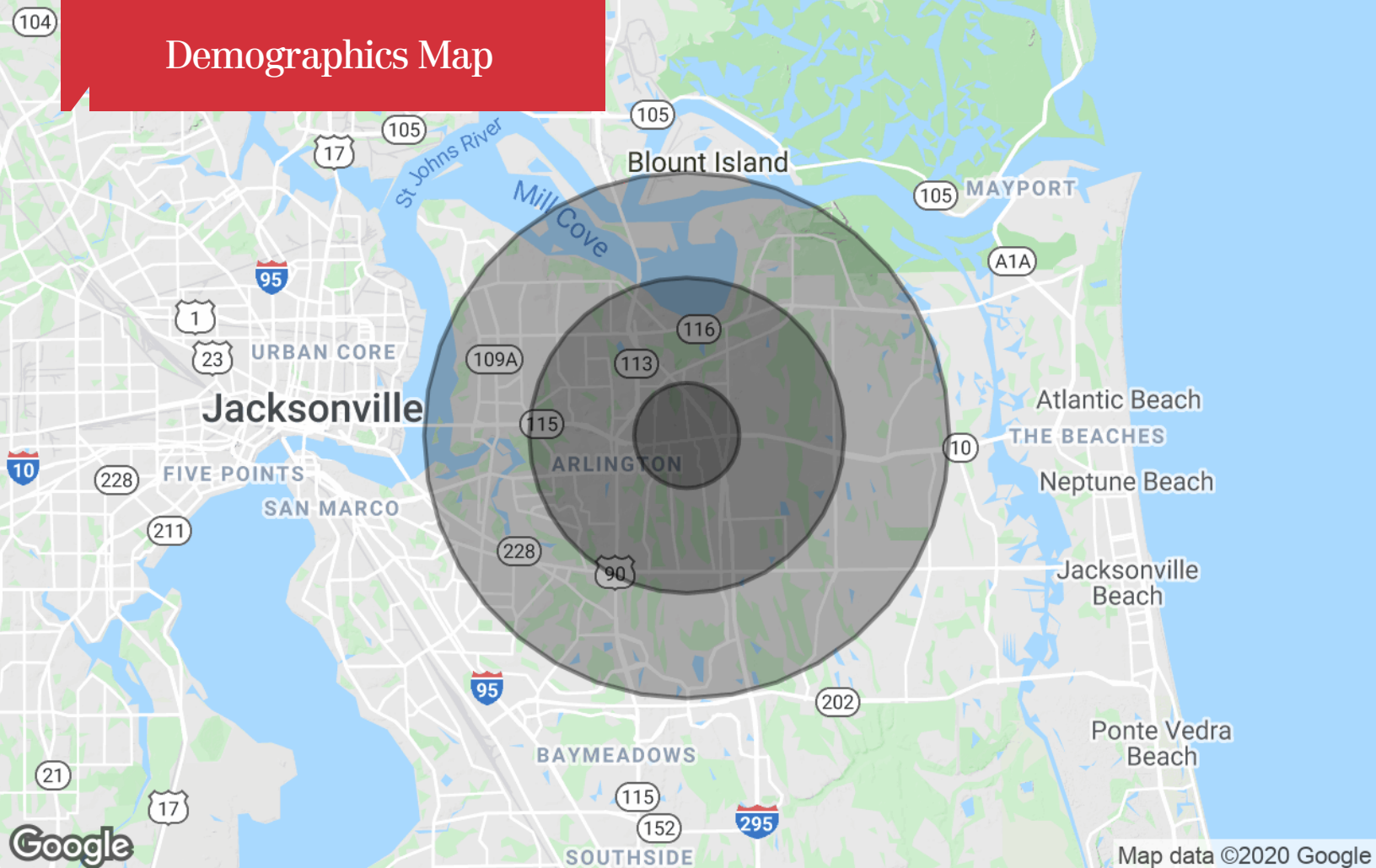
Gerber Collision and Glass is an auto collision and auto glass repair company established in 1937 in Chicago, IL. Gerber uses advanced equipment like resistance welders, which produce factory-quality welds. The company also repairs customer's vehicles safely and quickly, using computerized vehicle measuring systems and the latest technical data services. In 2004, The Boyd Group, one of the largest operators of non-franchised collision repair centers in North America, acquired Gerber Collision and Glass.



- Website:
www.boydgroup.com
- Toronto Stock Exchange
Symbol: BYD.UN
- Market Cap (May 2020):
\$4.20 Billion

The Boyd Group Income Fund functions as an unincorporated, open-ended mutual fund trust. Through its operating company, The Boyd Group Inc., the company and its subsidiaries operate non-franchised collision repair centers. Such autobody and auto glass repair facilities include Autoglassonly.com, Auto Glass Authority, Auto Glass Service, Glass America, Boyd Autobody & Glass, and Gerber Collision & Glass. The Boyd Group also operates a third-party claim administrator service called Gerber National Claim Services, which offers glass, emergency roadside, and first notice of loss services at approximately 5,500 affiliated glass provider locations and 4,600 affiliated emergency roadside services.

Demographics Map



Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,014	70,504	186,605
MEDIAN AGE	32.5	33.1	34.1
MEDIAN AGE (MALE)	30.5	32.2	32.8
MEDIAN AGE (FEMALE)	35.3	34.4	35.3

Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	2,537	26,442	70,141
# OF PERSONS PER HH	2.4	2.7	2.7
AVERAGE HH INCOME	\$51,052	\$57,394	\$63,937
AVERAGE HOUSE VALUE	\$167,580	\$184,802	\$197,590

* Demographic data derived from 2010 US Census