



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Gerber Collision & Glass
135 Palmetto Avenue
Merritt Island, FL 32953

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 22,500 SF Gerber Collision & Glass Located at 135 Palmetto Avenue in Merritt Island, Florida. This Deal Includes a Tenant That Has Been Paying Rent in Full During the Pandemic Proving the Ability to Perform at This Location.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$3,115,385 |
| CAP | 6.50% |
| NOI | \$202,500 |
| PRICE PER SF | \$138.46 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 135 Palmetto Avenue Merritt Island, FL 32953 |
| COUNTY | Brevard |
| BUILDING AREA | 22,500 SF |
| LAND AREA | 1.97 AC |
| BUILT | 2001 |



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Paying Rent in Full During Pandemic Proving the Ability to Perform at This Location
- Corporate Guaranteed By Parent Company Boyd Group, Which is Publicly Traded on Toronto Stock Exchange
- Gerber Collision Operates Over 500 Locations Across the United States
- Strategically Located on Palmetto Avenue Which Runs Between Two Major Thoroughfares of E Merritt Island Causeway and N Courtenay Parkway Which Has a Combined Traffic Count of 74,273 VPD
- Excellent Demographics With a Population of Over 88,981 Residents Making an Average Household Income of \$76,152 Within a 5-Mile Radius
- Cape Canaveral Air Force Station is an Installation of the United States Space Force's 45th Space Wing and Known For Famous Space Launches of the First US Earth Satellite in 1958 and the First US Astronaut in 1961
- Less Than 20 Minutes to the Famous Cocoa Beach Where Several Surfing Festivals Are Held and Bring in Over 100,000 Spectators Annually
- Nearby Ulumay Wildlife Sanctuary is Approximately 1,500 Acres of Conservation Wetland Areas and Bird Preserve Surrounded By a Dike With Trails and Canals For Hiking and Paddling
- Merritt Island is Located 1 Hour From Orlando, and 30 Minutes South of the Kennedy Space Center
- Neighboring Tenants Include: Home Depot, Office Depot, Ross, Carrabba's, Subway, Publix, Harbor Freight, Dollar General, Pizza Hut, Wendy's, CVS Pharmacy and More



LEASE SUMMARY

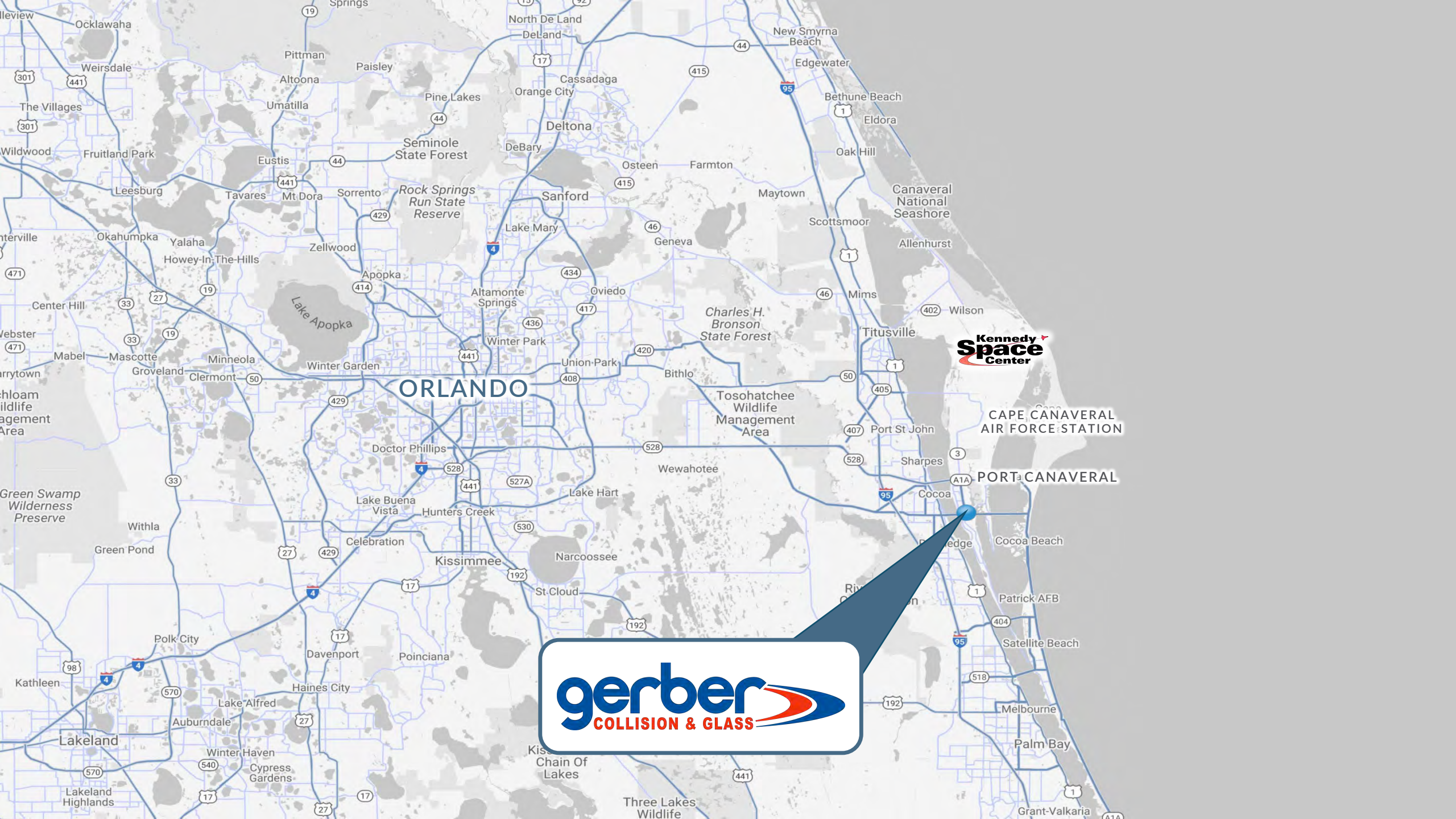
| | |
|------------------------|---------------------------------------|
| TENANT | Gerber Collision & Glass |
| PREMISES | A Building of Approximately 22,500 SF |
| LEASE COMMENCEMENT | January 2, 2015 |
| LEASE EXPIRATION | January 1, 2025 |
| LEASE TERM | 4+ Years Remaining |
| RENEWAL OPTIONS | 4 x 5 Years |
| RENT INCREASES | 5% Every 5 Years |
| LEASE TYPE | Double Net (NN) |
| PERMITTED USE | Automotive |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Landlord's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | Yes |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

| | | |
|-----------|-----------|--------|
| 22,500 SF | \$202,500 | \$9.00 |
|-----------|-----------|--------|



ACTUAL PROPERTY IMAGES



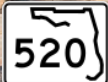
ORLANDO

Kennedy
Space
Center

CAPE CANAVERAL
AIR FORCE STATION

PORT CANAVERAL

gerber
COLLISION & GLASS



The Mattress Barn

Awesome Blossoms Design



Ray's Tire Center of Merritt Isle

Palmetto Ave



First Baptist Church Merritt Island



Indian River





Mila Elementary

Merritt Island Little League

FLORIDA PAIN INSTITUTE

DOLLAR TREE

MIDAS

Courtenay Palm Apartments

East Coast Christian Academy

Auto Zone

Tuesday Morning

Shore Lanes

Advance Auto Parts

O'Reilly AUTO PARTS

Checkers

CenterState

TACO BELL

DQ

SUBWAY

Carousel Florist

Edgewood Junior/Senior High School

ROSS DRESS FOR LESS

24

WORKOUT ANYTIME

Brewer's Pizzeria

China Star

THE HOME DEPOT

A-AAROW INSURANCE AGENCY

CARRABBA'S ITALIAN GRILL

Palmetto Ave

gerber COLLISION & GLASS

Sun Isle Condo Associates-Merritt

TIJUANA FLATS TEX-MEX

Pizza Hut

Ulumay Wildlife
Sanctuary

Health
First
Medical Group

Michael's

CUBESMART
self storage

Office
DEPOT

BJS

SUNTRUST

Jimmie Vickers

Merritt
Towers Inc

NISSAN

Public
Storage

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

APPLIANCE DIRECT
You Don't Buy Dumb, You Pay Too Much!

FITNESS CLUB
Merritt Island

UBREAKIFIX

CHOICE
HOTELS

TD Bank

B&H
POLICE
SUPPLY

EMF Inc.

FLORIDA BOW THRUSTERS
THRUSTERS & HYDRAULIC PLATFORMS

RED LOBSTER
FRESH FISH • LIVE LOBSTER

Olive
Garden
ITALIAN KITCHEN

The Mattress Barn

Awesome Blossoms
Design

520

STARBUCKS
COFFEE

T-Mobile

DEBBIE'S
OWNER

metro
by T-Mobile

TIJANA FLATS
TEX-MEX

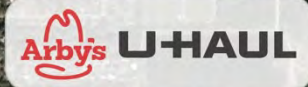
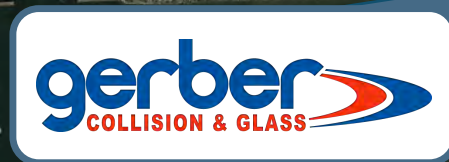
MERRITT
SQUARE

810,814 SF Mall -
Includes Over 125
of the Finest Stores & Restaurants

Sun Isle Condo
Associates-Merritt

Palmetto Ave

gerber
COLLISION & GLASS





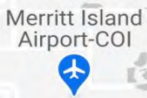
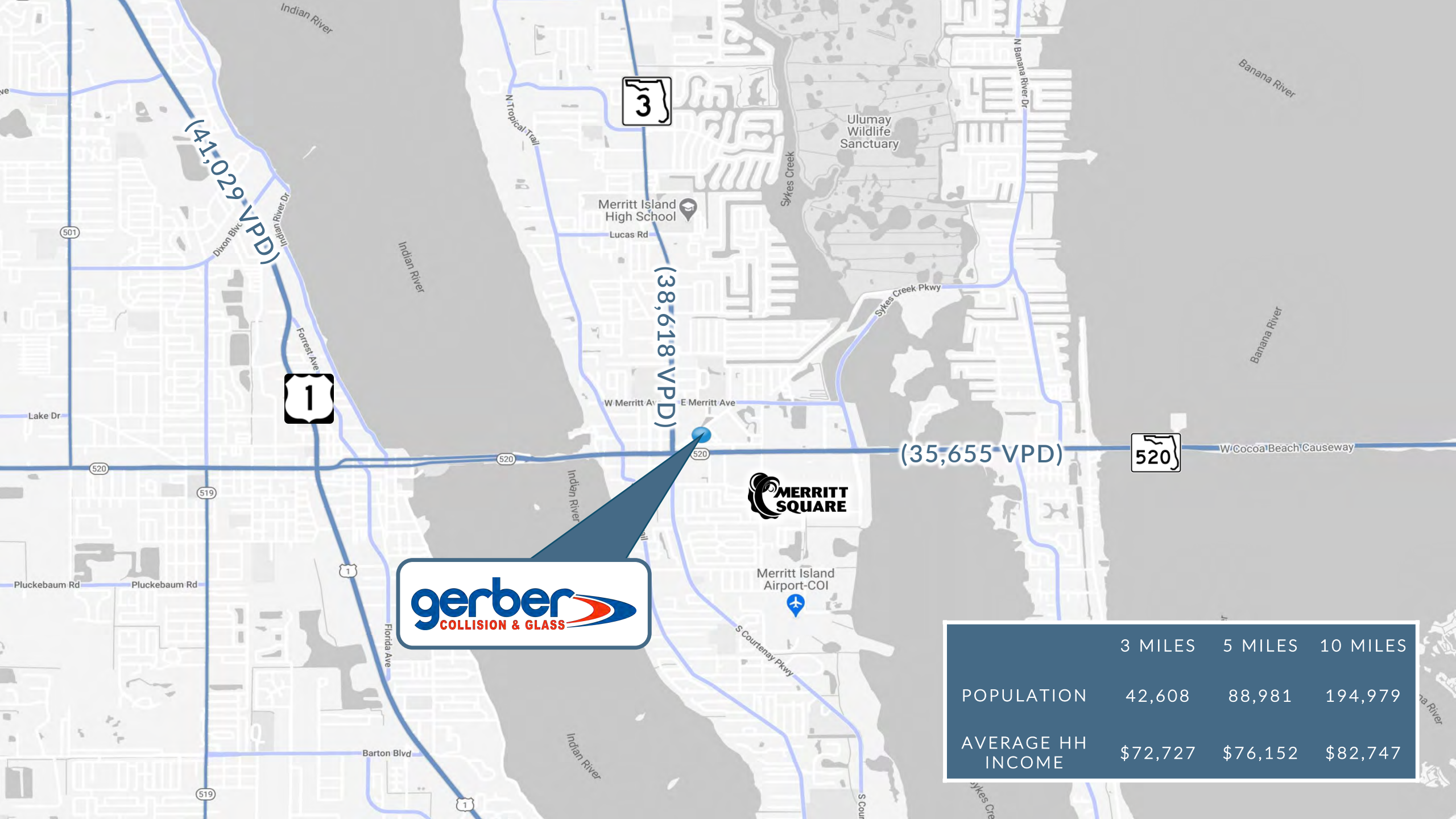
MERRITT ISLAND | BREVARD COUNTY | FL

Merritt Island is a census-designated place in Brevard County, Florida, located on the eastern Floridian coast, along the Atlantic Ocean. The population was 34,743 at the 2019 estimate census. It is part of the Palm Bay – Melbourne – Titusville, Florida Metropolitan Statistical Area. The name "Merritt Island" also refers to the extent of the peninsula, misnamed an "island." Merritt Island National Wildlife Refuge and NASA's John F. Kennedy Space Center are located on the northern part of Merritt Island. The southern area is heavily residential, with centralized light commercial and light industrial areas. The central part of Merritt Island, previously known as Merritt City, is home to the majority of the population and includes the local high school, library, and shopping district.

Merritt Island is near Port Canaveral. Port Canaveral is a cruise, cargo, and naval port in Brevard County, Florida, United States. It is one of the busiest cruise ports in the world with 4.5 million cruise passengers passing through during 2018. Over 6 million short tons of bulk cargo moves through each year. According to a 2018 NASA study, spaceport operations had a total economic impact of nearly \$4 billion on Florida's economy, and for every 10 direct jobs at the Kennedy Space Center an average of 13 jobs are created within the state.

Merritt Island is nearby the NASA Kennedy Space Center. As a NASA contractor, the center takes great pride in operating the visitor complex providing hospitality services for Kennedy Space Center. From operating the Kennedy Space Center Bus Tour to serving lunch at the Moon Rock Cafe, their goal is to provide stewardship and hospitality in special places dedicated to creating memorable guest experiences as unique as the destination. People can go and visit and actually get to watch rockets be launched. As a Smithsonian Affiliate, they also offer the chance to view artifacts of NASA's Mercury, Gemini, Apollo and Space Shuttle Programs in the context of exhibits and attractions that tell the NASA story.





| | 3 MILES | 5 MILES | 10 MILES |
|-------------------|----------|----------|----------|
| POPULATION | 42,608 | 88,981 | 194,979 |
| AVERAGE HH INCOME | \$72,727 | \$76,152 | \$82,747 |

TENANT PROFILE

Founded in 1937 by Phil Gerber, Gerber Collision & Glass has provided quality auto collision and glass repair service for more than 80 years. What started as a single auto glass and trim shop in Chicago has grown to one of the largest auto collision and glass repair companies in North America.

All Gerber locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation. We use advanced equipment like our resistance welders, which produce factory-quality welds, and we repair your vehicle safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

You can also count on Gerber for convenience. We make it easy to file an insurance claim because we have relationships with nearly every U.S. insurance carrier. With more than 500 locations, there's likely to be a Gerber near you, with hours to fit your busy schedule.



COMPANY TYPE
Private



FOUNDED
1937



OF LOCATIONS
500+



HEADQUARTERS
Elmhurst, IL



WEBSITE
gerbercollision.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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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