



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Gerber Collision & Glass

1400 Morningside Drive &
805 E Hibiscus Boulevard
Melbourne, FL 32901

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 19,261 SF Gerber Collision & Glass Located at 1400 Morningside Drive & 805 E Hibiscus Boulevard in Melbourne, 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	\$2,666,908
CAP	6.50%
NOI	\$173,349
PRICE PER SF	\$138.46
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1400 Morningside Drive & 805 E Hibiscus Boulevard Melbourne, FL 32901
COUNTY	Brevard
BUILDING AREA	19,261 SF
LAND AREA	1.32 AC
BUILT	1978



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
- Both Locations Are Strategically Located Just Off Hwy 1 Which is the Main North South Route Along the Atlantic Ocean Coast Line in Florida and Sees Over 43,637 VPD
- Adjacent to Several Car Dealerships Like BMW, Honda and Volkswagen
- Excellent Demographics With a Population of Over 127,855 Residents Making an Average Household Income of \$70,476 Within a 5-Mile Radius
- Less Than 1-Mile From the Health First's Holmes Regional Medical Center Hospital and the Regency Medical Office Park Complex
- This Location Sits on the Banks of the Indian River and is a Short 10 Minutes to the Indialantic Beaches Along the Coast Line
- Melbourne Square Mall With Anchors Like JCPenney, Dillard's, Dick's and Macy's is a Short 3.5-Miles Away
- Just 2.5-Miles From the Orlando Melbourne International Airport and 3-Miles to the Andretti Thrill Amusement Park
- Melbourne is Located About an Hour From Orlando and One Hour South of the Kennedy Space Center
- Neighboring Tenants Include: Burger King, Wawa, Einstein Bros Bagels, Domino's, Subway, McDonald's, Big Lots, Sherwin-Williams, Tropical Smoothie and Dollar Tree



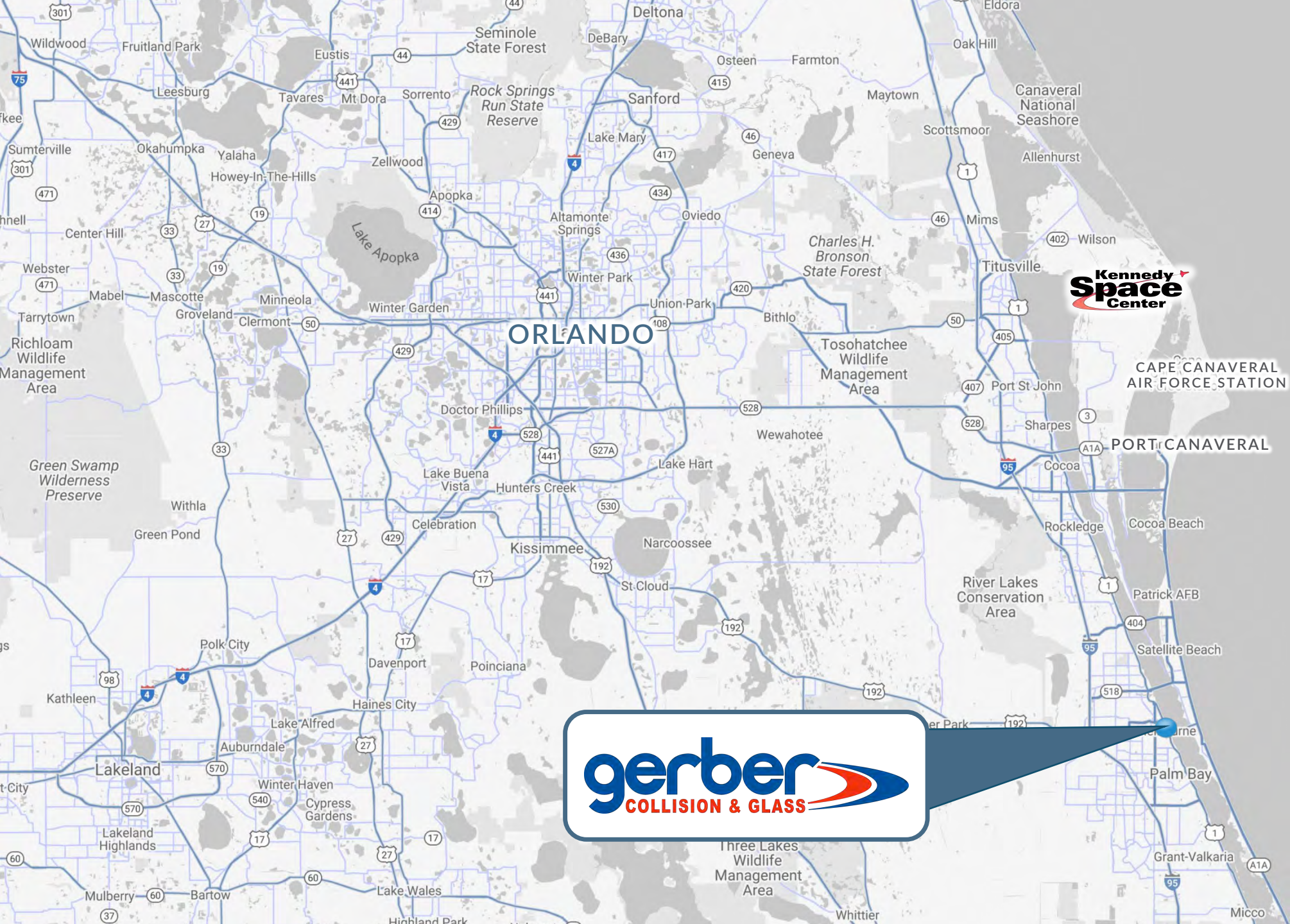
LEASE SUMMARY

TENANT	Gerber Collision & Glass
PREMISES	A Building of Approximately 19,261 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
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19,261 SF	\$173,349	\$9.00
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ORLANDO

**Kennedy
Space
Center**

CAPE CANAVERAL
AIR FORCE STATION

PORT CANAVERAL



Melbourne

MELBOURNE SQUARE

703,000 SF Mall - Includes Over 125 of the Finest Stores & Restaurants

Melbourne Fire Station 74

Abolox

Joseph Horschel Roofing Construction

MELBOURNE SUBSTATION

TRANSMISSIONS
AAMCO
TOTAL CAR CARE

GT SERVICE CENTER
AUTOMOTIVE FOREIGN & DOMESTIC SPECIALIST

 **JAYCON SYSTEMS**

 Cadillac

 Hibiscus Court

 Health First

 **DOLLAR TREE**  **SUNTRUST**

 **Firestone**  **BIGLOTS!**

 **Publix**  **BEALLS Outlet**

 **Indian River ANTIQUE MALL**  **Hallmark**

 **EL INDIO MEXICAN RESTAURANTE**

E Hibiscus Blvd

 **INFINITY BIKE SHOP**

Morningside Dr

 BMW

 **NIGHT OWL PHARMACY**

 **gerber COLLISION & GLASS**



CH
CHART
HOUSE

ONE
HARBOR
PLACE



Downtown
Mini Storage

The Henegar

Crane Creek Landings
TOWNHOMES



OLYMPIA
Cafe



Florida Power & Light
Company Ice Plant

WE
WEATHER
ENGINEERS
AIR CONDITIONING & INDOOR AIR QUALITY
LICENSED TO CHILL

R & M
Auto Services

MAGNUS HI-TECH

MEDNAX
HEALTH SOLUTIONS PARTNER



JAYCON SYSTEMS

GT SERVICE CENTER
AUTOMOTIVE FOREIGN & DOMESTIC
SPECIALIST

MELBOURNE
SUBSTATION

E Hibiscus Blvd



gerber
COLLISION & GLASS

Morningside Dr



target Starbucks Olive Garden McDonald's

Arby's DUNKIN' HAVERTYS verizon Original

PNC CVS pharmacy Cheddar's Bassett

BEST BUY PETSMART JCPenney DICK'S Sporting Goods SMOKY BONES

macys VICTORIA'S SECRET Starbucks iROSS Dillard's CHARLEY'S HOLLISTER

Burlington PACSUN TIRE KINGDOM H&M

WELLS FARGO FRIDAYS THE CHILDREN'S PLACE Bath & Body Works claire's BACK ROOM SHOES

SEPHORA CHAMPS OUTBACK rue21

T AutoZone EXPRESS LA FITNESS CHASE Red Robin ESPORTA

francesca's GNC tropical CAFE

Foot Locker TILLY'S AMERICAN EAGLE

BIG LOTS! Publix Bank of America Hilton bealls OUTLET

LONG JOHN SILVER'S Jersey Mike's Suburban

Residence Inn Marriott CATO Hallmark Pizza Hut

Walgreens DOLLAR TREE Firestone

ACE Publix DOLLAR GENERAL

Starbucks WELLS FARGO DUNKIN'

gerber COLLISION & GLASS

CVS pharmacy PNC Bank of America CHASE

Jersey Mike's COLD STONE CREAMERY

LOWE'S

THE HOME DEPOT Publix RED LOBSTER

DOLLAR GENERAL PLAY IT AGAIN SPORTS

HC hair cutters POPEYES TRUIST

SALLY BEAUTY DOLLAR TREE

PartyCity Pier1 imports JOANN

BARNES & NOBLE Office DEPOT OfficeMax Orangetheory

BED BATH & BEYOND COURTYARD Advance! Auto Parts TACO BELL

BEEF O'BRADY'S five BELOW REGIONS

CHIPOTLE BURGER KING T MEN'S WEARHOUSE

Jason's deli theVitamin Shoppe MATTRESS FIRM AFFORDABLE DENTURES & IMPLANTS

SHERWIN-WILLIAMS CVS pharmacy

McDonald's JJ JIMMY JOHN'S SUBWAY

Tajuna Flats tropical CAFE Exxon 7 ELEVEN SUNOCO

BURGER KING Super 8 EINSTEIN BROS. BAGELS Chevron

Wawa DUNKIN' CHART HOUSE

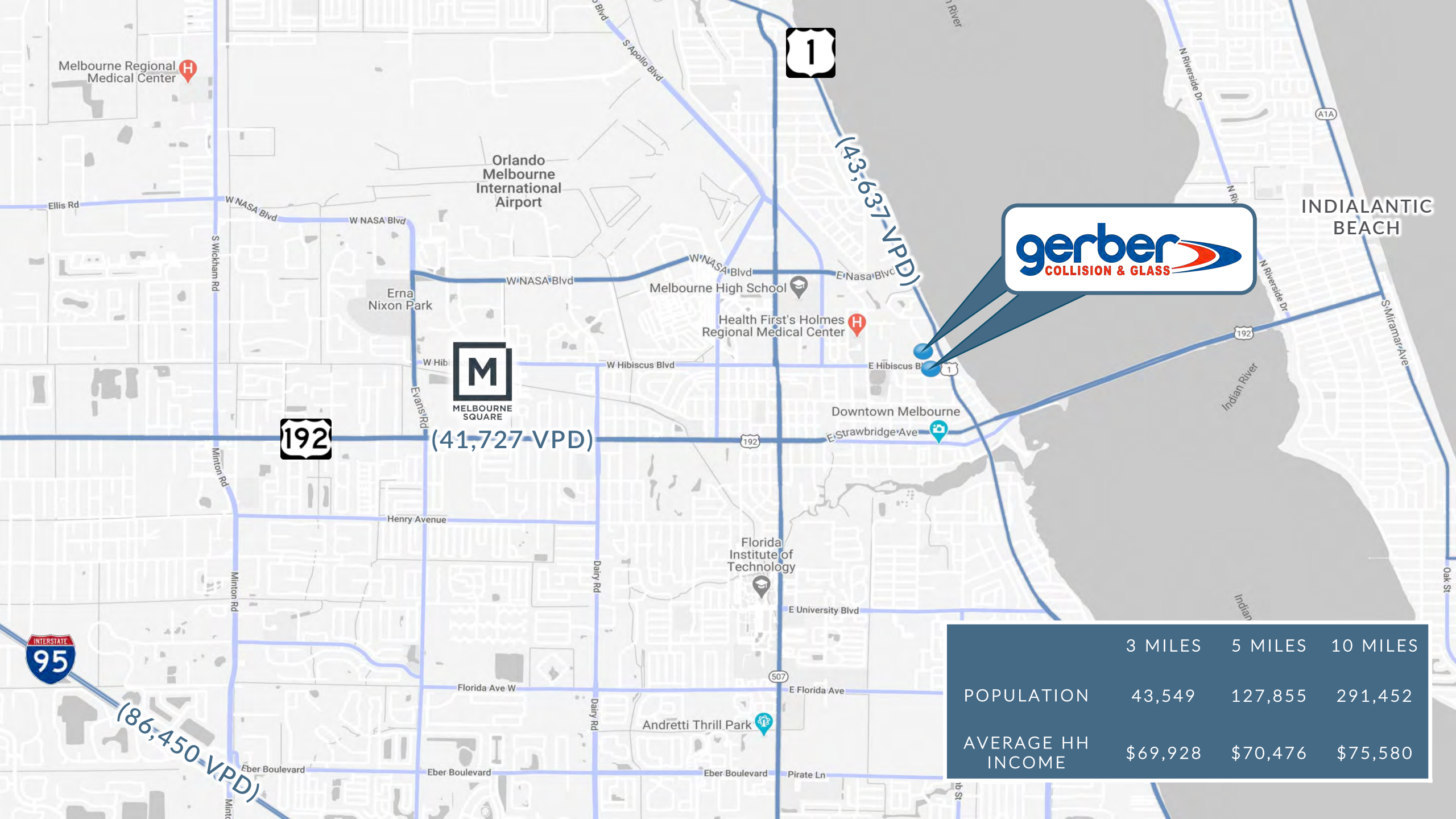
MELBOURNE | BREVARD COUNTY | FL

Melbourne is a city in Brevard County, Florida. It is seventy-two miles southeast from Orlando. As of the 2019 estimate census, there was a population of 84,373 residents. The municipality is the second-largest in the county by both size and population. Melbourne is a principal city of the Palm Bay – Melbourne – Titusville, Florida Metropolitan Statistical Area. The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders. Melbourne's historic downtowns provide ever increasing entertainment options and unique retail choices. Melbourne's unparalleled natural amenities and a strong sense of community stewardship make the City one of the best places to live, work and raise a family.

Melbourne 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. Orlando Melbourne International Airport is located near the center of the city. Melbourne contains defense and technology companies with a high concentration of high-tech workers.

Melbourne is a Florida city southeast of Orlando. The Eau Gallie Arts District, on the Indian River Lagoon, is known for its galleries and Foosaner Art Museum. Period buildings include the Rossetter House Museum & Gardens, restored to its 1908 appearance. Across the lagoon, Howard E. Futch Memorial Park at Paradise Beach faces the Atlantic Ocean. North, Brevard Zoo features a kayak tour through an African habitat. The city is also near the NASA 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.





gerber
COLLISION & GLASS

	3 MILES	5 MILES	10 MILES
POPULATION	43,549	127,855	291,452
AVERAGE HH INCOME	\$69,928	\$70,476	\$75,580

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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