



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Gerber Collision & Glass
230 Rosa L Jones Road
Cocoa, FL 32922

EXCLUSIVELY MARKETED BY:



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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

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,200 SF Gerber Collision & Glass Located at 230 Rosa L Jones Road in Cocoa, 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	\$996,923
CAP	6.50%
NOI	\$64,800
PRICE PER SF	\$138.46
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	230 Rosa L Jones Road Cocoa, FL 32922
COUNTY	Brevard
BUILDING AREA	7,200 SF
LAND AREA	0.65 AC
BUILT	1985



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 at the Signalized Corner of Rosa L Jones Drive and Route 1 (or Rockledge Blvd) and Sees a Traffic Count of Over 41,029 VPD
- Excellent Demographics With a Population of Over 97,111 Residents Making an Average Household Income of \$74,173 Within a 5-Mile Radius
- Cocoa is Located 1 Hour From Orlando and 30 Minutes South of the Kennedy Space Center
- 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
- Neighboring Tenants Include: Arby's, Dunkin', Papa John's, Chevron, Sherwin-Williams, U-Haul, Advance Auto Parts, AutoZone and More



ACTUAL PROPERTY IMAGE

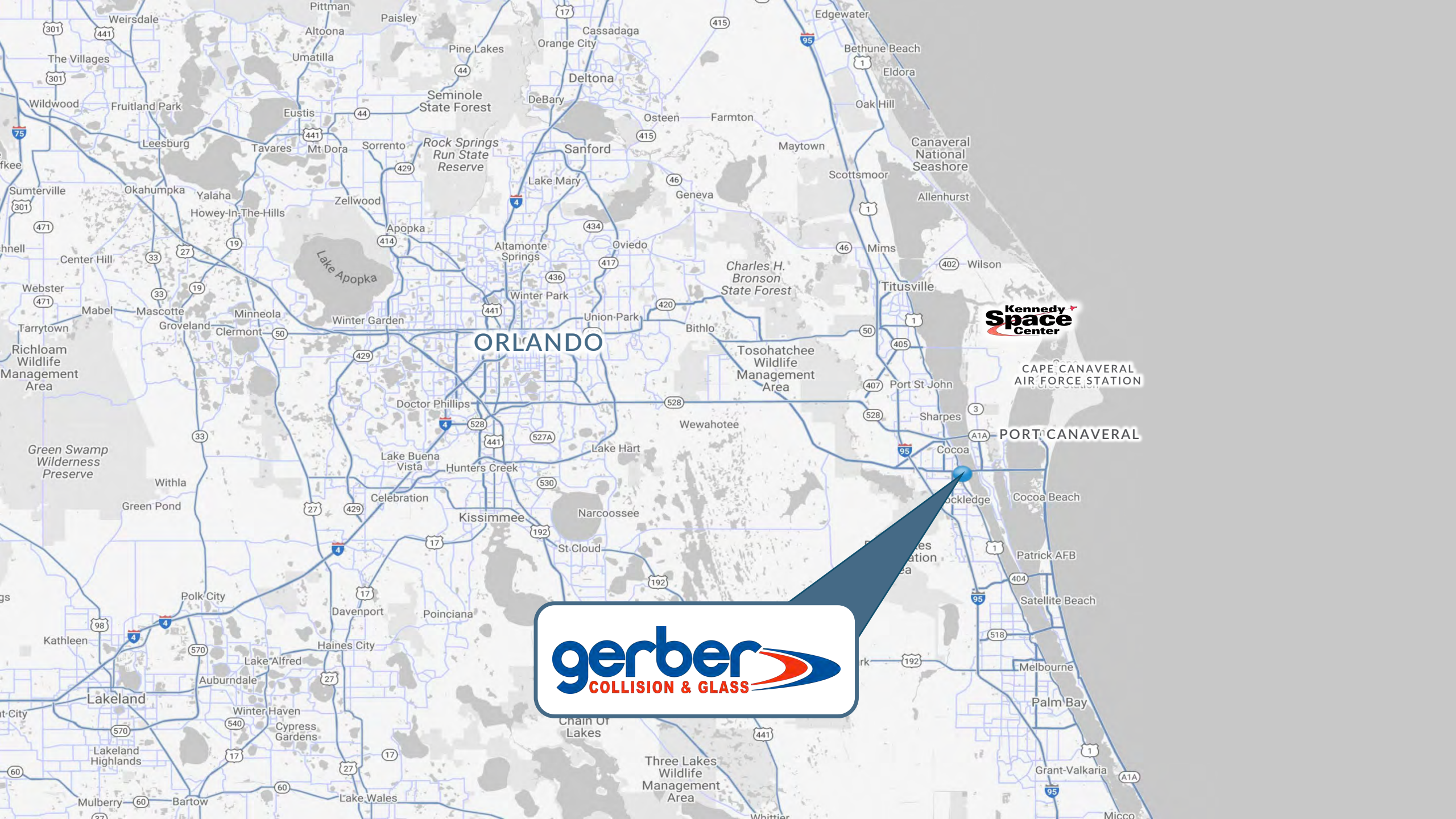
LEASE SUMMARY

TENANT	Gerber Collision & Glass
PREMISES	A Building of Approximately 7,200 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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7,200 SF	\$64,800	\$9.00
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ORLANDO

Kennedy
Space
Center

CAPE CANAVERAL
AIR FORCE STATION

PORT CANAVERAL



115 River Drive
Condominiums

Whitley Bay
West Condo

Whitley Bay
Condominiums

Ulumay Wildlife
Sanctuary

Hubert Humphrey
Bridge

Cocoa Riverfront
Park

21 Riverside
Condos



City of Cocoa



Bell South

DAVIES, HOUSER & SECREST, CPA, P.A.

Bethel SDA
Church

Five Oaks
Apts.

Parrot's Cove
Mall

FRANK'S TIRE and
AUTO SERVICE

The True Apostolic
Worship Center



Rosa L Jones Dr

A Basket Of
Love Florist



Indian River

Rockledge High School



Florida Pediatrics PA

Palace Retirement Home



TEQUILA CALAVERA CANTINA

Rockledge Bingo



A Basket Of Love Florist



Rosa L Jones Dr



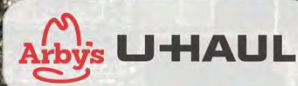
RIVER ROAD COFFEE + POPSICLES



FIRST BAPTIST COCOA



FRANK'S TIRE and AUTO SERVICE



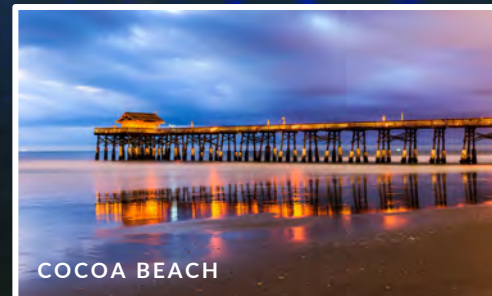


COCOA | BREVARD COUNTY | FLORIDA

Cocoa is a city in Brevard County, Florida. The population was 18,603 at the 2019 estimate United States Census. It is part of the Palm Bay–Melbourne–Titusville Metropolitan Statistical Area. The City of Cocoa is ideally located in Central Brevard County accessible by Interstate 95, State Roads 528, 520 and 524 and within minutes to Port Canaveral, Kennedy Space Center, and beautiful beaches. The City is just a short drive to Orlando International Airport and area attractions. The City of Cocoa has a lot to offer to the Space Coast community, for businesses, residents and tourists alike.

Cocoa 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.

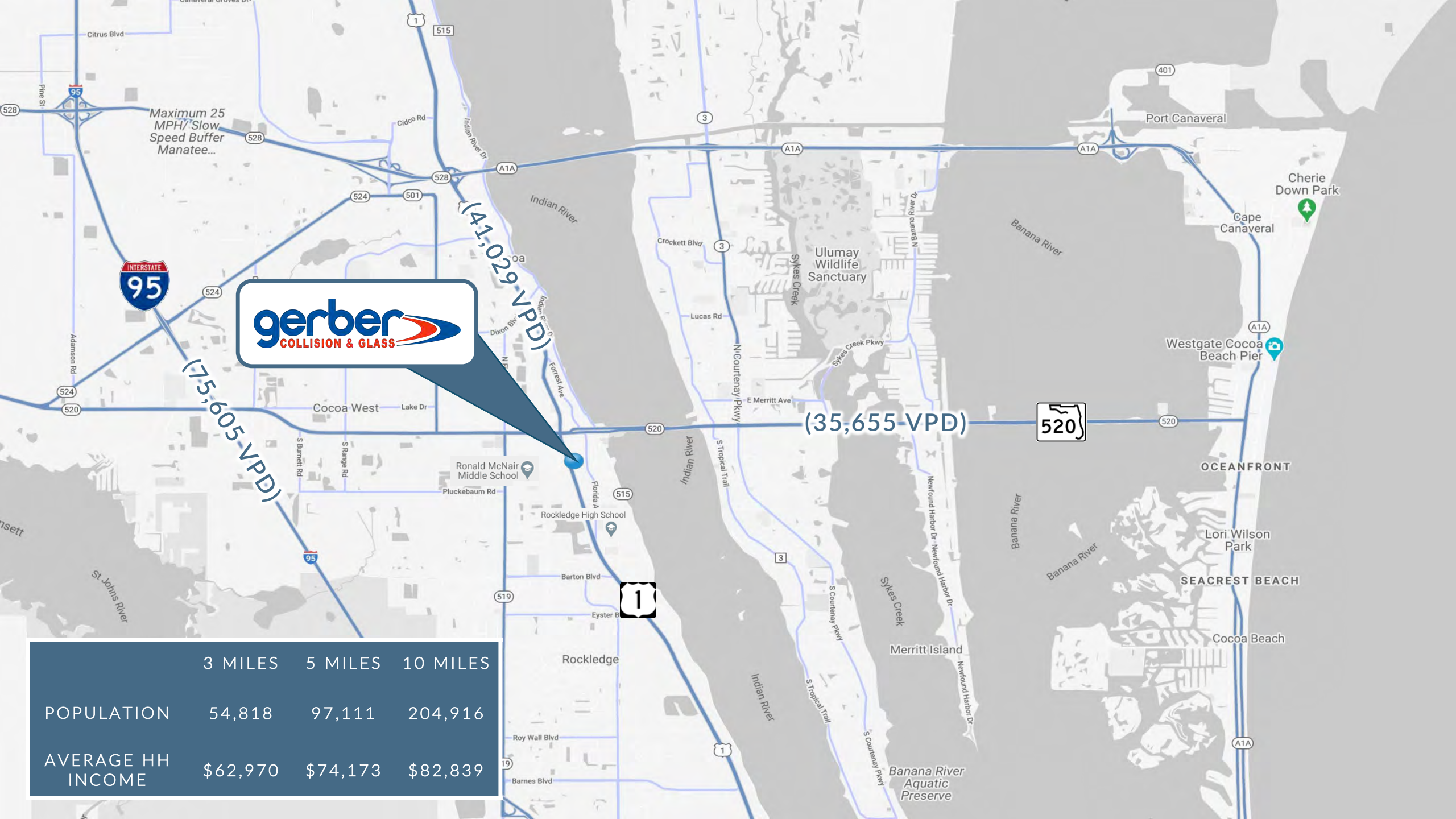
The historic downtown area is called Cocoa Village along Florida Avenue and Stone Street. It has shops and restaurants and is surrounded by historic buildings and the Cocoa Riverfront Park. Tourism is high in the downtown historic business district. Cruise passenger tourists come from Port Canaveral on excursions or day trips. In addition, tourists are attracted to the historic sites and local attractions such as the Brevard Museum of History & Natural Science, the Eastern Florida State College Planetarium and Observatory, Historic Cocoa Village, Indian River Queen (excursion boat), Indian River Drive scenic by-pass, the Aladdin Theater, Historic Porcher House, and Riverfront Park. Historic Cocoa Village has shopping and two Golden Spoon award-winning restaurants, and boutiques. The city sponsors more than 50 special events each year and it is located near Cocoa Beach.



COCOA BEACH



BREVARD COUNTY COURTHOUSE



(41,029 VPD)

(75,605 VPD)

(35,655 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	54,818	97,111	204,916
AVERAGE HH INCOME	\$62,970	\$74,173	\$82,839

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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