



SERVICE KING

3021 EAGLE DRIVE
GRAND PRAIRIE, TX

OFFERING MEMORANDUM

Marcus & Millichap
ISAAC | BAILEY



COLLISION REPAIR CENTER

CONTACT BROKERS

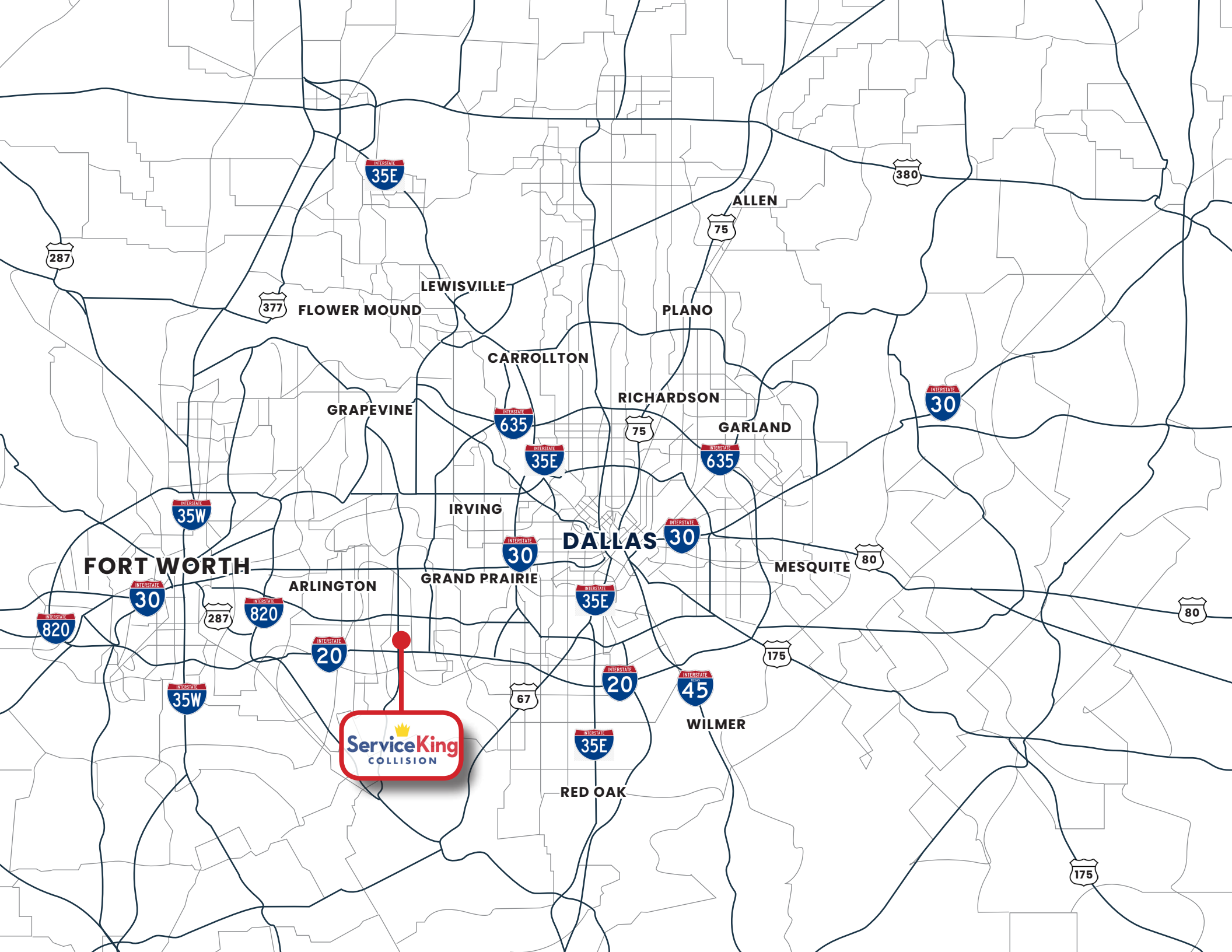
DREW ISAAC

Senior Vice President, Investments
303-328-2048
drew.isaac@marcusmillichap.com

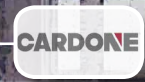
BRIAN BAILEY

First Vice President, Investments
303-328-2018
brian.bailey@marcusmillichap.com





ServiceKing
COLLISION



**SAM HOUSTON
HIGH SCHOOL**
(3,687 STUDENTS)



TEXAS-360
147,553 VPD



DALLAS
20 MILES



**INDUSTRIAL
AREA**

TENANTS:

- TELLWORKS COMMUNICATIONS
- FIT OMNI DALLAS
- BAKER DISTRIBUTION CO.
- JOERNS HEALTHCARE
- CROWN LIFT TRUCKS
- TREDIT TIRE & WHEEL
- K&M TIRE

**INDUSTRIAL
AREA**

TENANTS:

- SUMMIT RACING
- GRECIE INSTRUMENTS
- FEDEX GROUND
- UPS WAREHOUSE
- EVERFLOW SUPPLIES
- RICOH
- WILLIAMS SONOMA DIST.



INVESTMENT HIGHLIGHTS

NET LEASED SERVICE KING INVESTMENT PROPERTY

Marcus & Millichap is pleased to exclusively market for sale a single-tenant net-leased Service King in Grand Prairie, Texas.

18 YEARS REMAINING ON LONG TERM LEASE, 10% RENT INCREASES

Service King occupies the property on an Absolute Triple Net (NNN) lease which commenced in 2002 and expires on December 31, 2038. The lease includes 10% rent increases every four years and during the option period.

GUARANTEE FROM STERLING COLLISION CENTERS LLC, ACQUIRED BY SERVICE KING

Service King is a leading national automotive collision repair company that has over 345 locations in 24 states. In 2014, Service King acquired Sterling Collision Centers LLC and their 62 stores, turning two well established brands into one growing team and helping Service King to remain the choice collision repair operator in the United States.

STRATEGIC LOCATION IN RETAIL CORRIDOR, LOCATED AMONG WELL-TRAVELED HIGHWAY

The subject location is located among Texas Highway-360 (147,553 VPD), bringing in much traffic daily. Service King is surrounded by other retailers and restaurants including Kroger, Starbucks, Sonic, and Whataburger. It is also located directly next to the Grand Prairie Municipal Airport.

LOCATED IN THE DALLAS-FORT WORTH MSA

The subject location in Grand Prairie, Texas is located just 6 miles southeast of Arlington (Pop: 402,762) and is also located within the Dallas-Fort Worth MSA (Pop: 6,301,000), being only 20 miles from the city of Fort Worth (Pop: 932,116) and 21 miles from Dallas (1,382,270).

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify and bears all risk for any inaccuracies. Any projection, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Incorporated © 2020 Marcus & Millichap.

OFFERING SUMMARY

PRICE

\$3,275,000

CAP RATE

5.50%

NOI

\$180,000

BUILDING SIZE

16,504 SF

LOT SIZE

1.77 AC

YEAR BUILT

2002

SERVICE KING

**3021 EAGLE DRIVE
GRAND PRAIRIE, TX**



LEASE SUMMARY

Commencement Date	8/7/2002
Expiration Date	12/31/2038
Lease Term Remaining	18 Years
Lease Type	Absolute Triple Net (NNN)
Options	1 x 5-Year
Lease Guarantor	Sterling Collision Center LLC
ROFR	Yes, 20 Days

RENT SCHEDULE

	MONTHLY RENT	ANNUALIZED RENT	RENT/SF	RENT INCREASES
1/1/2021 - 12/31/2023	\$15,000	\$180,000	\$10.91	-
1/1/2024 - 12/31/2028	\$16,500	\$198,000	\$12.00	10%
1/1/2029 - 12/31/2033	\$18,150	\$217,800	\$13.20	10%
1/1/2034 - 12/31/2038 (Option 1)*	\$19,958	\$239,500	\$14.51	10%
1/1/2039 - 12/31/2043 (Option 2)	\$21,962	\$263,538	\$15.97	10%

***The Tenant has agreed to exercise their first, five year option early, thus extending the primary term to 18 years.**

AT&T
STADIUM
DALLAS COWBOYS
STADIUM

CARDONE

Public
Storage

ROOMS
TO GO

Stens

RECO
HEAT



RENTAL
STOP



ServiceKing
COLLISION

TEXAS-360
147,533 VPD

GED'S
FLOOR STORE



FLOOR GEOR STORE

TILE MOSAICS COMMERCIAL GLASS STONE

MAMA B'S

GRAND PRAIRIE
MUNICIPAL
AIRPORT

Grand
Prairie
TEXAS

CHAMPION COLLISION
Repair Center

ServiceKing
COLLISION

FIELDER
CHURCH

WINFREE
ACADEMY

GED'S
FLOOR STORE

SONIC
DRIVE-THRU

STARBUCKS

SONIC

LOCATION OVERVIEW

GRAND PRAIRIE, TX

Grand Prairie, Texas offers their 30-something, dual income homeowners a friendly, relaxing, family fun, and smart place to live and do business. Coming in at the 15th largest city in Texas and 150th largest in the United States, Grand Prairie has a total population of over 198,000 while also being apart of the Dallas-Fort Worth metroplex. Grand Prairie is known as one of the largest industrial districts due to its central location and proximity to air and highway transportation infrastructure. Grand Prairie also is a well-established distribution center; Much of the Great Southwest Industrial District's approximately 80-million square feet lies in Grand Prairie.

DALLAS-FORTH WORTH POPULATION

7,570,000+

DEMOGRAPHICS: POPULATION

	1 MILE	3 MILES	5 MILES
2020 Population Estimate	16,034	147,555	351,619
2025 Projection	16,430	153,377	364,767
Growth 2020 - 2025	2.47%	3.95%	3.74%



129,848

Daytime Population
(3-Mile Radius)



\$65,641

Average Household Income
(3-Mile Radius)



30.2

Median Age
(3-Mile Radius)



TENANT SUMMARY

Service King Collision Repair is a national automotive collision repair company. It was founded in 1976 by Eddie Lennox in Dallas, Texas. Service King is one of largest providers of collision repair services in Texas and the United States.

Headquarters
Richardson, TX

Number of Stores
345

Annual Revenue
500M+



Service King Collision Repair Centers is a leading national automotive collision repair company. Founded in 1976 by Eddie Lennox in Dallas, Texas, what began as a small independently-owned body shop has steadily grown into the premier collision repair provider of choice across the United States.

In 2012, the Carlyle Group acquired majority ownership of Service King, and continued expanding the company. In 2014 the global investment and advisory firm Blackstone purchased majority ownership of the company, and by the end of that year had grown to over 200 locations. Today, Service King operates 345 locations in 24 states across the United State and has many Auto Insurance partners listed below. With a mission to strive 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, Service King strives to offer only the highest-quality collision repair services to their customers.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify and bears all risk for any inaccuracies. Any projection, opinions, assumptions, or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Incorporated © 2020 Marcus & Millichap.



CHAMPION COLLISION
REPAIR CENTER



COLLISION REPAIR CENTER

Service King
COLLISION REPAIR CENTER

CONFIDENTIALITY

& DISCLAIMER NOTICE

NON-DISCLOSURE NOTICE

The information contained in the following marketing package is proprietary and strictly confidential. It is intended to be reviewed by only the party receiving it from Marcus & Millichap Real Estate Investment Services and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This marketing package 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. Marcus & Millichap has not made any 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 marketing package has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

DO NOT CONTACT TENANT

All property showings are by appointment with the listing broker or landlord only. Under no circumstances, should any prospective purchaser or related entity contact the tenant or any of the employees at these stores. Recipients of this marketing package acknowledge that such contact may damage the tenant's operation which would impair the financial results. Landlord reserves the right to seek legal redress for any damage that may occur from such interference with landlord's relationship with tenant.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this marketing package has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty, or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This marketing package is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions, or estimates used in this marketing package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee for future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this marketing package, you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap



SERVICE KING

3021 EAGLE DRIVE
GRAND PRAIRIE, TX

OFFERING MEMORANDUM

Marcus & Millichap
ISAAC | BAILEY