



GERBER COLLISION SALE-LEASEBACK

JACKSONVILLE, NORTH CAROLINA

YURAS
AICALE
FORSYTH
CROWLE

Leased Investment Team

OFFERING MEMORANDUM

\$2,400,000 | 5.00% CAP RATE

- » New 15-Year Absolute NNN Sale-Leaseback to Corporate Tenant
- » 8% Rental Increases Every Five Years
- » Gerber Collision is One of the Largest Auto Collision and Glass Repair Companies in North America (800+ Locations)
- » Gerber Collision is a Subsidiary of Boyd Group Services Inc. - Publicly Traded on the Toronto Stock Exchange (TSE: "BYD.TO")
- » Available Below Replacement Cost (\$83.50/SF)
- » Prime Location in a Rapidly Growing Community
- » High-Traffic Location Along U.S. Route 17/North Marine Boulevard (31,000 AADT)
- » Population of 81,028 Within Five Miles



ACTUAL SITE



Cushman and Wakefield Inc. LIC. # 00616335

This property is listed in conjunction with North Carolina-licensed real estate broker New South Properties.

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Cushman & Wakefield ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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**YURAS
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www.YAFteam.com

INVESTMENT SUMMARY

ADDRESS	2224 North Marine Boulevard, Jacksonville, NC 28546 2719 Commerce Drive, Jacksonville, NC 28546		
PRICE	\$2,400,000		
CAP RATE	5.00%		
NOI	\$120,000		
TERM	15 years		
RENT COMMENCEMENT	Close of Escrow		
LEASE EXPIRATION	15 years from rent commencement date		
RENTAL INCREASES	8% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$120,000	5.00%
	6-10	\$129,600	5.40%
	11-15	\$139,968	5.83%
BUILDING SF	2224 North Marine Boulevard: 13,500 SF 2709 Commerce Drive: 15,248 SF		
PARCEL SIZE	2224 North Marine Boulevard: 1.51 acres (65,623 SF) 2709 Commerce Drive: 3.17 acres (138,085 SF)		
LEASE TYPE	Absolute NNN sale-leaseback, with tenant responsible for all taxes, insurance, and maintenance, including roof, structure, and parking lot		

NEW 15-YEAR ABSOLUTE NNN SALE-LEASEBACK TO CORPORATE TENANT

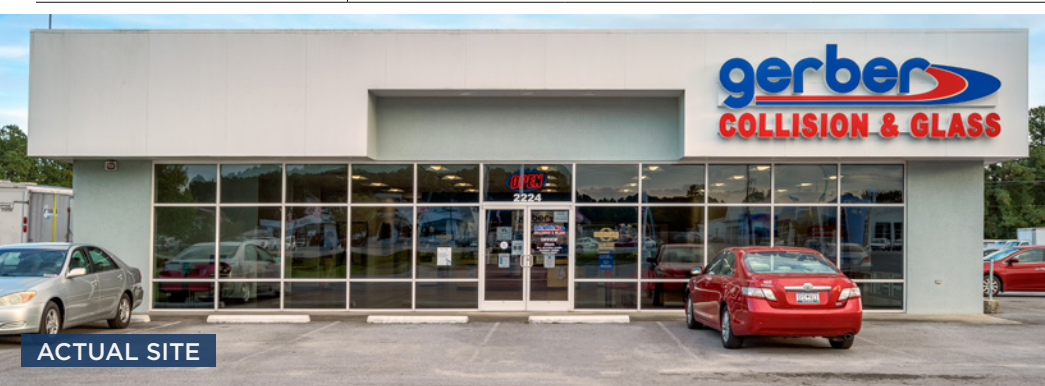
- » Gerber Collision is one of the largest auto collision and glass repair companies in North America (800+ locations) and is part of the Boyd Group, Inc., which is publicly traded on the Toronto Stock Exchange (BYD.TO)
- » 8% rental increases during lease term, providing a hedge against inflation
- » Available Below Replacement Cost (\$83.50/SF)
- » No landlord management, ideal for an out-of-area investor
- » All Gerber Collision locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation

HIGH-TRAFFIC LOCATION IN DENSELY POPULATED RETAIL CORRIDOR

- » Excellent visibility and access to 31,000 vehicles per day directly in front of the property on U.S. Route 17/North Marine Boulevard
- » Beneficial proximity to highly trafficked Jacksonville thoroughfares, including State Route 53/Western Boulevard (combined 47,000 AADT)
- » Population of 81,028 within a five-mile radius of the location, creating a reliable customer base for the site
- » Surrounded by high-density single family housing developments and large townhouse complexes
- » Projected 12 percent average annual household income increase within a five-mile radius of the site in the next five years, poising Gerber Collision and Jacksonville for significant concurrent growth

CENTRAL LOCATION NEAR LARGE SCHOOLS, EMPLOYERS, AND COMMUNITY HUBS

- » Located in Jacksonville's primary retail corridor
- » Less than one mile from Coastal Carolina Community College, which has 4,030 students and 588 employees
- » 1.6 miles from Onslow Memorial Hospital (162 beds, 1,250 employees)
- » 1.3 miles from Cross Pointe Centre, a power center which features a strong mix of well-known tenants, including Marshalls, Old Navy, Michaels, Ashley Furniture, Pet Warehouse, and more
- » Beneficial proximity to shopping centers tenanted by major national retailers like Target, Lowe's, PetSmart, Burlington, Bed Bath & Beyond, Kohl's, and several others



ACTUAL SITE



17 / North Marine Boulevard
(31,000 AADT)



NEW RIVER

17 / North Marine Boulevard
(31,000 AADT)

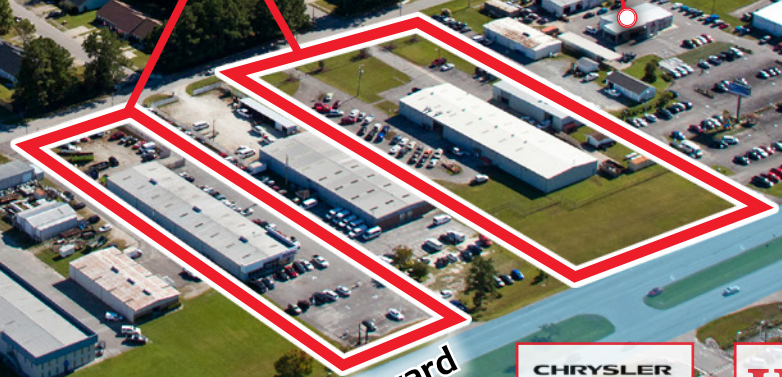
Jacksonville Mall

Jacksonville Country Club

Onslow Memorial Hospital
(162 beds, 1,250 employees)

Coastal Carolina Community College
(4,030 students)

Piney Green Road
(27,500 AADT)



17 / North Marine Boulevard
(31,000 AADT)



NEW RIVER

Piney Green Road
(27,500 AADT)

Jacksonville Mall

Logos for jcpenny, ULTA BEAUTY, belk, BARNES & NOBLE, Chick-fil-E, and AMC THEATRES.

Jacksonville
Country Club

Coastal Carolina
Community College
(4,030 students)

gerber
COLLISION & GLASS

MITSUBISHI

Heatherton Park
Apartments

Comfort
INN
(72 rooms)

QUALITY
INN
(82 rooms)

HYUNDAI

17 / North Marine Boulevard
(31,000 AADT)

CHRYSLER
Jeep
DODGE
RAM

HONDA

Denny's

RODEWAY
INN
(59 rooms)



NEW RIVER



Jacksonville Parkway
(14,500 AADT)

Jacksonville High School
(1,372 students)

53 / Western Boulevard
(47,000 AADT)

17 / North Marine Boulevard
(31,000 AADT)

THE HOME DEPOT
SONIC
America's Drive-In

TEXAS
Wendy's

Applebee's
GRILL & BAR

BJ's
RESTAURANT
BREWHOUSE

BAYMONT
BY WYNDHAM
(116 rooms)

golden corral

Walmart
Supercenter

Comfort INN
(72 rooms)

MITSUBISHI

gerber
COLLISION & GLASS

OUTBACK
STEAKHOUSE

Hardee's

TACO BELL

SureStay
PLUS HOTEL
(118 rooms)

QUALITY INN
(82 rooms)

McDonald's

CANDLEWOOD SUITES
(95 rooms)

EXTENDED STAY
AMERICA
(98 rooms)

RODEWAY INN
(59 rooms)

MainStay SUITES
EXTENDED STAY
BY CHOICE HOTELS
(96 rooms)

SLEEP INN
(62 rooms)

FAIRFIELD INN & SUITES
Marriott
(79 rooms)

HOME2 SUITES BY HILTON
(105 rooms)

LOWE'S
Home Improvement Stores

TARGET
PETSMART
BED BATH & BEYOND
at&t
ROSS DRESS FOR LESS
FIVE BELOW
CHIPOTLE MEXICAN GRILL
Noodles & Company
Arby's

KOHL'S

Burlington
Dept. Stores

HOBBY LOBBY

Cross Pointe Center
Marshall's
LANE BRYANT
Michaels
Where Creativity Happens
PET LOVER'S
ROCKER BARREL
Old Country Store
TIGARD

BEST BUY
BIG LOTS!

Sam's CLUB

HONDA

CHRYSLER
Jeep
DODGE
RAM

Jeep



Carolina Forest
Elementary School
(843 students)

Western Boulevard
(47,000 AADT)



Jacksonville Commons
Middle School
(1,104 students)

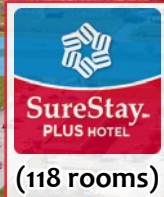
Jacksonville Common
Elementary School
(696 students)

Northside
High School
(1,118 students)

Cross Pointe Center

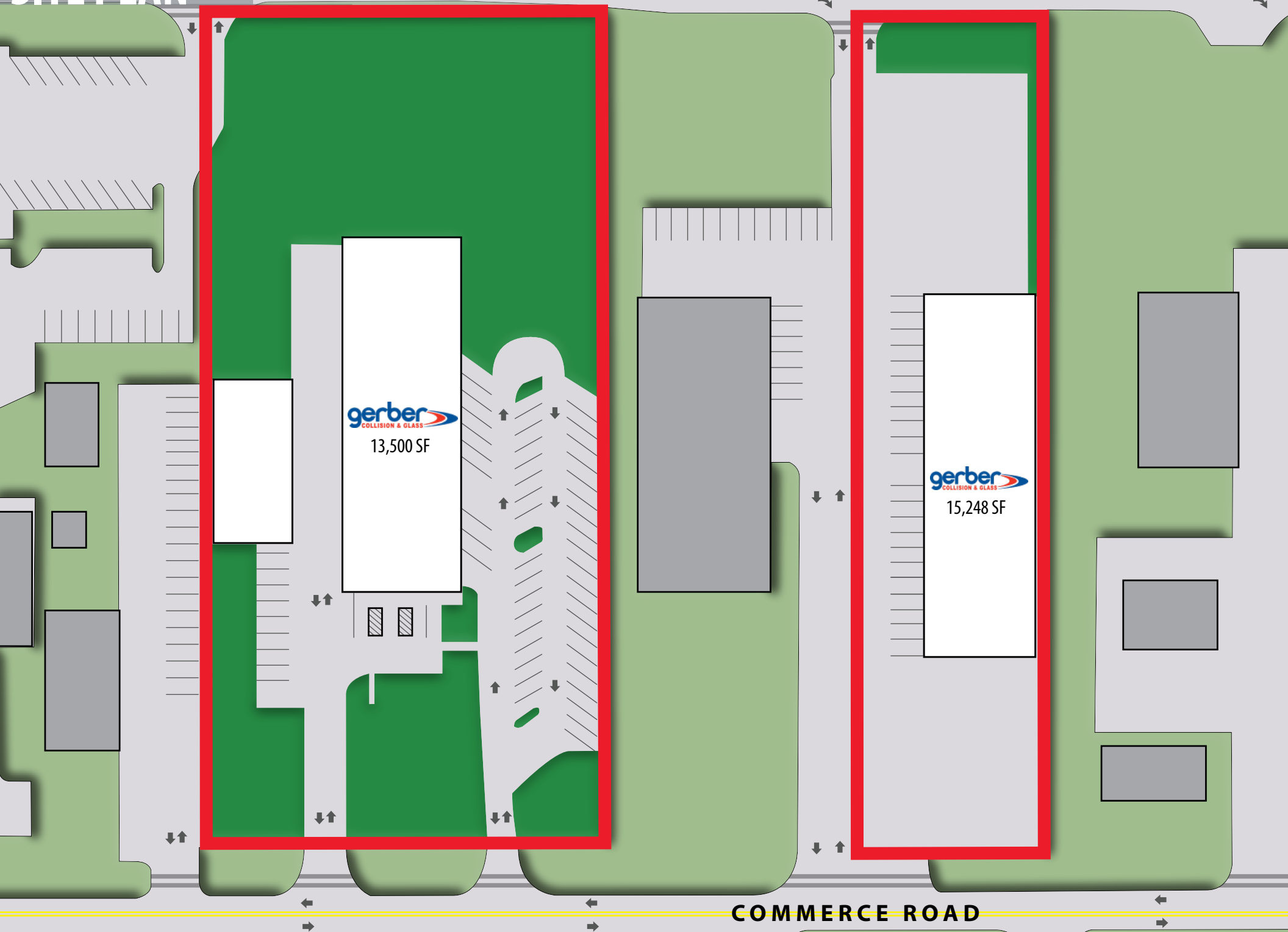


North Marine Boulevard
(31,000 AADT)



SITE PLAN

U.S. ROUTE 17/NORTH MARINE BOULEVARD



COMMERCE ROAD

TENANT SUMMARY



Boyd Group Services Inc. ("BGS"), through its operating company, The Boyd Group Inc. and its subsidiaries ("Boyd" or the "Company"), is one of the largest operators of non-franchised collision repair centers in North America in terms of number of locations and sales. The Company currently operates locations in Canada under the trade name Boyd Autobody & Glass and Assured Automotive, as well as in the U.S. under the trade name Gerber Collision & Glass. The Company is also a major retail auto glass operator in the U.S. under the trade names Gerber Collision & Glass, Glass America, Auto Glass Service, Auto Glass Authority and Autoglassonly.com. In addition, the Company operates a third-party administrator, Gerber National Claims Services ("GNCS"), that offers glass, emergency roadside and first notice of loss services.

For more information, please visit www.boydgroup.com



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. Gerber Collision & Glass has over 800 repair center locations to serve all auto collision/auto glass requirements. Gerber Collision offers online scheduling, online auto glass quotes, and online repair estimates to help get the repair process started. All Gerber locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation. Gerber Collision uses advanced equipment like resistance welders, which produce factory-quality welds, and the company repairs vehicles safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

For more information, please visit www.gerbercollision.com

OWNERSHIP	TSE: BYD.TO	LOCATIONS	819
HEADQUARTERS	Winnipeg, MB	REVENUE	\$2B CAD

LEASE ABSTRACT

TENANT	Gerber Collision		
ADDRESS	2224 North Marine Boulevard, Jacksonville, NC 28546 2719 Commerce Drive, Jacksonville, NC 28546		
RENT COMMENCEMENT	Close of Escrow		
LEASE EXPIRATION	15 years from rent commencement date		
RENTAL INCREASES	YEAR 1-5 6-10 11-15	RENT \$120,000 \$129,600 \$139,968	RETURN 5.00% 5.40% 5.83%
REAL ESTATE TAXES	Tenant is responsible for all taxes.		
INSURANCE	Tenant is responsible for all insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all maintenance and repair, including roof, structure, and parking lot.		
MAINTENANCE BY LANDLORD	None		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property is located along U.S. Route 17/North Marine Boulevard, with excellent visibility and access to 31,000 vehicles per day directly in front of the property. The location has a beneficial proximity to highly trafficked Jacksonville thoroughfares, including State Route 53/Western Boulevard (47,000 AADT). The site features a prime location in a populous and growing area, with 81,028 residents living within a five-mile radius of the property, creating a large and reliable customer base for the site. This Gerber Collision location benefits from being surrounded by high-density single family housing developments and large townhouse complexes. With a projected 12 percent average annual household income increase within a five-mile radius of the site in the next five years, Gerber Collision and Jacksonville are poised for significant concurrent growth.

Visibility to the property is increased by the site's centralized location near large schools, employers, and community hubs. The location is 1.3 miles from Cross Pointe Centre, a power center which features a strong mix of well-known tenants, including Marshalls, Old Navy, Michaels, Ashley Furniture, Pet Warehouse, and more. The property is centrally located near shopping centers tenanted by major national retailers like Target, Lowe's, PetSmart, Burlington, Bed Bath & Beyond, Kohl's, and several others. The property also benefits from its location less than one mile from Coastal Carolina Community College (4,030 students, 588 employees) and 1.6 miles from Onslow Memorial Hospital (162 beds, 1,250 employees).

ACCESS

Access from U.S. Route 17/North Marine Boulevard and Commerce Drive

TRAFFIC COUNTS

U.S. Route 17/North Marine Boulevard:	31,000 AADT
State Route 53/Western Boulevard:	47,000 AADT

PARKING

Ample parking on site

NEAREST AIRPORT

Coastal Carolina Regional Airport (EWN | 39 miles)



31K
TRAFFIC
COUNT (AADT)



**NEAREST
AIRPORT**
COASTAL CAROLINA
REGIONAL AIRPORT

SITE PHOTOS

2224 NORTH MARINE BOULEVARD



2709 COMMERCE DRIVE



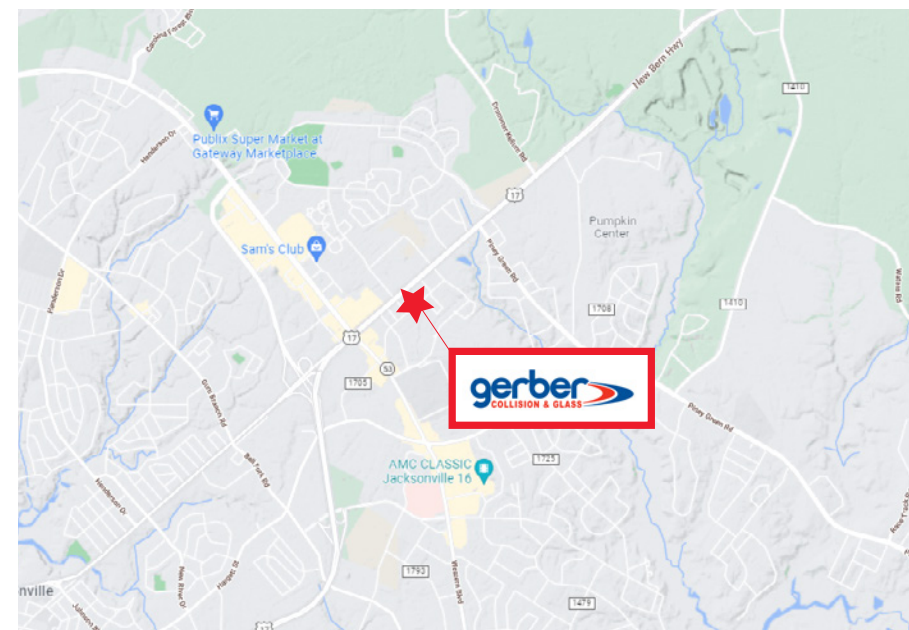
AREA OVERVIEW

Jacksonville has a population of 72,896 and is the 14th-largest city in North Carolina. It is the county seat of Onslow County and the principal city of the Jacksonville Metropolitan Statistical Area (MSA). It is one of the fastest-growing regions in the nation. Additionally, Jacksonville is the commercial and cultural hub of Onslow County. Jacksonville is home to Marine Corps Bases Camp Lejeune and Air Station New River, which have a combined population of over 150,000 military personnel, civilian employees, military family members, and retirees. The military contributes over \$3.5 billion annually to the regional economy. Jacksonville offers a variety of housing options including, such as beach front, river front, rural and urban neighborhoods, townhouses, and condominiums.

Onslow County has a population of 197,683 people and is North Carolina's 13th-most populous county. Onslow County's local economy thrives on the connectivity of the mid-Atlantic states, a young and flexible workforce, and a strong and supportive relationship with the military and local employers. Onslow County's flat, gently rolling terrain covers 767 square miles and is in the southeastern coastal plain of North Carolina. The Jacksonville region also has a robust tourism sector, a growing regional retail sector, and a long tradition in agri-business enterprises. Agriculture remains a major economic factor in Onslow County, with gross agricultural income estimated at \$152 million. Onslow County and its municipalities are also very pro-business. The County has historically been very aggressive in offering local incentives based on the taxable new investment, number of new jobs created, and average wages paid.

- » Demographically, Jacksonville is one of the youngest cities in the United States.
- » Marine Corps Base Camp Lejeune is the largest marine installation on the East Coast. Camp Lejeune is the home of Marine Corps Installations East, the regional command for Marine bases located on the East Coast.
- » Marine Corps Air Station New River is a United States Marine Corps helicopter and tilt-rotor base that serves as the Marine Corps' training center for the MV-22 "Osprey" aircraft.
- » The Onslow County School System is the 12th-largest school system in North Carolina; it serves approximately 26,500 students at its 37 schools.

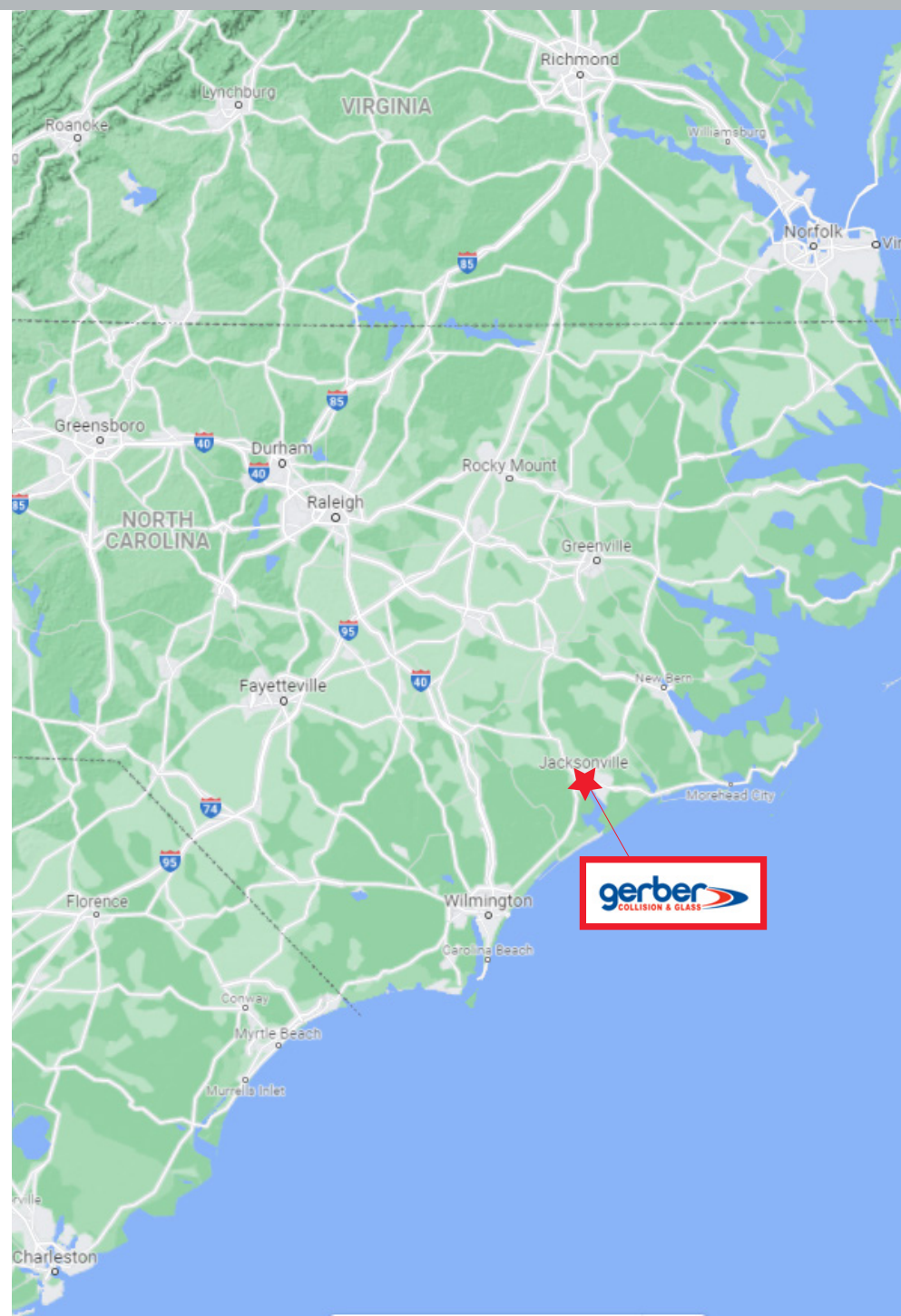
LARGEST EMPLOYERS IN ONSLOW COUNTY, NC	# OF EMPLOYEES
DEPARTMENT OF DEFENSE	59,337
MARINE CORPS COMMUNITY SERVICES	6,500
ONSLOW COUNTY BOARD OF EDUCATION	3,025
ONSLOW MEMORIAL HOSPITAL	1,250
WALMART	1,206
COUNTY OF ONSLOW	1,196
CONVERGYS CUSTOMER MANAGEMENT GROUP	600
COASTAL CAROLINA COMMUNITY COLLEGE	588
CITY OF JACKSONVILLE	567
ALORICA	550



DEMOGRAPHIC PROFILE

2021 SUMMARY	1 Mile	3 Miles	5 Miles
Population	5,943	46,726	81,028
Households	2,359	18,437	29,595
Families	1,644	12,680	21,402
Average Household Size	2.49	2.50	2.65
Owner Occupied Housing Units	973	9,030	14,834
Renter Occupied Housing Units	1,386	9,407	14,760
Median Age	28.5	29.3	28.2
Average Household Income	\$68,796	\$62,643	\$62,416

2026 ESTIMATE	1 Mile	3 Miles	5 Miles
Population	6,400	48,700	84,424
Households	2,540	19,232	30,851
Families	1,763	13,175	22,234
Average Household Size	2.50	2.50	2.65
Owner Occupied Housing Units	1,057	9,573	15,751
Renter Occupied Housing Units	1,483	9,659	15,100
Median Age	28.6	29.8	28.6
Average Household Income	\$76,777	\$69,531	\$69,716



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