



SANDS INVESTMENT GROUP
NET INVESTMENTS . NET RESULTS



Service King Collision
9655 Old Saint Augustine Rd
Jacksonville, FL 32257

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 11,400 SF Service King Collision Shop on Old Saint Augustine Road in Jacksonville, FL. This Long-Term Lease With Below Market Rents and a 10% Increase in 2023 Presents a Unique Opportunity to Acquire a Strong Corporate Guaranteed Property Below Replacement Cost.

OFFERING SUMMARY

PRICE	\$1,576,970
CAP	4.75%
NOI	\$74,906
PRICE PER SF	\$138.33
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	9655 Old Saint Augustine Road Jacksonville, FL 32257
COUNTY	Duval
BUILDING AREA	11,400 SF
LAND AREA	1.38 AC
YEAR BUILT	1991



HIGHLIGHTS

- Inflation Hedge With 10% Rental Increases Every 5 Years
- Below Market Rents at Just \$6.57/SF
- Large 1.38 Acre Site
- Serves as a Service Hub For Smaller Nearby “Feeder Locations”
- Grandfathered in With Difficulty to Obtain and Replace Zoning Allowing For a Paint and Body Shop
- Excellent Demographics With Over 58,261 Residents Within a 3-Mile Radius
- Strategically Located Near the Intersection of San Jose Blvd (62,333 VPD) and Old Saint Augustine Road (25,134 VPD)
- Nearby Tenants Include: Big Lots, Ace Hardware, CVS Pharmacy, Starbucks, Zaxby's, Bailey's Health & Fitness, Outback Steakhouse, O'Reilly Auto Parts and Many More



ACTUAL PROPERTY IMAGE

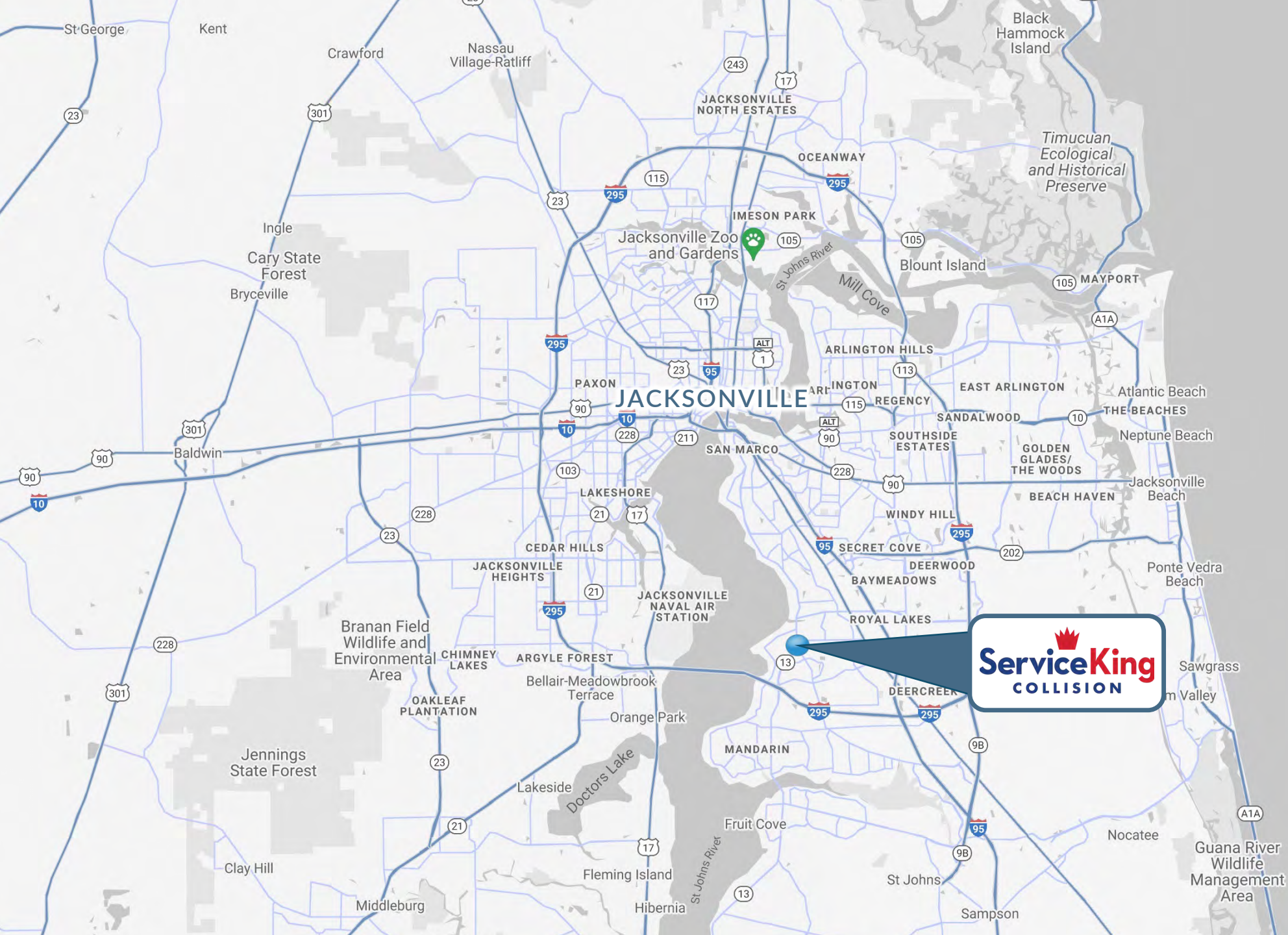
LEASE SUMMARY

TENANT	Service King Collision
PREMISES	A Building of Approximately 11,400 SF
LEASE COMMENCEMENT	September 4, 1998
LEASE EXPIRATION	August 31, 2028
LEASE TERM	~7 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years and at Options
LEASE TYPE	Double Net (NN)
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	Landlord's Responsibility if Over \$1,500
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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11,400 SF	\$74,906.04	\$6.57
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DIVISION OF BEAUTY SYSTEMS GROUP LLC

Humana

Goodwill

Charley's
Cheesesteaks

BONO'S
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AUTO SERVICE

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Dry Cleaners

Bubbles
Car Wash

STARBUCKS
COFFEE

Punto Latino

TACO
ONE NIGHT
STAND

GREASE MONKEY
Oil Changes & More

ServiceKing
COLLISION

AFFORDABLE WATER
CONDITIONING • MAINTENANCE • EDUCATION

Glam Tyme
Uniquely Stylish

BIG LOTS!

LAUNDRY
spot

ACE
Hardware

EASY STORE-IT
SELF STORAGE & OFFICES

Universal Seating Company

Christ Church
Presbyterian

STONER'S
PIZZA JOINT

Mobil

Once upon a child

Old St Augustine Rd



Jacksonville Naval
Air Station

Mandarin
Branch Library

Gate Lands
Holding Co Inc



ZAXBY'S



San Jose Blvd



Peeple's
Appliance



Old St Augustine Rd





San Jose Blvd



Old St Augustine Rd



JACKSONVILLE | DUVAL COUNTY | FLORIDA

Jacksonville is a seaport city and the seat of Duval County, Florida, United States. With an estimated 939,480 residents as of July 1, 2021, Jacksonville is the most populous city in both the state of Florida and the southeastern United States. It is estimated to be the 13th most populous city in the United States and is the largest city by area in the contiguous United States. The Jacksonville Metropolitan Area has a 2020 population of 1,613,220. The city is situated on the banks of the St. Johns River, in the First Coast region of North Florida, about 25 miles south of the Georgia state line and 340 miles north of Miami. Attractions in Jacksonville range from art, science and history museums to brewery tours, Bronson Motor Speedway and football games. The city's beaches offer soft sand and warm water perfect for swimming, surfing and kayaking.

Jacksonville's location on the St. Johns River and the Atlantic Ocean proved providential in the growth of the city and its industry. Jacksonville has a sizable deep-water port, which helps make it a leading port in the U.S. for automobile imports, as well as the leading transportation and distribution hub in the state. However, the strength of the city's economy lies in its broad diversification. The area's economy is balanced among distribution, financial services, biomedical technology, consumer goods, information services, manufacturing, insurance, and other industries. Jacksonville is the cultural, commercial and financial center of North Florida. A major military and civilian deep-water port, the city's riverine location supports two United States Navy bases and the Port of Jacksonville, Florida's third largest seaport. The two U.S. Navy bases, Blount Island Command and the nearby Naval Submarine Base Kings Bay, form the 3rd largest military presence in the United States

In Jacksonville, you can experience a different side of Florida, combining both relaxation and adventure, and allowing you to choose just how active you want to be. Enjoy the city's 22 miles of beaches, extensive park system, world-class fishing, historic neighborhoods, vibrant street arts scene, creative coastal cuisine, delicious craft beer, vibrant nightlife and so much more! Throughout the year, many annual events of various types are held in Jacksonville. The Florida-Georgia game (also known as the "World's Largest Outdoor Cocktail Party"), the annual college football game between the rival Florida Gators and Georgia Bulldogs has been held in Jacksonville since 1933 and brings thousands of fans. Lonely Planet ranked Jacksonville on its list of the world's "10 Best Value Destinations for 2018," because of how many unique fun-filled activities there is to do.

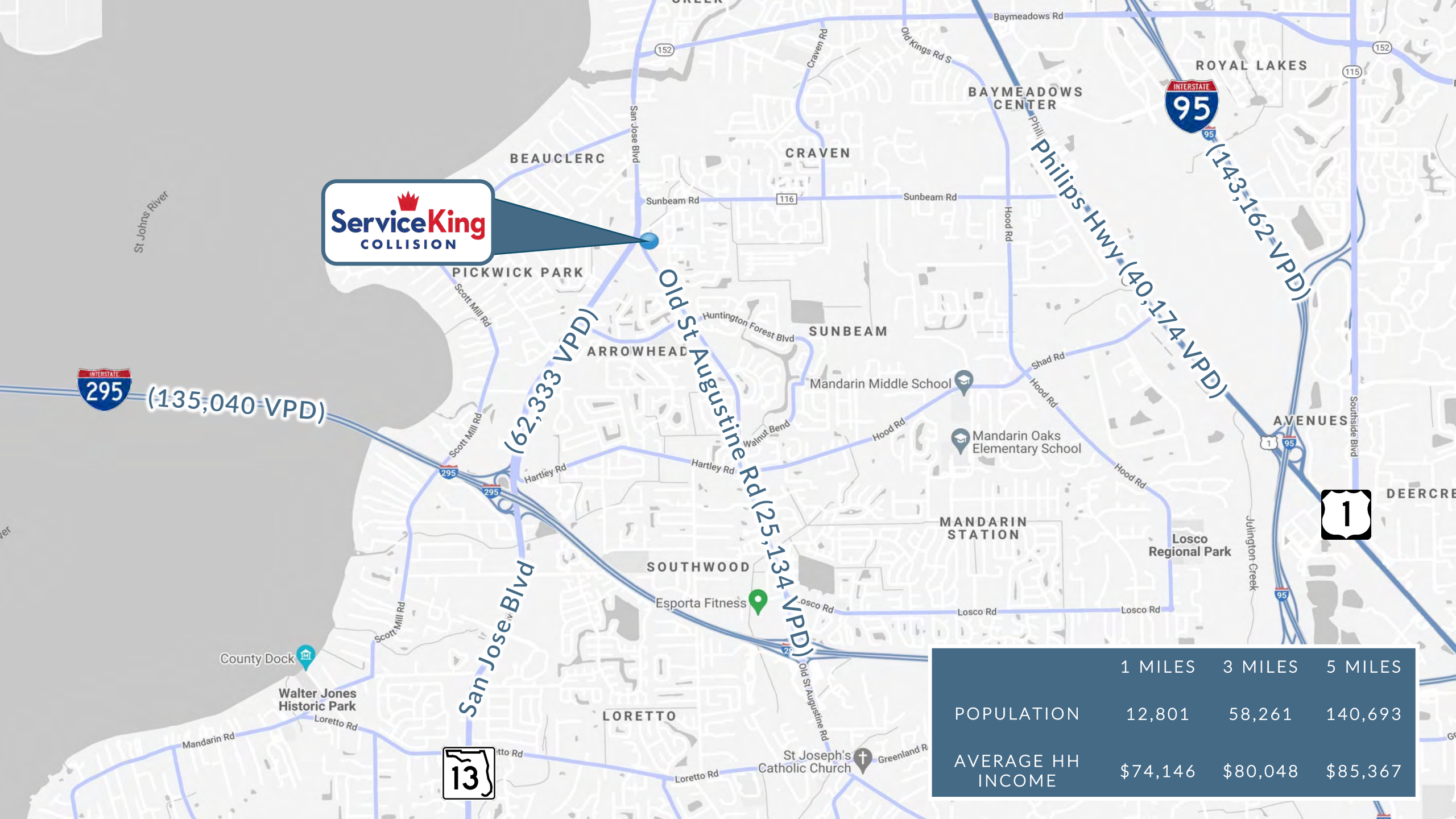


JACKSONVILLE DEEP WATER PORT



EVERBANK FIELD (JAGUARS STADIUM)





(135,040 VPD)



(143,162 VPD)



	1 MILES	3 MILES	5 MILES
POPULATION	12,801	58,261	140,693
AVERAGE HH INCOME	\$74,146	\$80,048	\$85,367

TENANT PROFILE

Service King Collision, which is now celebrating 45 years of experience in the automotive repair industry, is a leading national operator of comprehensive, high-quality auto body collision repair facilities. The organization is consistently recognized for its commitment to customer satisfaction, quality workmanship and giving back to the industry through innovative training and recruiting initiatives. Service King traces its roots back to Dallas, Texas and founder Eddie Lennox who opened the very first Service King in 1976. Today, Service King remains the collision repair operator of choice with 335 locations in 24 states and the District of Columbia, and plans to continue growing.

Each Service King repair is backed by a lifetime warranty and completed with our core values of integrity, family, service, quality and growth. Fueled by national growth, premier global investment and advisory group Blackstone purchased majority ownership of Service King in 2014 further establishing the organization and an industry leader. Today, our team of more than 6,000 teammates represents the standard for superior customer service and high-quality repairs. We serve more than 500,000 customers each year, and work hand-in-hand with dozens of leading auto insurance companies to make the repair experience as seamless as possible.



COMPANY TYPE
Private



FOUNDED
1976



OF LOCATIONS
335



HEADQUARTERS
Richardson, TX



WEBSITE
serviceking.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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