

# OFFERING MEMORANDUM

Gerber Collision & Glass | Greater Rochester, NY



1177 Fairport Road, Fairport, NY

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## Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **1177 Fairport Road, Fairport, NY**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

## Pricing

<b>Purchase Price:</b>	<b>\$2,452,080</b>
<b>Cap Rate:</b>	<b>7.45%</b>
<b>NOI:</b>	<b>\$182,679.99</b>
<b>Price/SF Building:</b>	<b>\$168.00</b>
<b>Price/SF Land:</b>	<b>\$31.00</b>

## Lease Summary

Tenants:	Gerber Collision & Glass North Coast Auto Hertz
Lease Type:	NN+
Landlord Responsibilities:	Roof, Structure, Parking Lot, and HVAC Replacement

## Rent Roll

	Gerber Collision	North Coast Auto	Hertz
SF Occupied:	9,784	5,600	200
Remaining Term:	6.25 Years	3.75 Years	5 Months
Lease Expiration:	7/19/2029	1/1/2027	10/31/2023
Rental Increases:	1.50% Annual	10% Every 5 yrs	Flat
Options:	4 x 5 Years	3 x 5 Years	None
Monthly Rent:	\$9,340	\$5,500	\$800
Annual Rent:	\$112,079.99	\$66,000	\$9,600
Notes	High Performing Location	Below Market w/ Rental Upside	Below Market w/ Rental Upside
<b>Gross Rent: \$187,679.99</b>			

## Property Specifications

Address:	1177 Fairport Road, Fairport, NY
Building Size:	14,548 SF
Land Size:	1.80 acres
Year Built:	1965



## Investment Highlights



**Commitment:** Corporate Guarantee from Gerber Collision & Glass (BYDGF)



**Location:** Large lot (1.80 acres) located less than 10 miles from downtown Rochester



**Demographics:** Average household incomes of \$120,000 and 118,000+ residents within a 5-mile radius



**Resilient Businesses:** COVID-19 and Amazon-resistant tenants



**Rental Increases:** 1.50% Annual rental increases on anchor tenant (Gerber Collision)



**Strong Trade Corridor:** The Subject Property is down the street from major dealerships such as Chevy, Ford, and Toyota



**Very Limited Automotive Zoning in Fairport:** This is one of the only locations to operate a body shop or car dealership. The tenants have all expressed long term interest in the site.



# AREA MAP





# AERIAL VIEW

TAG  
PROJECT MANAGEMENT

ESL  
Federal Credit Union



**Over \$443M**  
Spent on motor vehicles  
within a 3-mile radius



Hertz

**SUBJECT  
PROPERTY**

gerber  
COLLISION & GLASS

26,602  
CARS PER DAY

31F

Fairport Rd.

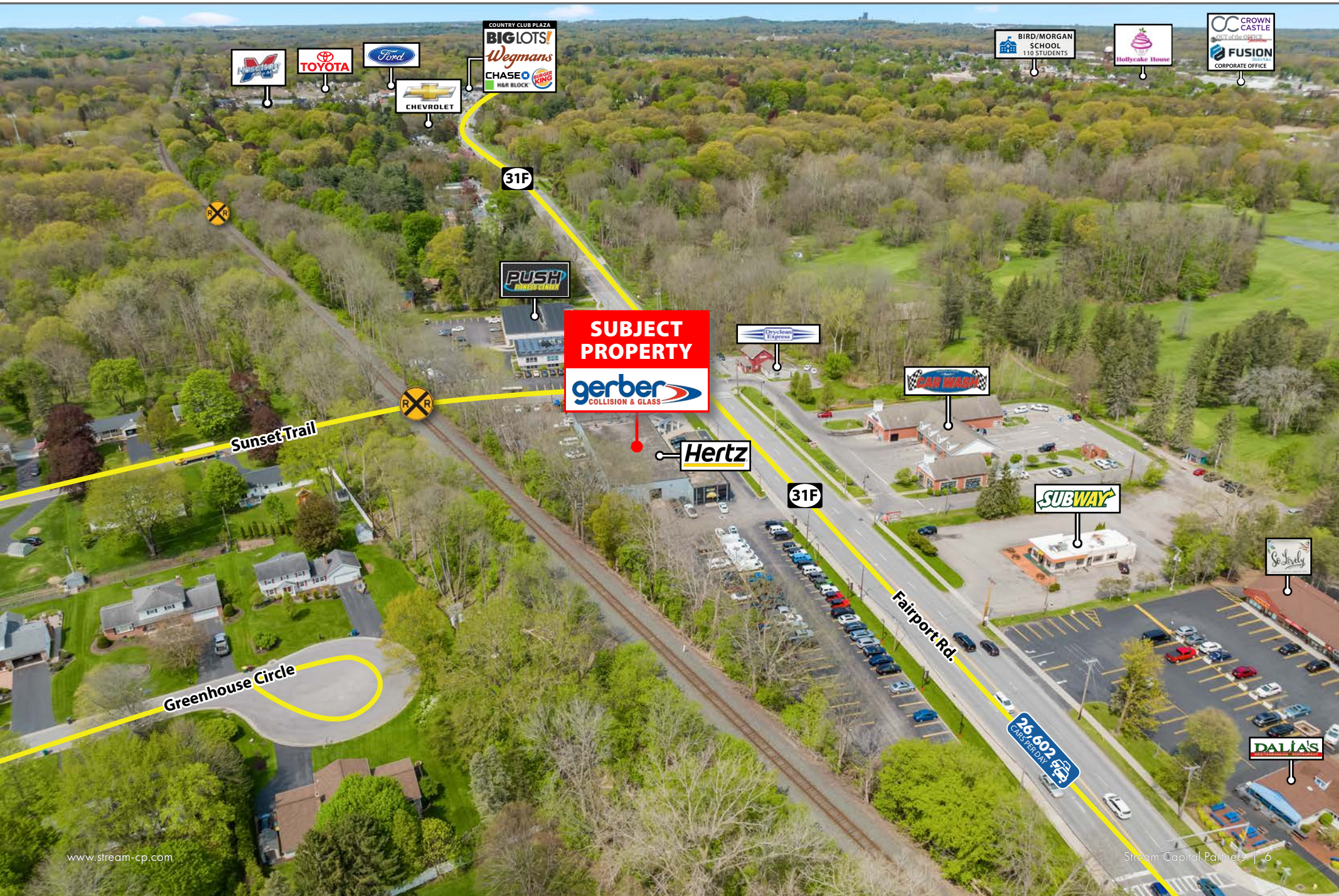
CAR WASH

Sunset Trail





# AERIAL VIEW





# AERIAL VIEW





# PROPERTY PHOTOS





# REGIONAL MAP



## Population

1-Mile

3-Mile

5-Mile

Current

4,622

59,960

119,765



## Income

1-Mile

3-Mile

5-Mile

Average HH Income

\$92,893

\$110,733

\$135,588

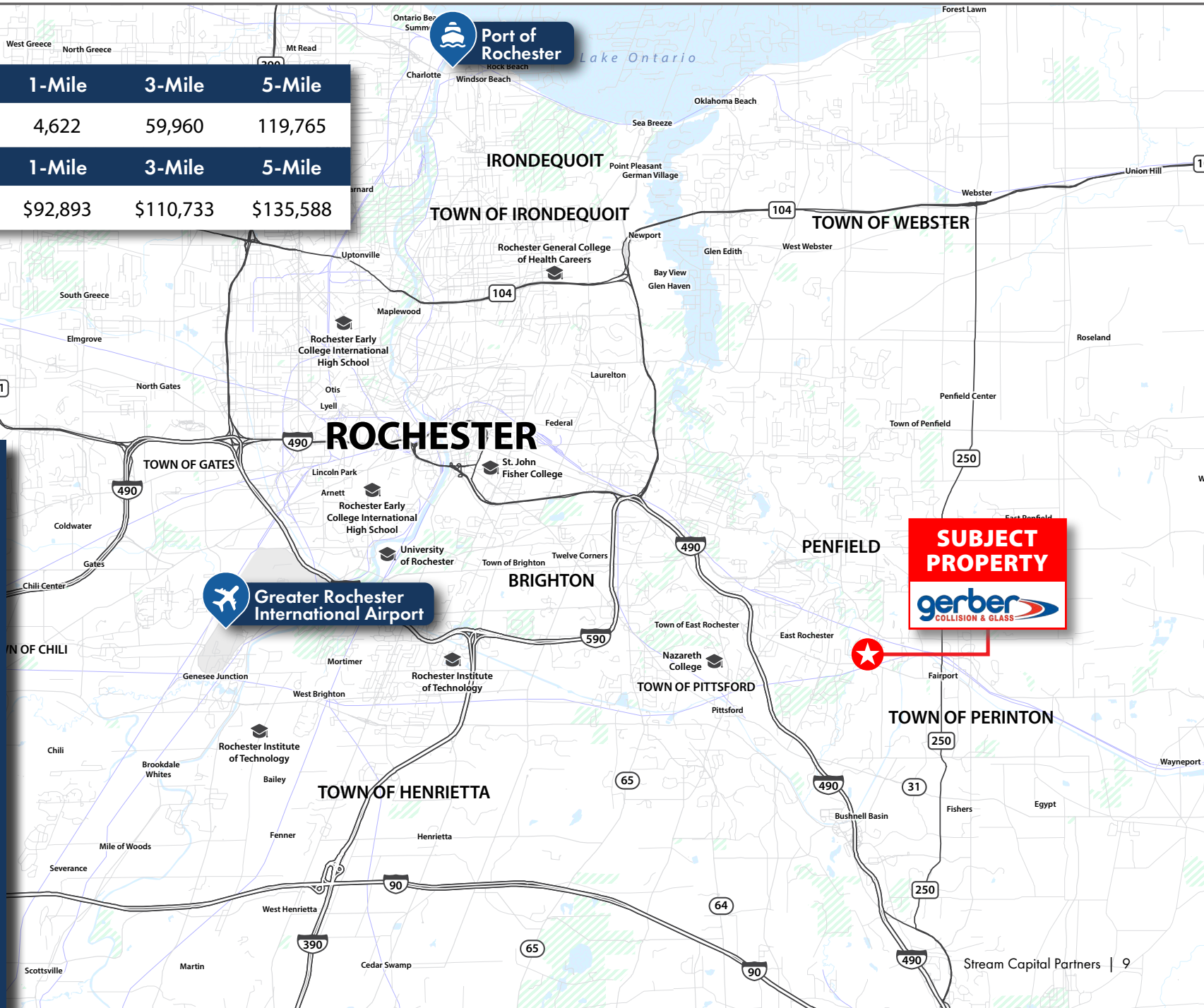


**Rochester, NY**  
9 Miles / 14 Minutes



**Greater Rochester International Airport**  
15 Miles / 18 Minutes

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# GREATER ROCHESTER MARKET SNAPSHOT



**3<sup>RD</sup> Largest**  
City in New York State

**1 Million<sup>+</sup>**  
People in the metro area



**1,500+ Manufacturers**  
in Greater Rochester employing 58,600 people



**Located on Route I-90 between  
Lake Ontario & the Finger Lakes**

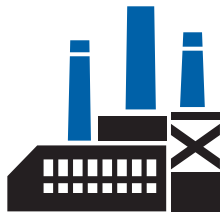
This region has a **large, high-end manufacturing business base** and a highly-skilled workforce to support almost any type of manufacturing business



**Rochester is within 500 miles of  
ONE THIRD of U.S. and  
Canadian populations**



Rochester has a **strong transportation infrastructure** with passenger and commercial railways, an international airport, three major interstates, and Lake Erie.



Rochester is home to a number of **Fortune 1000 companies** and **international businesses** including **Eastman Kodak, Carestream Healthcare, Bausch & Lomb** and **Paychex**. Rochester has a talented and competitively-priced labor pool, **competitive tax incentives, and prime real estate at costs** well below the national average. The city's key industries include **advanced manufacturing**, food and beverage manufacturing, optics, photonics and imaging, biotech and life sciences, energy innovation and software and IT services.

**PAYCHEX**

**Kodak**

**Carestream**



Rochester's **universities** have renowned **research programs**, including the **University of Rochester** and the **Rochester Institute of Technology**. These institutions produce an educated workforce that generates **cutting-edge research programs**, driving the city's innovation and technology sectors.



**Home prices 54% below**  
the national United States average



**High concentration of workers in high-tech  
jobs, exceeding the national average by 20%**





## A Dedication To Outstanding Customer Service

Gerber Collision & Glass was founded in 1937 by Phil Gerber and 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.

More than just an auto collision and glass repair service, Gerber Collision & Glass also helps customers file insurance claims. With relationships with nearly every U.S. insurance carrier and more than 500 locations, Gerber Collision & Glass provides outstanding customer service and a lifetime guarantee on all its work performed.

### Auto Glass

- Online Auto Glass Quote
- Windshield Replacement
- Windshield Repair
- Mobile Auto Glass
- Agent Submission

### Collision Repair

- Online Collision Estimate
- Auto Body Repair
- Hail Damage & Paintless Dent Repair
- Financing
- Tesla Authorized Body Shop



**Over 80 years**  
Quality Service



**500+**  
Total Locations







## The Trusted Source for Quality Pre-Owned Vehicles

North Coast Auto is a trusted automotive dealership in Fairport, NY, specializing in pre-owned vehicles. With a diverse inventory and a dedicated sales team, they offer quality cars, trucks, and SUVs that cater to customers' needs. Their knowledgeable staff provides personalized assistance, ensuring a seamless car-buying experience.

Additionally, North Coast Auto offers competitive financing options and a reliable service department, emphasizing long-term customer satisfaction. Overall, the company prioritizes customer service and strives to exceed expectations, making it a reputable choice for individuals seeking pre-owned vehicles in the Greater Rochester area.



### Services Offered

- Oil Changes
- NY State Inspection
- Brake Service
- Air Conditioning
- Rust Proofing
- Undercoating
- Buffing & Polishing
- Interior Detailing







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