



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Gerber Collision & Glass
2730 Palm Bay Road NE
Palm Bay, FL 32905

EXCLUSIVELY MARKETED BY:



MATT MONTAGNE

Lic. # 695673
512.920.5120 | DIRECT
mattm@SIGnnn.com



WILL HARTSHORN

Lic. # 725849
512.729.6323 | DIRECT
whartshorn@SIGnnn.com



TYLER ELLINGER

Lic. # 690604
512.643.3700 | DIRECT
tyler@SIGnnn.com



ANDREW ACKERMAN

Lic. # BK3369953
770.626.0445 | DIRECT
andrew@SIGnnn.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation With SIG RE Services, LLC
Lic. # CQ1055229

TABLE OF CONTENTS



04

06

07

12

14

COLLISION REPAIR

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

© 2020 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 15,810 SF Gerber Collision & Glass Located at 2730 Palm Bay Road NE in Palm Bay, 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	\$2,407,538
CAP	6.50%
NOI	\$156,490
PRICE PER SF	\$152.28
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2730 Palm Bay Road NE Palm Bay, FL 32905
COUNTY	Brevard
BUILDING AREA	15,810 SF
LAND AREA	1.52 AC
BUILT	1978



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 Along Palm Bay Road Which is a Major East/West Retail Corridor in the Area That Sees a Traffic Count of Over 38,225 VPD
- Excellent Demographics With a Population of Over 108,968 Residents Making an Average Household Income of \$67,314 Within a 5-Mile Radius
- Just 1-Mile From the L3 Harris Technologies Campuses; L3 Harris is a Technology Company, Defense Contractor and IT Services Provider
- Less Than 1-Mile to the Palm Bay Elementary School; and Knecht Park Baseball Fields and Basketball Courts
- Andretti Thrill Park is 3-Miles Away While the Spessard Holland Beaches and Golf Course Are Just 20 Minutes Away
- Palm Bay is Located Southeast of and About 1-Hour From Orlando, and 1-Hour South of the Kennedy Space Center
- Neighboring Tenants Include: Publix, Walmart, Walgreens, Cracker Barrel, Starbucks, Chick-fil-A, Bass Pro Shops, BWW, Target, Academy and More



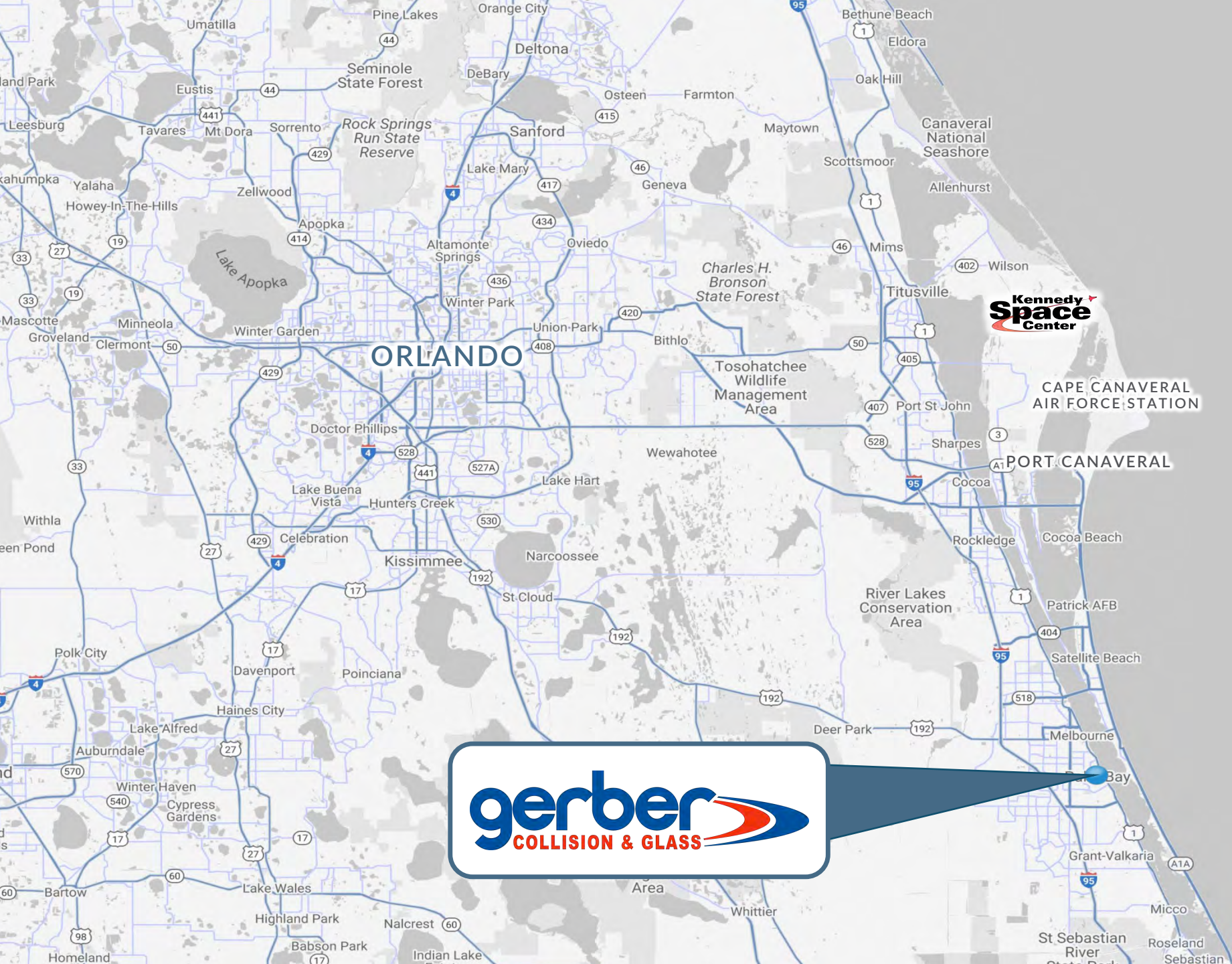
LEASE SUMMARY

TENANT	Gerber Collision & Glass
PREMISES	A Building of Approximately 15,810 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
-------------------	---------------------	----------------

15,810 SF	\$156,490	\$9.90
-----------	-----------	--------





ORLANDO

Kennedy
Space
Center

CAPE CANAVERAL
AIR FORCE STATION

PORT CANAVERAL

gerber
COLLISION & GLASS

L3Harris
Technologies, Inc.

Publix



LifeStorage

RENESAS

Harris PBY
Bldg 25

WELLS
FARGO



inmarsat

Brevard Family
Partnership

Knecht
Park

Harris PBY
Bldg 24

Albert Tire Co.
& Auto Repair

BRAD'S
Auto Service



Little Store Palm
Bay Liquor

Rooney's



Carter's
Garage Inc

gerber
COLLISION & GLASS



Palm Bay Rd NE

Palm Bay Colony
Homeowners Inc

DOLLAR
GENERAL

BETA
MAX
HOISTS

BEST SHUTTER COMPANY

ups

HI-TECH
HOIST

Cumberland

WILLIAMS
SIGN COMPANY

MYERS
M

STONE
MOSAICS

Power Washers Unlimited
The professional's choice

Indian River Lagoon
NATIONAL SCENIC BYWAY

AquaTeak

Suddath

FAMILY ROCKS
GRANITE

PREMIER TOWING
& TRANSPORT

Southern Fire
Protection

Carter's
Garage Inc

Rooney's

AQUATECH
MARINE

Palm Bay Rd NE

Little Phillies
CHEESESTEAKS



gerber
COLLISION & GLASS

Staples DOLLAR TREE
CARRABBA'S ITALIAN GRILL CVS pharmacy TACO BELL
Applebee's ANYTIME FITNESS SHERWIN-WILLIAMS
Jersey Mike's SUBS Public Storage O'Reilly AUTO PARTS metro by T-Mobile

Little Caesars AutoZone
TRUIST FH TD Bank

WELLS FARGO CIRCLE K
LifeStorage

Mobil

Palm Bay Rd NE



FAMILY DOLLAR
PAPA JOHN'S save a lot
Exxon Firestone
Checkers Bank of America
tropical smoothie CAFE BURGER KING SUBWAY
Pizza Hut

Publix Advance Auto Parts RAC
Kentucky Fried Chicken Rainbow
NAPA DUNKIN' TIRE PLUS TOTAL CAR CARE
U-HAUL McDonald's

gerber
COLLISION & GLASS

DOLLAR GENERAL

Winn-Dixie DOLLAR GENERAL
bealls OUTLET Smile Brands Group PNC
Walgreens Aaron's

Chevron MARATHON
FAMILY DOLLAR

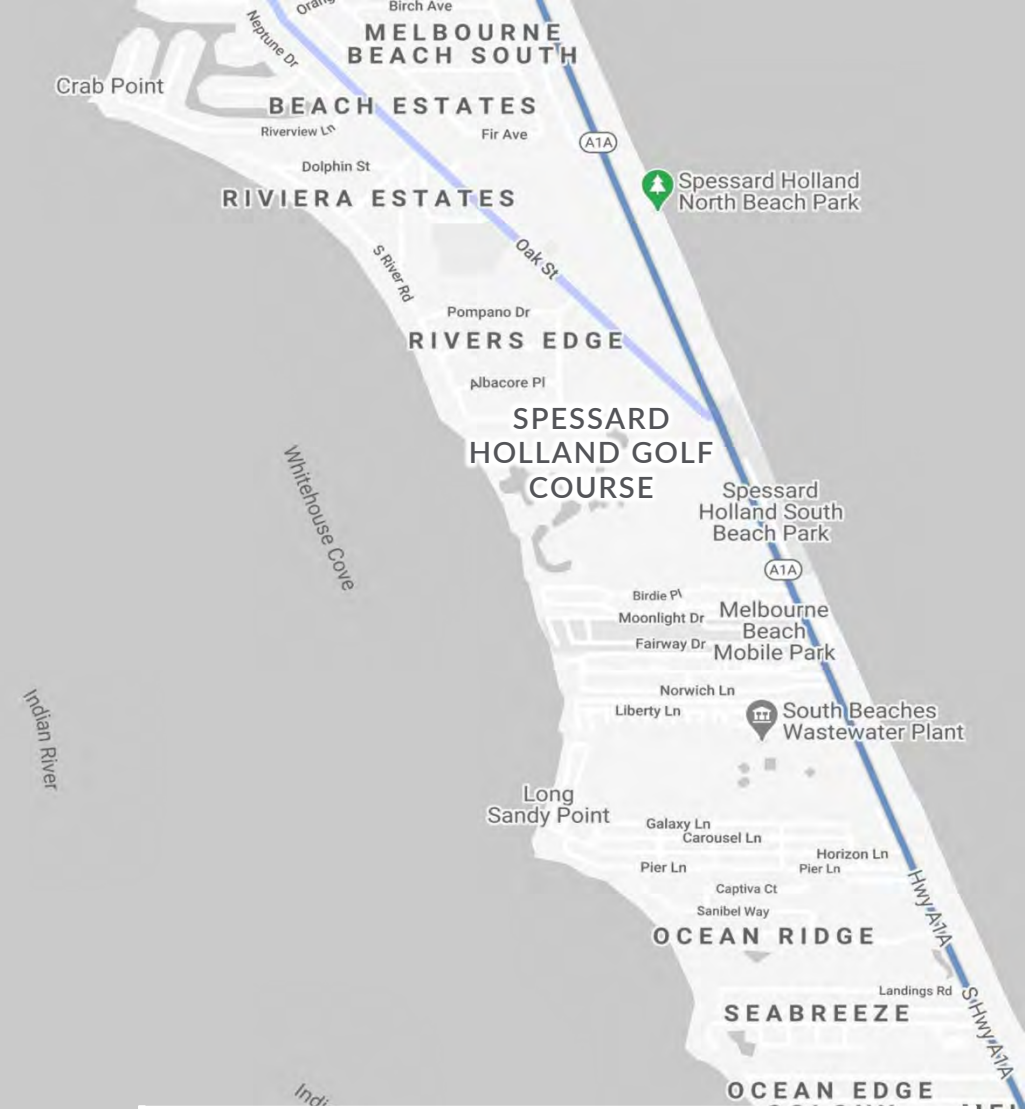
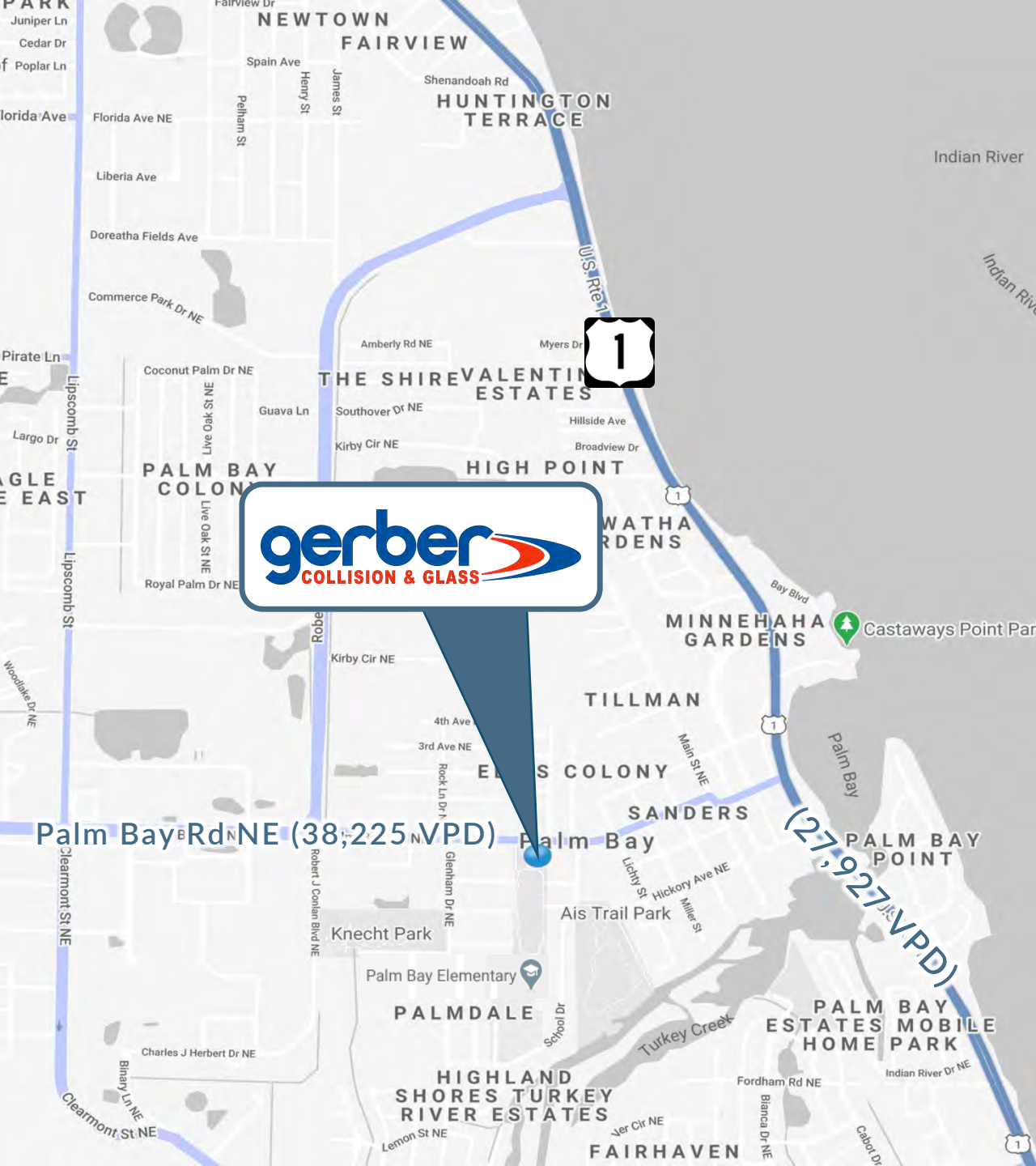
PALM BAY | BREVARD COUNTY | FLORIDA

Palm Bay is a city in Brevard County, Florida. The city's population was 115,552 residents at the 2019 United States Census, making it the most populous city in the county. It lies on Turkey Creek at the mouth of Indian River, which flows into the Atlantic Ocean. Palm Bay is a principal city of the Palm Bay- Melbourne- Titusville Metropolitan Statistical Area, which had a population of 543,376 at the 2019 census. Palm Bay is located 4 miles to Melbourne. Melbourne is a principal city of the Palm Bay – Melbourne – Titusville, Florida Metropolitan Statistical Area. The City of Melbourne is the economic engine of Brevard County, capitalizing on high-tech industries, location on the Space Coast and our established relationships with the region's educational and research leaders..

Palm Bay 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. Palm Bay is near the Orlando Melbourne International Airport which is located near the center of the city. The area contains defense and technology companies with a high concentration of high-tech workers.

Palm bay is less than a 10-minute drive to Melbourne which is a city southeast of Orlando. The Eau Gallie Arts District, on the Indian River Lagoon, is known for its galleries and Foosaner Art Museum. Period buildings include the Rossetter House Museum & Gardens, restored to its 1908 appearance. Across the lagoon, Howard E. Futch Memorial Park at Paradise Beach faces the Atlantic Ocean. North, Brevard Zoo features a kayak tour through an African habitat. The city is also near the NASA Kennedy Space Center. From operating the Kennedy Space Center Bus Tour to serving lunch at the Moon Rock Cafe, their goal is to provide stewardship and hospitality in special places dedicated to creating memorable guest experiences as unique as the destination. People can go and visit and actually get to watch rockets be launched.





	3 MILES	5 MILES	10 MILES
POPULATION	50,176	108,968	275,045
AVERAGE HH INCOME	\$60,372	\$67,314	\$72,681

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.



EXCLUSIVELY MARKETING BY:

MATT MONTAGNE

Lic. # 695673

512.920.5120 | DIRECT
mattm@SIGnnn.com

WILL HARTSHORN

Lic. # 725849

512.729.6323 | DIRECT
whartshorn@SIGnnn.com

TYLER ELLINGER

Lic. # 690604

512.643.3700 | DIRECT
tyler@SIGnnn.com

ANDREW ACKERMAN

Lic. # BK3369953

770.626.0445 | DIRECT
andrew@SIGnnn.com



SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS

In Cooperation With SIG RE Services, LLC
Lic. # CQ1055229

Gerber Collision & Glass
2730 Palm Bay Road NE
Palm Bay, FL 32905