



TRINITY

REAL ESTATE INVESTMENT SERVICES



ABS NET LEASE GERBER COLLISION - 12 YEARS - 7% CAP

3506 BRAGG BLVD, FAYETTEVILLE, NC 28303

\$2,189,829

7.0% CAP

TRINITYREIS.COM

Actual Property



FAYETTEVILLE, NC

\$2,189,829 | 7.0% CAP

- Absolute NNN Lease Gerber Collision - 12 Years Remaining on Current Term
- 21% Aggregate Rental Increase During Next 10 Years of Lease
- Store Reporting Strong Sales - Required to Report Financials on Annual Basis
- Healthy Trade Area - 150,000 Residents Within 5 Miles of Property
- Gerber Collisions Has Over 500+ Locations in the US
- Several Auto Dealerships and Auto Related Businesses Surrounding Location

EXCLUSIVELY MARKETING BY:

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CHANCE HALES

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THOMAS MORGAN, CCIM

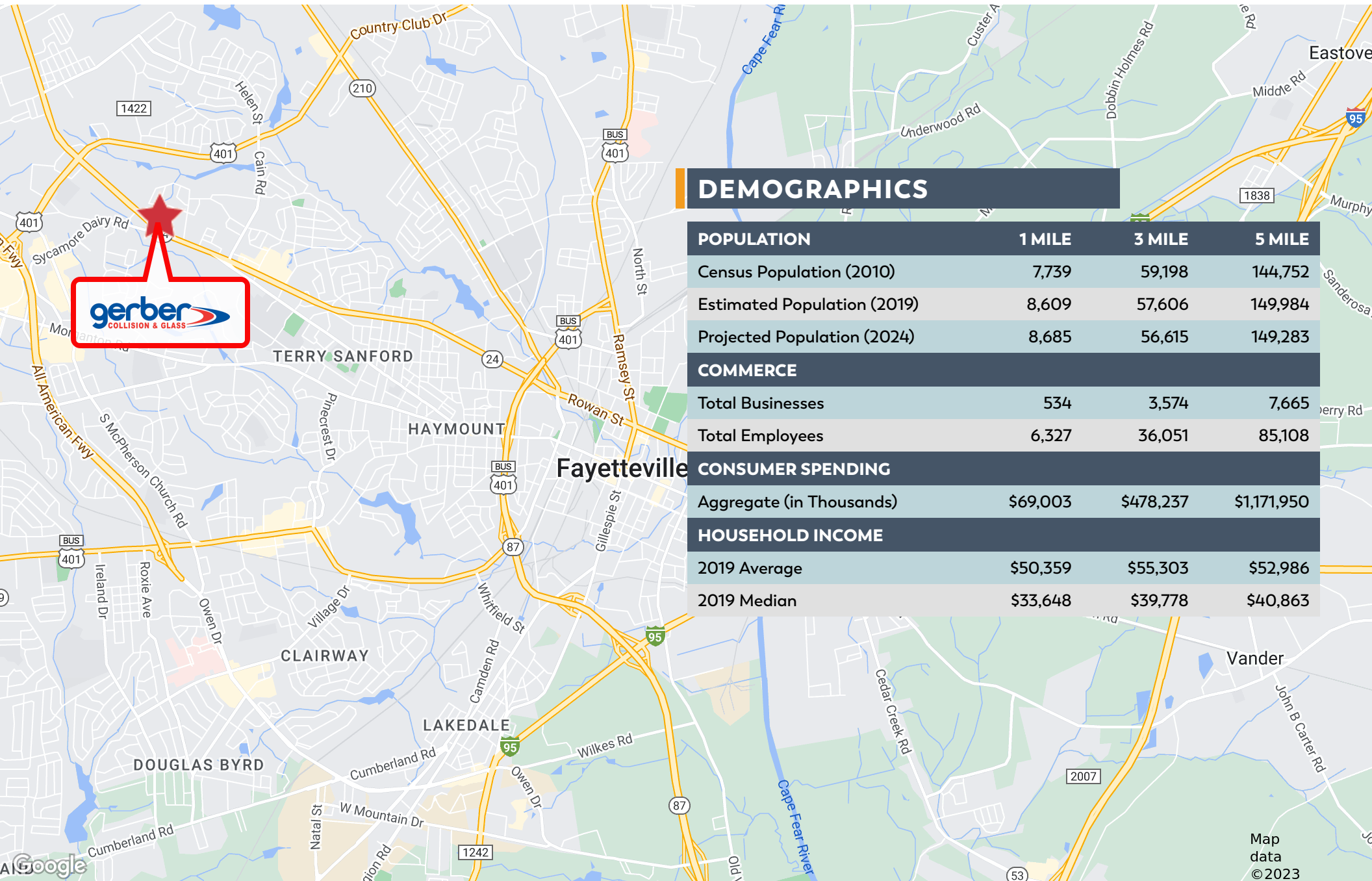
| morgan@andrusmorgan.com

PROPERTY DETAILS:

Building Area:	10,647 SF
Land Area:	2.05 AC
Year Built:	2006
Guarantor:	True2Form, LLC (Subsidiary of Boyd Group)
Price (Psf):	\$205.68

LEASE OVERVIEW:

Remaining Lease Term:	12 Years
Rent Commencement:	5/22/2006
Lease Expiration:	5/31/2031
Base Annual Rent:	\$153,288
Lease Type:	NNN
Scheduled Rent Increases:	21% Aggregate Increase During Primary Term
Options & Increases:	Four (4), 5-Year; 10%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Census Population (2010)	7,739	59,198	144,752
Estimated Population (2019)	8,609	57,606	149,984
Projected Population (2024)	8,685	56,615	149,283
COMMERCE			
Total Businesses	534	3,574	7,665
Total Employees	6,327	36,051	85,108
CONSUMER SPENDING			
Aggregate (in Thousands)	\$69,003	\$478,237	\$1,171,950
HOUSEHOLD INCOME			
2019 Average	\$50,359	\$55,303	\$52,986
2019 Median	\$33,648	\$39,778	\$40,863

RETAILER MAP

3506 BRAGG BLVD | FAYETTEVILLE, NC















Actual Property

TENANT SUMMARY

The Boyd Group, subsidiary for Gerber Collision & Glass, opened their first Boyd Autobody collision repair facility in Canada of 1990. Founder Terry Smith ensured the company's focus was primarily customer service. Expansion took off across western Canada, with the company eventually becoming incorporated in 1997. By 1999, Boyd gained the title of largest collision repair operator in Canada, and opened the company's first U.S. locations. In 2004, Boyd expanded its U.S. footprint, acquiring Gerber Collision & Glass and its sixteen locations. Gerber Collision & Glass was originally founded in Chicago, IL in 1937, Gerber Collision & Glass has provided quality auto collision and glass repair work for more than seventy years. What started as a single auto glass and trim shop has grown to be part of the largest auto collision and glass repair companies in North America.

STRATEGY

Gerber Collision & Glass ensures that each vehicle is repaired with the highest of standards in the industry, with the help of advance automotive technology and an attention to detail. Not only do they stand by their service quality, but Gerber offers a lifetime guarantee on every repair completed. After more than 25 years in business, the Boyd Group operates in 5 Canadian provinces and 27 U.S. states, with over 7500 employees at over 600 locations. The company continues to be guided by the principles of customer satisfaction, continuous improvement, and sound financial management.



TENANT DETAILS:

Tenant Name:	Gerber Collision & Glass Inc.
Tenant Type:	Automotive
Parent Company Trade Name:	True2Form, LLC (Subsidiary of Boyd Group)
Ownership:	Public
No. of Locations:	400+ Locations
Website:	gerbercollision.com
Year Founded:	1937
Credit Rating (BBB):	A-
No. of Employees:	5,001-10,000 Employees
Headquartered:	Elmhurst, IL

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BROKER OF RECORD

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