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JOE HUDSON'S COLLISION CENTER

106 & 120 NEWLAND ROAD, COLUMBIA, SC 29229

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EXCLUSIVELY LISTED BY:

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106 NEWLAND ROAD, COLUMBIA, SC 29229

 FORTIS NET LEASE™

INVESTMENT SUMMARY

List Price:	\$1,620,000
Current NOI:	\$113,400
Initial Cap Rate:	7.0%
Land Acreage:	2.48
Year Built	2006
Building Size:	18,799 SF
Price PSF:	\$86.17
Lease Type:	NNN
Lease Term:	10 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Joe Hudson's Collision Center located in Columbia, SC area. Joe Hudson's acquired the business from Carolina Paint & Body in December 2020 and established a 10-Year lease. **Joe Hudson's occupies the property at 106 Newland Road and 120 Newland Road.** There is 5 years remaining on the lease with four five-year options. There are 5% rent bumps every five years.

Columbia is the capital city of the state of South Carolina in the United States, located in the central part of the state. Columbia is home to approximately 68,000 residents with an average household income of \$86,000 within five miles. The city is home to the University of South Carolina, which is the flagship university of the state. The university has a large student population and is a major employer in the city.

The subject property is located in a dense area of national credit tenants including Firestone, Take 5 Oil Change, CVS Pharmacy, Hampton Hotels, Circle K, Exxon, Extra Space Self Storage, and many Quick Service Restaurants.



PRICE \$1,620,000



CAP RATE 7.0%



LEASE TYPE NNN



TERM REMAINING 5 Years

INVESTMENT HIGHLIGHTS

- **Tenant occupies two buildings:** 106 Newland Road and 120 Newland Road
- **Lease:** 5 years remaining on 10-Year Lease with Four Five-Year Options; 5% Rent Bump Every Five Years
- **Excellent Visibility, Access & Street Frontage:** Property is situated directly off a major highway with daily traffic counts exceeding 9,700 on Newland Road and 45,000 directly off Highway 20
- **Recession Resistant Business:** Over 290 million vehicles on the road with the average vehicle age over 12 years
- **Distracted Driving is on the rise:** 660,000 of drivers are using their cell phones while operating a vehicle (NHTS); 35% of teens admit to texting and driving
- **Demographics (5-Miles):** Nearly 68,000 residents and 26,500 Households; Avg. HH Income of \$86,000

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 FORTIS NET LEASE™

FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$113,400.00	\$6.03
NET OPERATING INCOME	\$113,400.00	\$6.03

PROPERTY SUMMARY

Year Built:	2005
Lot Size - 106 Newland:	1.18 Acres
Lot Size - 120 Newland:	1.30 Acres
Building Size - 106 Newland:	11,160 SF
Building Size - 120 Newland:	7,639
Parcel ID - 106 Newland:	25600-03-23
Parcel ID - 120 Newland:	25600-03-26
Zoning:	C-3
Construction Style:	Masonry
Roof:	Metal

LEASE SUMMARY

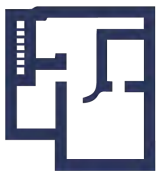
Tenant:	Joe Hudson's Collision Center
Lease Type:	NNN
Primary Lease Term:	10 Years
Annual Rent:	\$126,000
Rent PSF:	\$6.03
Landlord Responsibilities:	Roof, Structure & Underground Plumbing
Taxes, Insurance & CAM:	Tenant
Lease Start Date:	12/4/2020
Lease Expiration Date:	12/3/2030
Lease Term Remaining:	5 Years
Rent Bumps:	5% Every Five Years
Renewal Options:	Four, Five Year Options
Lease Guarantor:	Corporate
Tenant Website:	www.jhcc.com



JOE HUDSON'S COLLISION CENTER

106 NEWLAND ROAD, COLUMBIA, SC 29229

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	ESC DATE	RENT PER SF/YR
162 Highway 378	18,799	12/4/2020	12/3/2030	\$113,400		\$6.03
Totals/Averages	18,799			\$126,000		\$6.03



TOTAL SF
18,799



TOTAL ANNUAL RENT
\$113,400



OCCUPANCY RATE
100.0%



AVERAGE RENT/SF
\$6.03



NUMBER OF TENANTS
1



OVERVIEW

Company:	Joe Hudson's Collision, part of TSG Consumer Partners
Founded:	1989
Ownership:	Private Equity
Number Of Employees:	5,000+
Number Of Locations:	250+
Headquarters:	Pike Road, AL
Website:	www.jhcc.com

TENANT HIGHLIGHTS

- **Recent acquisition by TSG Consumer Partners**, a leading PE firm focused only the consumer sector will fuel compelling growth opportunities
- Proprietary Repair Tracking System to provide instant status to customers
- Recession Resistant Business | Collision Repair Industry is growing and a great hedge against E-Commerce
- Gold Class Professional designation from I-CAR
- Lifetime Written Warranty on all work performed

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	BUMP	CAP RATE
Primary: 12/4/20 - 12/3/25	\$108,000	-	-
Primary: 12/4/25 - 12/3/30	\$113,400	5%	7.0%
1st Option: 12/4/30 - 12/3/35	\$119,070	5%	7.4%
2nd Option: 12/4/35 - 12/3/40	\$125,023	5%	7.7%
3rd Option: 12/4/40 - 12/3/45	\$131,274	5%	8.1%
4th Option; 12/4/45 - 12/3/50	\$137,838	5%	8.5%

TENANT BACKGROUND

Joe Hudson's Collision Centers operates over 250 state-of-the-art auto body repair shops across the Southeast. Since 1989, JHCC provides the highest-quality repairs in the shortest possible time. Their expert technicians use state-of-the-art technology for excellent results, guaranteed. Their service offerings include: Collision Repair, Seamless Auto Body Painting, Expert Dent Repair, 24-Hour Towing, and Rental Car Assistance.

Joe Hudson's has developed a reputation for providing high-quality repairs and expectational customer service, which has earned them a loyal customer base and strong relationships with insurance companies and fleet accounts. They also use the latest technology and equipment to ensure that each repair is completed quickly and accurately, which minimizes downtime for their customers. With a focus on continuous improvement and innovation, Joe Hudson's Collision Center is well-positioned for growth and expansion in the highly competitive auto body repair industry.

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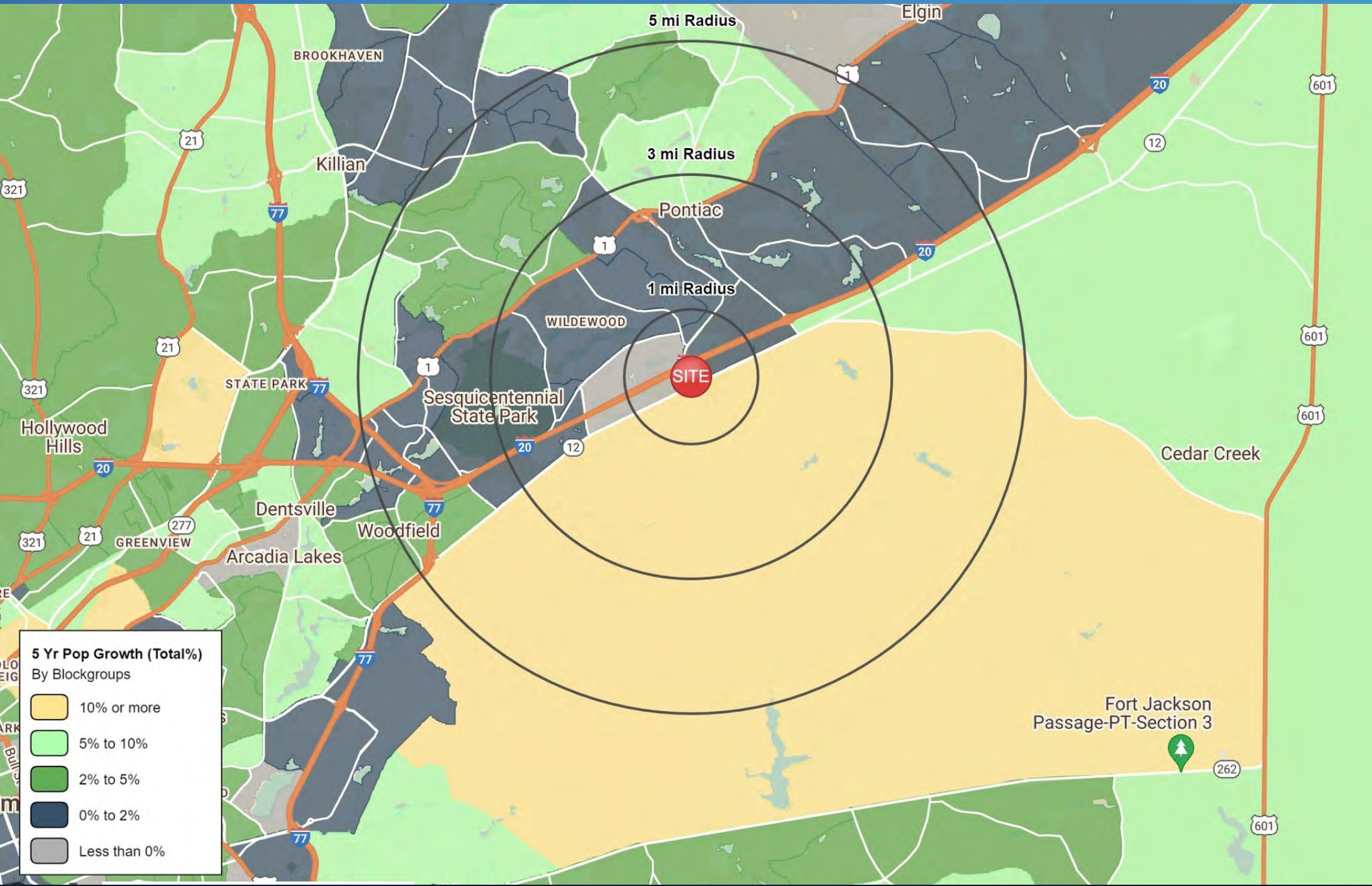
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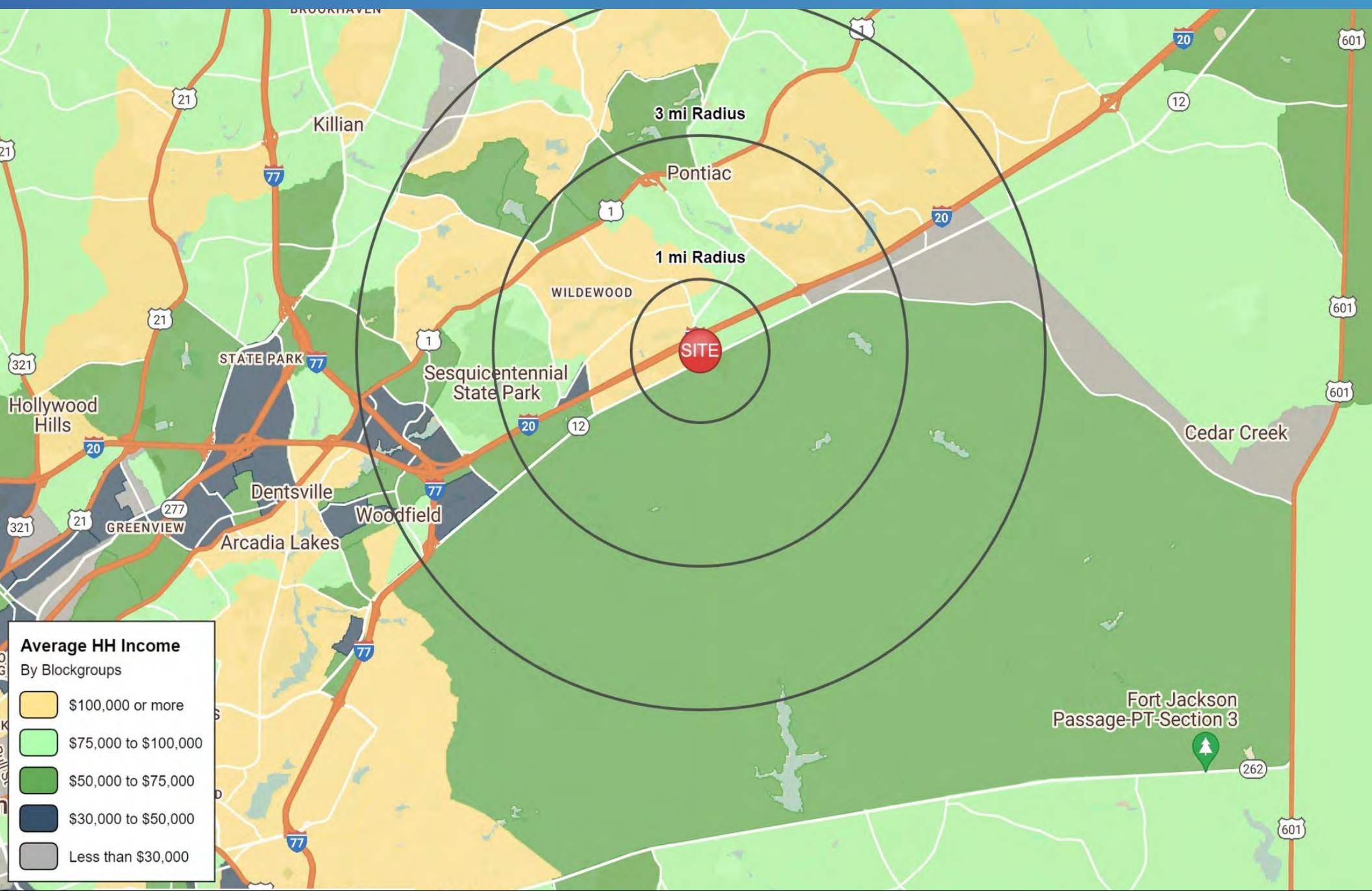
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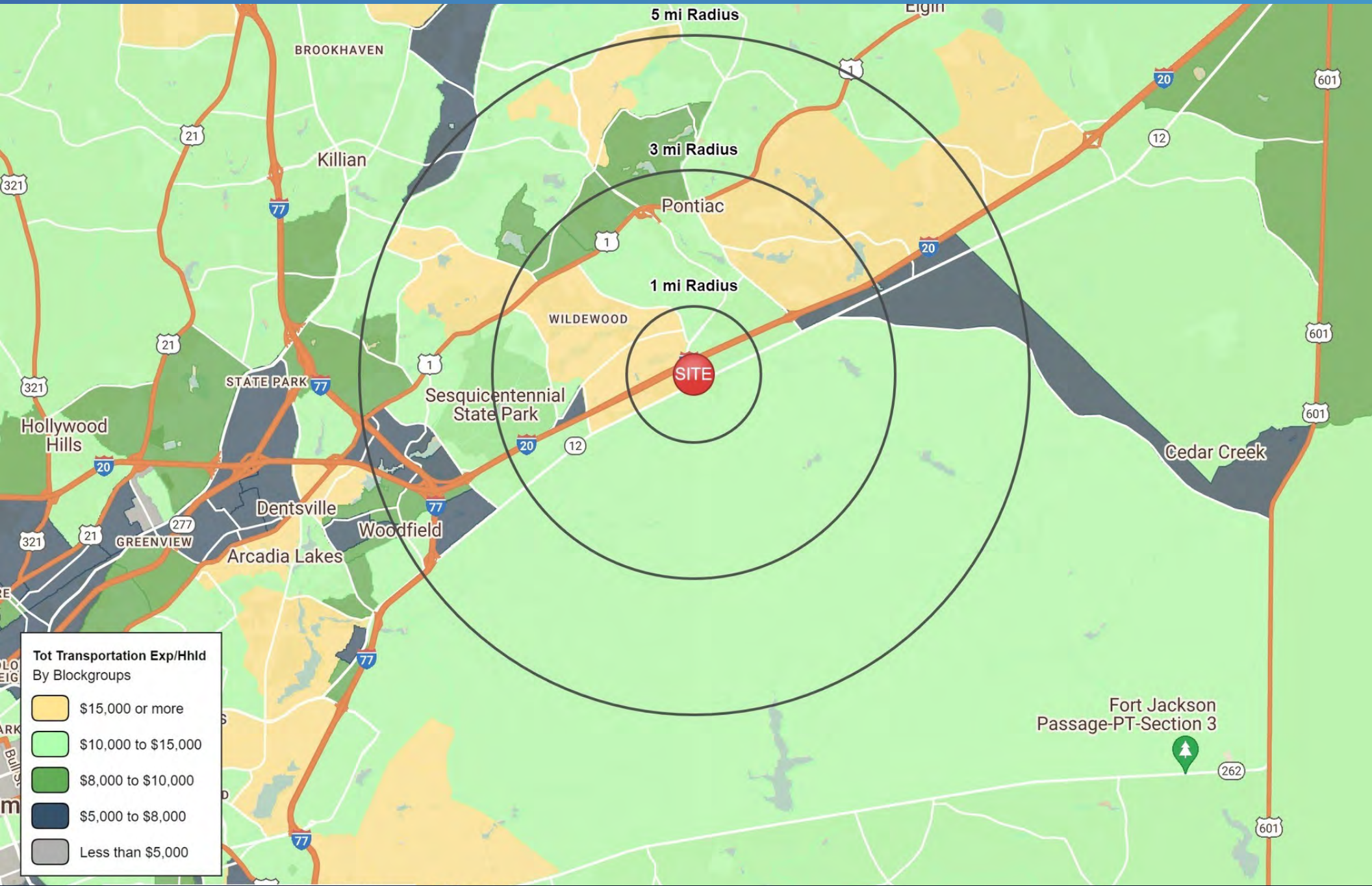
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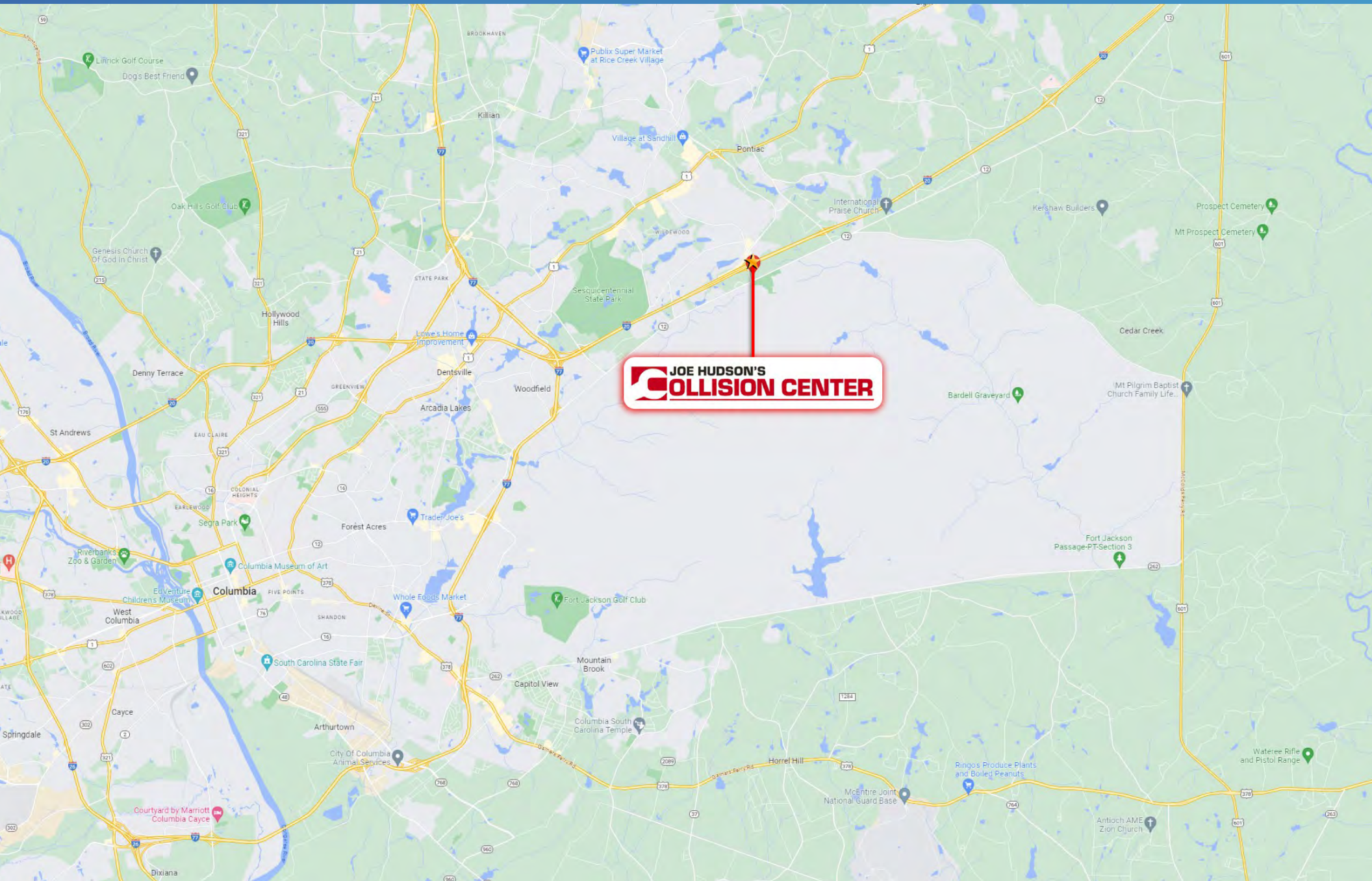
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 **FORTIS NET LEASE™**



Columbia is the capital city of the state of South Carolina in the United States, located in the central part of the state. It has a population of approximately 135,000 people and is the second-largest city in the state after Charleston. The city is home to the University of South Carolina, which is the flagship university of the state. The university has a large student population and is a major employer in the city.

Columbia has a humid subtropical climate with hot summers and mild winters. The city is located at the confluence of the Broad and Saluda Rivers, which merge to form the Congaree River. The Congaree River is a popular spot for fishing, boating, and other outdoor activities. There are several cultural attractions in Columbia, including the Columbia Museum of Art, the South Carolina State Museum, and the Koger Center for the Arts. The city also has a vibrant food and drink scene, with many restaurants and bars offering a variety of cuisines and local brews.

Overall, Columbia is a growing and diverse city with a rich history and many cultural and recreational opportunities.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2022	3,679	23,205	67,720
Total Population 2027 Projection	3,829	24,536	71,242
Annual Growth Rate 2010-2022	0.2%	1.1%	0.8%
Annual Growth Rate 2022-2027	0.8%	1.1%	1.0%
Median Age	34.6	36.4	36.1
# Of Persons Per HH	2.4	2.4	2.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households 2022	1,531	9,486	26,448
Average HH Income	\$91,330	\$98,230	\$85,978
Median House Value	\$233,043	\$249,468	\$178,228
Consumer Spending	\$31,258	\$33,023	\$31,372





TOTAL SALES VOLUME

\$10B+

PROPERTIES SOLD

4,500+

BROKER & BUYER REACH

400K+

STATES SOLD IN

46

Click to Meet Team Fortis

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