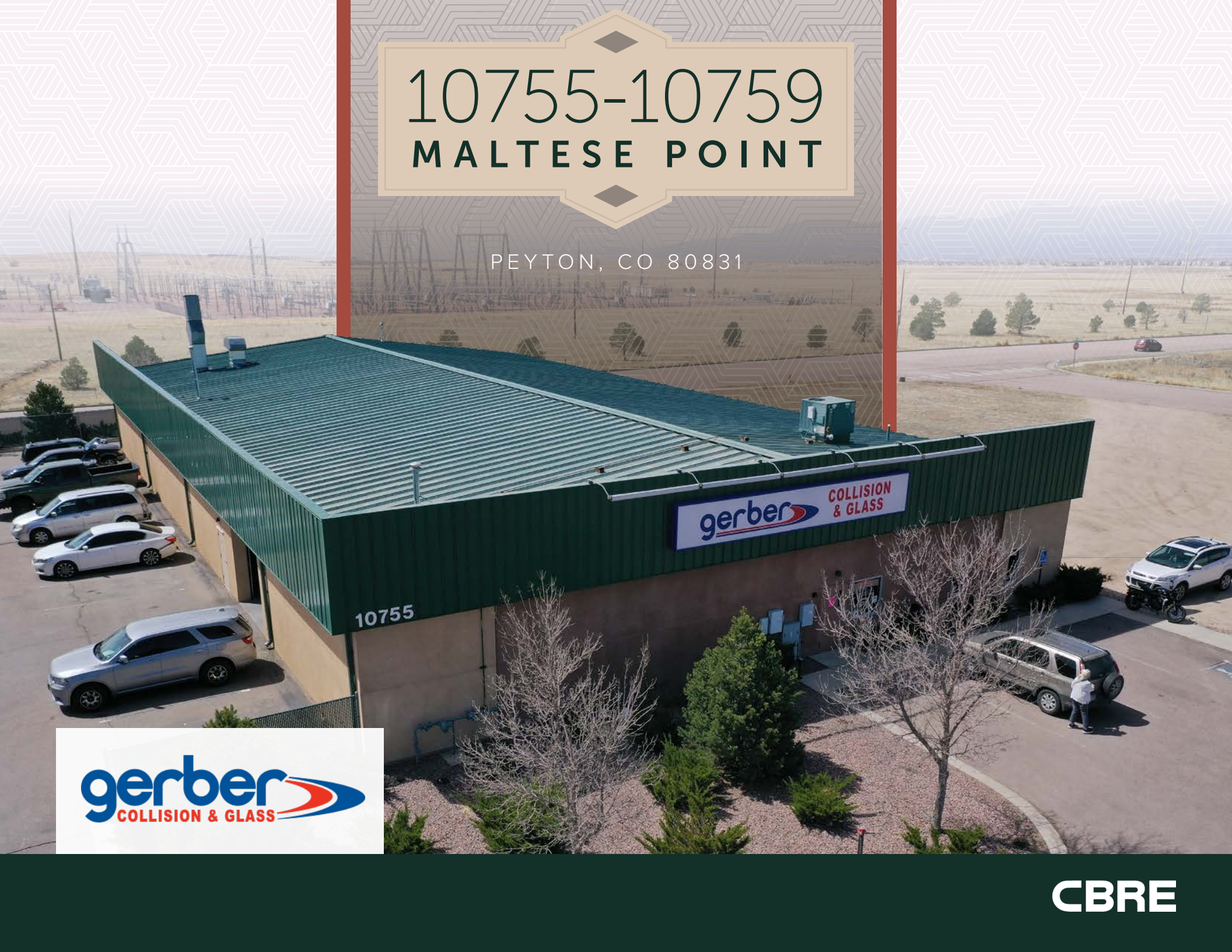


10755-10759
MALTESE POINT

PEYTON, CO 80831



CBRE



EXCLUSIVELY MARKETED BY

Jared May

Vice President

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Investment Summary

CBRE is pleased to exclusively offer for sale the 13,698 SF Gerber Collision and Glass located at 10755-10759 Maltese Point in Falcon, Colorado. This offering includes a credit tenant that has been operating at this location for over five years and recently exercised a five year renewal.

OFFERING SUMMARY

Price \$3,500,000

NOI \$177,000

Price Per SF \$255.51

Guarantor Corporate

PROPERTY SUMMARY

Address 10755-10759 Maltese Point
Peyton, CO 80831

County El Paso

Building Area 10755 Maltese Point –
11,200 SF
10759 Maltese Point –
2,498 SF

Land Area 1.17 AC



Lease Summary

Tenant	Gerber Collision & Glass
Premises	Two Buildings totaling approximately 13,698 SF
Lease Commencement	February 20, 2018
Lease Expiration	February 19, 2028
Lease Term	4+ Years Remaining
Renewal Options	3 x 5 Years
Rent Increases	\$7,200 every 5 Years
Lease Type	Double Net (NN)
Permitted Use	Automotive Collision
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Landscaping	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Parking Area	Landlord's Responsibility
Roof & Structure	Landlord's Responsibility
HVAC	Landlord's Responsibility
Right of First Refusal	Yes

Square Footage	Annual Base Rent	Rent Per SF
13,698	\$177,000	\$12.92



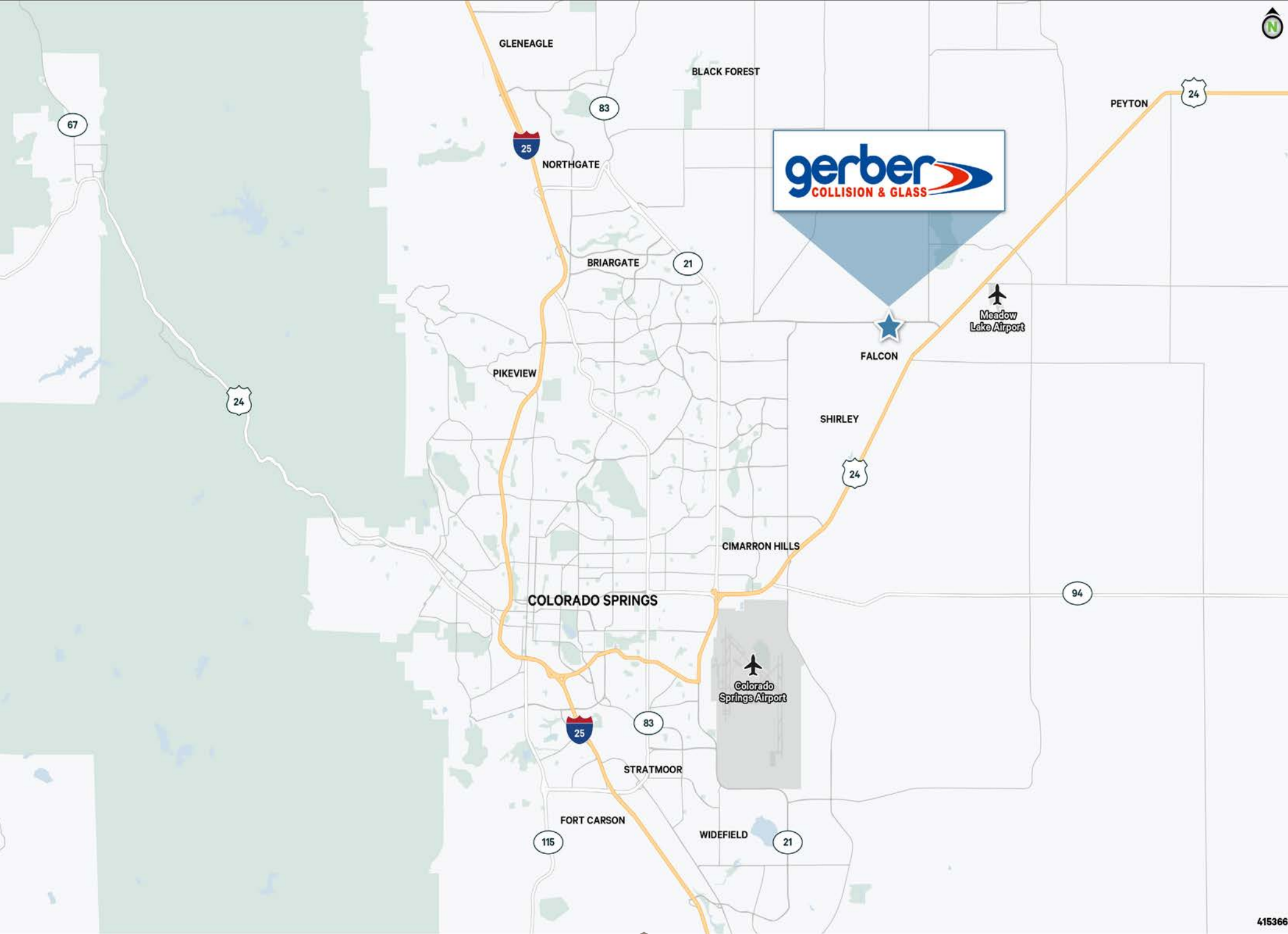
Gerber Collision & Glass Highlights

- ▷ Gerber Collision and Glass operates over 700 locations across the United States and Canada
- ▷ Corporate Guaranteed by parent company The Boyd Group, which is publicly traded on the Toronto Stock Exchange
- ▷ The Boyd Group sales were \$2.4 billion, up 29.9% YOY. Same store sales, increased 19.8% during that same time period.
- ▷ Located in rapidly growing Falcon, CO with visibility from Woodmen Road (20,000 VPD)
- ▷ Excellent Demographics with a population of over 318,000 and average household income of \$101,370 within a 10-mile radius
- ▷ Falcon, CO is an attractive, nearby suburb of Colorado Springs, offering affordable living near major employers, such as Peterson Space Force Base (15 min), the United States Air Force Academy (20 mi), and Schriever Air Force Base (30 min).
- ▷ Falcon is located 1 hour from Denver, less than 1.5 hours from Denver International Airport, and 20 minutes from Colorado Springs Airport
- ▷ Located in the path of Growth and Development, annual population growth is expected above 3% within a 2-mile radius. Corporate Neighbors include: Walmart, Walgreens, Kroger, McDonald's, O'Reilly's Auto Parts, Les Schwab Tire, and many more.



Corporate Map





Colorado Springs

Colorado Springs is the second-largest city in the state of Colorado, located in El Paso County at the foot of the Rocky Mountains. Known for its scenic beauty and outdoor recreation activities the tourism industry has generated over \$2.4 billion in direct spending. Colorado Springs is home to 4 National Parks and 42 State Parks making it #2 on the “Most Active State” in 2020 and #2 “Best Place to Live in the U.S.” from US News in 2022.

In recent years, Colorado Springs has become a hub for tech startups and other innovative businesses. Some of the top industries include healthcare, defense, tourism, and technology. Home to five military installations, including the United States Air Force Academy, Fort Carson, and Schriever Air Force Base, employing thousands of military and civilian personnel. The defense industry in Colorado Springs is a major driver of the local economy and supports many businesses. The diverse military community has a \$12 billion annual impact on the regional economy.

The city is home to several major defense contractors, including Lockheed Martin and Boeing, and has a growing aerospace industry with companies like Sierra Nevada Corporation and Northrop Grumman. The manufacturing sector has also been growing significantly with companies such as In-N-Out Burger, L3Harris Technologies, and Kroger investing in new facilities in the area. With several ongoing development projects will also add to the available industrial space, including the Colorado Springs Airport expansion project, including plans for a new 150-acre industrial park adjacent to the airport. The industrial real estate market in Colorado Springs is thriving, with high demand for warehouse, distribution, and manufacturing space. According to the Colorado Springs Chamber & EDC, the industrial vacancy rate in the city was just 2.9% in the third quarter of 2021.

Colorado Springs has a highly educated workforce, with 42.6% of residents over the age of 25 holding a bachelor’s degree or higher. This, combined with the city’s low cost of living and high quality of life, has made it an attractive location.



Tenant Overview



GERBER COLLISION & GLASS OVERVIEW

Gerber Collision & Glass was founded in 1937 in Chicago, Illinois. It started as a single auto glass & trim shop and since has grown to become one of the largest providers of collision & repair services in North America, with over 400 locations across the United States & Canada. Their locations are strategically located to serve customers efficiently and provide convenient access to their services.

Gerber Collision & Glass prides themselves on delivering high-quality repairs & exceptional customer service. Offering a National lifetime guarantee on every repair that they complete. With multiple safety certifications & standards that they uphold every location to: The Auto Glass Safety Council, National Institute for Automotive Service Excellence, PPG, I-CAR Gold Class (which all locations have achieved this recognition), Recycled Rides, and are apart of Collision Repair Education Foundation



THE BOYD GROUP OVERVIEW

The Boyd Group is a parent company to Gerber Collision & Glass, founded in 1990 in Canada. By 1999 Boyd gained the title of the largest collision repair operator in Canada & moved on to open the company's first U.S. locations, and by 2004 expanded its U.S. footprint acquiring Gerber Collision & Glass along with its sixteen locations. By 2013 Boyd acquired Glass America which expanded its business here in the U.S. "through organic growth, acquisitions and new store development, Boyd expects to generate growth sufficient to double the size of its business (measured against its 2019 revenue on a constant currency basis) over the five year period from 2021-2025, implying a compound annual growth rate of 15%" (boysgroup.com). With 30 years in the business Boyd has over 10,000 employees & around 860 locations.

MARKETFACTS TSX

Symbol:	BYD.TO
Close Price (March 22, 2022):	C\$208.80
52-week Range:	C\$117.48-222.74
Shares Outstanding:	21.5M
Market Capitalization:	C\$4,483.4M
Annualized Dividend(per share):	C\$0.588
Current Yield:	0.3%

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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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