

RETAIL INVESTMENT SALE

GERBER COLLISON & GLASS

3319 EAST TEXAS STREET, BOSSIER CITY, LA 71111



INVESTMENT SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

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PROPERTY INFORMATION

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PROPERTY SUMMARY

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Property Summary

Building SF:	12,000
Lease Rate:	\$12
Lot Size:	1.36 Acres
Parking:	31,500 SF
Price:	\$2,300,000
Year Built:	2006
Zoning:	B-3

Property Description

KW Commercial is pleased to offer for sale two (2) STNL Gerber Collision & Glass locations in the Shreveport-Bossier City, Louisiana Market. The tenant (Gerber) recently replaced the roofing systems at both locations, with both systems having a 20-year warranty that started January 2024.

Gerber is one of five (5) operating subsidiaries of Boyd Group Services, Inc. (BGS), a publicly traded Canadian corporation with shares that trade on the Toronto Stock Exchange under the symbol BYD.TO. The Boyd Group, in terms of sales and locations, is one of the largest operators of non-franchised collision repair facilities in North America.

On the recent 3Q2023 earnings call, Boyd reported another quarter of explosive growth in sales and revenue, driven by the addition of 78 new locations and an 18.3% increase in same store sales over the first three quarters of 2023. The CEO also confirmed that the company was still on track to double in size by 2025, based on the FY2019 constant currency basis.

PROPERTY OVERVIEW

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Prior to being purchased by Gerber, the Shreveport and Bossier stores operated as CBS Collision, which was one of the largest collision repair businesses in the Shreveport-Bossier market in terms of repair volume and sales. This prominent position in the market made CBS a highly sought-after acquisition target by all of the national collision repair companies.

Based on Boyd/Gerber's superior strength and size in the collision industry, the owner/operator of CBS selected Gerber out of the multiple bidders for the business, with the transaction closing in March of 2022. Due to Gerber's entry into the market being an acquisition, Gerber was able to acquire a solid cashflow operation, as well as secure two leases at rental rates that are almost half of the \$20.00/SF/Yr NNN rate paid by a national competitor that recently entered the market by primarily constructing new facilities.

Utilizing CBS' trailing and projected store sales prior to the Gerber purchase, Gerber's current rent-to-sales ratio is estimated to be between 4.0% and 5.5% for both stores. While the general rule of thumb is roughly a 12.0% ratio, both Gerber stores have significantly higher profit margin potential than most retail sales businesses and/or the ability to absorb potential short-term fluctuations in the local collision repair industry.

With both stores having prime retail locations, as well as substantially low rent-to-sales ratios, an investor has the opportunity to invest in two, high-quality properties leased to a collision industry leader with over twenty-eight years of the combined primary term and four (4) 5-year options. In addition, the leases provide an investor 10% rental increases every five years, including during the option periods.

Additional Gerber Collision & Glass for sale at 2575 E 70th Street, Shreveport, LA 71105.



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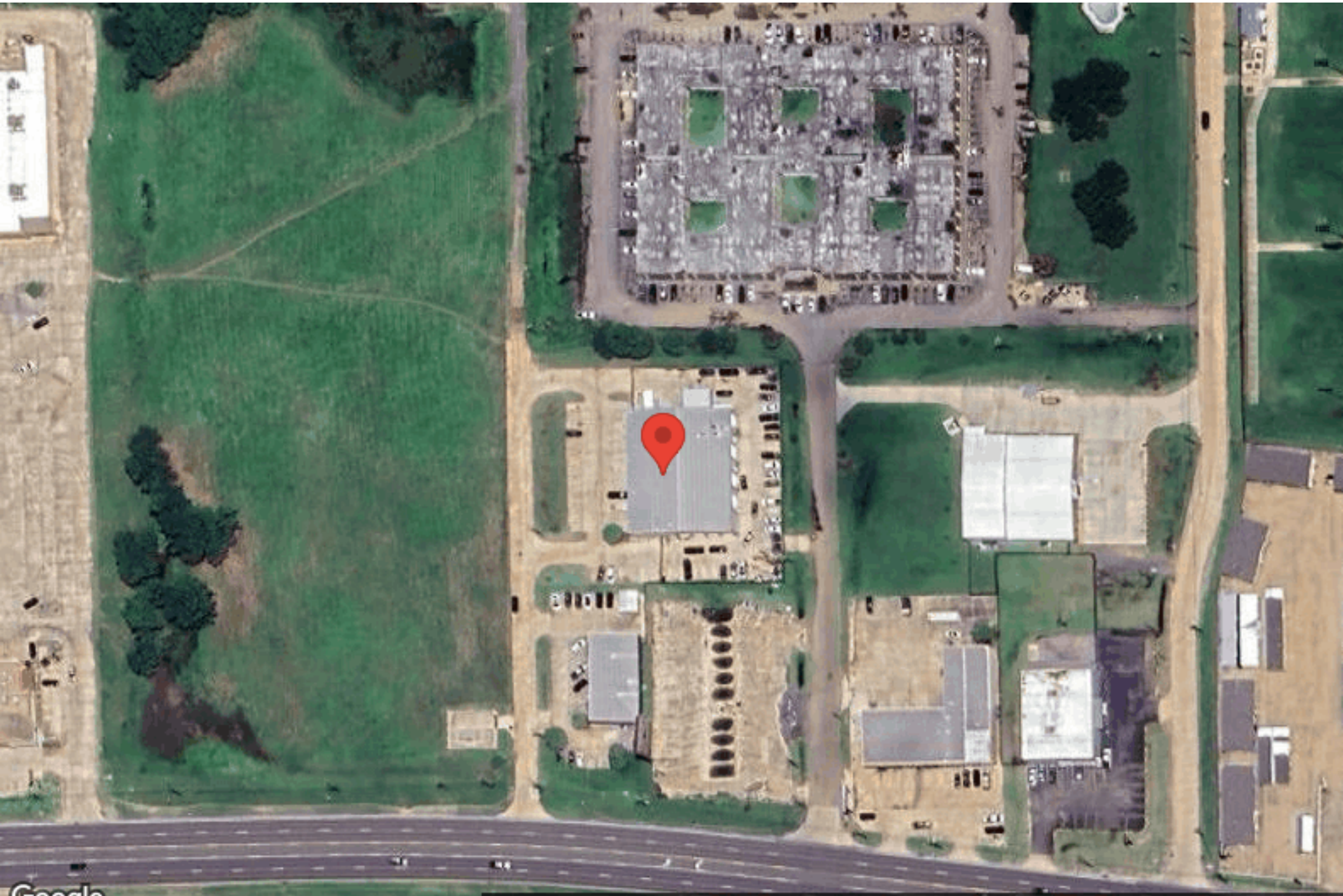
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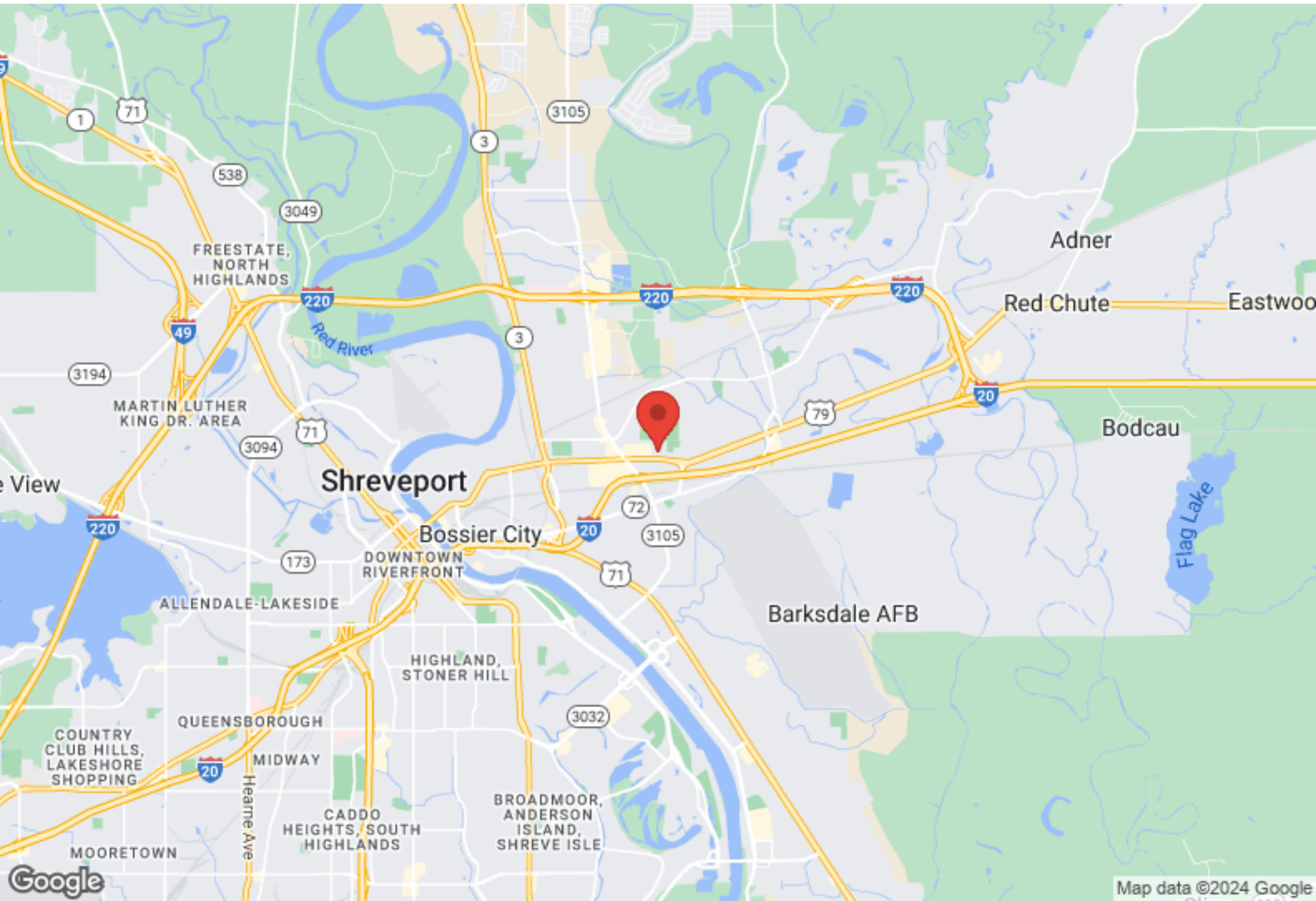
AERIAL MAP

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REGIONAL MAP

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EXECUTIVE SUMMARY

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$2,300,000
Investment - Cash	\$2,300,000

Investment Information

Purchase Price	\$2,300,000
Price per SF	\$191.67

Financial Indicators

Cash-on-Cash Return Before Taxes	6.23%
Debt Coverage Ratio	N/A
Capitalization Rate	6.23%
Gross Income / Square Feet	\$13.25
Gross Expenses / Square Feet	(\$1.31)
Operating Expense Ratio	9.88%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$158,970
Total Vacancy and Credits	\$0
Operating Expenses	(\$15,714)
Net Operating Income	\$143,256
Debt Service	\$0
Cash Flow Before Taxes	\$143,256

ANNUAL PROPERTY OPERATING DATA

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Description Year Ending	Year 1 02/2025	Year 2 02/2026	Year 3 02/2027	Year 4 02/2028	Year 5 02/2029	Year 6 02/2030	Year 7 02/2031
Income							
Rental Income	\$144,000	\$144,000	\$158,400	\$158,400	\$158,400	\$158,400	\$158,400
Expense Reimbursements	\$13,914	\$13,914	\$13,914	\$13,914	\$13,914	\$13,914	\$13,914
Other	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056	\$1,056
Gross Scheduled Income	\$158,970	\$158,970	\$173,370	\$173,370	\$173,370	\$173,370	\$173,370
Gross Operating Income	\$158,970	\$158,970	\$173,370	\$173,370	\$173,370	\$173,370	\$173,370
Expenses							
Replacement Reserves	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)	(\$1,200)
Taxes - Real Estate	(\$13,914)	(\$13,914)	(\$13,914)	(\$13,914)	(\$13,914)	(\$13,914)	(\$13,914)
HVAC Service Contract	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)	(\$600)
Total Operating Expenses	(\$15,714)	(\$15,714)	(\$15,714)	(\$15,714)	(\$15,714)	(\$15,714)	(\$15,714)
Operating Expense Ratio	9.88%	9.88%	9.06%	9.06%	9.06%	9.06%	9.06%
Net Operating Income	\$143,256	\$143,256	\$157,656	\$157,656	\$157,656	\$157,656	\$157,656



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THE MARKET

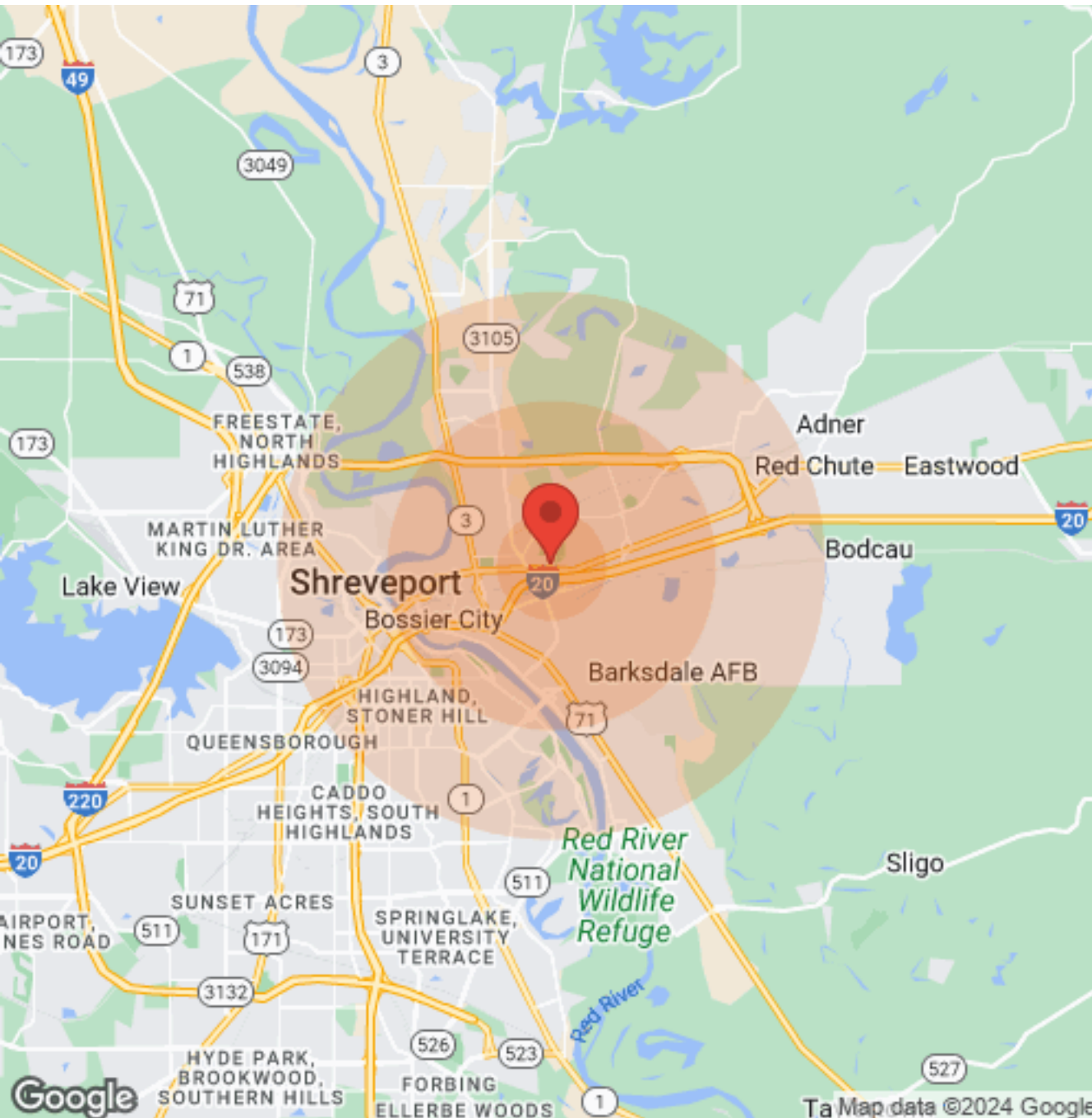
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,190	18,291	47,187
Female	4,569	19,266	49,758
Total Population	8,759	37,557	96,945

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,944	8,769	20,319
Ages 15-24	1,104	5,281	12,806
Ages 25-54	3,650	15,486	39,739
Ages 55-64	830	3,527	10,775
Ages 65+	1,231	4,494	13,306

Race	1 Mile	3 Miles	5 Miles
White	4,841	20,244	62,131
Black	3,120	13,931	29,410
Am In/AK Nat	11	26	56
Hawaiian	N/A	5	14
Hispanic	976	4,039	5,845
Multi-Racial	1,250	5,700	8,418

Income	1 Mile	3 Miles	5 Miles
Median	\$29,770	\$33,980	\$38,551
< \$15,000	774	2,913	6,711
\$15,000-\$24,999	672	2,305	5,014
\$25,000-\$34,999	613	2,312	5,056
\$35,000-\$49,999	566	2,457	6,202
\$50,000-\$74,999	687	2,866	7,094
\$75,000-\$99,999	328	1,383	4,702
\$100,000-\$149,999	81	758	3,361
\$150,000-\$199,999	N/A	140	1,004
> \$200,000	N/A	61	851

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,822	16,305	44,708
Occupied	3,589	15,062	40,861
Owner Occupied	1,282	5,888	20,838
Renter Occupied	2,307	9,174	20,023
Vacant	233	1,243	3,847

PROFESSIONAL BIO

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Trenton S. Siskron, a Louisiana and Texas Licensed Real Estate Agent, having worked in commercial real estate and finance since 2003. Mr. Siskron started his real estate investment sales career with Marcus & Millichap in Houston, TX, covering multi-tenant office, medical office and industrial centers in Houston, San Antonio and Austin, TX. In late 2005, his team moved to NAI Houston, where they launched the investment sales group for the company.

In 2009, Mr. Siskron accepted a position to join a boutique, downtown Houston office for an international wirehouse and was previously Series 7, Series 31 and Series 66 licensed. Mr. Siskron rejoined the Houston commercial real estate profession in late 2012. This position provided exposure to multiple facets of commercial real estate and launching an institutional real estate fund. He ran day-to-day property management services for retail and industrial centers, in addition to being heavily involved in ground-up development of several light industrial centers and a suburban retail center.

Mr. Siskron saw an opportunity to move back to his roots, importing his “major market” experience into the Shreveport-Bossier area. He joined a small, local CRE firm upon his return in 2013. The following year, Mr. Siskron asked to spearhead the creation of an institutional real estate fund, which launched in the Summer of 2017, due to Mr. Siskron’s 3.5 years of diligence and tireless effort.

Joining his immediately preceding firm in the Fall of 2017, he provided brokerage and leasing services, as well as forensic commercial property management services. Mr. Siskron stands behind his position of being the only experienced third-party, forensic commercial property management service provider located in the Ark-La-Tex. On November 1st, 2019, Mr. Siskron joined the office of Keller Williams Realty NWLA as Director of KW Commercial. He looks forward to working with his local, state and national colleagues for many years to come.