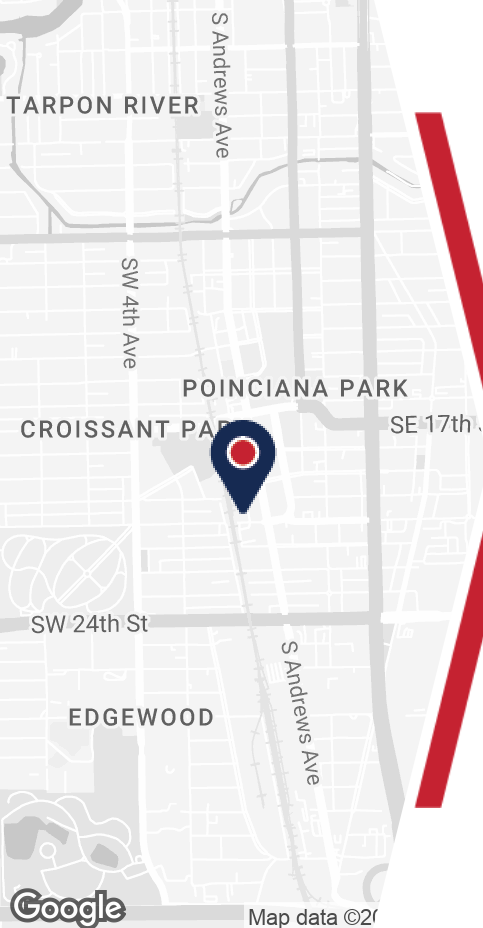


CLASSIC COLLISION - LONG TERM NNN LEASE

1927 SW 1ST AVE, FORT LAUDERDALE, FL



PROPERTY DETAILS

- Classic Collision has lease term through August 2035 with Three (3) Five (5) year renewal options thereafter
- NNN lease with minimal Landlord responsibilities-roof,structure,slab foundation-new roof in 2020
- Classic Collision is owned by TPG (NASDAQ: TPG) ,a global alternative asset management firm with over \$222 billion in assets under management
- Established Brand with over 300 locations
- Dense population and high growth Sunbelt market
- ASKING CAP RATE OF 5.2%
- 2025 NOI- \$119,700

ABOUT PROPERTY



PRICE

\$2,300,000



YEAR BUILT

1952/2020 renovated



AVAILABLE SF

5,279 SF



CAP RATE

5.2%



LOCATION

Fort Lauderdale , FL

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



PROPERTY DESCRIPTION

National Collision Center NNN leased property in downtown Fort Lauderdale area. Initial Fifteen (15) year lease with Three (3) additional Five (5) year options to renew.
Fixed increases of Five(5%) percent every 5 years
Minimal Landlord responsibilities
Immediate area undergoing new development of multifamily, retail and offices.

PROPERTY HIGHLIGHTS

- Triple NNN Lease
- Long term attractive lease structure with up to 25 years of remaining lease term
- Prime location in SE Fort Lauderdale
- Top rated credit tenant- Founded in 1983
- Established Brand with over 300 locations
- Dense Population and high growth Sunbelt market
- Contact Steve Hyatt for CA and Full Offering Memorandum

OFFERING SUMMARY

| | |
|----------------|--------------|
| Sale Price: | \$2,300,000 |
| Lot Size: | 26,281 SF |
| Building Size: | 5,279 SF |
| NOI: | \$119,700.00 |
| Cap Rate: | 5.2% |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|-----------|-----------|-----------|
| Total Households | 5,386 | 47,252 | 117,675 |
| Total Population | 10,980 | 99,704 | 274,768 |
| Average HH Income | \$117,931 | \$113,134 | \$101,149 |

For more information:

Steve Hyatt

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CLASSIC COLLISION - LONG TERM NNN LEASE

AERIAL MAP



For more information:

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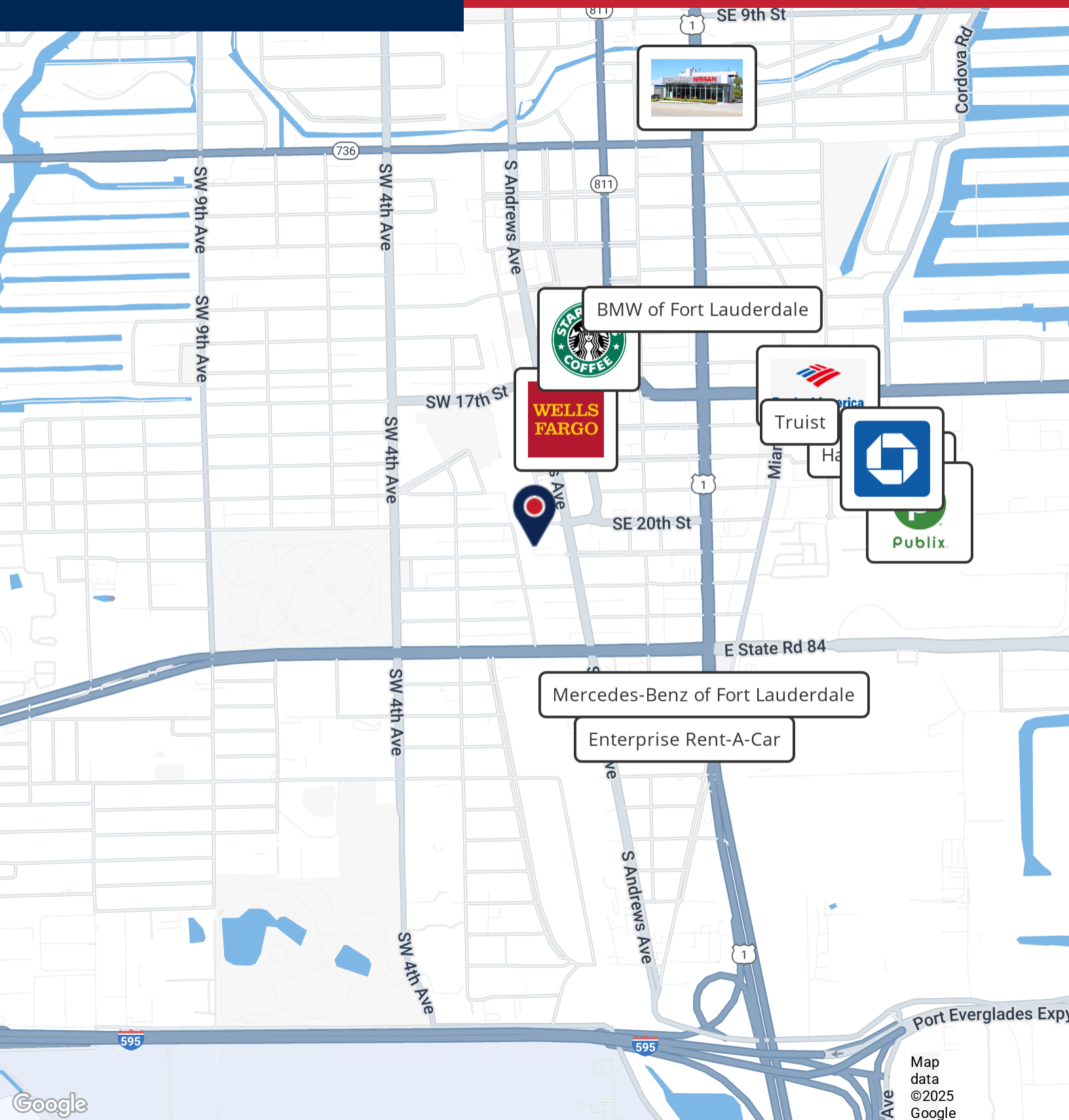


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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AERIAL MAP



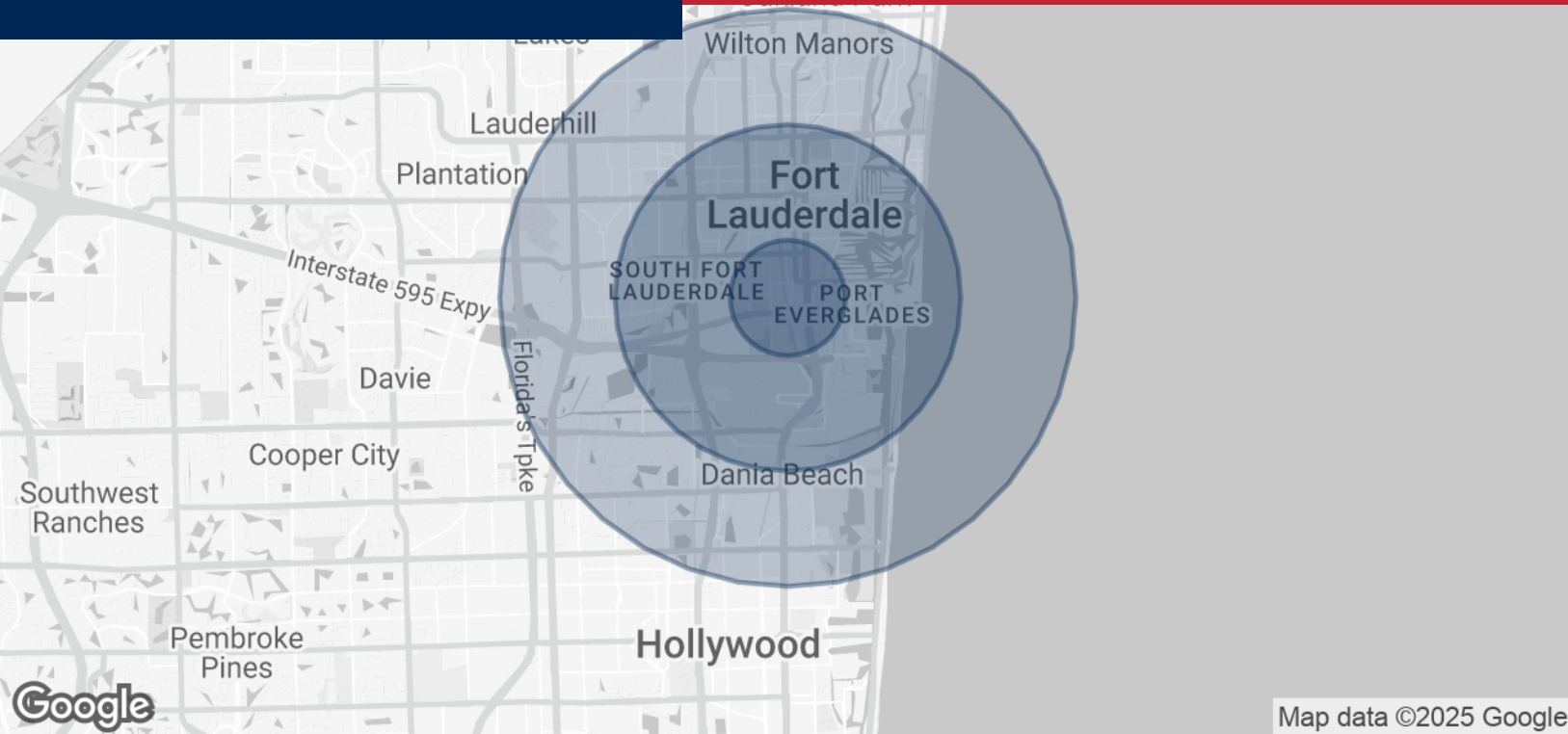


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,980 | 99,704 | 274,768 |
| Average Age | 43 | 43 | 42 |
| Average Age (Male) | 43 | 43 | 42 |
| Average Age (Female) | 43 | 43 | 43 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,386 | 47,252 | 117,675 |
| # of Persons per HH | 2 | 2.1 | 2.3 |
| Average HH Income | \$117,931 | \$113,134 | \$101,149 |
| Average House Value | \$625,292 | \$631,718 | \$522,721 |

Demographics data derived from AlphaMap

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT