

Seller Financing Available

Offering Memorandum

# Gerber Collision & Glass

899 North Industrial Park Rd. Orem, UT 84057

Investment for Sale:  
**\$3,500,000**

CAP Rate:  
**4.94%**

Rent PSF:  
**\$0.59**

Exclusively Marketed By:



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## Disclaimer

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The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor".

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# Executive Summary

Property Details	
Property Address	899 N. Industrial Park Road, Orem UT 84057
Gross Leasable Area	24,206 SF
Land Size	1.73 Acres
Year Built	1975
Lease Information	
Tenant Trade Name	Gerber Collision
Lease Guarantor	Gerber Collision (Utah)
Lease Signed	4/27/2017
Lease Expiration	8/27/2027
Lease Type	NNN
Lease Term	First Option Exercised (3 Years Remaining)
Second Renewal	\$181,920 (\$15,160/Month)
Third Renewal	\$191,040 (\$15,920/Month)
Fourth Renewal	\$200,520 (\$16,710/Month)
Rental Increases	5% Increase per option
Extension Options	Three (3) - Five (5) Year Terms Remaining
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Utilities	Tenant Responsibility
Roof & Hvac	Landlord Responsibility
Maintenance	Tenant Responsibility

## Pricing

Purchase: **\$3,500,000**

NOI: **\$172,800 (\$0.59 PSF)**

Cap Rate: **4.94%**



**NAI Premier**





# Tenant Profile



For over 80 years, vehicle owners have

trusted their auto collision repairs to Gerber Collision & Glass. Quality workmanship backed by our National Lifetime Guarantee and outstanding customer service are just a few reasons why our customers choose to get it to Gerber

**Name:** Gerber Collision & Glass

**Industry:** Automotive Repair and Maintenance

**Founded:** 1937

**Headquarters:** Elmhurst, Illinois

**Parent Company:** Boyd Group Services Inc. (a public company traded on the Toronto Stock Exchange under the symbol BYD)

**Services:** Gerber Collision & Glass provides collision repair, automotive glass replacement and repair, and related services.

**Market Position:** It is one of the largest operators of non-franchised collision repair centers in North America.

**Locations:** Operates over 800 locations across the United States and Canada, offering extensive geographic coverage.



## Financial Strengths

- **Revenue:** Gerber Collision & Glass is part of Boyd Group Services Inc., which reported significant revenues, reflecting the financial strength and stability of the parent company.
- **Growth:** The company has a consistent track record of growth through both organic expansion and strategic acquisitions.
- **Profitability:** Maintains healthy profit margins and consistent cash flow due to the essential nature of its services.

## Tenant Stability

- **Lease Type:** Often engaged in long-term triple net (NNN) leases, which provide stability and predictable income for property owners.
- **Creditworthiness:** The financial backing of Boyd Group Services Inc. enhances Gerber's credit profile, making it a low-risk tenant.
- **Expansion:** Continues to expand its footprint, indicating strong business performance and market demand.



# Investment Highlights

## Proximity to Major Highways

The property is strategically located near major highways, offering excellent accessibility for logistics and commuting. Near I-15 Exit 272 (500 Feet away from the Exit). Located Right off Canyon Pkwy.

## Central Location

Orem is part of the Provo-Orem Metropolitan Statistical Area, a significant economic hub in Utah. This property is located In the heart of the Orem industrial district.

## Space Utilization

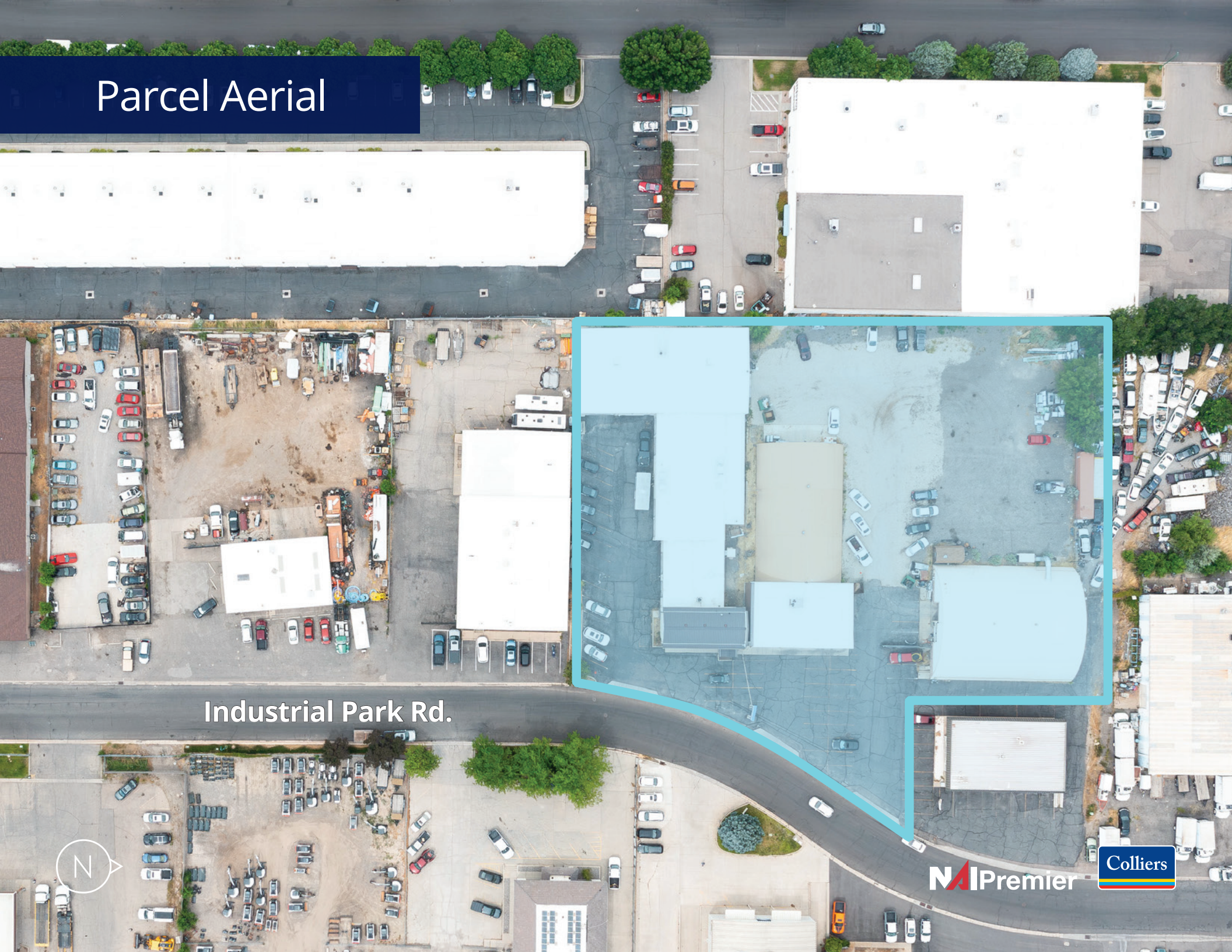
The layout and size of the property are ideal for various industrial applications, including manufacturing, warehousing, and distribution.

**Low Vacancy Rates** Industrial properties in the area have lower vacancy rates compared to other commercial real estate sectors, Utah county is currently at a 2.00% Vacancy rate. Making vacancy nearly zero in this area.





# Parcel Aerial



Industrial Park Rd.

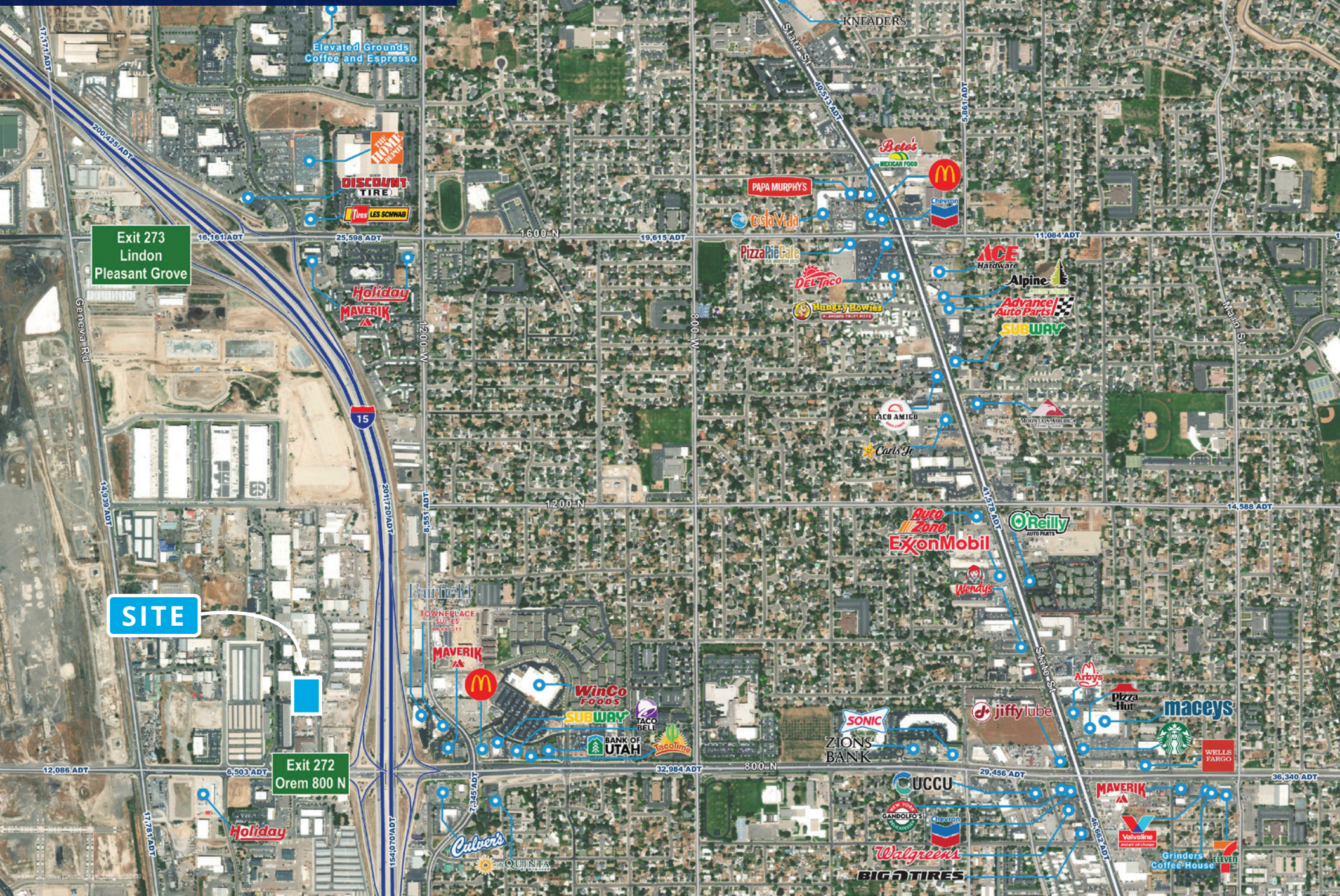




# Local Aerial

NIP Premier

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