



CRASHCHAMPIONS

COLLISION REPAIR TEAM

3-Property Portfolio | Jacksonville, FL



CRASHCHAMPIONS

COLLISION REPAIR TEAM

Exclusively Listed By



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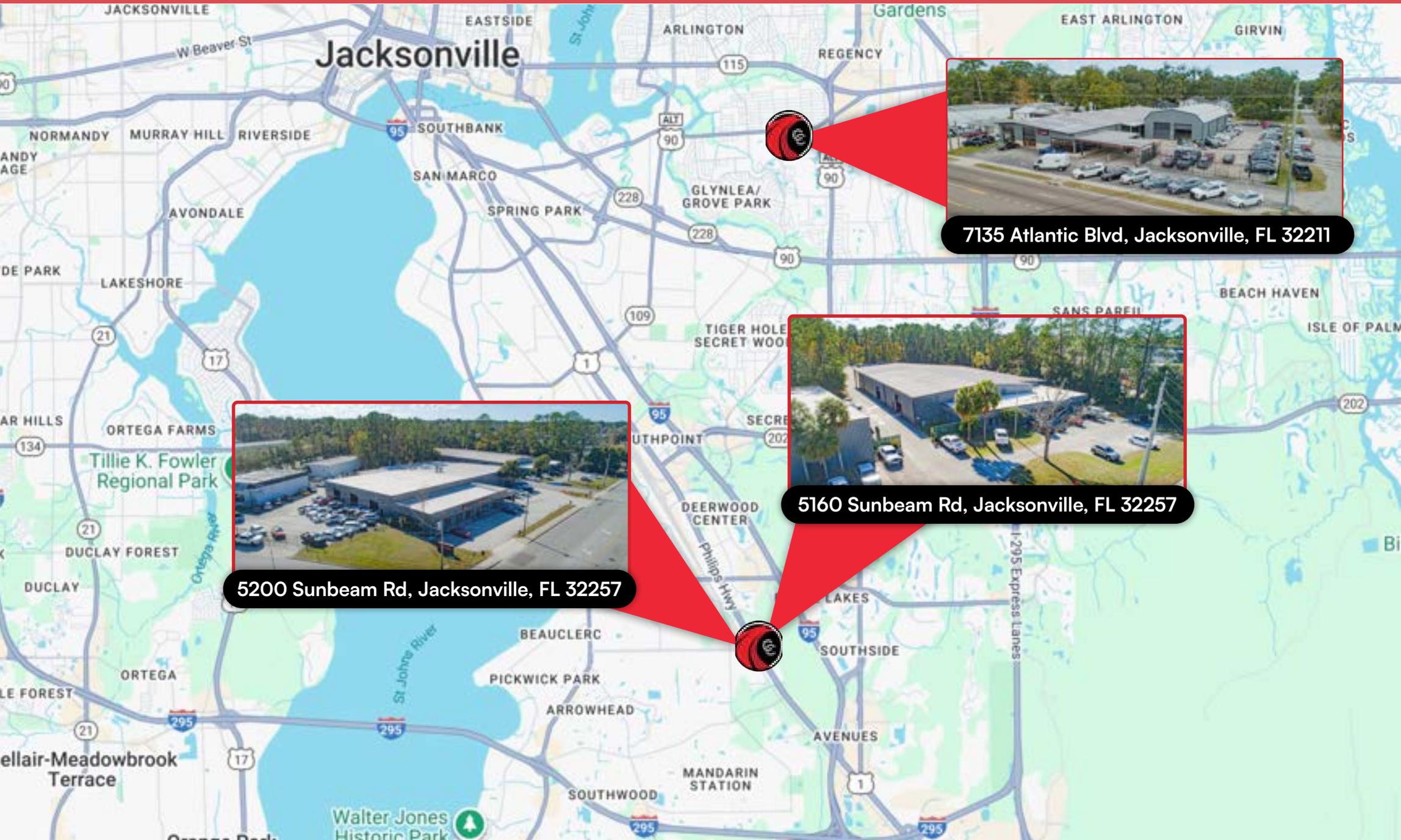
01

EXECUTIVE OVERVIEW

Jacksonville Portfolio



Property Locations



7135 Atlantic Blvd, Jacksonville, FL 32211

5160 Sunbeam Rd, Jacksonville, FL 32257

5200 Sunbeam Rd, Jacksonville, FL 32257

Portfolio Highlights

- **Attractive Rent Growth** — Lease includes fixed 2% annual rent increases, providing predictable income growth and a hedge against inflation.
- **Corporate Guaranteed Lease** — Backed by Crash Champions Holdings LLC, the third-largest MSO in the U.S., operating 650+ locations across 38 states.
- **Nearby Attractions** — Located approximately ± 5.3 miles from EverBank Stadium, home to the NFL's Jacksonville Jaguars, supporting strong regional visibility and traffic.
- **Strong Demographics** — Population of 234,947 within a 5-mile radius, projected to grow by 3.9% over the next five years, with an average household income of approximately \$115,000.
- **Long-Term Tenant Commitment** — Crash Champions acquired the business in 2021 and established a 10 year lease with three, 5-Year options to extend demonstrating commitment to the locations.



02

5160 & 5200 SUNBEAM RD
Jacksonville, FL



Property Photos - 5160 Sunbeam Rd



Property Overview - 5160 Sunbeam Rd

\$4,041,066
List Price

6.75%
Cap Rate

\$141.79
Price Per SF

Address	5160 Sunbeam Rd, Jacksonville, FL 32257
Tenant	Crash Champions
Rent Commencement Date	11/5/2021
Lease Expiration Date	11/4/2031
Original Lease Term	10 Years
Lease Term Remaining	±5.75 Years
Rent Increases	2% Annually
Option Periods	Three, 5-Year Options
Lease Type	NN
Roof And Structure	Landlord
GLA (SF)	±28,501 SF
Lot Size (AC)	±3.18 AC
Year Built	1982

Annualized Operating Data			
Term Year	Monthly Rent	Annual Rent	Rent Increases
Year 1	\$21,000.00	\$252,000.00	2.00%
Year 2	\$21,420.00	\$257,040.00	2.00%
Year 3	\$21,848.40	\$262,180.80	2.00%
Year 4	\$22,285.37	\$267,424.42	2.00%
Year 5	\$22,731.08	\$272,772.90	2.00%
Year 6	\$23,185.70	\$278,228.36	2.00%
Year 7	\$23,649.41	\$283,792.93	2.00%
Year 8	\$24,122.40	\$289,468.79	2.00%
Year 9	\$24,604.85	\$295,258.16	2.00%
Year 10	\$25,096.94	\$301,163.33	2.00%
Option 1 (Years 11-15)	-	Fair Market	2.00%
Option 2 (Years 16-20)	-	Fair Market	2.00%
Option 3 (Years 21-25)	-	Fair Market	2.00%

Property Photos - 5200 Sunbeam Rd



Property Overview - 5200 Sunbeam Rd

\$4,041,066
List Price

6.75%
Cap Rate

\$134.70
Price Per SF

Address	5200 Sunbeam Rd, Jacksonville, FL 32257
Tenant	Crash Champions
Rent Commencement Date	11/5/2021
Lease Expiration Date	10/31/2031
Original Lease Term	10 Years
Lease Term Remaining	±5.75 Years
Rent Increases	2% Annually
Option Periods	Three, 5-Year Options
Lease Type	NN
Roof And Structure	Landlord
GLA (SF)	±30,000 SF
Lot Size (AC)	±1.71 AC
Year Built	1983

Annualized Operating Data			
Term Year	Monthly Rent	Annual Rent	Rent Increases
Year 1	\$21,000.00	\$252,000.00	2.00%
Year 2	\$21,420.00	\$257,040.00	2.00%
Year 3	\$21,848.40	\$262,180.80	2.00%
Year 4	\$22,285.37	\$267,424.42	2.00%
Year 5	\$22,731.08	\$272,772.90	2.00%
Year 6	\$23,185.70	\$278,228.36	2.00%
Year 7	\$23,649.41	\$283,792.93	2.00%
Year 8	\$24,122.40	\$289,468.79	2.00%
Year 9	\$24,604.85	\$295,258.16	2.00%
Year 10	\$25,096.94	\$301,163.33	2.00%
Option 1 (Years 11-15)	-	Fair Market	2.00%
Option 2 (Years 16-20)	-	Fair Market	2.00%
Option 3 (Years 21-25)	-	Fair Market	2.00%



RPM Automotive at the Avenues
Auto Repair Shop

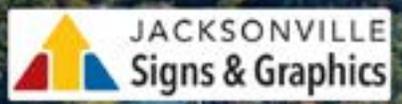
Alley's Auto Wholesale
Used Car Dealer



Brad's Custom Auto & Sales Inc
Used Car Dealer



± 36,500 VPD



Florida East Coast Railway



Bill's Transmission & Gears Inc.
Transmission Shop

5200 Sunbeam Rd

5160 Sunbeam Rd



Sunbeam Rd ± 20,500 VPD



03

7135 ATLANTIC BLVD
Jacksonville, FL



Property Photos - 7135 Atlantic Blvd



Property Overview - 7135 Atlantic Blvd

\$3,463,777
List Price

6.75%
Cap Rate

\$203.75
Price Per SF

Address	7135 Atlantic Blvd, Jacksonville, FL 32211
Tenant	Crash Champions
Rent Commencement Date	11/5/2021
Lease Expiration Date	10/31/2031
Original Lease Term	10 Years
Lease Term Remaining	±5.75 Years
Rent Increases	2% Annually
Option Periods	Three, 5-year Options
Lease Type	NN
Roof And Structure	Landlord
GLA (SF)	±17,000 SF
Lot Size (AC)	±1.10 AC
Year Built	1996

Annualized Operating Data			
Term Year	Monthly Rent	Annual Rent	Rent Increases
Year 1	\$18,000.00	\$216,000.00	2.00%
Year 2	\$18,300.00	\$220,320.00	2.00%
Year 3	\$18,727.20	\$224,726.40	2.00%
Year 4	\$19,101.74	\$229,220.93	2.00%
Year 5	\$19,483.78	\$233,805.35	2.00%
Year 6	\$19,873.45	\$238,481.45	2.00%
Year 7	\$20,676.34	\$248,251.08	2.00%
Year 8	\$20,878.34	\$248,418.10	2.00%
Year 9	\$21,089.87	\$253,078.43	2.00%
Year 10	\$21,511.67	\$258,138.99	2.00%
Option 1 (Years 11-15)	-	Fair Market	2.00%
Option 2 (Years 16-20)	-	Fair Market	2.00%
Option 3 (Years 21-25)	-	Fair Market	2.00%



 **Boat House Apartments**
Apartment Complex

NEW WORLD
AUTO LLC

Supreme
AUTO & FINANCE

Checkers

HARVEYS.
supermarket

OUTDOOR
cover warehouse

POPEYES

Jax Autowerks LLC
Auto Repair Shop

Golden Autos LLC
Used Car Dealer

 **Silversmith Creek Apartments**
±140 Units

Arlington Rd ± 17,400 VPD

 **CVS pharmacy**

Jax Carz
Used Car Dealer

GENESIS AUTO BODY SUPPLY
AUTO BODY SUPPLIES & PAINT

7135 Atlantic Blvd

Atlantic Blvd ± 32,500 VPD

 **THE FUD TRAILER**
COMPANY

Nino Auto Sales
Car Dealer

Express Auto Works
Car Repair & Maintenance Service

 **AutoZone**

DOWNTOWN JACKSONVILLE

±5.3 Miles

Jacksonville
Port

EverBank
Stadium

N Atlantic Blvd ±32,500





Property Pricing

\$11,133,587
Portfolio List Price

7.00%
Portfolio Cap Rate

\$779,351
Portfolio NOI



05

TENANT OVERVIEW

Crash Champions





CRASHCHAMPIONS

COLLISION REPAIR TEAM

Crash Champions takes pride in being a nationwide provider of top-tier collision repair services. With a presence in 38 states and Washington D.C., its journey began in 1999 with a solitary collision repair facility in Chicago. Guided by the vision of its founder, Matt Ebert, an experienced professional in the field, Crash Champions has evolved into one of America's most rapidly expanding and sizable owner-operated brands in collision repair.

Crash Champions repair specialists focus on providing customers with the highest quality and safest repairs. This is achieved by investing in its employees while providing top-notch training and industry-leading tools. Crash Champions is a leader in motor vehicle collision repair.

Back in 2022, the merger of Service King Collision into Crash Champions was announced. The integration of the two teams is still ongoing, and Service King Collision locations continue to operate, with many still using the Service King Collision brand. The blockbuster merger of Service King Collision and Crash Champions forms one of the biggest and most well-respected nationwide networks of motor vehicle collision repair services.

Website - [Crashchampions.com](https://www.crashchampions.com)

No. of Locations: 656+

No. of Employees: 10,000+

Headquarters: Crestwood, IL

06

MARKET OVERVIEW

Jacksonville, FL



JACKSONVILLE, FL

The Greater Jacksonville area is characterized by steady and notable population growth, indicating its rising regional appeal. Data confirms that Jacksonville has continued population expansion—growing 3.8% from 2020 to 2023 and 15.5% over the past decade—driven by consistent domestic migration and a varied demographic profile. The 25—34 age group, which

comprises 16.2% of the population, contributes significantly to this growth, providing the area with a youthful and dynamic workforce. This influx of young professionals leads to an increase in household formation, highlighting the region's attractiveness as a place for long-term residency.

Total Population
1,009,833

Annual Visitors
8 Million

Tourism Economic Impact
\$7.4 Billion

GDP
\$129+ Billion



Market Demographics

1,009,833

Total Population

\$66,981

Median HH Income

384,741

of Households

57.4%

Homeownership Rate

±63.1%

Employed Population

31.8%

% Bachelor's Degree

39.1

Median Age

\$266,100

Median Property Value

Local Market Overview

Positioned in the eastern section of Jacksonville, the Atlantic Boulevard corridor serves as a major commercial artery, connecting dense residential neighborhoods with key employment and coastal zones. This area benefits from a steady influx of both local residents and commuter traffic, supporting a robust environment for convenience and neighborhood retail. With a diverse population mix and a relatively affordable cost of living, the corridor has become a focal point for service-driven retail tenants, quick-service restaurants, and essential goods providers. High visibility and strong daily traffic volumes enhance the viability of retail assets along this well-established commercial spine.

Jacksonville's broader market continues to attract both residents and investors due to its strong economic fundamentals and population growth. The city's expanding consumer base, coupled with ongoing infill development and rising household incomes, has elevated retail demand across multiple submarkets. Strategic infrastructure investments and proximity to major logistics corridors have further solidified Jacksonville's position as a leading Florida metro for retail resilience and expansion. The surrounding area's accessibility and demographic trends position it as a favorable destination for sustained retail performance.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	90,493	223,369	618,742
2025 Population	91,403	228,084	633,192
2030 Population Projection	95,827	239,545	665,357
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	36,651	90,996	255,382
2025 Households	36,979	93,063	261,593
2030 Household Projections	38,819	97,932	275,358
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$83,819	\$92,229	\$94,146

1-23

JAX

295

Jacksonville International Airport (JAX)
7.6M Annual Passengers

**JACKSONVILLE
TRANSPORTATION
AUTHORITY**
Serving over 2,450
stops across the city

Maryport Ferry-Maryport Landing
Crosses between Maryport and Fort George Island
101,204 Annual Entries and Exits

Craig Municipal Airport
2,500 Annual Boardings

JACKSONVILLE BUS ROUTES

-  Blue Line First Coast Flyer Blue
-  Green Line First Coast Flyer Green
-  Red Line First Coast Flyer Red
-  Orange Line First Coast Flyer Orange

JACKSONVILLE TRANSPORTATION

Population Surge
Metro population has surpassed 1.7 million residents.

Downtown Core	Metro Jacksonville
56,000+ Employees	900,000+ Employees

Regional Connectivity
I-95, I-10, I-295 beltway serve millions annually.

Airport Growth
JAX serves 7+ million passengers yearly.

Jacksonville

Jacksonville Beach

Ponte Vedra Beach

Orange Park

Fruit Cove

Middleburg

A1A

10

16

31

13

14

3

4

22

21

11

1

8

25

19

18

10

27

28

23

17

17

24

295

295

295



Transportation

Jacksonville boasts a vital transportation infrastructure that underpins its role as a regional logistics and economic hub. In 2023, Jacksonville International Airport saw a record 7.45 million passengers—a 13% increase from 2022—while the Port of Jacksonville handled over 12.5 million tons of cargo, up 10% year-over-year. The city’s public transit is supported by the Jacksonville Transportation Authority, offering bus services and the downtown Skyway system. Major companies like Amazon continue to invest in the expanding logistics sector, drawn by Jacksonville’s strong connectivity across highways, air, sea, and public transport—driving sustained economic growth.



Port Cargo Volume
12.5 Million Tons



Airport Economic Impact
\$3.2 Billion Annually



Logistics Employment
72,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
4.2 Million (Bus, Trolley, Skyway)

Tourism & Cultural Events

Jacksonville hosts a vibrant lineup of annual events that drive both tourism and the local economy. From music festivals to sporting events, the city's cultural calendar draws millions of visitors each year and supports downtown businesses, hospitality, and retail sectors.

Highlights include the Jacksonville Jazz Festival, one of the largest free jazz events in the country, and the Florida vs. Georgia football game, dubbed the "World's Largest Cocktail Party." Seasonal favorites like the Light Boat Parade, Jacksonville Film Festival, and Beaches Art Walk further energize the city year-round.



Jacksonville Jazz Festival
460,000+ Attendees in 2025



Florida vs. Georgia Game
85,000 Visitors Annually



Light Boat Parade
5,000+ Attendees in 2024



Jacksonville



BAPTIST HEALTH



**CITY OF JACKSONVILLE
FLORIDA**



iVenture



Florida Blue
Your Health Solutions Partner



**DUVAL COUNTY
PUBLIC SCHOOLS**



modis



**UNF UNIVERSITY of
NORTH FLORIDA**

University of North Florida



MAYO CLINIC



SoFi



REDWIRE



BANK OF AMERICA



web.com

MAJOR EMPLOYERS	
	Tech
	NAS Jacksonville ±23,000
	Bank of America ±8,000
	Modis ±5,700
	Web.com ±3,500
	SoFi Technologies, Inc. ±1,400
	Redwire Corporation ±750
	iVenture Solutions ±140
	Healthcare
	Mayo Clinic Florida ±76,000
	Florida Blue ±18,000
	Baptist Health ±14,250
	Education
	Duval County Public Schools ±12,000
	University of North Florida ±1,000
	Government
	Jacksonville City Government ±8,882

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Crash Champions, 3-Property Portfolio, Jacksonville, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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