



Offering Memorandum

Crash Champions – 20 Year NNN Lease

942 Hurricane Shoals Rd NE, Lawrenceville, GA 30043

2% Annual Rent Increases | Absolute NNN | Corporate Guaranty

Subject Property

Net Lease Capital Markets Experts:

Ken Hedrick

Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Andrew Ragsdale

Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Jonathan Ameen

Senior Vice President
+1 918 519 9742
jonathan.ameen@colliers.com

Phillip Butts

Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com

Broker of Record

Henry F. Kushner

Vice President
Lic - GA.365320





01

Executive
Summary

02

Aerial
Overview

03

Market
Overview

04

Tenant
Overview

05

Demographics

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Oklahoma, LLC

Offering Summary

Price	\$3,990,000
Cap Rate	5.60%
Avg Cap Rate	6.80%
Address	942 Hurricane Shoals Rd. NE
City, State	Lawrenceville, Georgia
Tenant	Crash Champions, LLC
Guarantor	Champions Financing, Inc. (Corporate)
Lease Term	20 Years
Lease Expiration	December 31, 2045
Annual Rent	\$223,380*
Rental Increases	2.00% Annual
Option Periods	Four (4), Five (5) Year Options
Lease Type	Absolute NNN
Building Size	+/- 18,250 SF
Land Size	+/- 3.50 AC
Year Built	1985 2010 2026

* Annual Rent based of 1/1/2027 rent; Seller to credit Buyer rent difference between closing and rent effective date. Current Rent is \$219,000



Investment Highlights

20 Year Lease Term – 2% Annual Increases – Absolute NNN

Subject Property is encumbered by an institutional quality lease. The Tenant is operating under a highly passive Absolute NNN lease with zero landlord obligations. The primary lease term is twenty (20) years with an expiration date of December 31, 2045. Additionally, the lease boasts 2.00% annual rental increases throughout the primary term and throughout each of the four (4), five (5) year option periods.

Standard & Poor's Rated Guarantor

The company was founded in 1999 as New Lennox Auto Body, and rebranded in 2014 to Crash Champions Collision Center. In 2022, the company brand was acquired by private-equity company, Clearlake Capital and subsequently purchased Service King. Post acquisition, a new entity was created, Champions Financing, Inc. which holds a Standard & Poor's credit rating of B- with a stable outlook. Subject Property is unique because most of the existing Crash Champions locations hold a smaller lease guaranty that was in-place prior to the Service King acquisition.

A+ Real Estate in a Fast-Growing Atlanta Market

Lawrenceville's population has increased by approximately 45–50% since 2000, driven by strong job growth, infrastructure investment, and sustained in-migration to the Atlanta metro. Lawrenceville, located in Gwinnett County, is a prominent suburban center within the Atlanta metropolitan area, which has an MSA population of approximately 6.3 million. Situated roughly 30 miles northeast of Downtown Atlanta, Lawrenceville offers direct access to the region's primary employment hubs via I-85 and major arterial corridors. As the county seat of one of Georgia's fastest-growing counties, the city has benefited from Atlanta's continued outward expansion.

Large and Consistent Growing Industry

The car collision industry has a market size \$36.7 Billion and is expected to grow to nearly \$40 Billion by 2030. There are a number of contributing factors, including, high employment rates in the U.S. which have contributed to continued economic growth and, in turn, high automobile sales. Additionally, the average miles driven per vehicle has also increased, thereby driving the need for repairs and part replacement.

Strong Real Estate Fundamentals in a Dense Corridor

Subject Property is being offered at +/- \$217 PSF and the tenant is under agreement at a below market and replaceable NNN rental rate of \$12 PSF. In the immediate vicinity is the Gwinnett County Municipal Airport and a dense industrial park with institutional ownership.



Aerial Overview



Traffic Accident Data – Metro Atlanta / Gwinnett County:

Atlanta Metro has over 6 million residents and is among the most car-dependent large MSAs in the country.

Public transit usage is limited relative to peer cities, resulting in above-average daily vehicle miles traveled (VMT) per capita.

The Atlanta MSA records +/- 150 million vehicle miles traveled per day, ranking it among the top U.S. metros for total roadway usage.

Gwinnett County (Lawrenceville) alone sees millions of vehicle trips daily, driven by commuter flows into Atlanta and regional job centers.

Lawrenceville, GA benefits from proximity to I-85 and GA-316 which carry heavy commuter, commercial, and delivery traffic, which historically correlates with sustained demand for collision repair services.

Data estimates that the Atlanta metro area sees an average of over **30,000 collisions a year.**

Atlanta
34.4 mi



Lawrenceville population has grown 40-50% since 2000

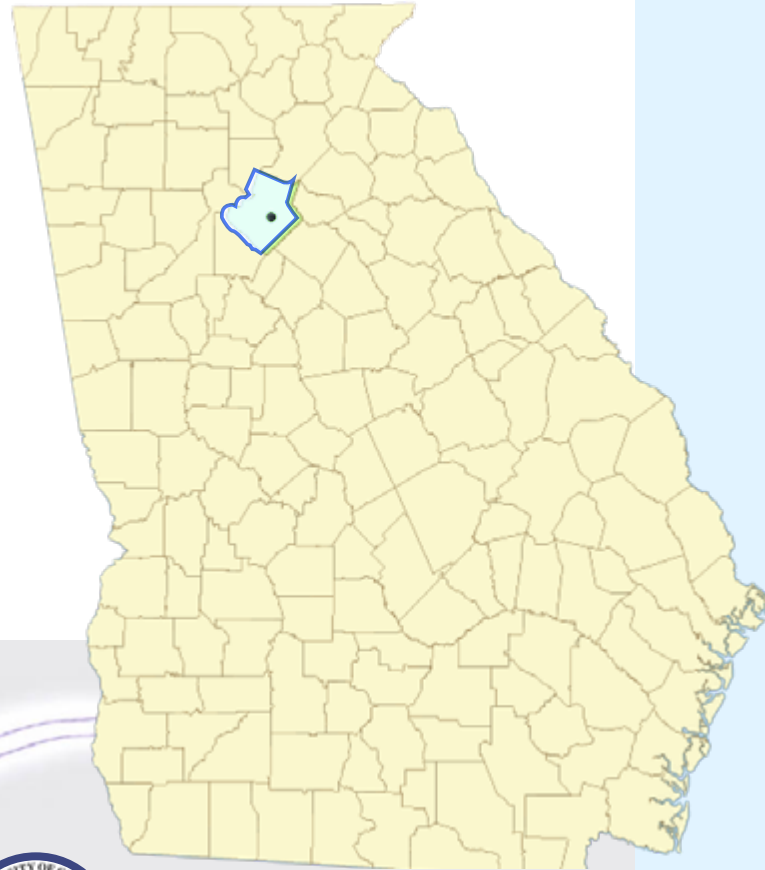


DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
2024 Total Population	89,000	198,000	560,000
2024 Total Daytime Population	105,000	228,000	675,000

About Gwinnett County

Gwinnett County is the second largest community in the state of Georgia. Gwinnett's abundant workforce, existing industry, and accessibility to surrounding counties make it an attractive place for those seeking to do business in the Southeast.



Population:
1,030,000

Labor Force:
1,800,000

Internationally Based Businesses:
500

Average Annual Salary:
\$59,560



Tenant Overview

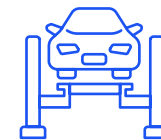
Crash Champions Collision Repair was founded in 1999 by Matt Ebert as a single local repair center and over the last 25 years has grown the company to the third largest multi-shop operator in the United States. The company was founded and operated as New Lennox Auto Body until a rebranding in 2014 to Crash Champions. In 2022, Clearlake Capital Group acquired Crash Champions and led the company through the acquisition of Service King, which added approximately 400 units to their operations.

Year Founded	1999
Headquarters	Westmount, Illinois
Total Locations	+/- 660
Total States of Operation	38
Georgia Locations	17
Lease Guarantor	Champions Financing, Inc.
Standard & Poor's*	B- with a Stable Outlook
Website	www.crashchampions.com

* Crash Champions accelerated its strategic acquisition plan, acquiring 32 stores in the first six months of 2024. We expect the \$150 million in additional debt boost liquidity, allowing for further near-term acquisitions. We forecast the increased market share will be the main driver for 2024 top-line growth. As a leading management services organization in a fragmented industry, Crash Champions' relationships with major insurance carriers will enable margin improvement opportunities to take effect immediately post-acquisition. Furthermore, we anticipate the company's focus on expanding calibration capacity will increase related revenues 50% compared with last year.



Services Offered



Collision Repair



Paint Services



Paintless Dent Repair (PDR)



Frame and Structural Repair



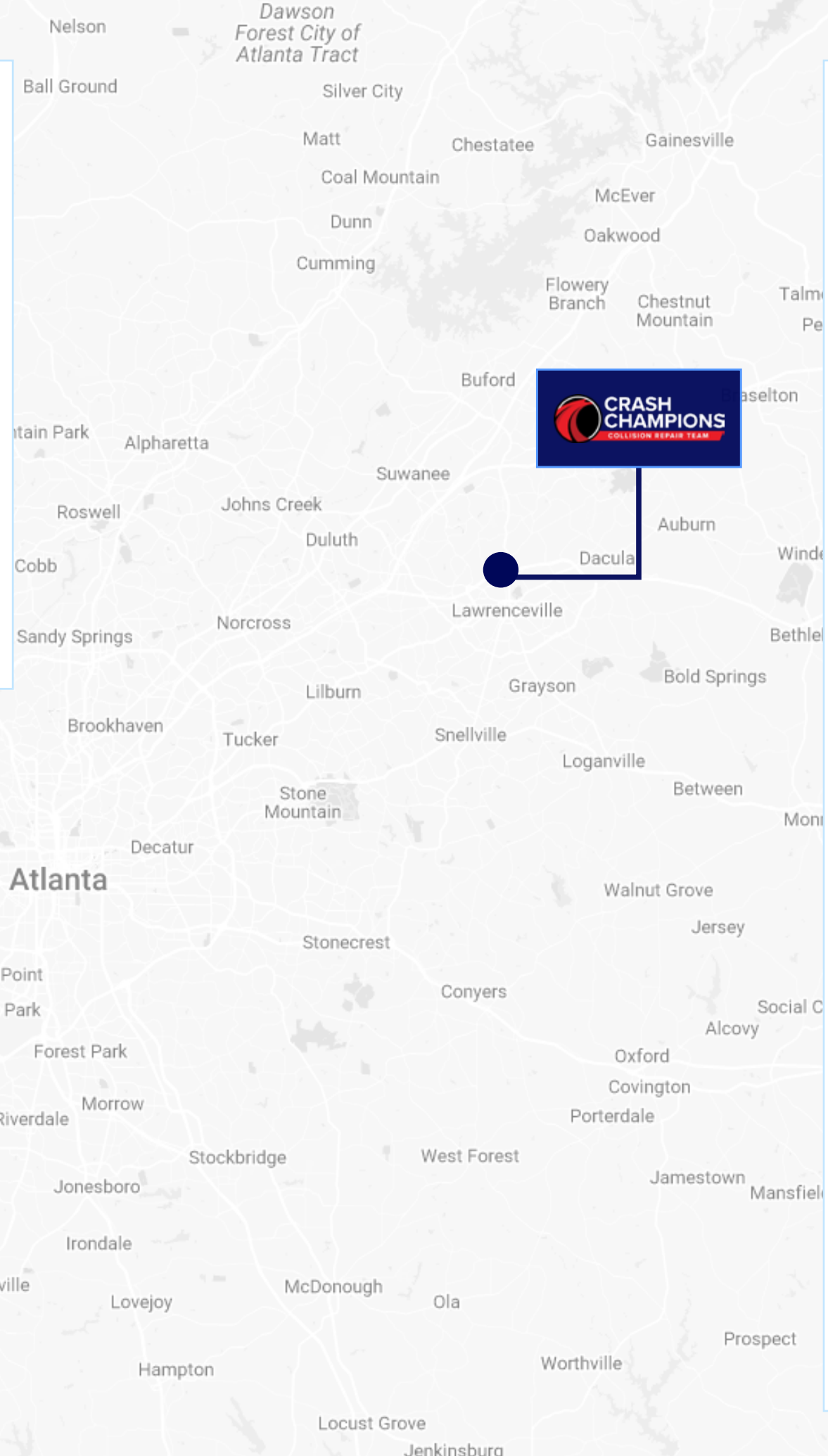
Auto Glass Repair/ Replacement



Insurance Claim Assistance

Area Overview

Lawrenceville, located in Gwinnett County within the Atlanta metropolitan area, benefits from a diverse and expanding regional economy. The area is supported by strong logistics and distribution activity due to its proximity to I-85 and major transportation infrastructure, as well as a growing healthcare sector anchored by hospitals, medical offices, and outpatient facilities serving a rapidly expanding population. Education, professional services, and light manufacturing further contribute to economic stability, while continued population growth has fueled retail, residential, and mixed-use development. Overall, Lawrenceville's economy is defined by diversification, accessibility, and close integration with Atlanta's major employment base.



DEMOGRAPHICS 3 MILES 5 MILES 10 MILES

POPULATION SUMMARY

2010 Total Population	62,000	145,000	410,000
2024 Total Population	89,000	198,000	560,000
2024 Total Daytime Population	105,000	228,000	675,000

HOUSEHOLD SUMMARY

2010 Households	24,000	58,500	168,000
2024 Households	31,000	72,000	205,000
2029 Households	33,000	76,000	215,000

MEDIAN HOUSEHOLD INCOME

2024	82,500	91,000	88,000
------	--------	--------	--------

MEDIAN HOME VALUE

2024	385,000	412,000	405,000
2029	445,000	470,000	465,000

MEDIAN AGE

2024	36.1	37.4	37.9
2029	37.8	39.1	39.4

2024 POPULATION BY RACE/ETHNICITY

White Alone (%)	48.5	54.2	55.1
Black Alone (%)	27.8	22.4	20.9
American Indian Alone (%)	0.5	0.5	0.6
Asian Alone (%)	10.6	9.2	8.4
Pacific Islander Alone (%)	0.1	0.1	0.1
Some Other Race Alone (%)	4.2	4	4.8
Two or More Races (%)	8.3	9.6	10.1
	16.8	15.4	14.9

Fortune 500 & Major Global HQs (Atlanta metro)





Colliers Net Lease Capital Markets
8801 S Yale Ave, Tulsa, OK 74137

Net Lease Capital Markets Experts:

Ken Hedrick

Vice Chairman
+1 918 640 4977
ken.hedrick@colliers.com

Andrew Ragsdale

Vice Chairman
+1 918 760 5848
andrew.ragsdale@colliers.com

Jonathan Ameen

Senior Vice President
+1 918 519 9742
jonathan.ameen@colliers.com

Phillip Butts

Associate Vice President
+1 918 991 4341
phillip.butts@colliers.com

Local Market Expert:

Henry F. Kushner

Vice President
Lic - GA.365320

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Oklahoma, LLC