



klnb Capital
Markets

OFFERING MEMORANDUM



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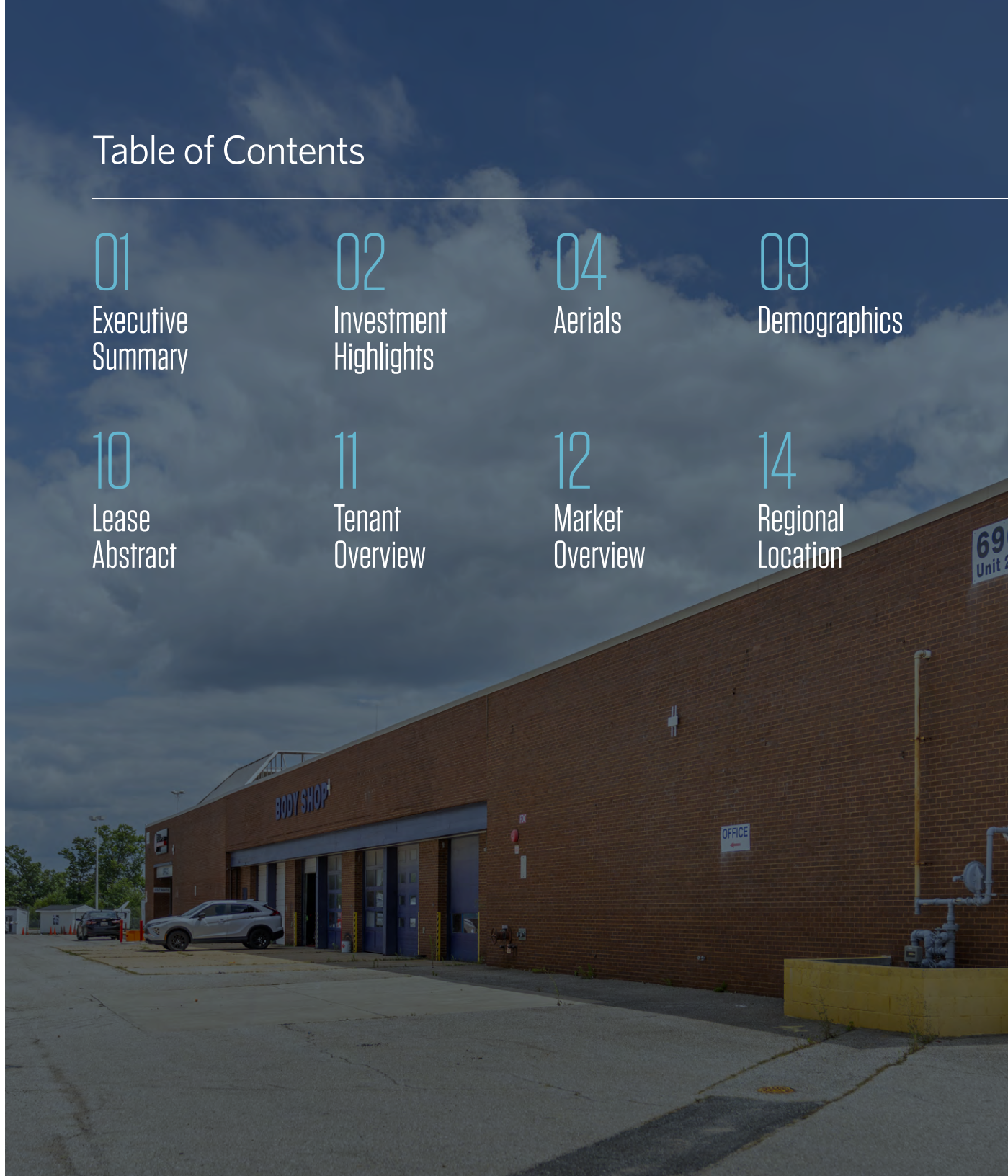
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Executive Summary



6901 Security Blvd #2000,
Baltimore, MD 21244

PRICE
\$2,900,000



CAP RATE
6.75 %

GROSS LEASABLE AREA
13,662 SF



LOT SIZE
2.03 Acres



YEAR BUILT
1999



LEASE TYPE
Absolute NNN



THE OFFERING

Tenant	Crash Champions	Lease Commencement	5/1/2017
Guarantor	Corporate Guarantee	Rent Commencement	5/1/2017
GLA	13,662 SF	Lease Expiration	9/15/2032
Lot Size	2.03 Acres	Term Remaining	6
Year Built	1999	Zoning	BM-CT

RENT SCHEDULE

Lease Year	Date	Annual Rent	Monthly Rent	% Increase
Base Rent	9/16/2026-9/15/2027	\$191,947.32	\$15,995.61	
	9/16/2026-9/15/2027	\$191,947.32	\$15,995.61	2.25%
	9/16/2027-9/15/2028	\$196,746.00	\$16,395.50	2.25%
	9/16/2028-9/15/2029	\$201,664.65	\$16,805.39	2.25%
	9/16/2029-9/15/2030	\$206,706.27	\$17,225.52	2.25%
	9/16/2030-9/15/2031	\$211,873.93	\$17,656.16	2.25%
	9/16/2031-9/15/2032	\$217,170.77	\$18,097.56	2.25%
Options	9/16/2032-9/15/2033	\$222,600.04	\$18,550.00	2.25%
	9/16/2033-9/15/2034	\$228,165.04	\$19,013.75	2.25%
	9/16/2034-9/15/2035	\$233,869.17	\$19,489.10	2.25%
	9/16/2035-9/15/2036	\$239,715.90	\$19,976.33	2.25%
	9/16/2036-9/15/2037	\$245,708.80	\$20,475.73	2.25%

Investment Highlights



LONG-TERM TENANT AT LOCATION WITH AN ABSOLUTE TRIPLE NET (NNN) LEASE, RECENTLY EXTENDED FOR AN ADDITIONAL 5 YEARS

- » Tenant is responsible for CAM, Taxes, Insurance, Roof and Structure, creating a truly passive investment
- » Crash Champions has been at this location for 9+ years, and just renewed their lease for 5 years in July of 2026, reinforcing their success at the subject location and within the corridor
- » Recent extension demonstrates their commitment to the location



CORPORATELY GUARANTEED LEASE WITH LARGE CREDIT OPERATOR IN THE CAR REPAIR MARKET

- » The lease is corporately guaranteed by Crash Champions, a national collision repair retailer
- » Crash Champions is the third largest collision repair operator with U.S. with over 650 locations across 38 states with an annual revenue of \$3 billion in 2025
- » Car repair market is consistently in high demand, driven by vehicle accidents, increasing vehicle complexity, and the growing number of vehicles on the road
- » Crash Champions is a service oriented and destination use retailer, creating consistent inbound traffic towards the property



LOCATED AT THE INTERSECTION OF TWO OF BALTIMORE MSA'S MAJOR INTERSTATES, I-695 AND I-70

- » Crash Champions has visibility from the on ramp to Interstate 70 (I-70) from the Baltimore Beltway (I-695) which sees traffic volumes of 30,000+ VPD
- » I-695 sees robust traffic volumes of 194,301 VPD and I-70 sees 102,411 VPD
- » I-695 provides direct access to Security Boulevard, making the property easily accessible and convenient for car repair services



Investment Highlights



LARGE PARCEL WITH HIGH RESIDUAL VALUE IN A LAND CONSTRAINED SUBMARKET OF BALTIMORE COUNTY

- » Crash Champions is located on 2.03 acres creating high residual value in the investment long-term
- » Positioned within Security Square Mall which Baltimore County has been actively investing in having recently purchased portions of Security Square Mall
- » Rumored plans for residential and mixed-use redevelopment that would further densify and benefit Crash Champions



ATTRACTIVE DEMOGRAPHICS; LOCATED WITHIN AN EXTREMELY DENSE INFILL LOCATION NEAR MAJOR INSTITUTIONAL DEMAND DRIVERS

- » The Windsor Mill submarket offers one of the densest residential trade areas in Baltimore County, with 100,396 residents within a 3-mile radius and an average household income of \$101,919
- » Crash Champions is close to the U.S. Social Security Administration headquarters, a 170-acre campus employing 6,300 to 13,000 workers — as well as Woodlawn High School, a 55-acre public high school.
- » Additional daytime demand generators include the Rutherford and Woodlawn Business Parks (3.9 million SF of office, industrial, and flex), Kaiser Permanente Woodlawn Medical Center, and the U.S. Department of Health & Human Services facility with approximately 2,968 employees.



US DEPARTMENT OF
HEALTH & HUMAN SERVICES

BOULEVARD PLACE
SHOPPING CENTER



TRUIST



FIVE GUYS

SECURITY
OFFICE PARK



SECURITY SQUARE SC



weis
POPEYES



CRASH CHAMPIONS

SECURITY SQUARE MALL

Security Square Mall is the focus of a potential major long-term redevelopment initiative aimed at transforming the 88-acre regional mall into a vibrant mixed-use community destination. Baltimore County's "Reimagine Security Square" plan envisions a walkable mixed-use district, supported by more than \$30 million in state and county investment and significant public land acquisitions to facilitate redevelopment.

695 Ramp to I-70

30,000 VPD



WESTVIEW
SHOPPING CENTER

sam's club ROSS
DRESS FOR LESS
T-Mobile Marshalls®
LOWE'S

INGLESIDE
SHOPPING CENTER

SAFeway
Chick-fil-A Advance
Auto Parts
M&T Bank

WOODBIDGE
ELEMENTARY SCHOOL

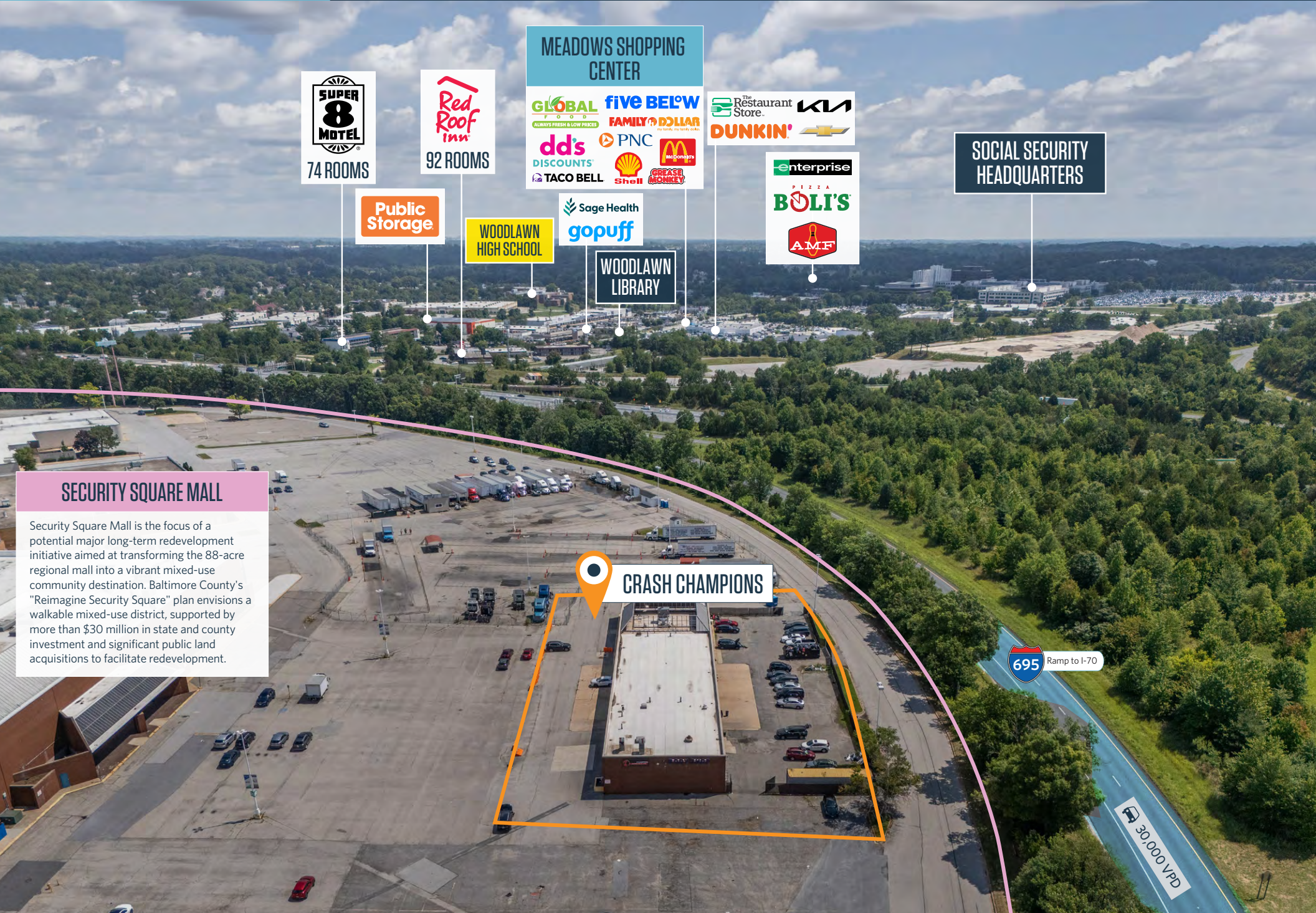
WESTERN HILL
COMMUNITY PARK

194,301 VPD

102,411 VPD

30,000 VPD

CRASH CHAMPIONS



SECURITY SQUARE MALL

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CRASH CHAMPIONS

WEST HILLS
COMMUNITY PARK

DISTRICT COURT
OF BALTIMORE COUNTY

ROLLING CROSSROADS
PROFESSIONAL PARK

PATAPSCO
STATE PARK

102,411 VPD

70

AMC
THEATRES

SECURITY SC

DUNKIN'
octapharma

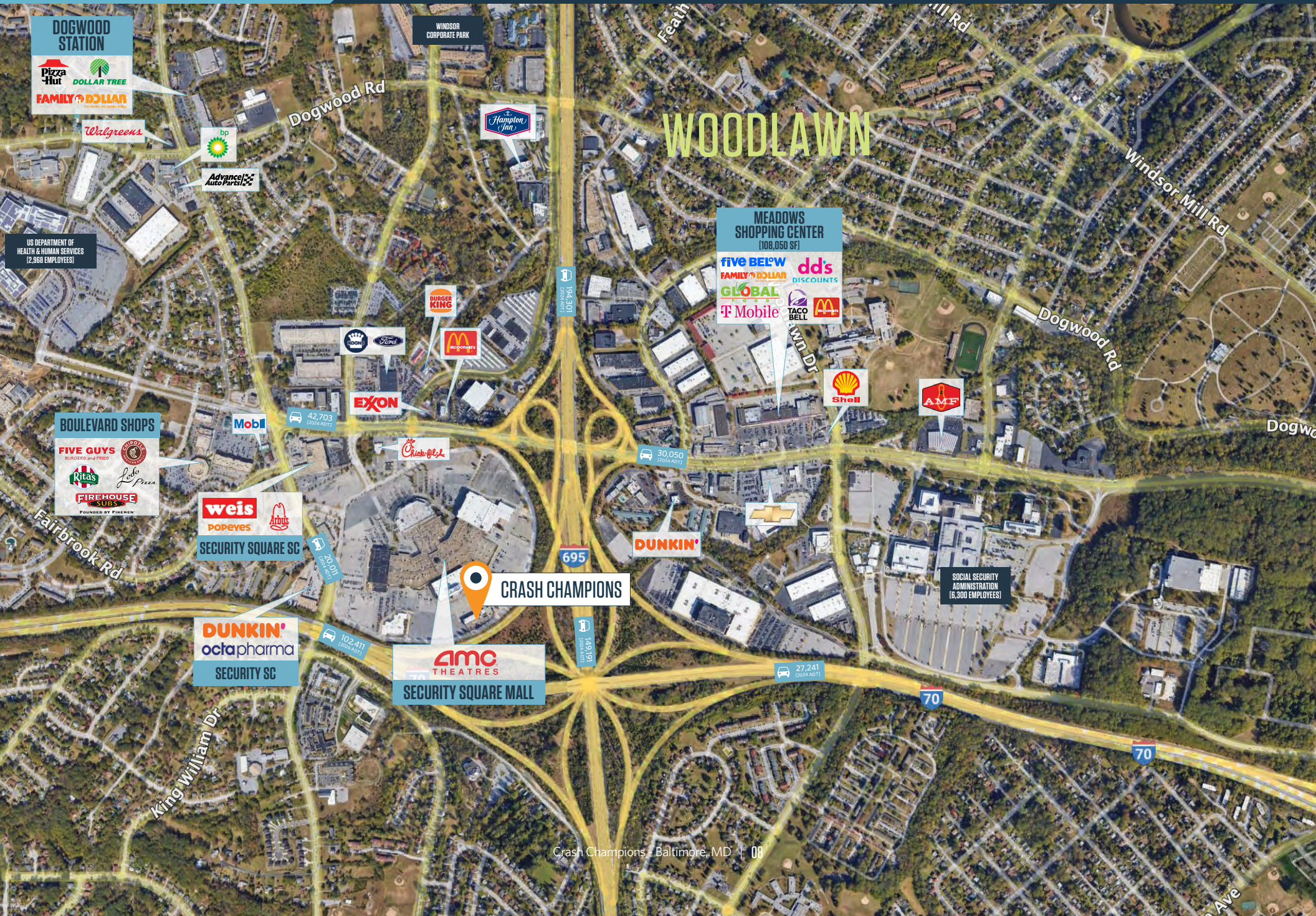
695 Ramp to I-70

30,000 VPD

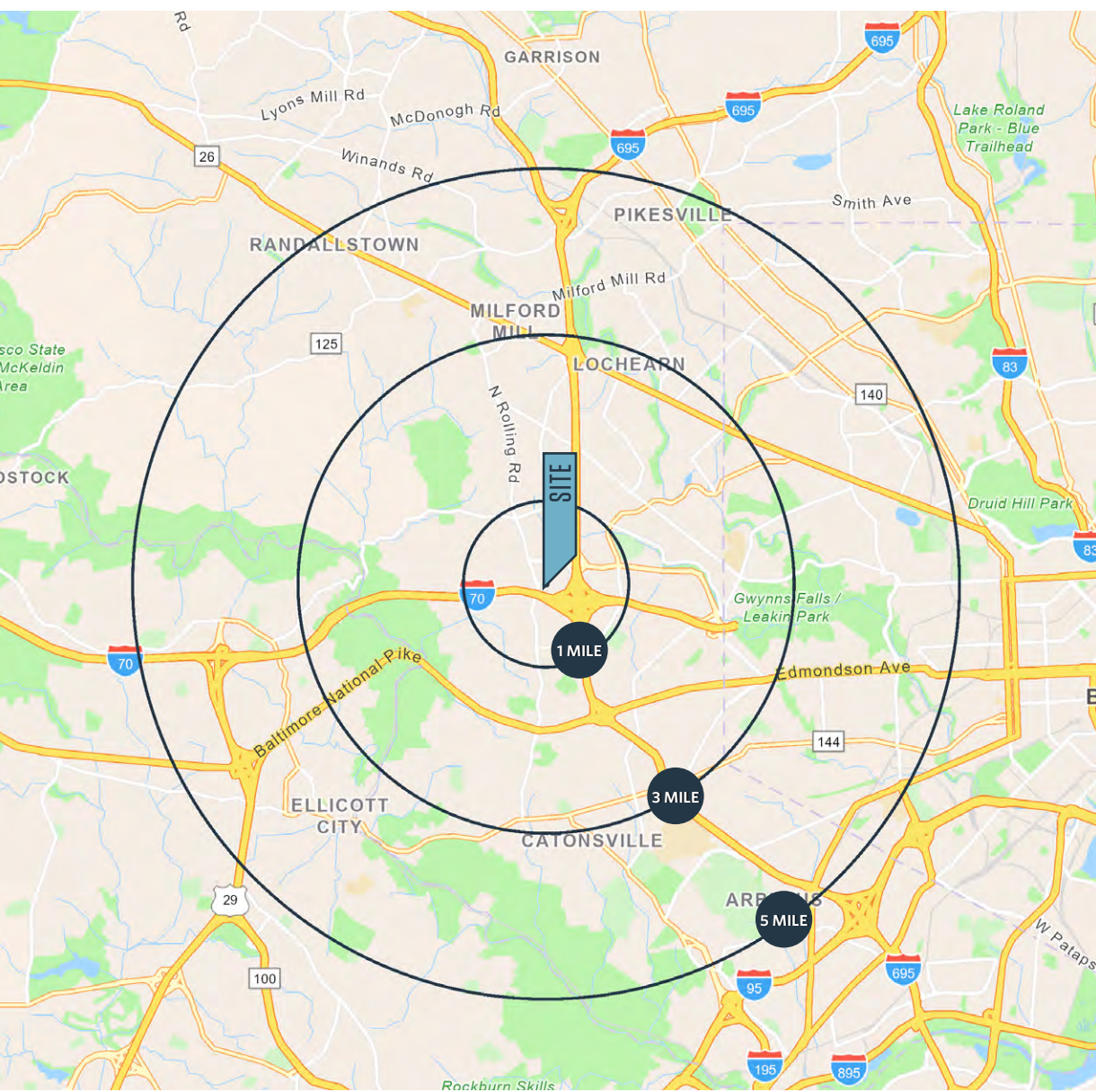
CRASH CHAMPIONS

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Demographics



2026 Demographic Summary

	1 MILE	3 MILE	5 MILE
 Total Population	10,219	105,034	314,619
 Average Household Income	\$101,919	\$100,396	\$96,605
 Households	3,731	41,475	121,223
 Daytime Population	16,649	103,614	293,057

2026 - 2031 Projected Annual Growth Summary

 Average Household Income	2.54%	2.68%	2.64%
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Lease Abstract

Property Address	6901 Security Blvd, Baltimore, MD 21244
Lease Type	Absolute NNN
Lot Size	13,662 SF
Lease Commencement	2.03 AC
Rent Commencement	5/1/2017
Rent Expiration	9/15/2032
Term	10
Term Remaining	6+
Options	1x5 Year

Tenant	Crash Champions
Guarantor	Corporate Guarantee
Notification Period to Exercise Options	9 months written notice required
Landlord Obligations	None
Tenant Obligations	CAM, Taxes, Insurance, Roof and structure
Assignment & Subletting	Permitted to affiliates w/o consent; 3rd party requires Landlord consent (not unreasonably withheld); Original Tenant remains liable



Tenant Overview



crashchampions.com

YEAR FOUNDED

1999

LOCATIONS

650+

EMPLOYEES

11,000+

Crash Champions is one of the largest founder-led collision repair providers in the United States, specializing in automotive body repair, refinishing, paint services, glass repair, dent removal, and advanced vehicle restoration solutions. Founded in 1999 by Matt Ebert as a single repair center in Illinois, the company has grown through a combination of organic expansion and strategic acquisitions to become the third-largest collision repair operator in the U.S. Crash Champions operates a nationwide network of more than 650 repair centers across 38 states.

The company employs more than 11,000 team members and generates approximately \$2.75-\$3.0 billion in annual revenue. With the acquisition of Service King Collision in 2022, Crash Champions has established itself as a leading force in the collision repair industry. As a founder-led organization backed by private equity firm Clearlake Capital, Crash Champions continues to expand its national footprint while maintaining a customer-centric approach focused on restoring vehicles safely and efficiently.



Representative Photo

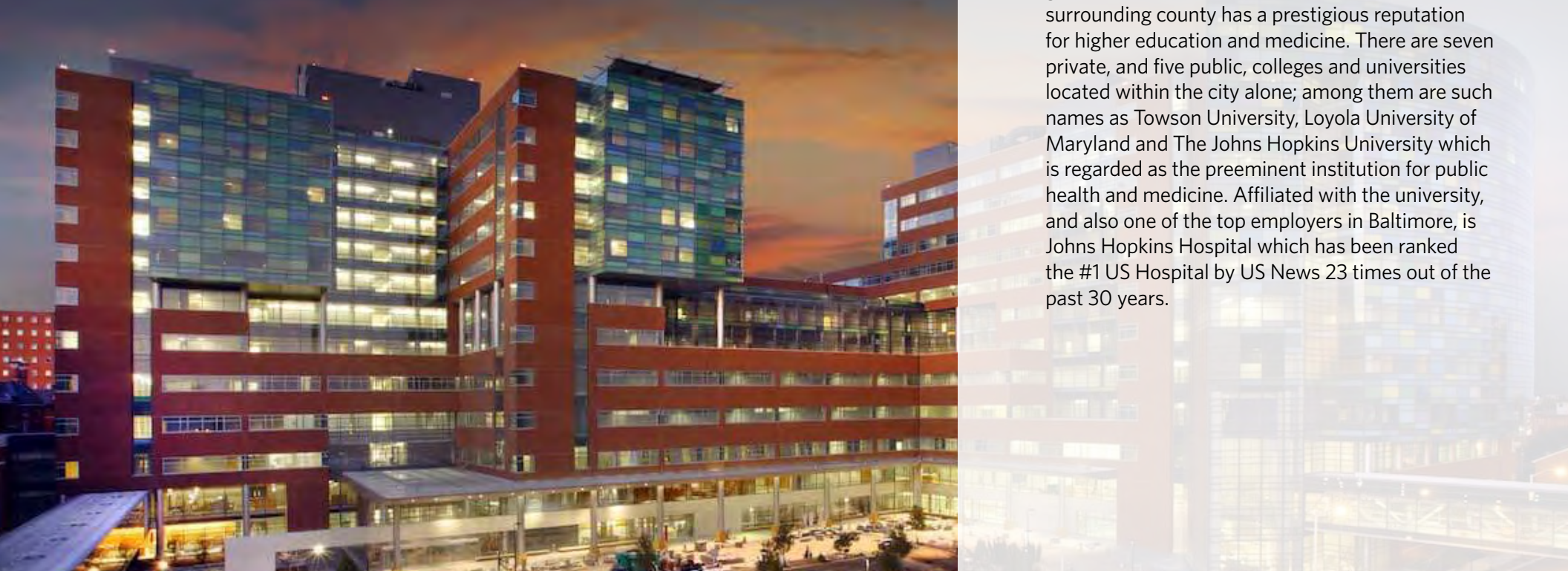
Baltimore County

Baltimore County boasts a diverse economy and holds the distinction of being the second largest job center in Maryland. Its private sector alone generates an impressive \$56 billion in economic output and the business landscape is characterized by a mix of corporate and divisional headquarters, featuring notable names such as McCormick & Co., Stanley Black & Decker Global Tools, and Tesco Technologies. Additionally, the county serves as a major operational hub for companies like Bank of America, BD Life Sciences, and T. Rowe Price. Government employment is robust, with key institutions such as the Social Security Administration Headquarters, employing over 10,000 individuals, and Centers for Medicare and Medicaid Services also calling the county home. Furthermore, Amazon stands out as the second largest employer, with a workforce of 9,000 employees.

Johns Hopkins Hospital in Baltimore, MD, founded in 1889, is renowned for its legacy of medical excellence and groundbreaking research.

Baltimore Economy

Located in Baltimore County, Crash Champions is positioned within the Washington-Baltimore Combined Statistical Area (CSA) which is the highest income and most educated CSA in the United States. It is also the fourth largest CSA by population with approximately 10.07 million residents, which has increased nearly 9.25% since 2010. The Washington-Baltimore CSA has one of the most dynamic economies in the nation, driven by the Federal Government, lobbying, biotechnology, defense contracting, data processing, and tourism industries. Along with its growth in the business sectors, Baltimore and the surrounding county has a prestigious reputation for higher education and medicine. There are seven private, and five public, colleges and universities located within the city alone; among them are such names as Towson University, Loyola University of Maryland and The Johns Hopkins University which is regarded as the preeminent institution for public health and medicine. Affiliated with the university, and also one of the top employers in Baltimore, is Johns Hopkins Hospital which has been ranked the #1 US Hospital by US News 23 times out of the past 30 years.



Major Employers



CareFirst

NORTHROP
GRUMMAN

Constellation

LIFEBRIDGE
HEALTH

T.RowePrice

BLACK+DECKER

UNIVERSITY of MARYLAND
MEDICAL CENTERJOHNS HOPKINS
UNIVERSITY

MedStar Health

Local Universities

TU TOWSON
UNIVERSITYUSNA
UNITED STATES NAVAL ACADEMYB UNIVERSITY of
BALTIMOREUNIVERSITY of
MARYLAND

CSA Highlights



2025 Total Population

10,274,894

2026 Projected Population

10,300,947



Median HH Income

\$108,360

U.S. Median HH Income: \$65k

Average HH Income

\$131,225

10.61% increase by 2026

Bachelor's
Degree or Higher47.1%
U.S. Bachelor's
Degree Rate: 33.1%Unemployment Rate
As of December 2024

3.2%

MSA Rankings

#20

Largest MSA in U.S.
Total Population

#2

No. of Bio-Health
Professionals in U.S.

#3

No. of Healthcare
Employees in U.S.

Regional Location



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TYSONS, VA

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Tysons, VA 22182
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