

GERBER COLLISION & GLASS

1704 S LEWIS ST, NEW IBERIA, LA 70560



GERBER COLLISION & GLASS FOR SALE



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OFFERING SUMMARY

Sale Price	\$684,310
Cap Rate	7.97%
NOI	\$54,553
Price/PSQF	\$62.21
Tenant	Gerber Collision & Glass
Building Size	11,000 SF
Lease Commencement	July 21, 2023
Lease Expiration	July 20, 2028
Term Remaining	2 years 2 months
Rental Increases	1.5% annual
Renewal Options	3, 5 years
Lease Type	NN
Landlord Obligations	Roof, Structure, Parking
Roof	Landlord
Parking Lot	Landlord
HVAC	Tenant
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

RENT SCHEDULE

7/21/26 - 7/20/27	\$56,467
7/21/27 - 7/20/28	\$57,314
Option 1 5 Years)	\$58,174
Option 2 5 Years)	\$62,670
Option 3 5 Years)	\$67,514



PROPERTY HIGHLIGHTS

- 11,000 SF commercial building offering a substantial footprint ideal for retail, showroom, medical, or multi-use commercial operations.
- Positioned in a prime location surrounded by established businesses, dense residential communities, and strong consumer activity.
- Benefiting from high foot traffic and consistent daily exposure, creating excellent opportunities for customer engagement and business growth.
- Spacious storefront with strong curb appeal and excellent frontage designed to maximize visibility and attract passing traffic.
- Versatile interior layout that can easily accommodate a variety of business concepts, tenant configurations, or operational needs.
- Ample on-site parking providing convenient access for customers, employees, and visitors throughout the day.
- Supported by a strong local community and surrounding commercial demand that contributes to long-term stability and investment value.

INCOME SUMMARY

Rental Base Income	\$56,467
GROSS INCOME	\$56,467

EXPENSES SUMMARY

Real Estate Taxes	\$3,490
Insurance	\$6,080
OPERATING EXPENSES	\$9,570
NET OPERATING INCOME	\$54,553

Operating Expense Reimbursement 2025

Real Estate Taxes \$2,792.10

Insurance \$4,864

Total Reimbursement Expenses: \$7,656.10

"Tenant is responsible to reimburse the landlord 80% of the Taxes & Insurance"





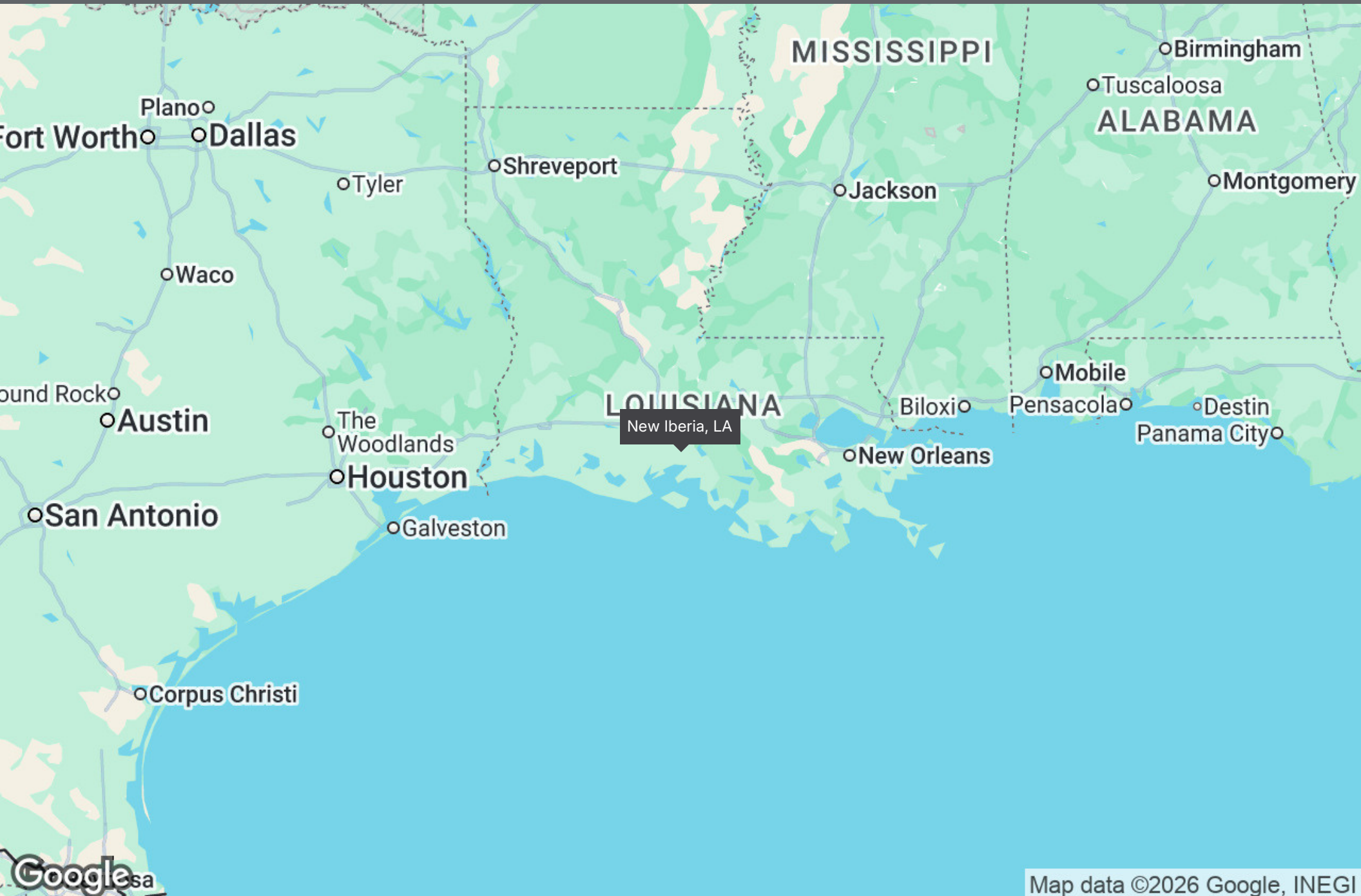


OVERVIEW

Gerber Collision & Glass is a nationally recognized leader in the auto collision repair and glass industry, operating more than 800 locations across the United States and Canada. Backed by Boyd Group Services Inc. (NYSE: BYD), a publicly traded company, Gerber benefits from strong financial stability and institutional support. The company provides a full range of collision repair, auto body repair, and windshield replacement services, serving both individual customers and major insurance providers through long-standing Direct Repair Program (DRP) partnerships that generate consistent referrals and recurring revenue. With its proven business model, advanced repair technology, and commitment to exceptional service, Gerber operates in a necessity-based, recession-resistant industry, making it a dependable and attractive tenant that offers long-term investment stability and growth.

TENANT OVERVIEW

Company:	Gerber Collision
Founded:	1937
Locations:	900
Total Revenue:	\$3.07 B (Annually)
Headquarters:	Elmhurst, Illinois
Website:	www.gerbercollision.com

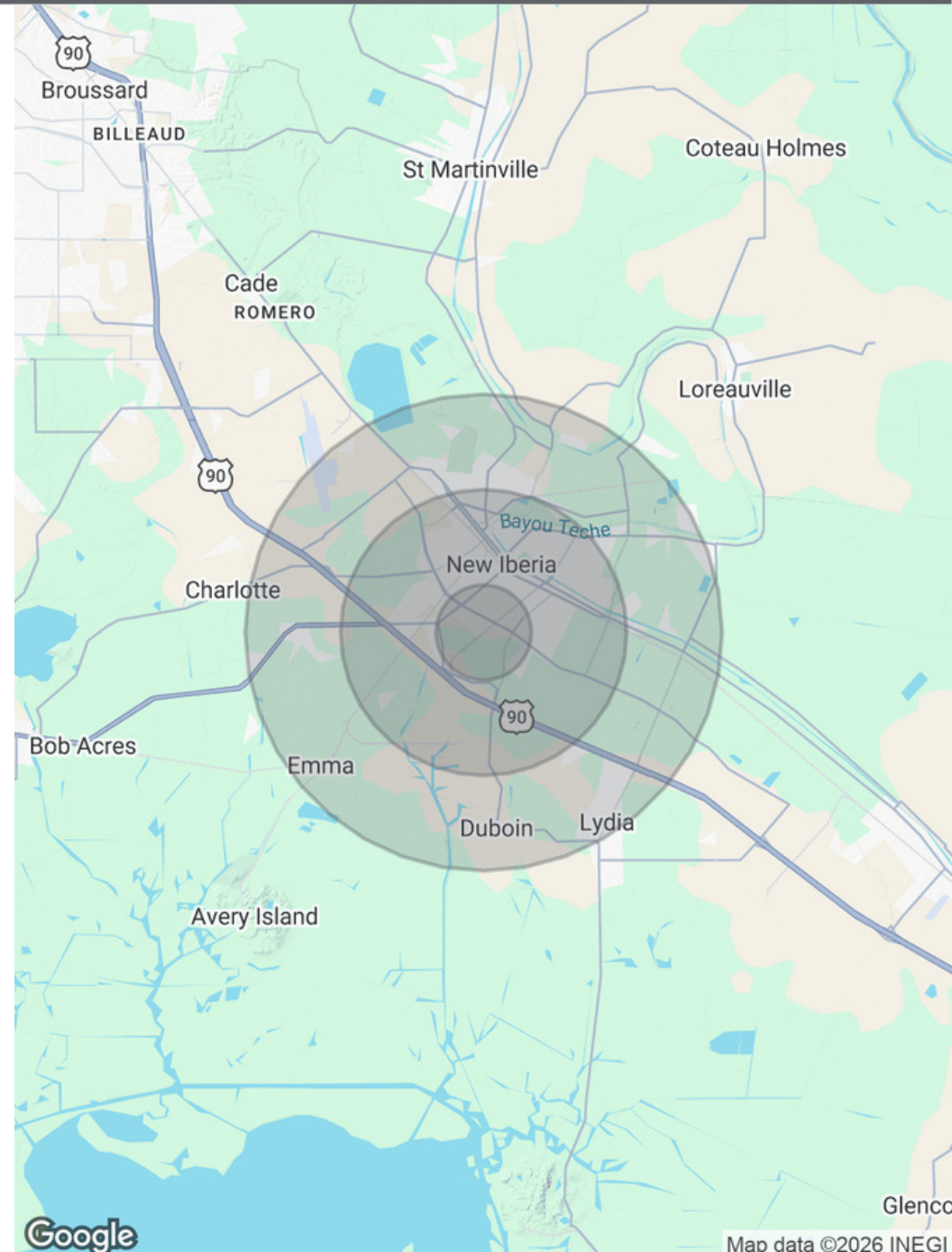


DEMOGRAPHICS MAP & REPORT

GERBER COLLISION & GLASS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,042	28,233	43,883
Average Age	40.8	37.1	38.1
Average Age Male)	41.0	34.7	35.0
Average Age Female)	35.6	38.2	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,590	11,260	16,962
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$111,689	\$73,156	\$75,135
Average House Value	\$146,696	\$158,323	\$169,006
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	1,740	12,667	23,418
Total Population - Black	1,685	12,366	15,265
Total Population - Asian	12	378	981
Total Population - Hawaiian	0	3	3
Total Population - American Indian	0	192	244
Total Population - Other	41	190	437

2023 American Community Survey ACS





SAL YALDO

Managing Partner

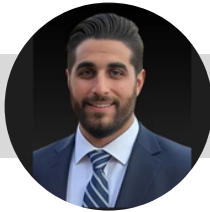
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