

### PROPERTY DETAILS

- Long Term Credit Lease with major publicly traded tenant
- Initial 15-year lease with (3) Five Year Options to renew with fixed 5% increases every 5 years
- Current NOI of \$245,700 with 5.8% cap rate
- Minimal Landlord responsibilities- Roof and structure only
- Well maintained buildings in excellent condition
- Offering consists of 2 separate buildings and 2 additional storage lots
- Recession proof business located in central Broward location
- Call Steve for additional information

### ABOUT PROPERTY



**PRICE**  
\$4,235,000



**YEAR BUILT**  
1975



**BUILDINGS 19,766 SF**  
4 properties included



**LAND**  
1.03 Acres



**LOCATION**  
Cypress Creek Area

For more information:

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### PROPERTY DESCRIPTION

Sale Offering consists of a NNN Lease Collision Center property leased on a long-term basis to Classic Collision, a leading national chain of over 300 centers owned by publicly traded TPG (NASDAQ: TPG).

### PROPERTY HIGHLIGHTS

- Long Term Credit Lease with major publicly traded tenant
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- Minimal Landlord responsibilities- Roof and structure only
- Well maintained buildings in excellent condition
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- Recession proof business located in central Broward location

### OFFERING SUMMARY

Sale Price:	\$4,235,000
Lot Size(four properties)	1.03 AC
Building Sizes:	11,588 SF main 8,186 SF annex
NOI:	\$245,700
Cap Rate:	5.8%

For more information:

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

## **Summary of Lease Terms -Classic Collision Center – NE Fort Lauderdale**

Tenant Name: Classic Collision, LLC, a wholly owned subsidiary of TPG Capital (NASDAQ: TPG)

Landlord Name: 1163 Holdings LLC

Property Addresses: 1165 NW 55<sup>th</sup> Street, Fort Lauderdale, FL (main building)

1140 NW 55<sup>th</sup> Street, Fort Lauderdale, FL (annex building\*)

1101 NW 54<sup>th</sup> Street, Fort Lauderdale, FL (storage lot)

1111 NW 54<sup>th</sup> Street, Fort Lauderdale, FL (storage lot)

Building Square Footage: 11,580 square feet (main building)

8,186 square feet (annex building)

Lease Commencement Date: September 1, 2020

Lease Expiration Date: August 31, 2035 (Initial term of 15 years)

Options to Extend Lease: Three (3) additional terms of Five (5) years each

NNN Rents: All rents are NNN with minimal Landlord Obligations as outlined below

**Monthly/Annual Base Rent for Initial 15 Year Term and Extended Terms: (with Flat 5% increase every 5 years)**

Years 1-5: \$19,500 per month / \$234,000 per year

Years 6-10: \$20,475 per month/ \$245,700 per year( currently paying this amount)

Years 11-15: \$21,498.75 per month/ \$257,985 per year

**First Extended Term:**

Years 16-20: \$22,573.69 per month/ \$270,884.28 per year

**Second Extended Term:**

Years 21-25: \$23,702.37 per month / \$284,428.44 per year

**Third Extended Term:**

Years 26-30: \$24,887.49per month /\$298,649.88 per year

Landlord Obligations: Landlord shall maintain in good condition and repair and make all required replacements to structural portions of the building including, but not limited to, exterior walls, floors, slabs, foundation, roof and roof membranes\*.

\*New roof installed in 2015

FOR SALE-NNN LEASE- CLASSIC COLLISION CENTER

1140 NW 55 STREET - ANNEX PROPERTY



For more information:

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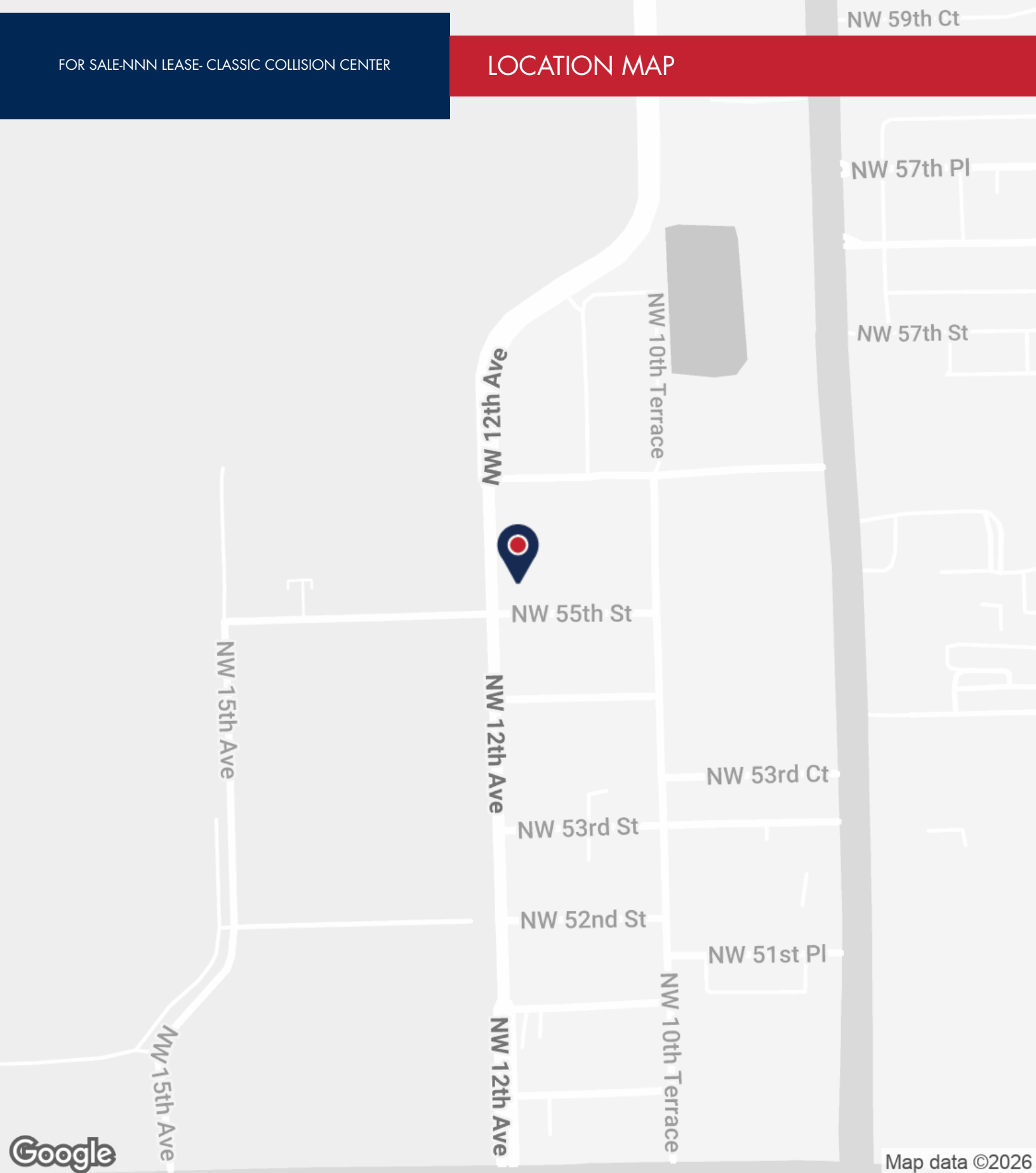


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*Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.*

# Classic Collision NE





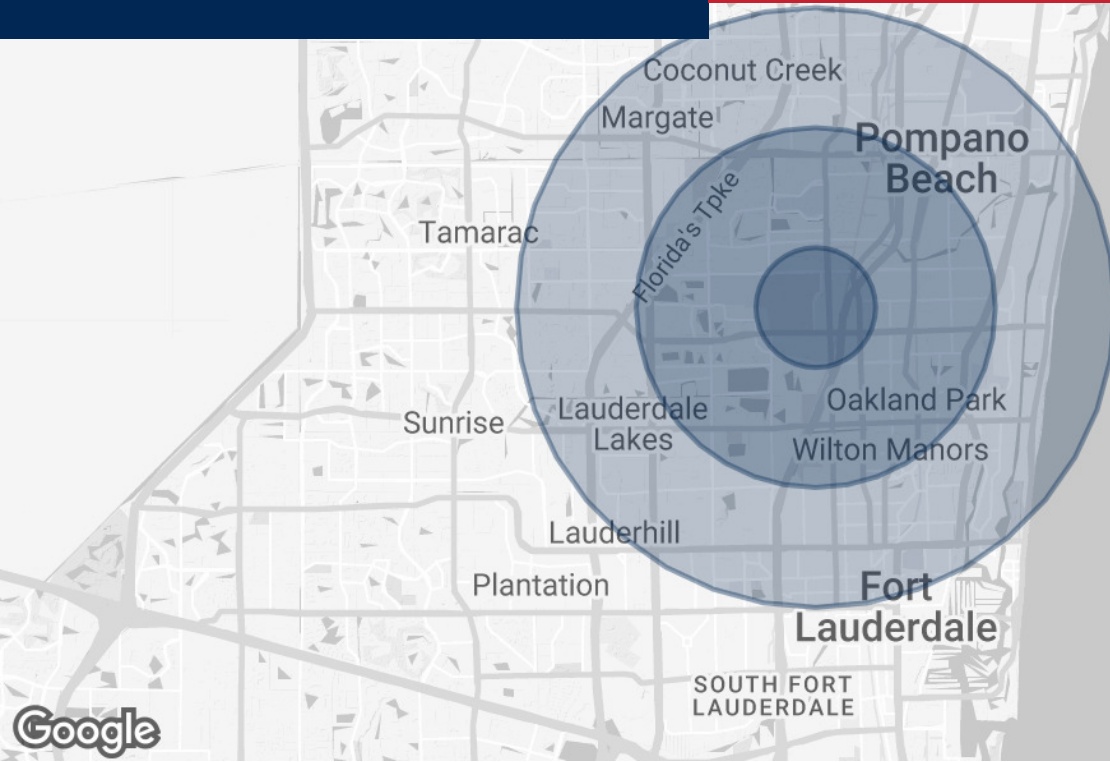
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# DEMOGRAPHICS MAP & REPORT



Map data ©2026 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,041	134,383	446,432
Average Age	41	43	43
Average Age (Male)	41	42	42
Average Age (Female)	41	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,282	57,149	187,869
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$89,385	\$85,403	\$84,663
Average House Value	\$387,120	\$390,308	\$399,667

2020 American Community Survey (ACS)

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