



FOR SALE

Gerber Collision Portfolio

973 Hertel Ave

Buffalo, NY 14216

5140 Commercial Dr.

Utica, NY 13495



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BUFFALO, NY

- Investment Summary
- Lease Summary
- Tenant Overview
- Property Photos
- Nearby Amenities
- Drive Time Map
- Location Overview

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UTICA, NY

- Investment Summary
- Lease Summary
- Tenant Overview
- Property Photos
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GERBER COLLISION

Buffalo, NY



SALE PRICE
\$960,000



SQUARE FOOTAGE
10,881 SF



CAP RATE
±7.88%



LEASE TYPE
NN



YEAR BUILT
1978



INVESTMENT HIGHLIGHTS

- The Gerber Collision lease has a corporate guarantee by the Boyd Group (TSX:BYD).
- Gerber Collision is a service-oriented and recession-resistant tenant.
- Within a three-mile radius there is a population of over 187,000 people with an average household income of over \$71,000.
- Surrounded by national retailers such as Dollar General, Advance Auto Parts, Sonic, LA Fitness Taco Bell, Citizens Bank, Checkers, AutoZone, Pep Boys, Family Dollar, Boston Market, 7-Eleven, Cricket, Dunkin Donuts, Metro, and Little Caesars.
- Subject has direct signage and frontage on Hertel Avenue, a retail thoroughfare that sees over 15,000 vehicles per day.
- The subject is ±1.8 miles from Interstate 190, which provides convenient access to the entire regional expressway system.

INVESTMENT SUMMARY

LIST PRICE	\$960,000
CAP RATE	±7.88%
IN-PLACE NOI	\$75,600
LAND ACREAGE	0.71
YEAR BUILT	1978
BUILDING SIZE	10,881 SF



LEASE SUMMARY

Tenant:	Gerber Collision
Lease Type:	NN
Primary Lease Term:	±10.5 Years
Annual Rent:	\$75,600.00
Rent PSF:	\$6.95/SF
Landlord Responsibilities:	Roof repair/replacement, inground plumbing, structure, electrical, & HVAC. *Taxes are paid by landlord and reimbursed by tenant. Tenant responsible for insurance.
Lease Commencement:	03/01/2019
Lease Expiration Date:	7/31/2029
Lease Term Remaining:	±5.5 Years
Rent Bumps:	5% increase in options
Lease Guarantor:	The Boyd Group
Lease Guarantor Strength:	Corporate
Tenant Website:	www.gerbercollision.com

PROPERTY SUMMARY

Year Built:	1978
Lot Size:	0.71 Acres
Building Size:	±10,881 SF
Zoning:	Commercial



GERBER COLLISION & GLASS

Founded in 1937 by Phil Gerber, Gerber Collision & Glass has provided quality auto collision and glass repair service for more than 80 years. What started as a single auto glass and trim shop in Chicago has grown to one of the largest auto collision and glass repair companies in North America.

In 2010, parent company The Boyd Group acquired True2 Form Collision Repair Centers. In 2011, it acquired Cars Collision Centers, which had 28 different locations, thus allowing Gerber to further solidify its market position. In 2015, Gerber made an additional acquisition. It acquired Wayside Collision Centers of Dayton, allowing it to expand into the competitive Ohio market.

Since its acquisition by the Boyd Group, Gerber has also launched additional services including Gerber National Claim Services. The claim service is a national network of affiliated businesses that are given referrals through Gerber. Gerber continues to maintain its market position through the strength of its services. Among the incentives is a lifetime guarantee on all Gerber products and services.

TENANT SUMMARY

Company:	Gerber Collision & Glass
2022 Revenue	\$2.43 Billion
Founded:	1937
Area Served	USA + Canada
Locations:	±900
Headquarters:	Winnipeg, Manitoba
Website:	www.gerbercollision.com



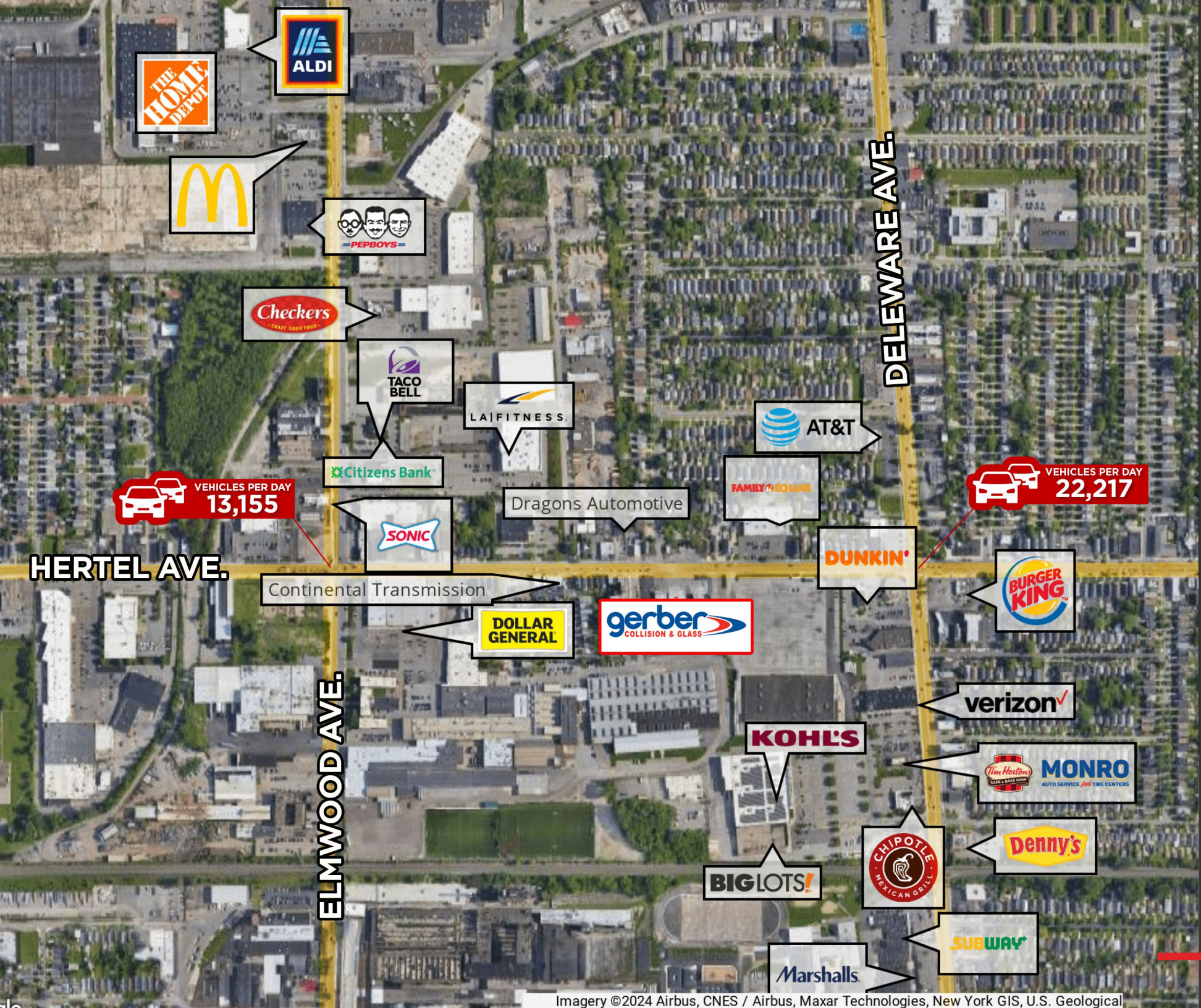


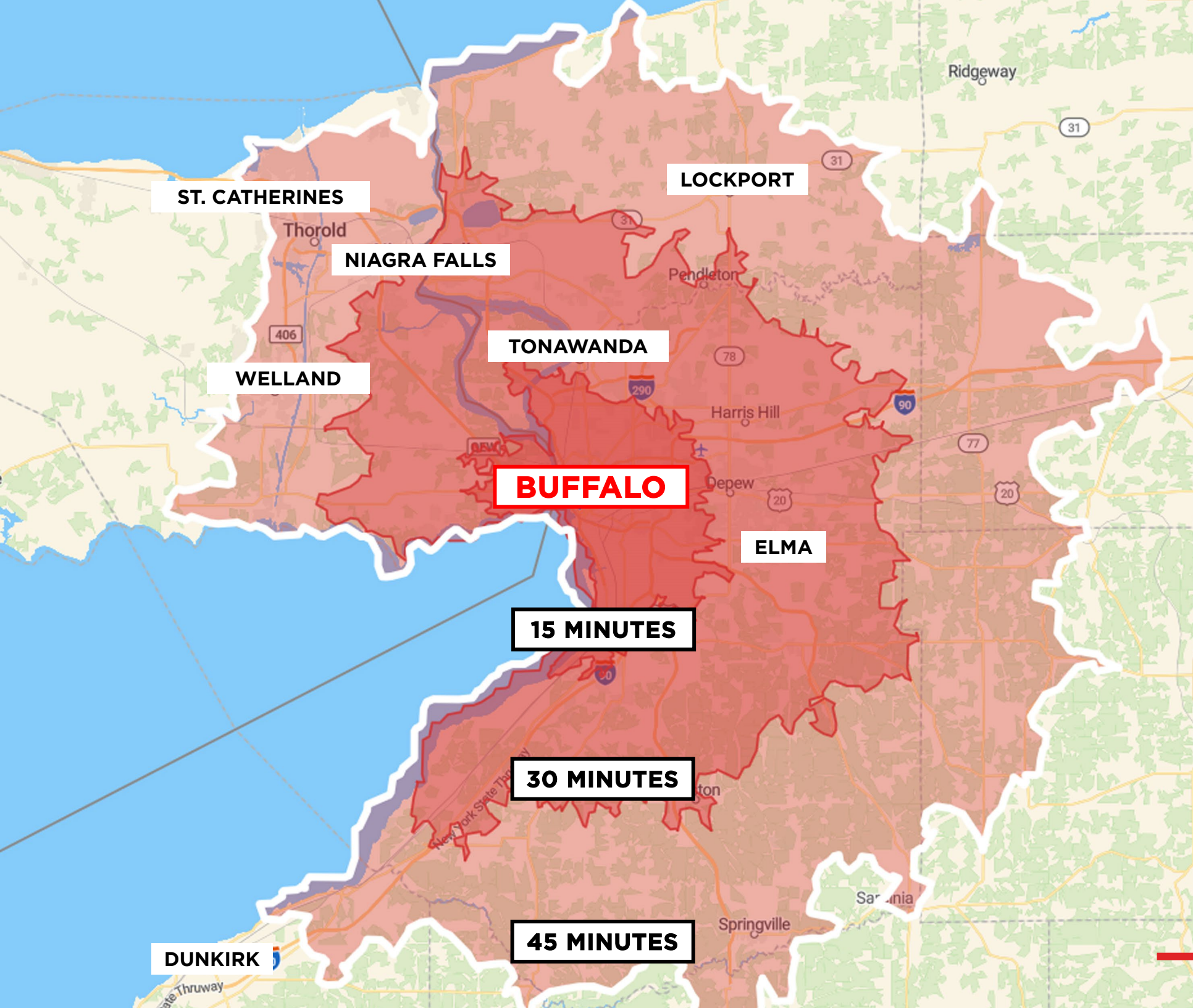
PROPERTY PHOTOS



PROPERTY PHOTOS

NEARBY AMENITIES





DRIVE TIME MAP



BUFFALO, NY

Buffalo, New York, situated on the eastern shore of Lake Erie, is a city steeped in history and brimming with cultural significance. Its legacy as a vital industrial and transportation hub during the 19th and early 20th centuries is evident in its impressive architectural heritage, including landmarks like the Guaranty Building and the Art Deco masterpiece, City Hall. The city's rich architectural tapestry also includes contributions from renowned architects such as Frank Lloyd Wright and Henry Hobson Richardson, making Buffalo a destination for architecture enthusiasts from around the world.

Beyond its architectural splendors, Buffalo is a city with a vibrant cultural scene and a strong sense of community. Neighborhoods like the Elmwood Village and Allentown are vibrant hubs of artistic expression, featuring galleries, theaters, and live music venues. The city's diverse population contributes to its dynamic culinary landscape, with an abundance of eateries serving up everything from traditional Buffalo wings to global cuisine. Additionally, Buffalo's sports culture runs deep, with passionate fans rallying behind teams like the Buffalo Bills and the Buffalo Sabres, creating a sense of unity and pride among residents.

In recent years, Buffalo has undergone a revitalization, spurred by investments in waterfront development, education, and healthcare. The Buffalo Niagara Medical Campus has emerged as a hub of innovation and research, attracting top talent and fostering collaboration among healthcare institutions and businesses. Meanwhile, the redevelopment of the city's waterfront has transformed formerly industrial areas into vibrant public spaces, offering recreational opportunities and stunning views of Lake Erie. With its blend of historical charm, cultural vibrancy, and ongoing revitalization efforts, Buffalo stands as a city on the rise, poised to continue its legacy as a dynamic urban center in the heart of western New York.

	1 Mile	3 Miles	5 Miles
EST POPULATION (2010)	±22,886	±181,831	±345,260
EST POPULATION (2023)	±22,960	±187,126	±360,619
EST POPULATION (2028)	±23,487	±192,269	±371,428
AVG HH INCOME (2021)	±\$72,401	\$71,811	±67,744

GERBER COLLISION UTICA, NY



SALE PRICE
\$1,180,000



SQUARE FOOTAGE
23,250 SF



CAP RATE
±7.97%



LEASE TYPE
NN



YEAR BUILT
1957



INVESTMENT HIGHLIGHTS

- The Gerber Collision lease has a corporate guarantee by the Boyd Group (TSX:BYD).
- Gerber Collision is a service-oriented and recession resistant tenant.
- Within a five-mile radius there is a population of over 108,000 people with an average household income of over \$74,000.
- The vacancy rate within a three-mile radius there are ±9.9MM SF of retail space with a vacancy rate of ±1.0%, indicating a significant demand and limited supply for retail space in the area.
- Surrounded by other auto retailers and servicers such as Nissan, Toyota, Honda, Chrysler, Ram, Dodge, Jeep, Subaru, Volkswagen, Chevrolet, Ford, Lincoln, Mazda, Napa Auto Parts, Speedway, Hyundai, and Advance Auto Parts which can increase auto customers to the site.
- Subject has direct frontage and signage on Commercial Drive, a retail thoroughfare that sees ±18,000 vehicles per day.
- Subject has direct access to New York State Route 5A via Commercial Drive, which provides convenient access to the entire regional expressway system.
- There are currently only two Gerber Collisions on the market nationwide.

INVESTMENT SUMMARY

LIST PRICE	\$1,180,000
CAP RATE	±7.97%
IN-PLACE NOI	\$94,080
LAND ACREAGE	2.19
YEAR BUILT	1957
BUILDING SIZE	23,250 SF



LEASE SUMMARY

Tenant:	Gerber Collision Enterprise Rental
Lease Type:	NN
Annual Rent:	\$94,080.00
Rent PSF:	\$4.05/ SF
Landlord Responsibilities:	Roof repair/replacement, inground plumbing, structure, electrical, & HVAC. *Taxes are paid by landlord and reimbursed by tenant.
Lease Guarantor:	The Boyd Group & Enterprise Rental
Lease Guarantor Strength:	Corporate
Tenant Website:	www.gerbercollision.com www.enterprise.com

RENT ROLL

TENANT	IN-PLACE NOI	LEASE TERM	LEASE EXPIRATION	LEASE OPTIONS	RENTAL ESCALATIONS
GERBER COLLISION	\$75,600	±5.5 YEARS	7.31.2029	Three(3) Five-Year Options	5% increase in options
ENTERPRISE RENTAL	\$18,480	±3.5 YEARS	7.31.2027	Two (2) Five-Year Options	10% increase in options



ENTERPRISE RENTAL

Enterprise Rent-A-Car is an ongoing American success story. Our guiding principles, and humble beginning, revolve around personal honesty and integrity. We believe in strengthening our communities one neighborhood at a time, serving our customers as if they were our family, and rewarding hard work. These things are as true today as they were when we were founded in 1957.

Today, our massive network means Enterprise is the largest transportation solutions provider. We offer car and truck rentals, as well as car sharing and car sales. We're there when you need us with over 8,000 locations worldwide.

We take an active role in sustainability, not only because it's smart for our business, but because we believe in making the world a better place for future generations. Because of our size, we are in a unique position to foster innovation, advance research and test market-driven solutions.



TENANT SUMMARY

Company:	Enterprise Rental
Founded:	1957
Ownership:	Jack Taylor
Locations:	±8,000
Headquarters:	St. Louis, MO
Website:	www.enterprise.com





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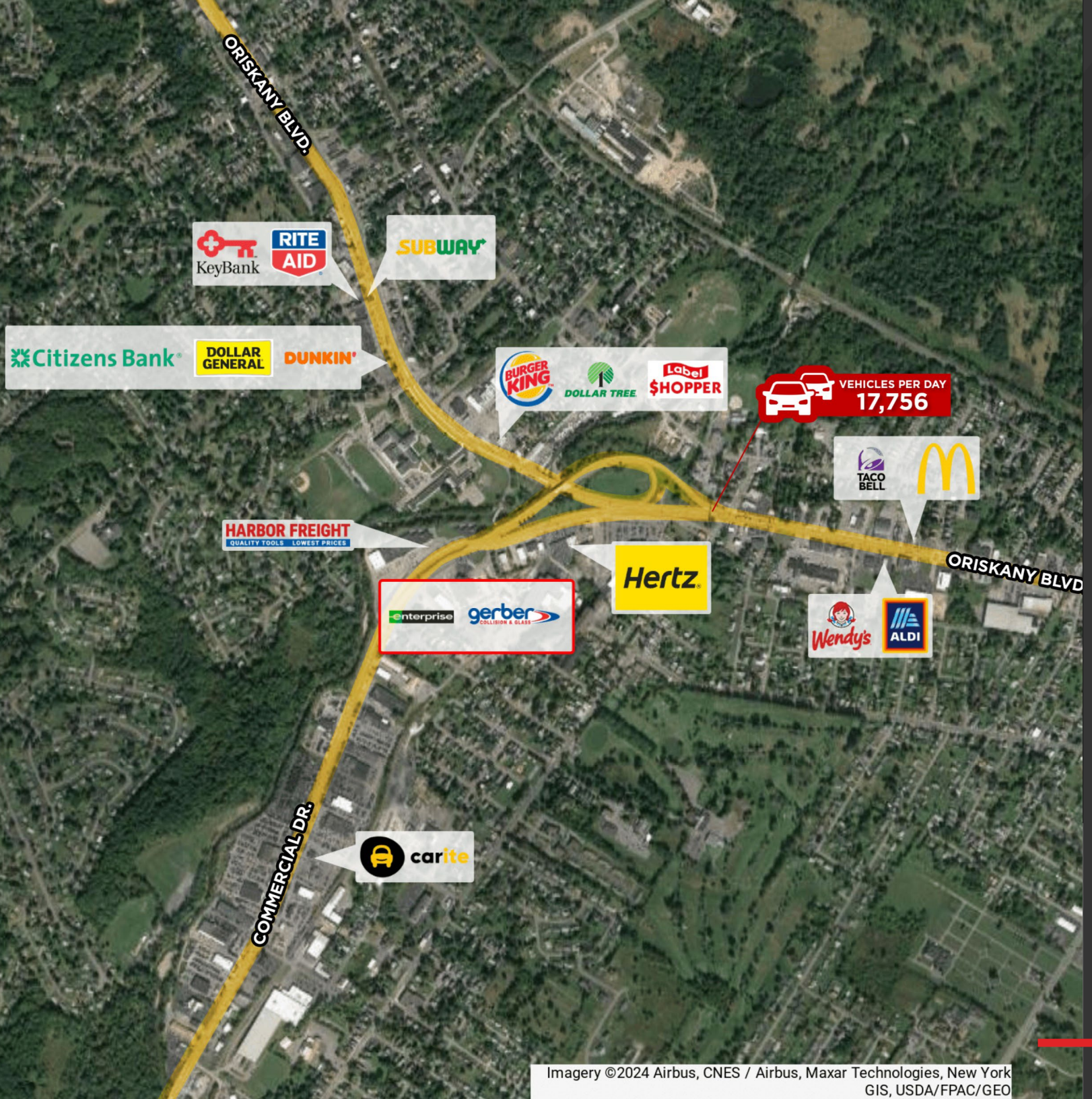
PROPERTY PHOTOS

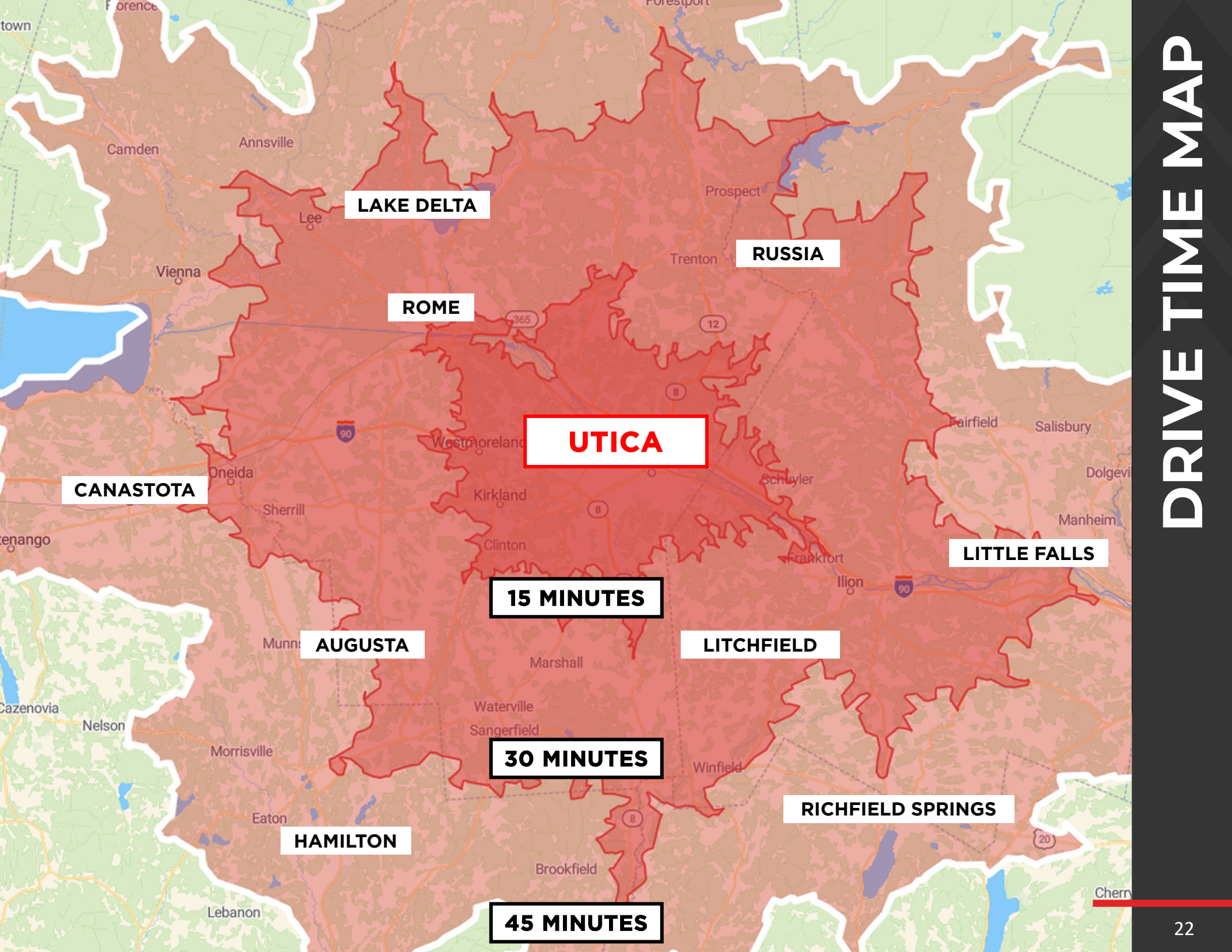




PROPERTY PHOTOS

NEARBY AMENITIES







UTICA, NY

Utica, New York, nestled in the Mohawk Valley, boasts a rich history and vibrant community. Originally settled by European immigrants in the 18th century, Utica flourished during the industrial revolution, becoming a hub for manufacturing and transportation. Today, the city maintains its industrious spirit while embracing cultural diversity and innovation. With landmarks like the historic Union Station and the sprawling Utica Zoo, residents and visitors alike can immerse themselves in the city's heritage and natural beauty. Utica's culinary scene reflects its diverse population, offering a wide array of international cuisines alongside beloved local favorites like tomato pie and Utica greens.

In addition to its cultural offerings, Utica is a center for education and healthcare in the region. Home to institutions such as Utica College and Mohawk Valley Community College, the city fosters academic excellence and provides opportunities for lifelong learning. Utica's healthcare sector is anchored by prestigious hospitals like St. Elizabeth Medical Center and Faxton St. Luke's Healthcare, ensuring access to high-quality medical services for residents. Moreover, Utica's strategic location at the nexus of major highways and railways makes it a vital transportation hub, facilitating commerce and connectivity throughout the Northeast.

Despite facing economic challenges in recent decades, Utica continues to reinvent itself, leveraging its strengths in healthcare, education, and cultural heritage to drive revitalization efforts. Community initiatives, supported by local government and businesses, aim to stimulate economic growth and enhance quality of life for residents. From revitalized downtown districts to green spaces along the Erie Canal, Utica is undergoing a renaissance, attracting new residents and businesses while preserving its unique identity. As Utica looks towards the future, it remains a resilient and dynamic city, poised to embrace the opportunities of the 21st century.

	1 Mile	3 Miles	5 Miles
EST POPULATION (2010)	±8,107	±50,713	±107,505
EST POPULATION (2023)	±7,881	±50,713	±108,746
EST POPULATION (2028)	±7,904	±52,861	±109,916
AVG HH INCOME (2021)	±\$68,970	\$68,740	±74,253

BROKER REPRESENTATION



600

CURRENT
BROKER LISTINGS

12,500

MULTI-FAMILY
APARTMENTS MANAGED

17,500,000

COMMERCIAL SF
MANAGED

\$22,000,000,000

IN CLOSED TRANSACTIONS



SHANE SMITH

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Prior to joining Friedman Real Estate, Shane Smith worked locally with Encore REIS with a national focus on single tenant net leased assets, which will continue to be his focus at Friedman. Shane gained a strong understanding of retail properties and the factors that impact their value. Shane is experienced in data analysis and financial underwriting. Shane holds a B.S. in Physics with a minor in Business from the Virginia Military Institute (VMI). While at VMI, Shane's hard work, dedication and discipline allowed him to rise to the position of Regimental Staff Sergeant within the Corps of Cadets where he had ample opportunity to demonstrate leadership. These qualities continue to be visible in Shane's career in Real Estate and will certainly be an asset at Friedman.



JARED MCNUTT

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Jared McNutt is a 10+ year veteran of the real estate brokerage industry, as well as a background in wealth management and financial Services. Jared advises clients on the acquisition and disposition of single and multi-tenant investment properties across the country. Jared has completed deals with Red Lobster, Tractor Supply, Bank of America, SunTrust Bank, Steak N' Shake, Dollar General, and more. Jared's commercial real estate experience and financial advisory background allow him to effectively assist in all areas of his client's acquisition and disposition needs. Jared graduated from Michigan State University's Eli Broad College of Business with a Bachelor of Arts in Finance.

SERVICE LINES

Friedman's Brokerage Services group partners with clients on setting the right strategy to maximize real estate investment assets. We offer a full array of service lines that assist our clients in the entire real estate life cycle from acquisition through ownership and ultimately disposition.

SINGLE TENANT SALES **(RETAIL, MEDICAL, OFFICE, INDUSTRIAL)**

Facilitating single tenant dispositions for owners of net leased investments requires a skilled team with deep institutional and private capital relationships as well as the determination to maximize value. Our group's complete focus on the single tenant, net leased investment sector ensures your commercial real estate assets are carefully placed with precise detail in the ultra-competitive marketplace.

MULTI-FAMILY SALES

Our advisors combine local market expertise with a national perspective, providing owners and investors a balanced view of both the macro and micro multi-family investment market. Our Multi-Family team is part of a national sales and investment platform that is dedicated solely to the multi-family industry, with deep-rooted relationships with owners, buyers, and debt & equity partnerships nationwide.

SHOPPING CENTER SALES

Shopping center dispositions require the ability to access both institutional and private investors nationwide, while also managing the complexity of active marketing campaigns. Our team can quickly interpret owners' goals to formulate, manage and successfully close transactions. We sell shopping centers both individually as well as portfolios, utilizing our custom tailored multi-faceted marketing process.

INDUSTRIAL SALES

Our advisors leverage their vast experience handling industrial property repositioning, valuation, and disposition of industrial assets nationwide. In addition to traditional sales and auction sales, Friedman handles industrial disposition work resulting from bankruptcy and M&A activity.

ONLINE AUCTION SALES

Friedman specializes in the disposition of value-add, opportunistic, and stabilized properties for clients through our auction partnership channels. Through auction, clients can sell assets on a digital marketplace that precision-targets buyers, including previously unknown investors from around the world. Our auction partners accelerate the transaction process from listing & marketing through due diligence and close. Deals close 2x faster with 60% of buyers coming from outside/local markets.

ADDITIONAL SERVICE LINES

- 1031 exchanges
- Debt placement / capital markets
- Sale leasebacks & portfolio sales
- Valuation, research & consultation
- Commercial management
- Multi-Family Management
- Construction & design services
- Financing



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