

Actual Site Photo



# CRASH CHAMPIONS COLLISION REPAIR

50 THRUWAY PARK DR, WEST HENRIETTA, NY 14467

OFFERING MEMORANDUM



ALPHA  
REAL ESTATE ADVISORS



## TABLE OF CONTENTS

**03**

Executive  
Summary

**04**

Investment  
Highlights

**05**

Crash Champions  
Overview

**07**

Crash Champions  
Recent News

**08**

Ground  
Photos

**09**

Aerial  
Photos

**10**

Parcel  
Map

**11**

Surrounding  
Retail

**12**

West Henrietta  
Overview

**13**

Disclaimers &  
Agreement



OFFERING PRICE  
**\$5,057,850**

CAP RATE

**8.00%**

NET OPERATING INCOME (NOI)

**\$404,628**

GROSS LEASABLE AREA (GLA)

**25,024 SF**

LOT SIZE (AC)

**±2.40 AC**

YEAR BUILT

**1989**

Actual Site Photo



## SUMMARY

TENANT NAME	Crash Champions Collision Repair
TENANT GUARANTOR	Corporate - Service King Paing & Body, LLC
TENANT TYPE	Collision Repair
OWNERSHIP INTEREST	Fee-Simple
LEASE STRUCTURE	NN+
LANDLORD OBLIGATIONS	Roof, Structure, Foundation (Roof Replaced 2012)
TENANT OBLIGATIONS	HVAC & Parking Lot
RENT COMMENCEMENT	January 1, 2017
LEASE EXPIRATION	December 31, 2031
REMAINING LEASE TERM	5.5 Years
RENEWAL OPTIONS	Three (3), Five (5) Years
RENTAL INCREASES	2.5% Annually

## RENT SCHEDULE

LEASE PERIOD	LEASE YEAR	MONTHLY RENT	ANNUAL RENT	CAP RATE
Base Term	Current - 12/31/2026	\$33,719	\$404,628	8.00%
Base Term	1/1/2027 - 12/31/2027	\$34,562	\$414,744	8.20%
Base Term	1/1/2028 - 12/31/2028	\$35,426	\$425,112	8.41%
Base Term	1/1/2029 - 12/31/2029	\$36,312	\$435,740	8.62%
Base Term	1/1/2030 - 12/31/2030	\$37,219	\$446,634	8.83%
Base Term	1/1/2031 - 12/31/2031	\$38,150	\$457,799	9.05%

# INVESTMENT HIGHLIGHTS

## PROPERTY OVERVIEW

- ◆ **NN+ Lease Structure**  
Landlord has Minimal Responsibilities pertaining to only the roof, structure, foundation of the premise. *(Please contact Broker for additional details).*
- ◆ **Healthy Lease Remaining**  
5.5 Years remaining on an original 15-year lease that commenced during the 2017 Fiscal Calendar Year.
- ◆ **Strong Rental Increases**  
Property currently holds 2.5% annual rental increases throughout the duration of the lease term providing a strong hedge against inflation.
- ◆ **Recent Acquisition**  
In July 2022, Crash Champions completed a strategic transaction to merge with Service King, which led to the rebranding of their locations under the Crash Champions umbrella that now totals over 650+ locations across 39 states.

## LOCATION OVERVIEW

- ◆ **Niche Market**  
In New York, Crash Champions has three locations, of which the West Henrietta location primarily services the South-Central Rochester submarket expanding their ability to serve a broader customer base & further increase brand recognition.
- ◆ **Healthy Traffic Counts**  
Property is located off Hwy I-90 & West Henrietta Rd. boasting +/-25,000 VPD, providing high visibility and easy access to a dense and affluent customer base.
- ◆ **Ideal Target Market**  
Average Household Income ranges between \$90,000 - \$100,000 within a 1,3, & 5-mile radius falling in-line with auto service preferred operational parameters.

## TENANT OVERVIEW

- ◆ **National Recognized Tenant**  
Crash Champions Collision repair currently stands as the third-largest operator of high-quality collision repair service in the US, with more than 650+ locations across 39 states.
- ◆ **Proven Company Growth**  
During the 2022 Fiscal Year, Crash Champions completes 330+ Service King merger that can be portrayed as a strategic maneuver making them a nationwide leader in the collision repair industry.





**YEAR FOUNDED**  
1999



**COMPANY TYPE**  
Private - Backed by  
Clearlake Capital Group

**HEADQUARTERS**  
Downers Grove, IL



**# OF LOCATIONS**  
654+Nationwide



**WEBSITE**  
[crashchampions.com](http://crashchampions.com)



**ESTIMATED REVENUE**  
\$2B+ (2024)



**CRASHCHAMPIONS**  
COLLISION REPAIR TEAM

Crash Champions is one of the nation's largest collision repair providers, formed through the combination of Crash Champions and Service King. Backed by Clearlake Capital, the company has rapidly expanded to more than 600 locations across 36 states, delivering OEM-certified collision repair, ADAS calibration, and mechanical services for major insurance carriers and national fleet partners.

With industry-leading training programs, I-CAR Gold Class certification at the majority of its centers, and cutting-edge equipment supporting modern vehicle repair, Crash Champions has positioned itself as a dominant operator in the U.S. collision repair sector. The company's scale, centralized claims processing platform, and strong insurance partnerships create consistent demand and operational resilience across economic cycles.

Today, Crash Champions is recognized as a top-tier operator in a highly fragmented industry, continuing to grow through strategic acquisitions, new market entries, and integration of Service King's extensive national network.

## COMPANY SCALE SNAPSHOT



## NATIONAL EXPANSION TIMELINE

YEAR	MILESTONE	NOTES
2012	First center opens	Chicago metro
2019	50+ locations	Midwest expansion
2022	Acquires Service King	Adds 260+ centers
2023	National DRP growth	Major carrier partnerships
2024	600+ centers	3rd largest operator in the U.S.

Data last updated June, 11, 2025





**~654**

**LOCATIONS**



**39**

**STATES**



**447**

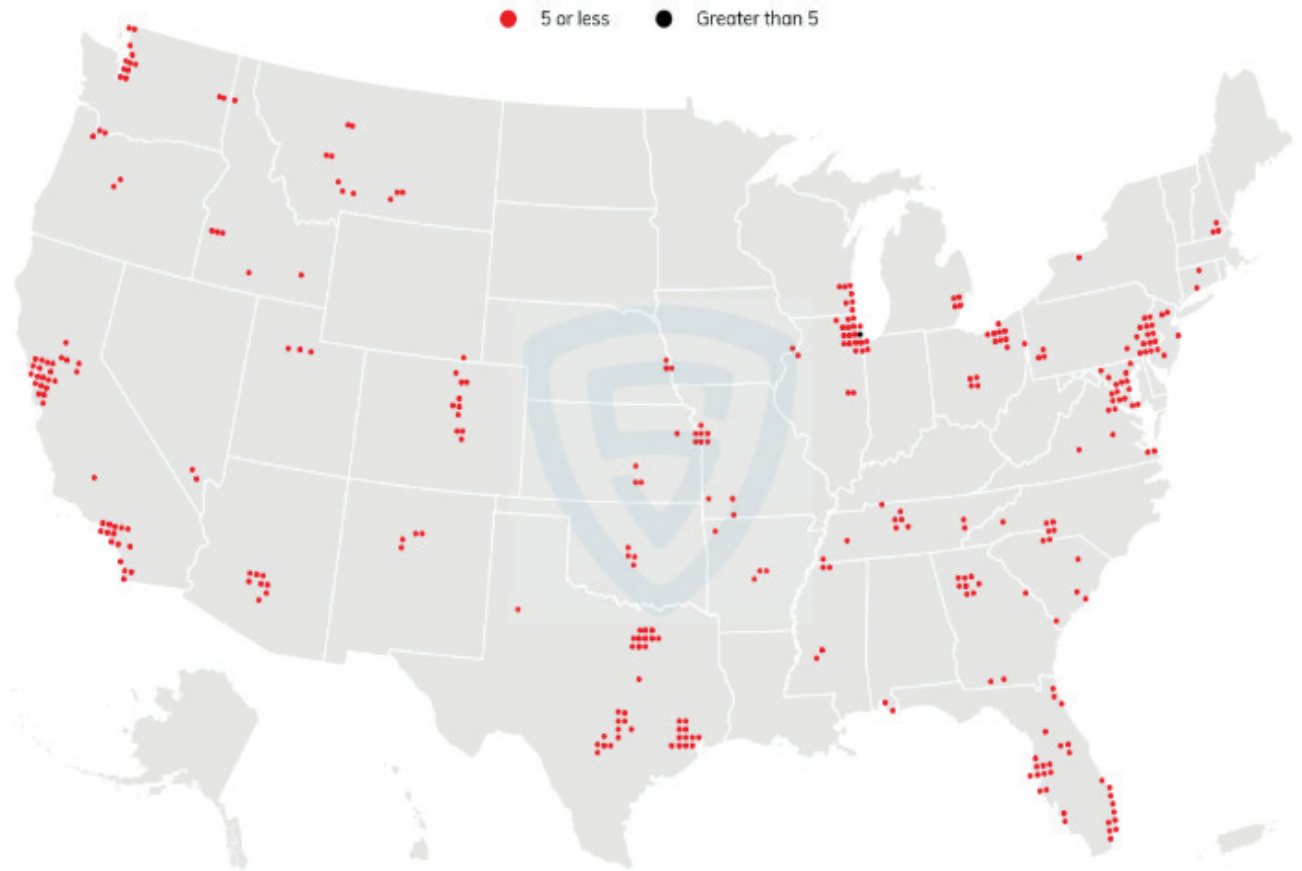
**CITIES**



**3**

**NY LOCATIONS**

# CRASH CHAMPIONS COLLISION REPAIR STORE FOOTPRINT



*Last updated on September 03, 2025*

# CRASH CHAMPIONS EXPANDS TECH PARTNERSHIP TO DRIVE NEXT-GEN REPAIR PERFORMANCE

## New Collaboration Strengthens Repair Precision & National Operational Performance

Crash Champions has expanded its strategic partnership with Mitchell, integrating the company's most advanced cloud-based estimating, diagnostics, and calibration technology across its nationwide footprint. The move reinforces Crash Champions' position as one of the most technologically advanced operators in U.S. collision repair.

For investors, the message is clear: the company continues to scale both its physical footprint and its operational sophistication – driving higher efficiency, quality, and insurer confidence.

### **Driving Next-Generation Repair Capabilities**

The enhanced integration of Mitchell's platform supports key improvements including:

- Faster, more accurate estimates
- Advanced diagnostics for increasingly complex vehicles
- OEM-compliant repair processes
- Streamlined workflow and reduced cycle times

These tools allow Crash Champions to maintain consistent national repair standards and deliver stronger performance across DRP relationships.

### **Nationwide Growth Supported by Technology**

As Crash Champions continues expanding across the U.S., this partnership ensures every new location benefits from the same advanced operational

infrastructure. This is especially important as the company integrates Service King's former footprint – allowing for smoother transitions, standardized processes, and unified reporting across all markets.

### **Investor Takeaway**

The expanded partnership underscores Crash Champions' commitment to long-term performance, operational excellence, and scalable growth across its national platform. By deepening its investment in advanced repair technology and workflow automation, the company continues to strengthen efficiency, customer satisfaction, and insurer relationships—further solidifying its position as a durable, creditworthy tenant for long-term real estate investors.



*Actual Site Photo*

*Source: "Crash Champions and Mitchell Expand Collaboration to Transform Collision Repair Through Advanced Technology," CrashChampions.com Press Release (2025).*



# GROUND PHOTOS



# AERIAL PHOTOS



# PARCEL MAP



# SURROUNDING RETAIL



# WEST HENRIETTA, NY

West Henrietta is part of the Rochester MSA, a stable and diversified economic hub anchored by advanced manufacturing, healthcare, education, and logistics. The region benefits from powerhouse employers including University of Rochester, Rochester Regional Health, Wegmans Food Markets, Paychex, Kodak, and L3Harris, supporting a large and recession-resilient workforce. With over 1 million residents in the metro, the area maintains steady consumer demand, strong commuter patterns, and reliable service-sector activity.

Located along the I-390 corridor, West Henrietta has become a prime destination for industrial users, auto services, logistics operators, and national retailers due to its strategic connectivity and growing commercial base. The submarket continues to attract investment driven by proximity to the NYS Thruway (I-90), new industrial and flex developments, and a rapidly expanding residential population in surrounding towns such as Henrietta, Brighton, and Chili. These fundamentals support stable long-term performance for service-oriented operators like Service King.

A combination of affordable operating costs, strong traffic corridors, and consistent regional growth positions West Henrietta as a highly attractive investment market — particularly for collision repair, fleet service, and auto-focused real estate where vehicle density and commuter flow remain robust year-round.



## STRATEGIC LOCATION & CONNECTIVITY

West Henrietta benefits from direct access to I-390, the New York State Thruway (I-90), and major arterials like West Henrietta Road and Lehigh Station Road. These high-traffic routes link the submarket to downtown Rochester, the Rochester International Airport, and major employment centers. The area's connectivity supports year-round customer volume for auto service users, fleet accounts, and insurance-driven repair demand.

## RETAIL RESILIENCE & ACTIVE SERVICE DEMAND

The Rochester region maintains one of the most stable retail and service economies in upstate New York. Auto service and collision repair providers benefit from above-average vehicle ownership rates, strong daily commuter traffic, and the presence of major employers that generate steady weekday demand. New retail developments, industrial expansions, and population growth around the I-390 corridor continue to strengthen the trade area, contributing to long-term tenant stability and high service utilization.

## WORKFORCE & ECONOMIC MOMENTUM

West Henrietta benefits from a deep, skilled labor pool supported by nearby universities, technical programs, and major employers. The area's stable economy, strong job growth, and steady population inflow reinforce reliable weekday demand for service-oriented businesses.

# DISCLAIMERS & AGREEMENT

Alpha Real Estate Advisors LLC ("AREA") has been retained as the exclusive listing broker to arrange the sale or lease of the property identified herein above (the "Property").

**Purpose and Intent.** This Offering Memorandum ("Memorandum") has been prepared by the undersigned real estate professional, is provided in the normal course of his/her business, and is intended to express only his/her recommended listing, selling, or purchase price or a rental or lease consideration for the Property. This Memorandum does not constitute an offer to sell, lease, or a solicitation of an offer to buy or rent, the Property, and has not been made for the purpose of submission as evidence of value to a court or administrative body. The disclosures herein are intended to supersede all prior written and oral communications and understandings regarding the Memorandum. You are advised to carefully read this Memorandum and review it with your legal and tax advisors.

**Information Provided As An Opinion:** The information in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. This Memorandum does not contain all the information that you may need or desire to evaluate the Property. All information in this Memorandum and any other written or oral communication transmitted to you in the course of your evaluation of the Property is presented "as is" without representation or warranty, express or implied, of any kind by AREA, Owner/Seller, or either's respective subsidiaries, agents, affiliates, members, officers, and/or employees. AREA assumes no responsibility for this Memorandum, and hereby disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this Memorandum. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice and does not constitute a recommendation, suitability determination, or endorsement as to the Property's value by AREA or Owner/Seller. This Memorandum contains certain documents, which are described in summary form and do not purport to be complete or accurate descriptions of, nor do they constitute a legal analysis of, the full documents involved. All such summaries are qualified in their entirety by reference to such documents. All references to acreage(s), square footage(s), and other measurements are approximations. Neither AREA nor Owner/ Seller undertakes any responsibility or compulsion to update any of the information discussed herein. Any information and expressions of opinion herein contained are subject to change without notice. Neither the delivery of this Memorandum nor the purchase or lease of the Property shall, under any circumstance(s), create an implication that there has been no change in the affairs of the Property since the date this Memorandum was created or provided to you.

By accepting this Memorandum, you agree that in determining the advisability of purchasing or leasing the Property, you shall not rely on this Memorandum or upon any other materials or information provided AREA or its brokers, but rather that you shall rely solely upon your own examination (including engineering and environmental inspections) and investigation of the Property at your own cost prior to purchasing or leasing the Property. An opportunity to inspect the Property will be made available to you upon written request. You acknowledge AREA is not acting as an attorney, tax advisor, surveyor, appraiser, structural engineer, and that you should consult such professionals.

This Memorandum is not to be used in connection with an offer to sell, lease, or the solicitation of an offer to buy or lease in any jurisdiction in which such offer or solicitation is not authorized or in which the person making such offer or solicitation is not qualified to do so or to any person to whom it is unlawful to make sure offer or solicitation. ALL INFORMATION CONTAINED HEREIN IS A STATEMENT OF OPINION. ANY RELIANCE ON THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

**Forward-Looking Statements and Financial Projections.** All statements herein, other than statements of historical fact, are statements that could be deemed "forward-looking" statements with respect to the anticipated future performance of the Property, including any financial projections, statements regarding future economic conditions or performance, and statements of belief and of assumptions underlying any of the foregoing. These projections and statements are provided for general reference purposes only and may involve known and unknown risks and various assumptions subject to significant business, economic, and competitive uncertainties and contingencies beyond the control of AREA and/or Owner/ Seller, and which therefore are subject to material change and/or variation. Accordingly, there can be no assurance that such projections or forward-looking statements will be realized.

Potential purchasers or tenants of the Property are cautioned that the actual results, performance, and/or achievements may vary materially from anticipated results, performance, and/or achievements. No representations or warranties are made as to the accuracy or reasonableness of such assumptions or the projections of forward-looking statements based thereon. **YOU MAY NOT RELY UPON THE FINANCIAL PROJECTIONS, AS THEY ARE ILLUSTRATIVE ONLY.**

**Owner's/Seller's Reserved Rights.** Owner/Seller expressly reserves the right, at its sole discretion, to reject any or all expressions of interest and/or to terminate discussions with any party at any time with or without notice and for any reason. Owner/Seller shall have no legal commitment or obligation to any recipient of this Memorandum unless a written agreement for the purchase of the Property has been executed, delivered, and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or affirmatively waived. The Owner/Seller reserves the right to move forward with an acceptable offer on the Property prior to the call for offers deadline.

**Confidentiality:** The Property is privately offered, and your receipt of this Memorandum serves to evidence your agreement that: (i) this Memorandum is subject to the Confidentiality and Non-Circumvention Agreement you previously executed with AREA, (ii) this Memorandum is furnished to you for the sole purpose of evaluating your interest in the Property, (iii) you will return the Memorandum if requested to do so by AREA, (iv) you will not use any part of this Memorandum in a manner detrimental to Owner/Seller or AREA, and (v) you will not reproduce or disclose any portion of this Memorandum to anyone without the prior written authorization of AREA. These terms and conditions apply to this Memorandum and all documents and other information provided in connection herewith.





## EXCLUSIVELY LISTED BY:

LISTING AGENT  
**CHRIS LASKERO**  
VICE PRESIDENT  
O. 214.239.4170 C. 858.414.7849  
CHRIS@ALPHARE.COM  
LIC #677086

IN STATE BROKER  
**BRIAN BROCKMAN**  
BANG REALTY-NEW YORK, INC  
BOR@BANGREALTY.COM  
513.898.1551  
LIC 10311208985 (NY)