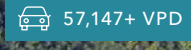
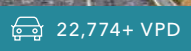




Corporate Guaranteed Single-Tenant NNN Investment with 7+ Years of Firm Term





AIRPORT DR

MCLEOD RD

NORTHWEST DR

ALDRICH RD

W MAPLEWOOD AVE

BENNETT DR



CRASH CHAMPIONS

BELLINGHAM, WA

The Verger Team is pleased to present the exclusive opportunity to acquire a Corporate-Leased, Single-Tenant NNN Crash Champions, with over 7 years of firm term remaining on the lease. The investment provides 2% annual rent escalations with 3 additional 5-year options, providing an excellent investment vehicle with a built in hedge against inflations.

The property benefits from excellent visibility along I-5, and sits adjacent to one of Bellingham's main retail corridors, surrounded by prominent national retailers such as Costco and Fred Meyer. The property's NNN lease structure, coupled with its premium location and tenant stability in a recession-resistant industry, provides investors with reliable, passive income and minimal management responsibilities.

Crash Champions is a leading national collision repair company, operating 649 locations across 38 states, with 32 locations in Washington. The company's strategic expansion and strong market presence underscore its commitment to long-term growth.



\$3.75M

PRICE

5.75%

CAP RATE

7+YRS

LEASE TERM

PROPERTY DETAILS

NOI	\$215,737
BUILDING PRICE/SF	\$230
LEASE TYPE	NNN
REMAINING TERM	7+ Years
RENT INCREASES	2% Annual Rent Increases
RENEWAL OPTIONS	(3), 5-Year Options
TENANT	Crash Champions LLC
RENTABLE SF	16,315
LAND AREA	81,457
YEAR BUILT/RENOVATED	1999
PARCEL #	3802112760390000
OWNERSHIP	Fee Simple

INVESTMENT HIGHLIGHTS



Corporate-Guaranteed Lease

Crash Champions LLC, a leading collision repair provider with over 600 locations, guarantees the lease.



Built-in Inflation Protection

Future ownership will benefit from 2% annual rent increases every year, offering a hedge against inflation and consistent rent growth.



Strategic Location

The property benefits from excellent visibility along I-5, and sits adjacent to one of Bellingham's main retail corridors, surrounded by prominent national retailers such as Costco and Fred Meyer.



Recession-Resistant Industry

The collision repair industry is considered recession-resistant, as the demand for vehicle repairs persists regardless of economic conditions. This stability ensures a consistent tenant business model.



Growing Industry

Over the past decade, the U.S. collision repair industry's total addressable market has grown from \$38.3 billion in 2019 to \$44.8 billion in 2022, reflecting a significant increase in market size.



Sub-Market Vacancy

Well located in a highly desirable market. According to CoStar, retail and industrial vacancy within Bellingham is less than 3%.



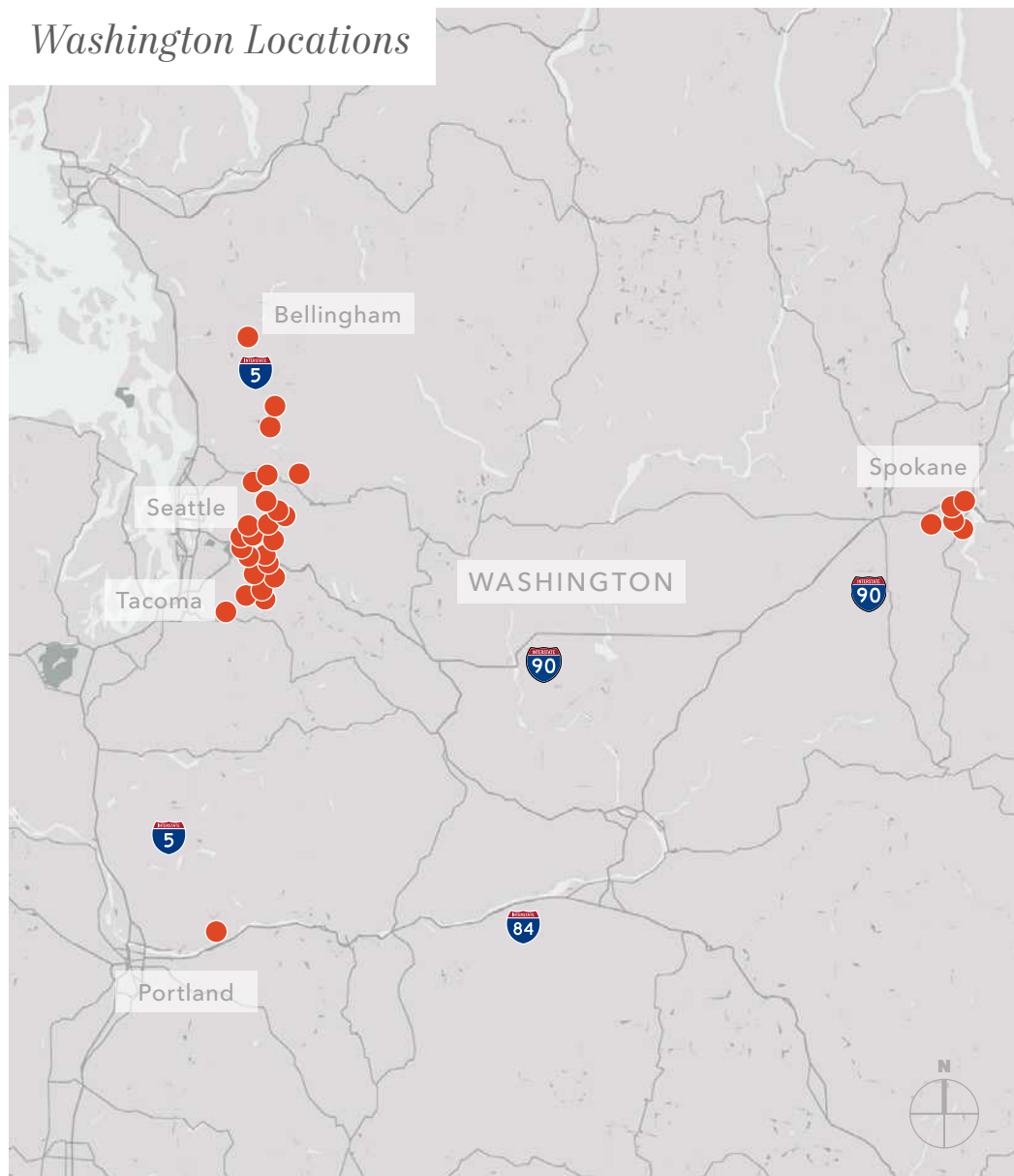
Crash Champions, founded in 1999, has over 600 locations across 38 states, establishing itself as a leader in the national collision repair industry.

The company's strategic growth includes significant mergers and acquisitions, notably the integration of Service King Collision Repair Centers in 2022, which substantially increased its market presence. With revenues surpassing \$1 billion, Crash Champions demonstrates robust financial performance and a strong foothold in the automotive repair sector.

COMPANY OVERVIEW

OWNERSHIP	Private
YEAR FOUNDED	1999
EMPLOYEES	10,000
# OF LOCATIONS	649 over 38 states
REVENUE (2024 EST.)	\$1B +
HQ LOCATION	Westmont, IL

Washington Locations



VALUATION

\$3,750,000

PRICE

5.75%

CAP RATE

Analysis period: 12/01/2024 -11/30/2025

CASH FLOW SUMMARY

Scheduled Revenue

Annual

Scheduled Base Rent

\$215,737

Total Effective Gross Revenue (EGR)

\$215,737

Operating Expenses

Property Taxes

NNN

Insurance

NNN

CAMS

NNN

Total Operating Expenses

Net Operating Income

\$215,737



RENT ROLL

\$215,737

ANNUAL BASE RENT

16,315 SF

BUILDING SIZE

12/1/2022 - 11/30/2032

LEASE TERM

RENT SUMMARY

Date	Monthly Base Rent	Annual Base Rent	Increase	Rent/SF/Yr	Cap Rate
12/1/2024	\$17,978	\$215,737		\$13.22	5.75%
12/1/2025	\$18,338	\$220,052	2%	\$13.49	5.87%
12/1/2026	\$18,704	\$224,453	2%	\$13.76	5.99%
12/1/2027	\$19,079	\$228,942	2%	\$14.03	6.11%
12/1/2028	\$19,460	\$233,521	2%	\$14.31	6.23%
12/1/2029	\$19,849	\$238,191	2%	\$14.60	6.35%
12/1/2020	\$20,246	\$242,955	2%	\$14.89	6.48%
12/1/2031	\$20,651	\$247,814	2%	\$15.19	6.61%
Renewal Options	(3) 5-YR OPTIONS 2% ANNUAL RENT BUMPS 60-DAY NOTICE				
12/1/2032	\$21,064	\$252,771		\$15.49	6.74%
12/1/2037	\$23,257	\$279,079		\$17.11	7.44%
12/1/2042	\$25,174	\$302,084		\$18.52	8.06%
Current Base Rent	\$17,978	\$215,737		\$13.22	5.75%



LEASE ABSTRACT

TENANT	Crash Champions
GUARANTOR	Crash Champions LLC
COMMENCEMENT DATE	12/1/2022
CURRENT EXPIRATION DATE	11/30/2032
LEASE TYPE	NNN
INITIAL TERM	10 Years
OPTIONS	(3), 5-Year Options
RIGHT OF FIRST REFUSAL	Tenant has a ROFO to purchase the Premises under the same terms and conditions as a bona fide offer acceptable to Seller within 15 days of notification.
DOES TENANT REPORT SALES?	No
ADMINISTRATION FEE	No
CAM CAP	No

TENANT OBLIGATIONS

COMMON AREA MAINTENANCE	Tenant, at its sole expense, is responsible to maintain the Property in good state of repair and condition. Tenants obligations shall include the lighting, (i) heating, ventilating and air conditioning (bi-annual servicing, maintenance, and replacement) , and plumbing and electrical systems, fixtures and equipment serving the Property;(ii) walls, partitions, and doors of the Property; (iii) the driveways, parking areas and grounds around the building, including cleaning and snow removal of paved areas, and lawn and shrub maintenance; and (iv) any painting, caulking and brand related repairs or replacements.
INSURANCE	Tenant must maintain, at Tenant's expense Comprehensive Insurance Coverage, including Fire, Extended Risk, and Rent Loss, along with General Liability & Property Insurance.
PROPERTY TAXES	Tenant is responsible for Property Taxes.
UTILITIES	Tenant shall pay all charges for utilities or services furnished to the Property.

LANDLORD OBLIGATION

LANDLORD RESPONSIBILITIES	Landlord, at its sole expense, shall maintain in good condition and repair, replacements to the structural portions of the Building, including, but not limited to, exterior walls, floors and foundations and the roof, roof drainage systems and all related roof screening and parapet walls.
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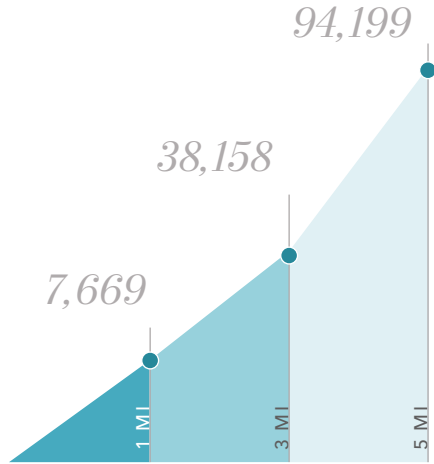


LOCATION MAP

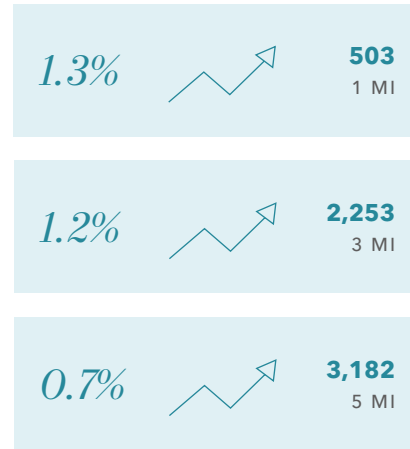


DEMOGRAPHICS

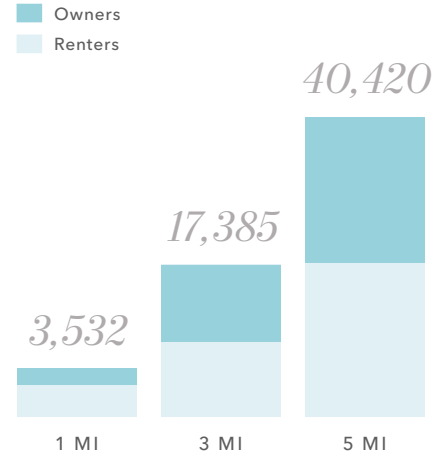
2024 POPULATION



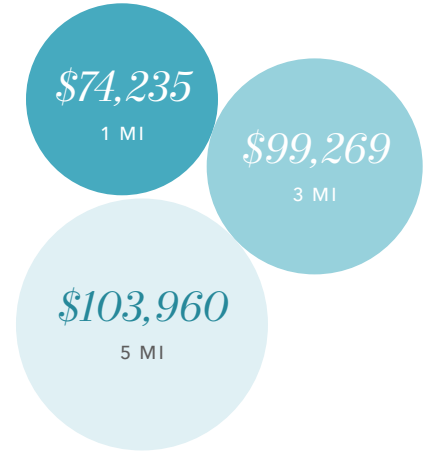
2024-2029 POP. GROWTH



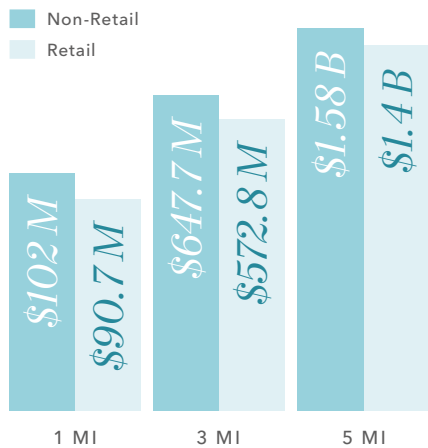
HOUSEHOLDS



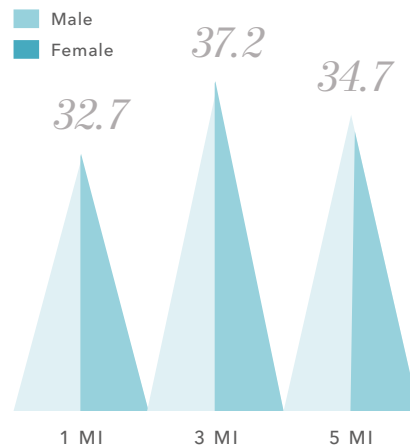
AVERAGE HH INCOME



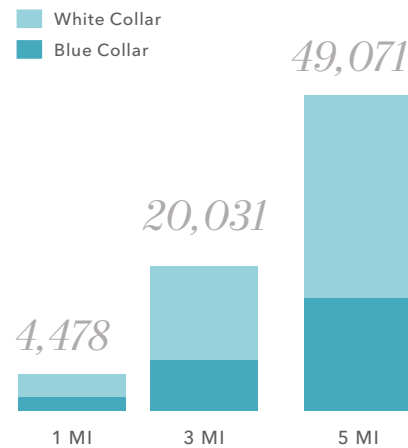
2024 CONSUMER SPENDING



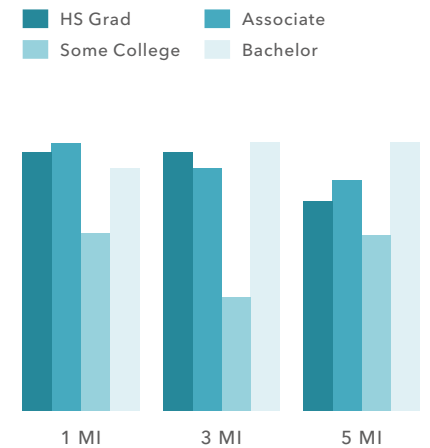
MEDIAN AGE



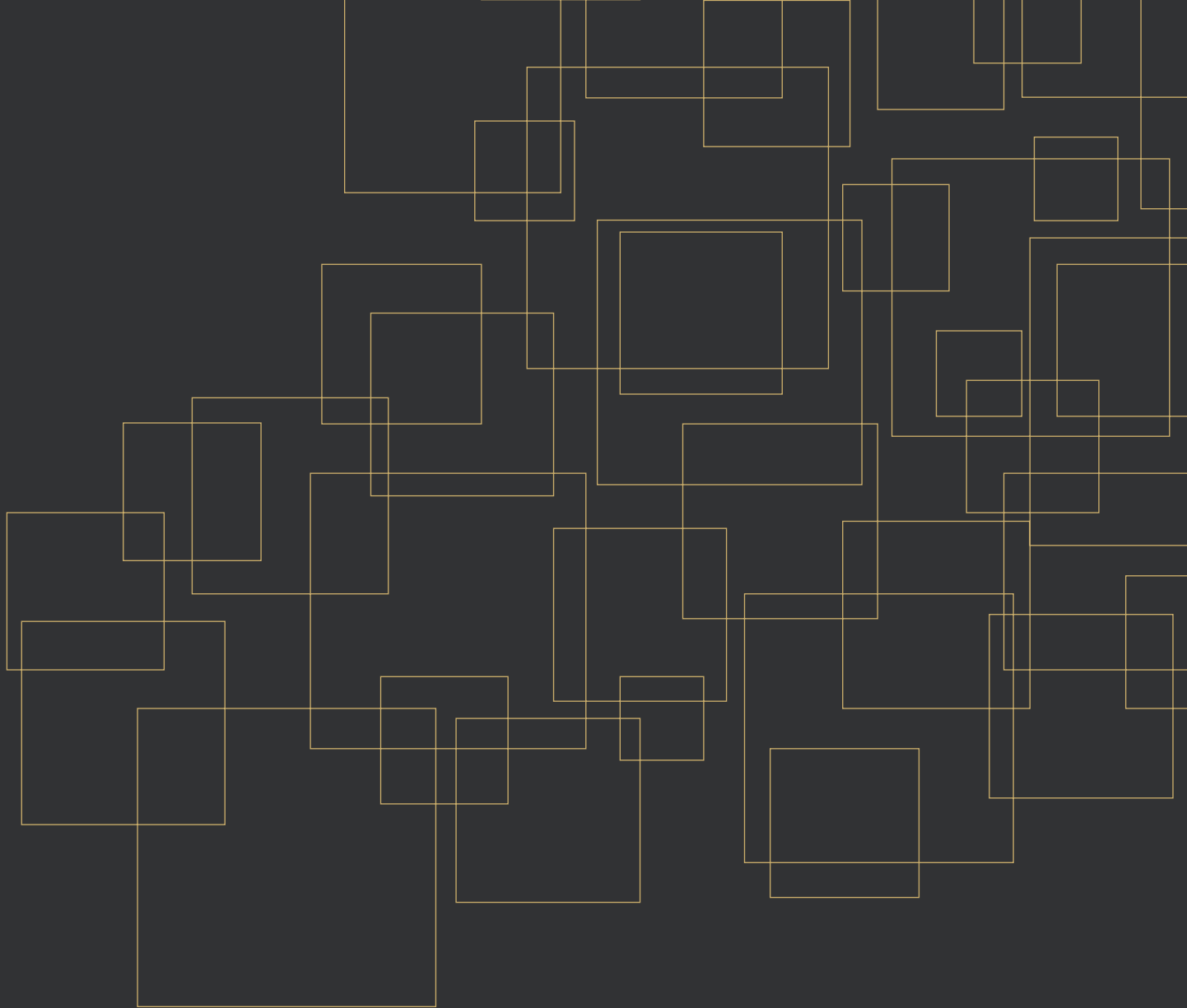
EMPLOYMENT



EDUCATION OVERVIEW



Data Source: ©2023, Sites USA



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