

# AUTOMOTIVE NNN PORTFOLIO

OFFERING MEMORANDUM

BALTIMORE - COLUMBIA - TOWSON MSA





# TENANT OVERVIEW



Gerber Collision is one of the largest auto collision and glass repair companies in North America (800+ locations) and is part of the Boyd Group, Inc., which is publicly traded on the Toronto Stock Exchange (BYD.TO)

The storied history of the Boyd Group begins with the opening of the first Boyd Autobody collision repair facility in Winnipeg, Manitoba, Canada on November 1st, 1990. Founder Terry Smith made his vision of clean, bright, professional, and welcoming autobody shops a reality, and ensured the company's focus was squarely on customer service. Guided by an astute, dedicated group of industry professionals, Boyd began to flourish. Expansion followed in various cities across western Canada, and by 1995 Boyd had grown to twelve locations. The Boyd Group became incorporated in 1997, opening a new chapter in the company's history. With a goal of becoming the true leader of the autobody industry in North America, plans for growth continued.

In 1999, Boyd gained the title of largest collision repair operator in Canada, and confidently opened the company's first U.S. locations. In 2004, Boyd expanded its U.S. footprint, acquiring Gerber Collision & Glass and its sixteen locations, which was followed by several other multi-shop acquisitions in subsequent years. Boyd also pursued growth of its auto glass business by acquiring Glass America in 2013, which significantly expanded Boyd's auto glass business in the U.S.

Boyd continues to pursue accretive growth through a combination of organic growth as well as acquisitions and new store development. Acquisitions will continue to include both single-location acquisitions as well as multi-location acquisitions. Through organic growth, acquisitions and new store development, Boyd expects to generate growth sufficient to double the size of its business (measured against its 2019 revenue on a constant currency basis) over the five year period from 2021-2025, implying a compound annual growth rate of 15%.

After over **30 years in business**, Boyd operates in Canada and the U.S., with more than **10,000 employees at over 800 locations**. The company continues to be guided by the principles of customer satisfaction, continuous improvement, and sound financial management. The leadership team of the Boyd Group believes that there is a significant opportunity to continue to grow the business and enhance shareholders' value.





# PROPERTY OVERVIEW

**605-607 MAIN STREET**  
REISTERSTOWN, MD 21136

BUILDING SIZE:	16,750 SF ±
LOT SIZE:	2.68 ACRES ±
TRAFFIC COUNT:	17,080 AADT (MAIN ST)
ZONING:	BM (BUSINESS MAJOR)

## HIGHLIGHTS:

- State of the art collision and repair facility with extensive parking
- Located along Reisterstown Road/Main Street in Suburban Baltimore County
- Large pylon signage
- Multiple forms of ingress/egress to the site
- Middle turn lane allows access from northbound and southbound lanes
- Purpose-built construction in 2008



# LEASE OVERVIEW



**605-607 MAIN STREET**  
REISTERSTOWN, MD 21136

LEASE STRUCTURE: NNN

LEASE COMMENCEMENT: 5/14/21

TERM: 10 YEARS

OPTIONS: FOUR (4) 5-YEARS

OPTION INCREASES: 10%

OPTION NOTICE PERIOD: 180 DAYS

GUARANTOR: THE BOYD GROUP (U.S.) INC.

YEARS 1-5 \$240,000.00

YEARS 6-10: \$252,000.00

## TENANT RESPONSIBILITIES:

Real Estate Taxes

Property Insurance Reimbursement

Snow Removal and Landscaping

Maintenance of Roll-Up Doors

## LANDLORD RESPONSIBILITIES:

Roof Repair and Replacement

Structure

HVAC Mechanical Replacements

Parking Lot Repairs and Replacement

Underground Plumbing

Capital Replacements of Plumbing, Electrical Fixtures  
and Equipment







# PROPERTY OVERVIEW

**4105 AMOS AVENUE**  
BALTIMORE, MD 21215

**BUILDING SIZE:** 2,458 SF ±

**LOT SIZE:** .505 ACRES ±

**ZONING:** I-1 (LIGHT INDUSTRIAL DISTRICT)

**4113 AMOS AVENUE**  
BALTIMORE, MD 21215

**BUILDING SIZE:** 20,930 SF ±

**LOT SIZE:** .725 ACRES ±

**ZONING:** I-1 (LIGHT INDUSTRIAL DISTRICT)

## HIGHLIGHTS:

- State of the art collision and repair facility
- Additional standard automotive repair building w/ tenant adjacent
- Secured and fenced parking lots
- High density location with a population of ~150,000 within 3 miles





# LEASE OVERVIEW

**4105 AMOS AVENUE**  
BALTIMORE, MD 21215

LEASE COMMENCEMENT: 8/1/23

LEASE STRUCTURE: NNN

TERM: 2 YEARS

OPTIONS: NONE

TENANT: GRAB & GO TRANSPORT  
AND TOWING, INC

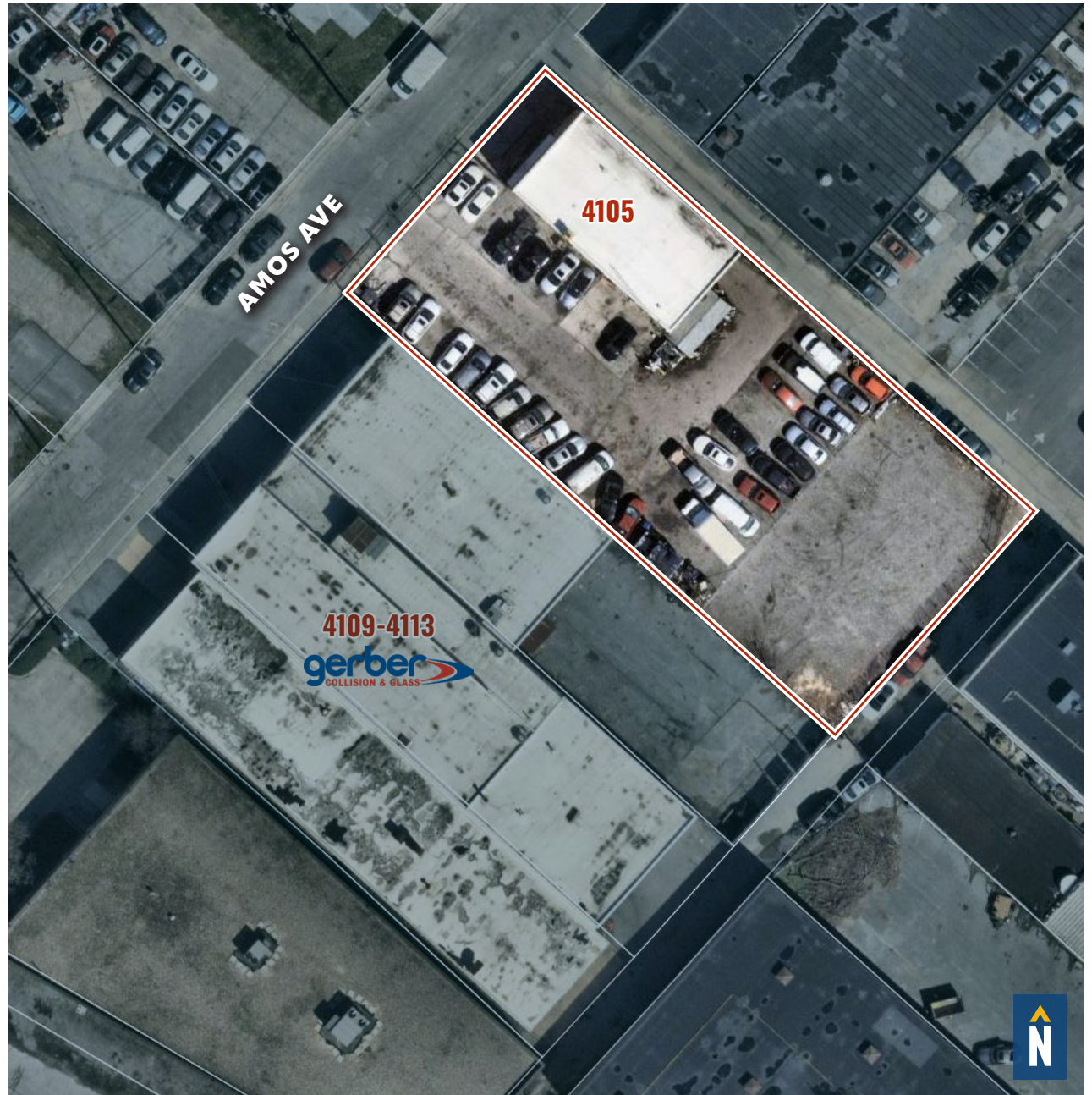
GUARANTOR: MICHAEL HOLMAN

YEARS 1-2 \$45,000.00

## LANDLORD RESPONSIBILITIES:

Structure

Roof Repairs





# LEASE OVERVIEW

## 4109-4113 AMOS AVENUE BALTIMORE, MD 21215

LEASE STRUCTURE: NNN

LEASE COMMENCEMENT: 5/14/21

TERM: 10 YEARS

OPTIONS: FOUR (4) 5-YEARS

OPTION INCREASES: 10%

OPTION NOTICE PERIOD: 180 DAYS

GUARANTOR: THE BOYD GROUP (U.S.) INC.)

YEARS 1-2 \$132,000.00

YEARS 3-10: \$192,000.00

### TENANT RESPONSIBILITIES:

Real Estate Taxes

Property Insurance Reimbursement

Snow Removal and Landscaping

Maintenance of Roll-Up Doors

### LANDLORD RESPONSIBILITIES:

Roof Repair and Replacement

Structure

HVAC Mechanical Replacements

Parking Lot Repairs and Replacement

Underground Plumbing

Capital Replacements of Plumbing, Electrical Fixtures and Equipment

## GERBER EXPANDED PARKING AREA

TERM: 3 YEARS ENDING 10/31/25

OPTIONS: ONE (1) 3-YEARS

OPTION NOTICE PERIOD: 90 DAYS

PARKING RENT: \$30,900.00







# PROPERTY OVERVIEW

## 4118-4120 AMOS AVENUE BALTIMORE, MD 21215

BUILDING SIZE: 2,806 SF ±

LOT SIZE: .235 ACRES ±

ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

## 4122 AMOS AVENUE BALTIMORE, MD 21215

BUILDING SIZE: 3,000 SF ±

LOT SIZE: .471 ACRES ±

ZONING: I-1 (LIGHT INDUSTRIAL DISTRICT)

### HIGHLIGHTS:

- Freestanding automotive buildings with multiple roll-up doors
- 4118-4120 Amos includes an office building formerly used for auto sales
- 4122 Amos offers a fully fenced and secure parking lot



4118-4120 AMOS AVE



4122 AMOS AVE



# LEASE OVERVIEW

**4118, 4120 & 4122 AMOS AVENUE**  
BALTIMORE, MD 21215

LEASE STRUCTURE: NNN

TERM: 3 YEARS

LEASE COMMENCEMENT: SEPTEMBER 1, 2024

TENANT: PIMLICO AUTOMOTIVE GROUP

GUARANTOR: BRIAN COLSTON

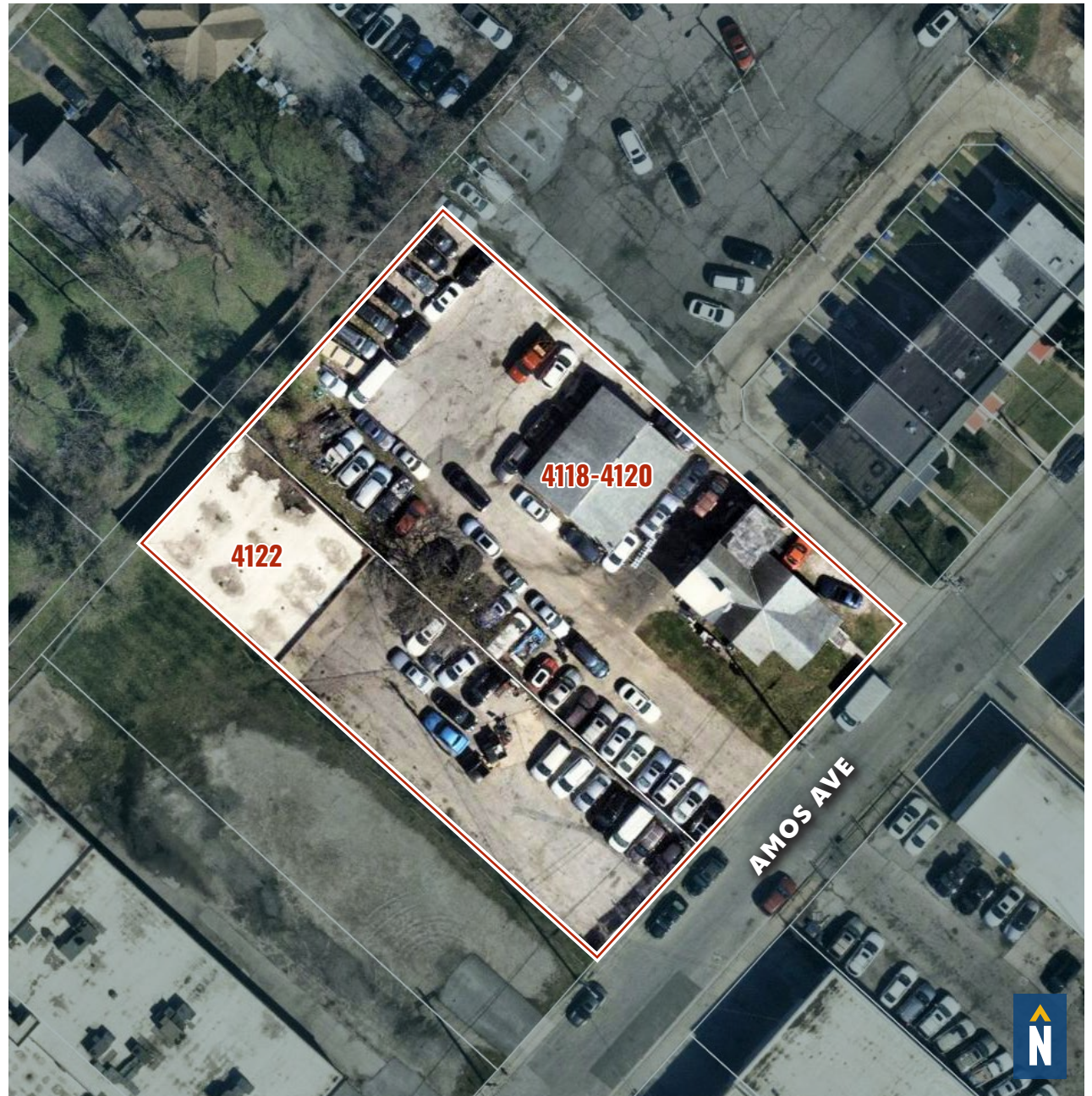
RENT: \$72,000/YR.

ESCALATIONS: 3% PER ANNUM

OPTIONS: ONE (1) 3-YEAR RENEWAL

LANDLORD RESPONSIBILITIES:

Roof and structure



# LOCAL BIRDSEYE



# CONCLUSION



**605-607 MAIN STREET**  
REISTERSTOWN, MD 21136

**NOI:**

**\$240,000.00/YR.**

**4105 AMOS AVENUE**  
BALTIMORE, MD 21215

**NOI:**

**\$45,000.00/YR.**

**4109-4113 AMOS AVENUE**  
BALTIMORE, MD 21215

**NOI:**

**\$222,900.00/YR.**

**4118, 4120 & 4122 AMOS AVENUE**  
BALTIMORE, MD 21215

**NOI:**

**\$72,000/YR.**

**TOTAL NOI:**

**\$579,900.00/YR.**

**PRICE:**

**NEGOTIABLE**



605-607 MAIN ST



4105 AMOS AVE



4109-4113 AMOS AVE



4118-4122 AMOS AVE





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**MIKE RUOCO**  
 SENIOR VICE PRESIDENT & PRINCIPAL  
 410.494.4868  
 MRUOCO@mackenziecommercial.com



**HENRY DEFORD**  
 SENIOR VICE PRESIDENT & PRINCIPAL  
 410.494.4861  
 HDEFORD@mackenziecommercial.com



**410-821-8585**  
 2328 W. Joppa Road, Suite 200  
 Lutherville, MD 21093

**OFFICES IN:** ANNAPOLIS, MD    BALTIMORE, MD    BEL AIR, MD    COLUMBIA, MD    LUTHERVILLE, MD    CHARLOTTESVILLE, VA

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