Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

GERBER

COLLISION & GLASS

6521 N MAIN STREET
JACKSONVILLE, FL 32208

BRAND NEW 15-YEAR NNN LEASE

15-YEAR NNN LEASE	17,607 SF	1.76 ACRES	RENOVATED 2026	JACKSONVILLE, FL
Minimal landlord responsibilities	State-of-the-art collision repair facility	Ample parking and drive-around access	Full redevelopment with premium finishes	North Jacksonville location with retail frontage

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PROPERTY OVERVIEW

6521 N Main Street · Jacksonville, FL 32208

*Representative Photo. Not actual building.

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EXCLUSIVE NET LEASE OFFERING

EXECUTIVE SUMMARY

Newly renovated 17,607 SF Gerber Collision & Glass facility secured by a brand-new 15-year NNN lease in Jacksonville, Florida.

$5,533,982

ASKING PRICE

NET OPERATING INCOME	GOING-IN CAP RATE
$315,437	**5.70%**

Tenant	**Gerber Collision & Glass**
Building Size	**17,607 SF**
Site Size	**1.76 Acres**
Original Construction	**1993**
Renovation	**2026**
Lease Type	**NNN**
Rent Increases	**10% in Years 6 & 11**

INVESTMENT SNAPSHOT

SIMPLE. STABLE. SECURE.

$5,533,982

ASKING PRICE

5.70%	$315,437	$314 / SF
GOING-IN CAP RATE	YEAR 1 NOI	PRICE PER SQUARE FOOT

CONTRACTUAL INCOME GROWTH

Contractual rent increases drive meaningful growth in cash yield on original cost over the primary lease term.

5.70% → **6.90%**

GOING-IN (YEAR 1) → YEAR 15

PRIMARY LEASE TERM – 15 YEARS | CORPORATE NNN LEASE

2026	10%	2031	10%	2036	10%	2041	10%	2046	10%	2051	10%	2056
Lease Commencement		Rent Increase (Year 6)		Rent Increase (Year 11)		Primary Term Expiration		Option 1		Option 2		Option 3

— Primary Lease Term — Three 5-Year Renewal Options

✓ The lease's contractual rent increases raise cash yield on original cost from 5.70% to 6.90% over the primary 15-year term — and to 7.59% in the first renewal option — without additional capital investment.

04 ADAPTIVE REUSE

Transforming a former retail building into a purpose-built collision repair facility.

EXISTING CONDITION

REDEVELOPED FACILITY (RENDERING)

FORMER RETAIL ASSET

Former furniture showroom repositioned through adaptive reuse.

PURPOSE-BUILT FACILITY

Configured to meet Gerber Collision & Glass's operational requirements.

LONG-TERM COMMITMENT

A new 15-year lease supported by the property's redevelopment.

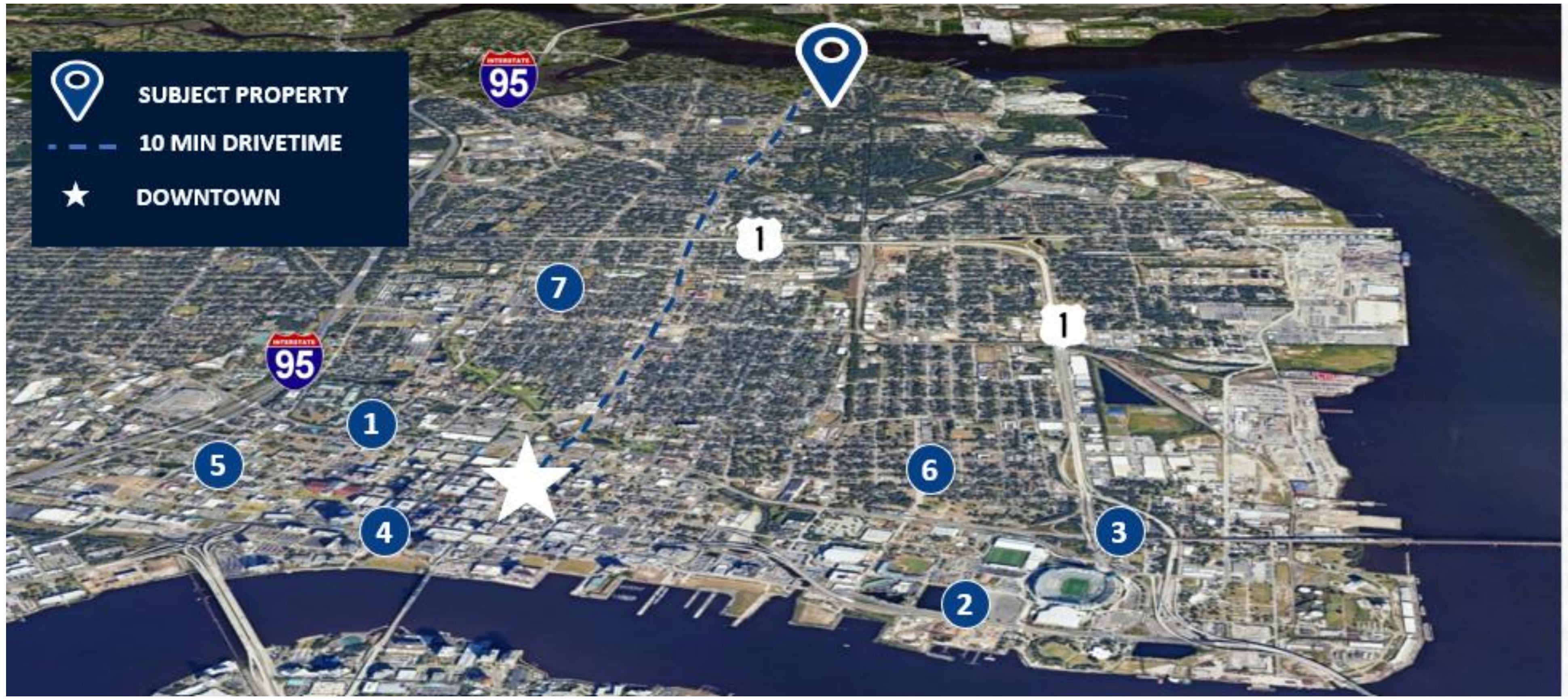
VALUE CREATION

A commodity retail building transformed into a specialized operating facility.

Note: Redeveloped facility image is a rendering.

A HISTORIC TRANSFORMATION IS UNDERWAY

OVER $7 BILLION OF PUBLIC & PRIVATE INVESTMENT WITHIN AN APPROXIMATE 10-MINUTE DRIVE



$7B+ PUBLIC & PRIVATE INVESTMENT
Downtown development pipeline

10 MINUTES
to Downtown Jacksonville

9,228 DOWNTOWN RESIDENTS
+35% growth since 2019

19.7M ANNUAL VISITS
Downtown Jacksonville (2024)

MAJOR DEVELOPMENT INITIATIVES

PEARL SQUARE
Nearly $1.0 Billion
9-Block Mixed-Use Neighborhood
UNDER CONSTRUCTION

FOUR SEASONS HOTEL & RESIDENCES
$215 Million
170-Room Luxury Hotel & 26 Residences
UNDER CONSTRUCTION

STADIUM OF THE FUTURE
$1.5 Billion
State-of-the-Art NFL Stadium Renovation
UNDER CONSTRUCTION

RIVERFRONT PLAZA
$78 Million
Signature Downtown Riverfront Park
PHASE 2 UNDERWAY

UF GRADUATE CAMPUS
$345 Million
Graduate Campus & Innovation District
PLANNED

MOSH GENESIS
$131–141 Million
New Museum of Science & History
PLANNED

EMERALD TRAIL
$279 Million
30-Mile Urban Trail Network
PHASED DEVELOPMENT

Selected public and private developments within an approximate 10-minute drive of the subject property.

06 IMMEDIATE TRADE AREA

Well-positioned along N Main Street with immediate access to major employment drivers, regional destinations and transportation infrastructure.

19,300 VPD N Main Street	10 MINUTES to Downtown Jacksonville	15 MINUTES to Jacksonville International Airport	I-295 & I-95 Immediate regional connectivity

STRATEGIC POSITIONING

REGIONAL CONNECTIVITY
Immediate access to I-295 and I-95 providing seamless regional connectivity

EMPLOYMENT DRIVERS
Proximity to JAXPORT, UF Health Jacksonville and Downtown Jacksonville

REGIONAL DESTINATIONS
Close to Jacksonville Zoo & Gardens, a top regional attraction

ESTABLISHED CORRIDOR
Surrounded by national retailers and established commercial uses

CUSTOMER BASE
Dense surrounding neighborhoods supporting consistent collision repair demand

TENANT & CREDIT PROFILE

Gerber Collision & Glass | Lease Guaranteed by The Boyd Group (U.S.) Inc.

PUBLIC COMPANY
NYSE: BGSI
TSX: BYD

LEASE CREDIT STRUCTURE

BOYD GROUP SERVICES INC.
Public Parent Company
NYSE: BGSI | TSX: BYD

▼

✓ **THE BOYD GROUP (U.S.) INC.**
Lease Guarantor

▼

Operating Brand / Tenant
Collision Repair & Automotive Glass

RECENT CORPORATE DEVELOPMENT

FOCUS ADVISORS AUTOMOTIVE M&A

INDUSTRY NEWS | M&A | VALUATIONS | ADVISORY FEBRUARY 9, 2026

The Gerber–Joe Hudson's Deal is Done

Boyd Group completes $1.3 billion acquisition in transformative transaction.

The combination of Gerber Collision & Glass and Joe Hudson's Collision Centers materially reshapes the competitive landscape and positions Boyd Group among the industry's dominant consolidators.

By David Roberts, Managing Director

Source: Focus Advisors, February 9, 2026.

TRANSACTION HIGHLIGHTS

ACQUISITION VALUE	**$1.3 Billion**
ADDED LOCATIONS	**258**
COMBINED FOOTPRINT	**1,301 Locations**
NETWORK GROWTH	**+25%**
STRATEGIC FOCUS	**Southeast U.S.**

> *"The acquisition materially reshapes the competitive landscape and positions Boyd among the industry's dominant consolidators.*
>
> **— David Roberts**
> Focus Advisors

NYSE: BGSI
PUBLIC PARENT
Boyd Group Services Inc.

LEASE GUARANTOR
The Boyd Group (U.S.) Inc.

1,301+
COMBINED LOCATIONS
North American (post-acquisition)

$1.3 BILLION
TRANSFORMATIONAL ACQUISITION
Joe Hudson's (closed January 2026)

1937
FOUNDED
Nearly 90 years of operating history

COLLISION REPAIR & AUTOMOTIVE GLASS
Insurance-driven, recession-resilient

08 | LEASE OVERVIEW

Long-term triple net lease providing predictable contractual income

RENT COMMENCEMENT*
November 1, 2026

15-YEAR INITIAL TERM
Through October 31, 2041

RENT INCREASES
10% in Lease Years 6 and 11

RENEWAL OPTIONS
Three (3) five-year options

INITIAL LEASE EXPIRATION*
October 31, 2041

LEASE SNAPSHOT

Tenant	Gerber Collision & Glass
Lease Guarantor	The Boyd Group (U.S.) Inc.
Lease Structure	Triple Net (NNN)
Initial Lease Term	15 Years
Rent Commencement Date*	November 1, 2026
Initial Annual Rent	$315,437
Rent Increases	10% in Lease Years 6 & 11
Renewal Options	Three (3) Five-Year Options

LEASE OBLIGATIONS

LANDLORD

Roof & Structural Elements

✓ Fresh 15-Year Roof Warranty
- Silicone Coating System

Repairs in excess of $5,000 per occurrence (subject to the lease)

TENANT

✓ Real Estate Taxes
✓ Property Insurance
✓ Utilities
✓ Repairs & Maintenance
✓ HVAC Systems
✓ Parking Areas
✓ Landscaping
✓ Building Systems
✓ Janitorial & Daily Operations

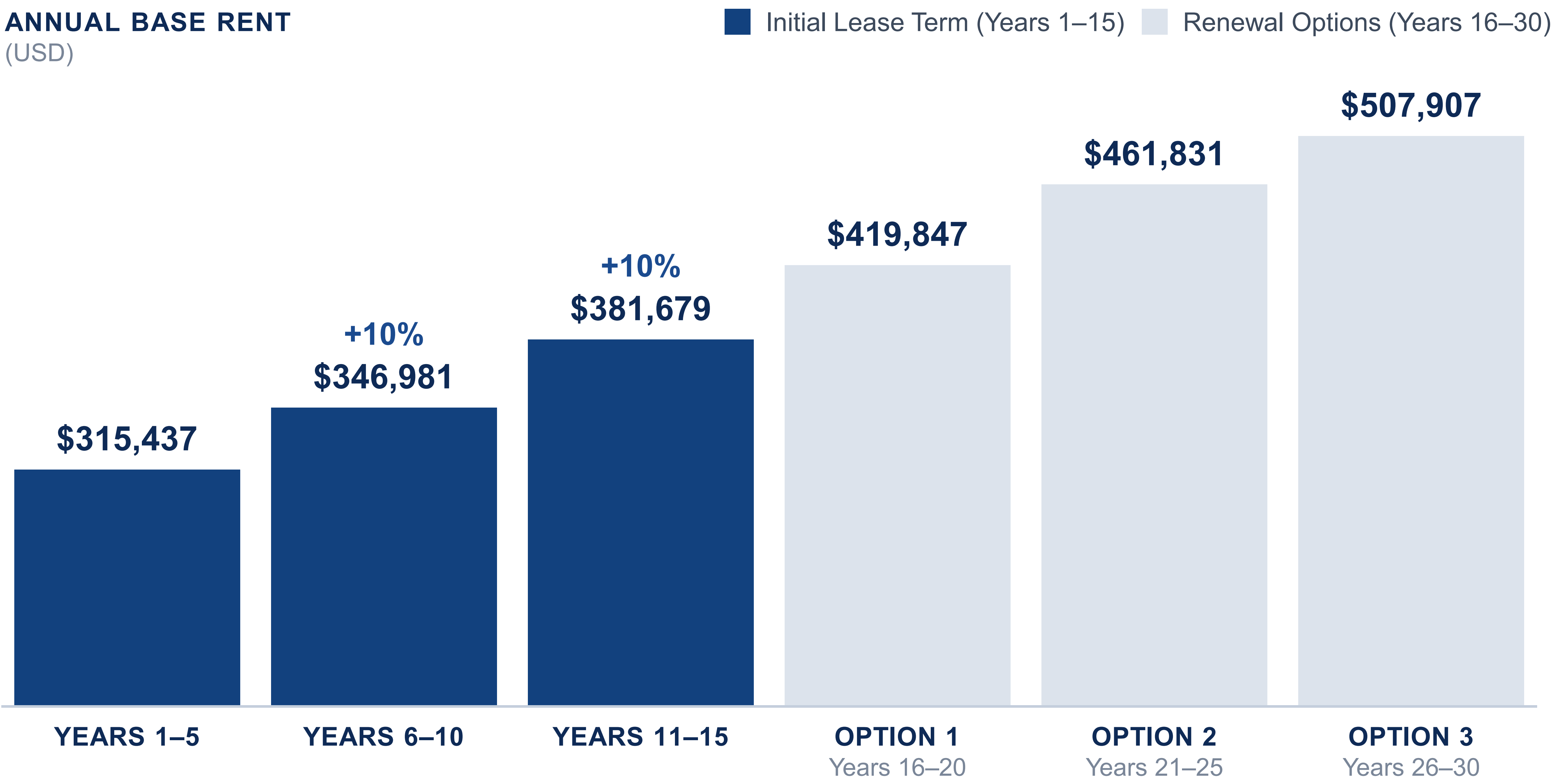
Tenant responsible for substantially all operating expenses, including repairs under $5,000 per occurrence.

* Projected, subject to change based on project completion.

09 | CONTRACTUAL INCOME GROWTH

Built-in rental increases drive predictable long-term cash flow

ANNUAL BASE RENT BY LEASE PERIOD



PREDICTABLE CASH FLOW

Scheduled 10% rent increases in Lease Years 6 and 11 provide a 21.0% increase in annual base rent over the initial lease term, while renewal options offer the potential for continued long-term income.

RENT SUMMARY

LEASE PERIOD	ANNUAL BASE RENT
Years 1–5	**$315,437**
Years 6–10	**$346,981**
Years 11–15	**$381,679**
Option 1: Years 16–20	$419,847
Option 2: Years 21–25	$461,831
Option 3: Years 26–30	$507,907

CASH FLOW HORIZON

15-YEAR BASE TERM	Initial Lease Term
THREE OPTIONS	Five-Year Renewal Options
30 YEARS	Potential Full-Term Tenancy
$6.8 MILLION+	Potential Base Rent Over Full Lease Horizon*

* Projected, subject to change based on project completion. | Annual base rent shown. Excludes reimbursement income and other amounts payable under the lease.

PROVEN GERBER DEVELOPMENT PARTNER

Vision Development & Construction Services LLC

Jacksonville is being delivered by a contractor with an established track record constructing Gerber Collision facilities across multiple state, reducing execution risk through repeat experience.

35+
YEARS
Commercial construction experience

20+
GERBER DEVELOPMENTS
Successfully delivered

VISION
DEVELOPMENT & CONSTRUCTION

ADDITIONAL COMPLETED GERBER COLLISION & GLASS FACILITIES INCLUDE:

Columbus, GA | Venice, FL | Dalton, GA | Ocala, FL | Buford, GA | Warner Robins, GA | Savannah, GA | Macon, GA | McDonough, GA | New Port Richey, FL | Pensacola, FL | Pooler, GA | and others.

LEARN MORE:
visionconstructionatlanta.com

DELIVERING EXCELLENCE.

MARKET OVERVIEW

JACKSONVILLE, FL

MARKET

OVERVIEW

JACKSONVILLE

The Jacksonville metro is in the northeastern corner of Florida, just south of the Georgia border. It is composed of five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo, as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Naval Station Mayport contribute to a strong military presence in the market. The metro houses 1.7 million people, with almost 986,000 residents in the city of Jacksonville. No other city in the market contains more than 50,000 citizens, though suburbs in St. Johns County, such as Fruit Cove and Palm Valley, have been growing rapidly in recent years.

METRO HIGHLIGHTS

BUSINESS ATTRACTION

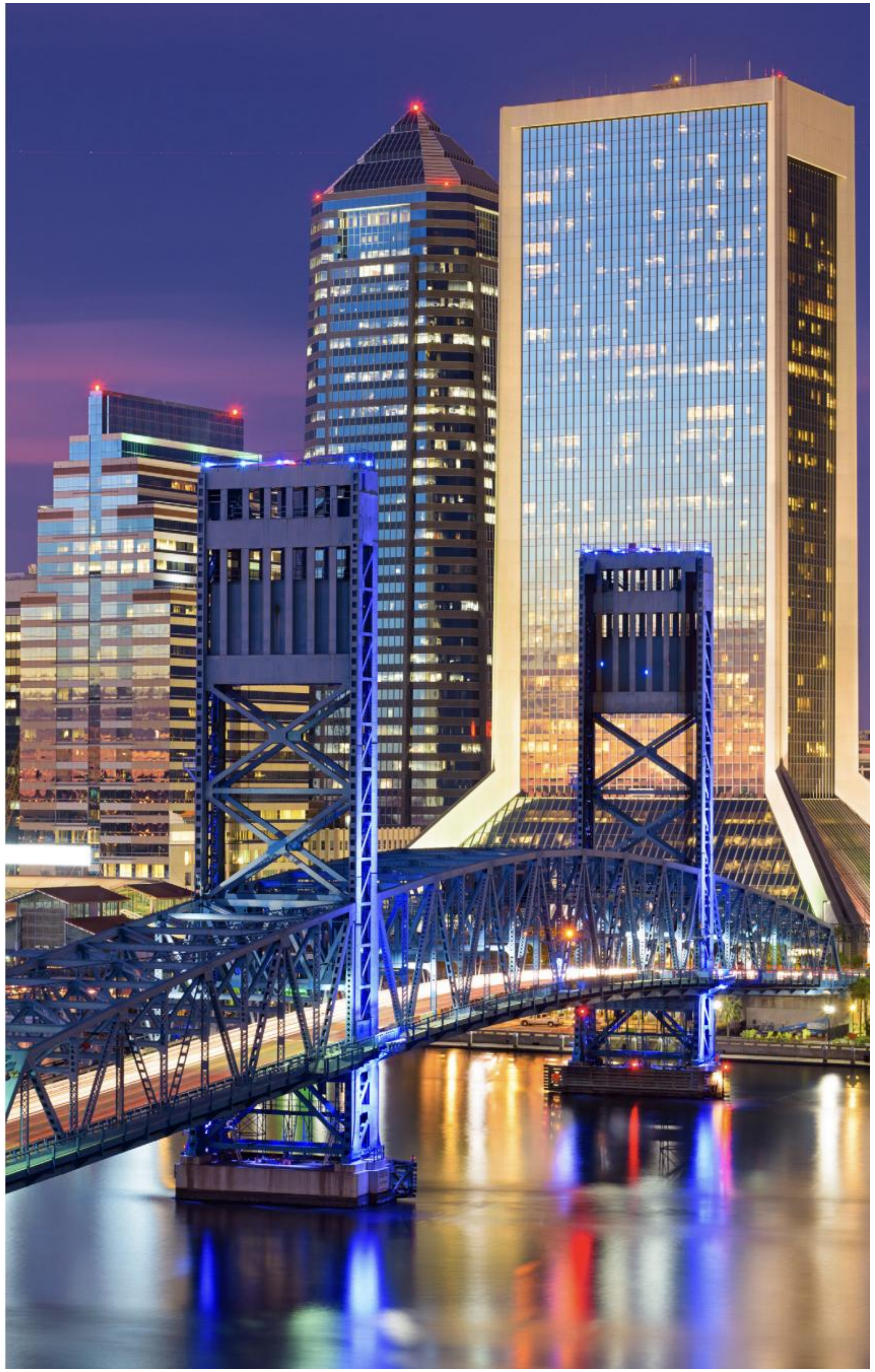
A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies to the region.

STRONG POPULATION GROWTH

In past decades, the metro's population growth has outpaced that of the nation — a trend projected to continue over the next five years.

DEEPWATER PORT

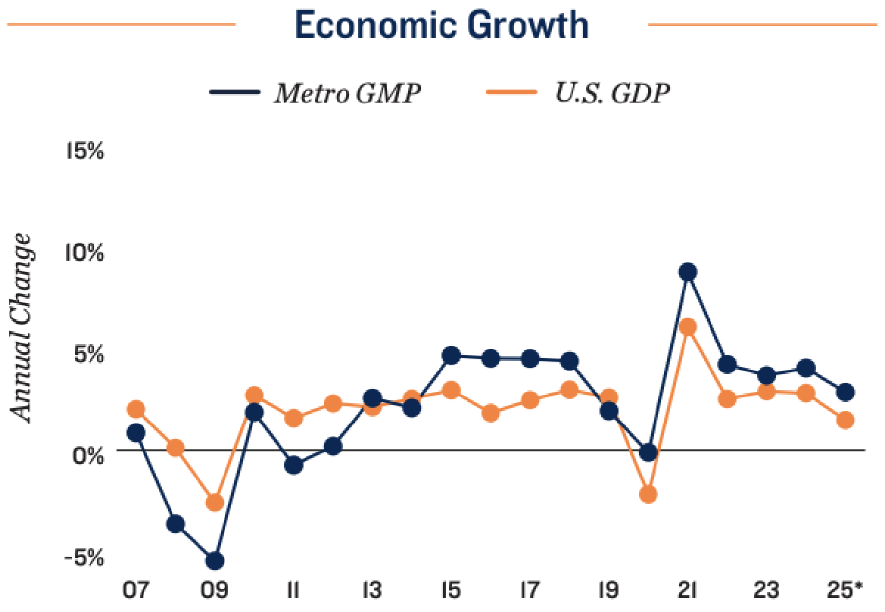
Cargo activity through JAXPORT provides $44 billion in annual economic impact to the metro and generates 259,000 jobs in Florida.



MARKET
OVERVIEW

ECONOMY

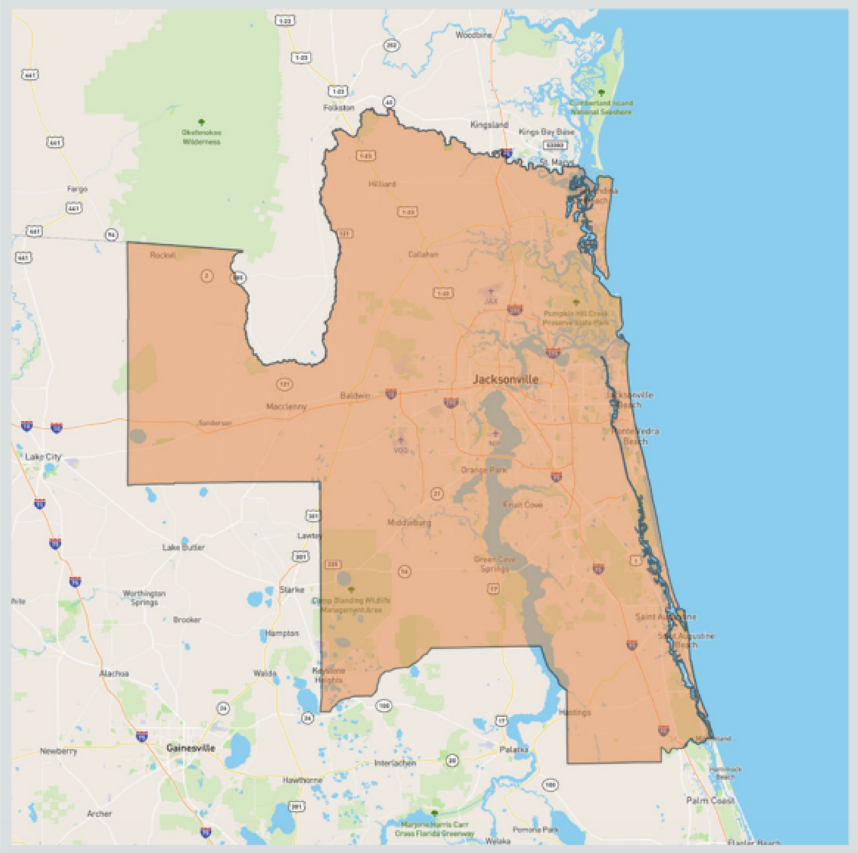
- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy is diversifying.
- The metro is home to four Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial, CSX Corp. and Landstar System.
- The city has developed a large financial services sector, led by Bank of America, Deutsche Bank and Wells Fargo.
- Jacksonville has an emerging industrial base in medical research and manufacturing.



* Forecast

MAJOR AREA EMPLOYERS

- Naval Air Station Jacksonville
- Mayo Clinic
- Naval Station Mayport
- Ascension St. Vincent’s
- CSX Corp.
- Baptist Health
- UF Health
- JPMorgan Chase
- Bank of America Corp.



SHARE OF 2025 TOTAL EMPLOYMENT

- 4% *MANUFACTURING*
- 22% *TRADE, TRANSPORTATION AND UTILITIES*
- 10% *GOVERNMENT*
- 15% *EDUCATION AND HEALTH SERVICES*
- 10% *FINANCIAL ACTIVITIES*
- 16% *PROFESSIONAL AND BUSINESS SERVICES*
- 6% *CONSTRUCTION*
- 11% *LEISURE AND HOSPITALITY*
- 2% *INFORMATION*
- 4% *OTHER SERVICES*

Note: Figures are rounded to nearest whole percentage point

MARKET

OVERVIEW

DEMOGRAPHICS

- The metro is projected to add roughly 111,000 people through 2029, resulting in the formation of about 47,000 households.
- A median home price of roughly $409,000 sits well below that of South Florida metros, allowing 65 percent of households to own their home.
- Roughly 35 percent of people ages 25 and older hold a bachelor’s degree or higher; about 12 percent have also earned a graduate or professional degree.

QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville’s beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to the World Golf Village. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team and the Jacksonville Jaguars of the NFL. EverBank Stadium hosts the Jaguars, the TaxSlayer Gator Bowl and the annual matchup between the Universities of Florida and Georgia. Cultural opportunities and museums abound throughout the metro.

SPORTS

Football | NFL | Jacksonville Jaguars

Baseball | MiLB | Jacksonville Jumbo Shrimp

Soccer | NPSL | Jacksonville Armada FC

EDUCATION

- Florida State College at Jacksonville
- University of North Florida
- Jacksonville University
- Edward Waters College

ARTS & ENTERTAINMENT

- Cummer Museum
- World Golf Hall of Fame
- Jacksonville Zoo and Gardens
- Museum of Science & History

QUICK FACTS

POPULATION
1.7M
Growth 2025-2029*
6.4%

HOUSEHOLDS
693K
Growth 2025-2029*
6.8%

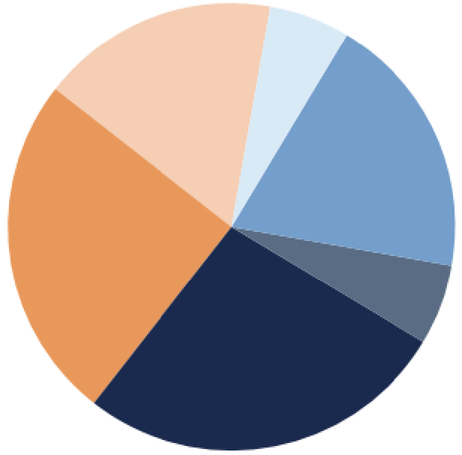
MEDIAN AGE
40
U.S. Median:
39

MEDIAN HOUSEHOLD INCOME
$88,100
U.S. Median:
$76,100

** Forecast*

2025
Population by Age

6%	*0-4 years*
19%	*5-19 years*
6%	*20-24 years*
27%	*25-44 years*
25%	*45-64 years*
17%	*65+ years*



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