



HUNINGTON
PROPERTIES • INC

FOR SALE

PROPERTY INFORMATION:

- ▶ **Tenant:** Service Street Auto Care
www.servicestreet.com
- ▶ **Land Size:** 37,297 sq. ft.
- ▶ **Building Size:** 5,000 sq. ft.
- ▶ **Lease Term:** 20 years
- ▶ **Lease Type:** Absolute NNN
- ▶ **Annual Rental:** \$180,000, with rental increases of 1.5% per year.
- ▶ **Options:**
Three 5 Year options with 1.5% annual bumps.

▶ **SALES PRICE:** \$3,000,000.00

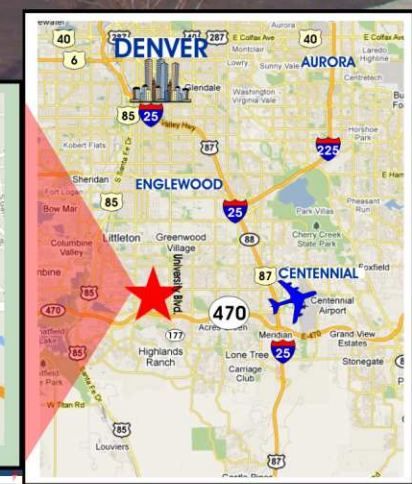
▶ **Cap Rate:** 6%

▶ **DEMOGRAPHICS (2015)**

1 mi. 3 mi. 5 mi.

Income:

Avg. HH Inc.	\$114,701	\$112,248	\$116,354
Median HH Inc.	\$96,810	\$96,282	\$95,142
Per Capital Inc.	\$44,951	\$42,126	\$44,249



Contact:

Sandy P. Aron
sandy@hpiproperties.com

800.357.1031

3773 Richmond Ave. • Suite 800
Houston, Texas 77046
Tel (713) 623.6944
Fax (713) 963.9329



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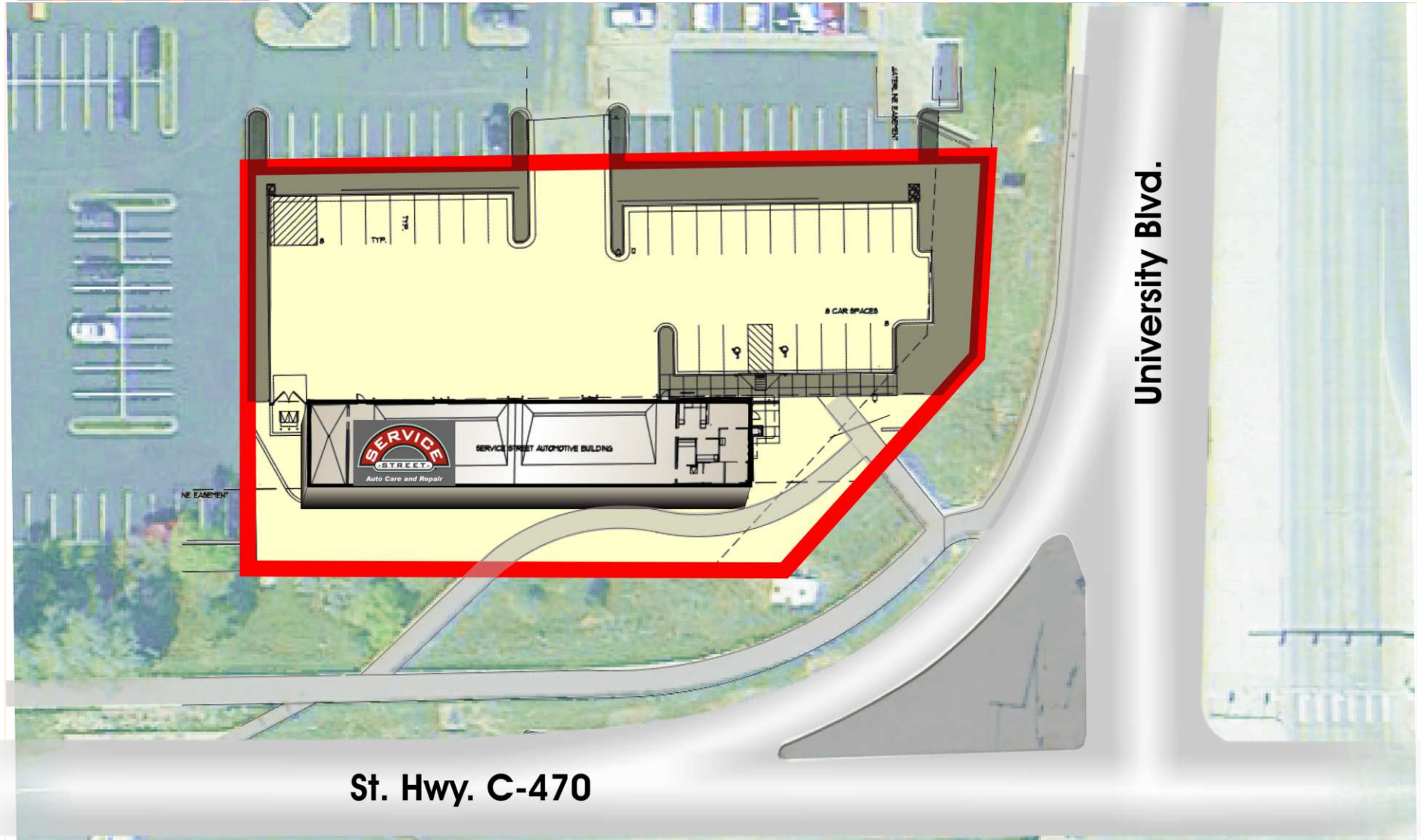
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SERVICE STREET AUTO CARE

HUNINGTON
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2072 East County Line Road ■ Highlands Ranch, CO 80126
NWC St. Hwy. C-470 at University Blvd.



St. Hwy. C-470

University Blvd.

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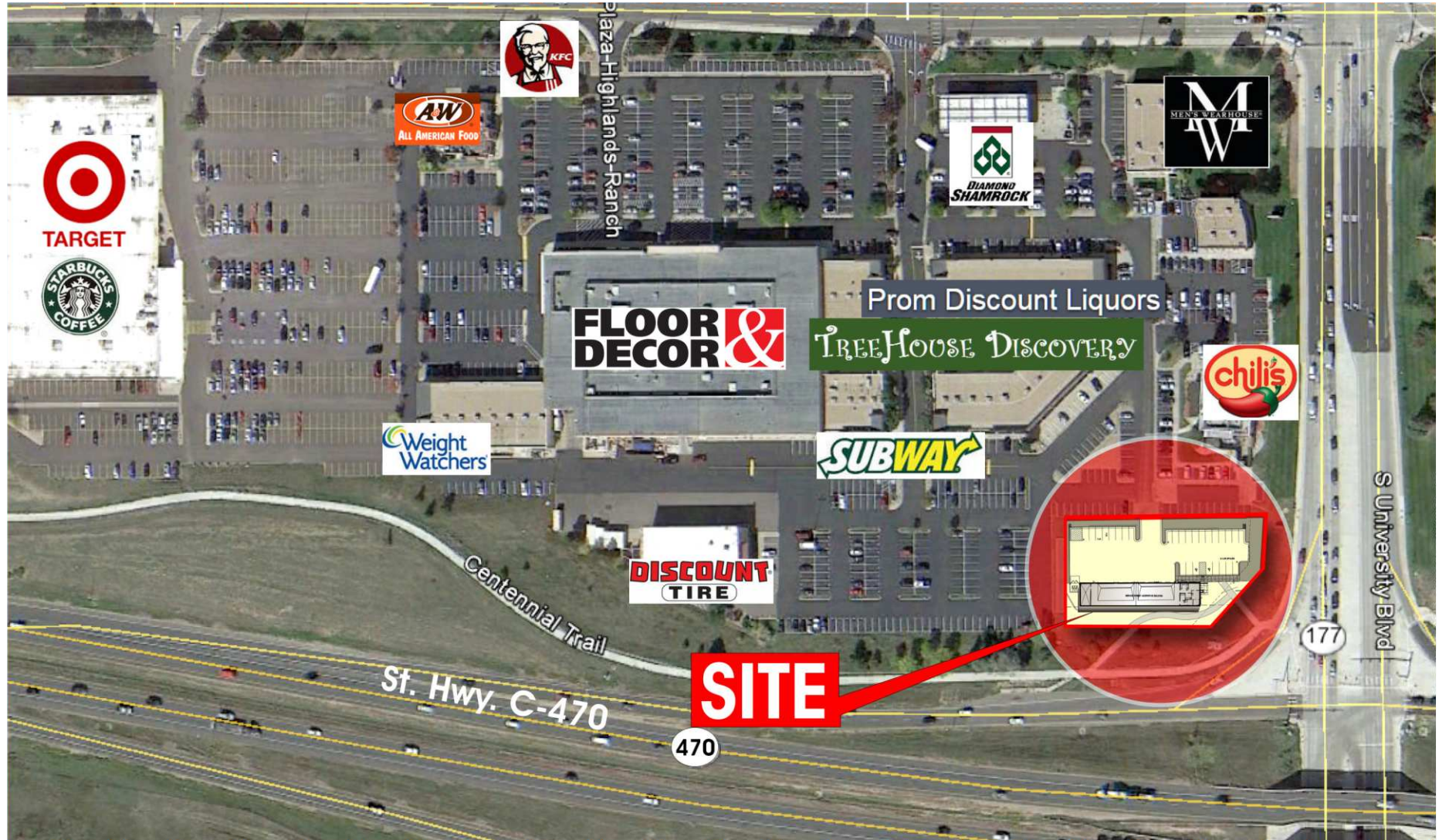
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Service Street Auto Repair stores (Parent company: SSRE Holdings LLC) are managed by auto repair store veteran Greg Sands, with financing and real estate expertise provided by private equity veteran Bill Fagan. We have a long term goal of doing over 200 stores in very high quality locations across the US where HH incomes are upwards of \$80,000.

Service Street is dramatically improving the auto repair experience for consumers. We offer extra service, fair prices, and super-convenient hours (generally 6am to 8pm, six days a week). We always offer rides to work or to home for customers who drop off their cars to be serviced. And we can provide overnight repair work if requested. We seek to develop long term relationships with our customers, their families, and their friends.

Since we only locate in high quality developments, we have to meet tough architectural and zoning standards that generally set us apart from our competitors. We do not perform “heavy auto repair” (such as engine overhauls, painting, body work, etc) at our stores. (Most city zoning codes distinguish between “light auto repair and service”, vs. “heavy auto repair”. We always fall in the “light auto repair and service” category.) Our architectural style also truly sets us apart from the rest of the industry, and our customers seem very pleased with our architecture, which we can adapt to meet any city standards. We advertise heavily to generate traffic to our stores, and we are always happy to cross-promote where applicable with adjacent retailers. Please see Service Street's brochure, plus photos of our prototype Parker, Colorado store, and also visit us at www.servicestreet.com.

Greg Sands is one of the most successful auto repair store operators in the United States, with over 25 years of industry experience, producing store sales volumes generally averaging nearly 2x industry averages. Greg held store manager positions at Arby's and TGI Fridays in his 20's prior to entering the auto repair business as a manager for an auto repair chain in Houston, known as Mobile Car Care. In his earlier 30's Greg rose to become president and minority owner of the chain, and helped grow the company from 2 to 38 locations in four major metropolitan areas. Greg left Mobile Car Care in 2001 to form his own company. Today Greg and certain key store manager/partners together own and operate 10 stores in Atlanta under the trade name America's Service Station (www.wefixeverything.com) and 16 stores in Houston under the trade name Driver's (www.driversautorepair.com). Service Street is expected to be Greg's primary growth vehicle going forward; Service Street opened its first store in Colorado in 2009, and as of September, 2015, Service Street will have 17 stores operating in Colorado and Georgia, with several additional sites in production.



Greg Sands
Voted one of
Top 50 Service
Providers

Bill Fagan controls the investment firm Fagan Capital Inc. located in Naples, Florida, which together with its affiliates and clients (“FCI Group”), invest in a wide variety of assets including venture capital, private equity, real estate, stocks and bonds. The FCI Group has made multiple highly successful investments in the retail industry, including Quizno's, Restoration Hardware, Taco Cabana, and Charlotte Russe. The FCI Group has been investing in the auto repair industry for over 15 years, and over such time believes it has acquired a solid understanding of the key operating, financial, and real estate related drivers for success in the business, which Service Street intends to implement at all of its stores.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hunington Properties, Inc.	454676	sandy@aroncompanies.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	