Gerber Collision & Glass

1607 East Commerce St, Greenville, AL 36037

Industrial Investment Opportunity

Offering Memorandum

1,000+ Locations Nationwide | 7.34% Cap Rate | Below-Market Rent | 20+ Year Occupancy

MATTHEWS™

Table of Contents

INVESTMENT HIGHLIGHTS

Property Highlights

- Formerly operated as Joe Hudson's Collision Center, the property now operates under the Gerber Collision & Glass brand following Boyd Group's acquisition of Joe Hudson earlier this year.
- Corporate lease with JHCC Holdings, LLC.
- Double Net lease structure with limited landlord responsibilities.
- Tenant is currently paying below-market rent of approximately $6.56/SF compared to a market rate of $10.12/SF according to CoStar. The location has been occupied by Joe Hudson for more than 20 years, creating potential long-term rental upside.
- Well-positioned location between U.S. Highway 31 and the Greenville Bypass, providing convenient access throughout the market.
- Gerber Collision & Glass operates more than 1,000 collision repair facilities across North America and is one of the largest collision repair companies in the industry.
- Strong presence throughout the Southeast with locations in Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Tennessee, Texas, and Virginia.
- Offered at an attractive 7.34% cap rate with a low acquisition basis of $420,000.
- Tenant has occupied the site for more than two decades and maintains two remaining 5-year renewal options, demonstrating a long-term commitment to the location.


N
gerber
COLLISION & GLASS
Subject Property
E Commerce St


Regional Medical Center of Central Alabama
±72 Beds | ±200 Employees
enterprise
Greenville Driver License Office
DMV
NAPA
DOLLAR GENERAL
Walmart Supercenter
THE EDGE THEATER
TSC TRACTOR SUPPLY CO
MURPHY USA
SONIC
SERVING OUR COMMUNITY MARVIN'S SINCE 1945
FARMERS home FURNITURE
W
el CAR WASH
Greenville Elementary
±282 Students
Greenville Middle School
±513 Students
Lurleen B Wallace Community Clg (Greenville Campus)
±2,062 Students
Mac Crenshaw Memorial Airport
±4,274 Annual aircraft operations
Caliber INC.
ENGINEERED FOR ADVENTURE
CASH & CARRY GREENVILLE
gerber COLLISION & GLASS
Subject Property
E Commerce St
Jones
Medical Supply

1607 East Commerce St
Greenville, AL 36037

±5,120 SF
GLA

2002
Year Built

$420,000
List Price

7.34%
Cap Rate

PROPERTY PHOTOS

FINANCIAL OVERVIEW

$420,000	7.34%	$33,600	±5,120 SF
List Price	Cap Rate	Annual Rent	Lot Size

Property Summary

Tenant	Gerber Collision
Property Address	1607 E Commerce St
City	Greenville
State	AL
Zip Code	36037
GLA	±5,120 SF
Lot (Acres)	±2.02 AC
Year Built	2002
APN	10 09 04 18 3 001 001.002
Parking Spaces	10

FINANCIAL SUMMARY

Lease Summary

Lease Type	Modified Gross
Lease Guarantor	Corporate
Roof and Structure Responsible	Landlord Responsible
Original Lease Term (Years)	5
Lease Commencement Date	6/28/2002
Rent Commencement Date	6/28/2002
Lease Expiration Date	6/28/2027
Term Remaining on Lease	±1.10 Years

*Tenant is currently paying $33,600 annually in rent; Current annual taxes are $2,755.70 annually, bringing the NOI to $30,844

Options

	Monthly Rent	Annual Rent
Option 4 - Current	$2,800	$33,600
Option 5	$3,000	$36,000
Option 6	$3,200	$38,400

TENANT OVERVIEW

Year Founded
1937

Headquarters
Elmhurst, IL

Ownership Status
Privately Held

Employees
10,000+

Locations
885+

Credit Rating
Not Rated

Annual Revenue
$2–3 Billion

Tenant Overview

Gerber Collision & Glass is a leading provider of collision repair and auto glass services across the United States. With a long-standing history and strong brand recognition, the company is known for delivering high-quality workmanship and exceptional customer service. Headquartered in Illinois, Gerber serves a broad customer base, including individual vehicle owners and insurance partners. Its comprehensive service offerings, operational consistency, and commitment to modern technology make it a prominent and trusted name in the automotive repair industry.

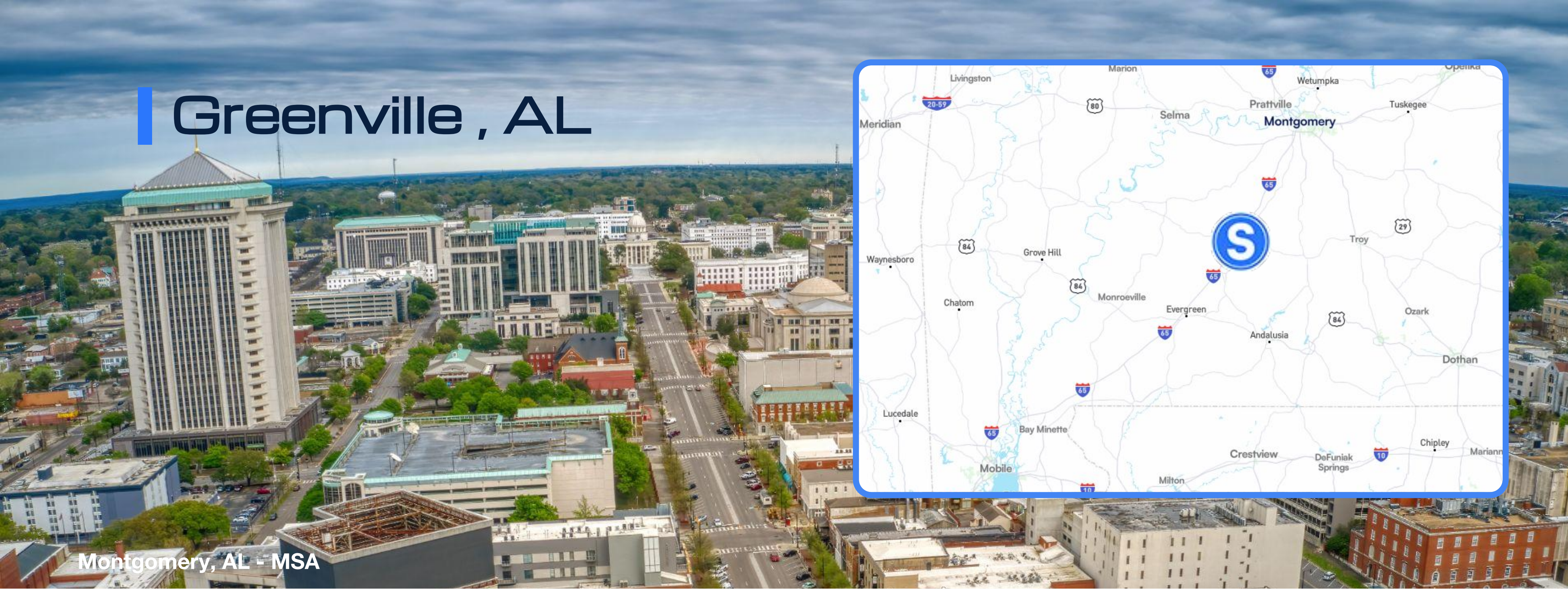
Why Invest in Gerber Collision & Glass?

- Stable Demand in a Defensive Industry: Gerber operates in the non-discretionary automotive repair sector, where services are essential following accidents or glass damage. This underpins stable customer demand across economic cycles and supports long-term tenant reliability.
- Extensive National Footprint: In a fragmented collision repair market, Gerber's expansive nationwide presence enables brand consistency, operational efficiencies, and high visibility—positioning it as a preferred partner for both insurance carriers and consumers.
- Reputation for Quality and Service: The company's strong brand equity is reinforced by its "National Lifetime Guarantee" and streamlined customer experience, which includes insurance handling and mobile glass repair services. These features promote high customer retention and repeat business.
- Privately Held Stability with Scalable Growth: Though not publicly traded, Gerber demonstrates disciplined growth through both new site development and selective acquisitions. Its ability to scale while maintaining service quality contributes to long-term tenant viability.

MARKET OVERVIEW

1607 East Commerce St
Greenville, AL 36037

Greenville , AL



Montgomery, AL - MSA

Local Market Overview

Greenville serves as the economic center of Butler County and occupies a strategic position along Interstate 65 between Montgomery and Mobile. The community benefits from a diversified employment base anchored by manufacturing, healthcare, education, transportation, and retail trade. Automotive suppliers, forest products manufacturers, and industrial operations have established a long-standing presence in the market, providing a stable employment foundation while supporting regional commerce throughout South Alabama. The city's location along one of the Southeast's primary transportation corridors enhances accessibility for both businesses and consumers.

The area offers an affordable cost of living, accessible housing options, and a workforce supported by regional educational and technical training resources. Greenville continues to attract investment through its industrial infrastructure, proximity to Alabama's automotive manufacturing corridor, and tourism assets such as the Robert Trent Jones Golf Trail's Cambrian Ridge course. The combination of transportation connectivity, industrial activity, healthcare services, and local government economic development initiatives positions Greenville as a stable secondary market with long-term potential for commercial and residential investment.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	6,159	8,337	12,159
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	3,034	3,944	5,575
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$62,284	$65,653	$67,335

MONTGOMERY, AL - MSA

Local Market Overview

Montgomery, Alabama serves as the state capital and the economic center of Central Alabama, supporting a diverse economy anchored by government, healthcare, manufacturing, education, logistics, and technology. The city benefits from its strategic location along Interstate 65 and Interstate 85, providing direct access to major Southeastern markets including Atlanta, Birmingham, Mobile, and the Gulf Coast. As Alabama's second-largest metropolitan economy, Montgomery attracts regional employers, institutional investment, and workforce talent through its concentration of state government offices, military installations, higher education institutions, and advanced manufacturing operations. Recent investments in technology infrastructure, cybersecurity initiatives, and industrial development continue to strengthen the area's economic profile.

Economic Drivers

Montgomery's economy is driven by major public employers and a growing private sector, especially in tech and automotive manufacturing. Its location at the crossroads of I-65 and I-85 provides strong access to Birmingham, Atlanta, and Mobile. Ongoing efforts by the Montgomery Area Chamber of Commerce continue to attract investment in logistics, data infrastructure, and STEM industries.

Primary Industries

- Government & Public Sector
- Automotive Manufacturing
- Healthcare & Medical Services
- Logistics & Distribution
- Technology & Business Services

Top Employers

- Maxwell-Gunter Air Force Base
- State of Alabama
- Montgomery Public Schools
- Baptist Health
- Hyundai Motor Manufacturing Alabama

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