CONFIDENTIAL OFFERING MEMORANDUM

Classic Collision

Net Leased Automotive Shop

4698 Washington Road
Evans, GA 30809

Meybohm COMMERCIAL

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Prepared by:
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Investment Overview

Street Address
4698 Washington Road | Evans, GA 30809

Gross Leasable Area
14,723 SF

Acreage
±1.8 ac

Rent Commencement
12/06/2025

End of FIrst Year Lease
12/31/2026

Lease Expiration
12/31/2035

Lease Term Remaining
± 9.5 years remaining

Type of Ownership
Fee Simple

Lease Type
NNN

Landlord Responsibilities
Roof and Structure

Original Lease Term
10 Years

Rent Increases
5% every 5 years

Options
(3) Five Year Options

NATIONAL TENANT & STRONG OPERATOR – The property is leased to Classic Collision, LLC, one of the nation's fastest-growing collision-repair platforms, now operating 353 locations across 16-plus states. Founded in 1983 in Atlanta, Classic Collision has been owned since April 2024 by TPG Capital — the private-equity platform of TPG Inc. (NASDAQ: TPG), a leading global alternative asset manager with more than $303 billion in assets under management — providing institutional sponsorship, strong credit quality, and operational stability.

LONG-TERM NET LEASE WITH STRUCTURED ESCALATIONS – The asset features a recently executed Triple Net (NNN) lease that commenced December 2025 and runs through December 31, 2035 (±9.5 years remaining on the initial term), under which the landlord is responsible solely for the roof and structural components. The lease includes three 5-year renewal options with 5% rent increases every five years, delivering predictable, contractual income growth and long-term stability with minimal landlord obligations.

PREMIER LOCATION IN A HIGH-GROWTH MARKET – The property fronts Washington Road with additional access via Blanchard Road in Evans, GA. Which is an affluent, fast-growing Augusta suburb and the de facto seat of Columbia County within the CSRA metro. Evans pairs a top-rated school system with a median household income near $125,000, and the trade area is anchored by Fort Eisenhower (home of U.S. Army Cyber Command), the $60 million Plaza at Evans Towne Center, and major employers including John Deere, Club Car, Recteq Grills and TaxSlayer. With county population reaching ~169,189 in 2025 (up more than 13,000 since 2020) and a wave of proposed multi-billion-dollar hyperscale data-center development underway, the site is supported by deep, high-income consumer demand.

ATTRACTIVE RENT BASIS – In-place rent of approximately $12.23/SF (±$180,000 annually) is a modest, well-supported basis for a fully-equipped, recently-built collision facility — promoting healthy unit-level profitability, strong rent coverage, and reduced re-tenanting risk over the life of the lease.

Lease Abstract

START DATE	END DATE	MONTHLY AMOUNT	MONTHLY PSF	ANNUAL AMOUNT	ANNUAL PSF	% RENT	FMV ADJ.	CPI ADJ.
12/06/2025	12/31/2030	15,000.00	1.02	180,000.00	12.23	No	No	No
01/01/2031	12/31/2035	15,750.00	1.07	189,000.00	12.84	No	No	No

Option 1 — First Extended Term

START DATE	END DATE	MONTHLY AMOUNT	MONTHLY PSF	ANNUAL AMOUNT	ANNUAL PSF	% RENT	FMV ADJ.	CPI ADJ.
01/01/2036	12/31/2040	16,537.50	1.12	198,450.00	13.48	No	No	No

Notification: Tenant notice at least 120 days prior to expiration of the Initial Term • Exercise Type: Notice § 2b

Option 2 — Second Extended Term

START DATE	END DATE	MONTHLY AMOUNT	MONTHLY PSF	ANNUAL AMOUNT	ANNUAL PSF	% RENT	FMV ADJ.	CPI ADJ.
01/01/2041	12/31/2045	17,364.38	1.18	208,372.56	14.15	No	No	No

Notification: Tenant notice at least 120 days prior to expiration of the then-current Extended Term • Exercise Type: Notice § 2b

Option 3 — Third Extended Term

START DATE	END DATE	MONTHLY AMOUNT	MONTHLY PSF	ANNUAL AMOUNT	ANNUAL PSF	% RENT	FMV ADJ.	CPI ADJ.
01/01/2046	12/31/2050	18,232.60	1.24	218,791.20	14.86	No	No	No

Notification: Tenant notice at least 120 days prior to expiration of the then-current Extended Term • Exercise Type: Notice § 2b

Pricing Summary

$2,670,000
LIST PRICE

6.74%
CAP RATE

$12.23
ANNUAL RENT/SF

Classic Collision	ANNUAL RENT	MONTHLY RENT
12/06/2025-12/31/2030	$180,000	$15,000
01/01/2031-12/31/2035	$189,800	$15,750

Property Photos

Immediate Area

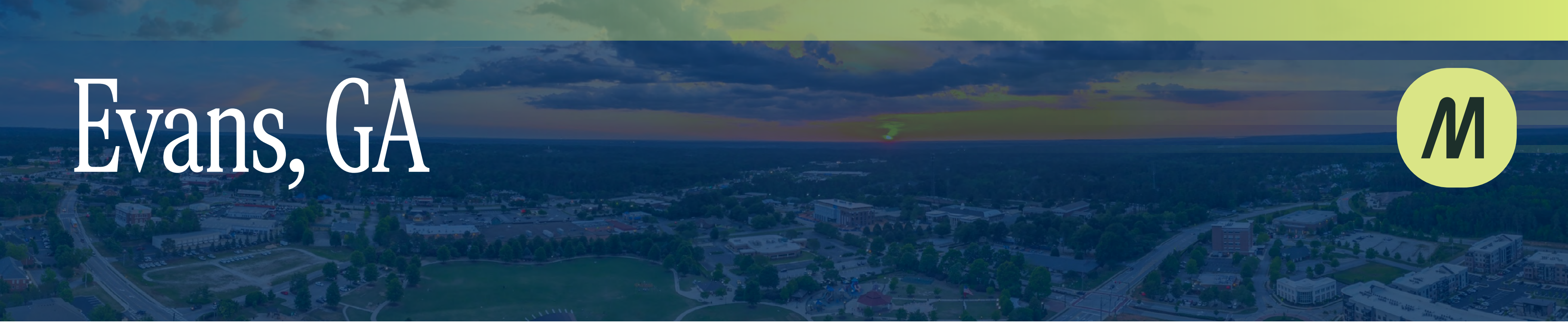
Retail Map


Champions Retreat
Greenbrier Elementary School
Greenbrier Middle School
Greenbrier High School
RIVERWOOD WEST
3,000 entitled residential homes to be delivered over the next 10 years.
Publix
McDonald's
CVS pharmacy
Parker's
4698 Washington Rd
Washington Rd
35,700 VPD
Tractor Supply Co
Walmart Supercenter
Goolsby's
Advance Auto Parts
Bojangles
Sherwin Williams
Discount Tire
Lowe's
The Home Depot
Zaxbys
IHOP
Kroger
Red Robin
CAVA
belk
McAlister's Deli
Chick-fil-A
Academy Sports + Outdoors
Club Car
Kroger
Savannah River
Savannah River
28
28
Interstate 20
20
Walmart Supercenter
Lowe's
The Home Depot
planet fitness
ALDI
sam's club
BEST BUY
WAFFLE HOUSE
ROOMS TO GO
FIVE GUYS BURGERS and FRIES

Tenant Overview

CLASSIC COLLISION®

Classic Collision is an established auto body repair company specializing in collision repair services for vehicles. Founded in 1983 in Atlanta, the company has grown into one of the nation's largest and fastest-growing multi-site collision repair operators, offering services such as dent removal, paint matching, structural repair, glass replacement, and ADAS calibration. With 353 locations nationwide, Classic Collision delivers high-quality, efficient, and reliable repair services to customers including individuals, businesses, and insurance partners. Acquired by TPG Capital in April 2024, the company benefits from institutional ownership and the capital to support continued expansion—indeed, it was the most active of the "Big 5" national consolidators in 2025. Classic Collision is committed to using advanced tools and certified technicians to ensure repairs meet safety and quality standards, and it emphasizes customer satisfaction through clear communication and timely service throughout the repair process. Its focus on operational excellence and industry compliance has solidified its reputation as a dependable service provider in the automotive repair sector.



Evans, GA

Market Overview

Evans is a premier suburban hub in eastern Georgia and a critical residential and economic anchor within the broader Augusta–Richmond County MSA, widely known as the Central Savannah River Area (CSRA). Renowned for its exceptionally high quality of life, top-tier public school system, and affluent master-planned communities, the city is supported by a remarkably resilient and rapidly expanding economy spanning national defense, cybersecurity, advanced manufacturing, and healthcare. That employer base sustains a fast-growing, highly educated workforce—boasting average household earnings well over $100,000—providing immense purchasing power within minutes of the burgeoning Evans Towne Center. The single most significant long-term demand catalyst is nearby Fort Eisenhower (formerly Fort Gordon), the epicenter of U.S. military cyber operations and home to the U.S. Army Cyber Command. The installation supports an on-post workforce of nearly 27,000 and drives massive regional economic impact, funneling high-wage engineering, defense, and federal contractor jobs directly into Columbia County. Combined with sustained industrial and logistics expansion from major corporate employers like John Deere, Club Car, and Amazon, alongside a proposed multi-billion-dollar wave of new hyperscale data center development across the county, Evans' long-term consumer-spending trajectory and commercial real estate demand remain exceptionally well-supported.

Economic Drivers

Columbia County's economy is led by national defense, cybersecurity, and advanced-manufacturing employers whose continuous growth has driven significant regional investment. Supported by sustained industrial expansion and emerging technology infrastructure, the county's population reached an estimated 169,189 in 2025, up more than 13,000 since 2020.

Evans Towne Center Park

Fort Eisenhower (CSRA) – features an on-post workforce of nearly 27,000; serves as the epicenter of defense and cybersecurity for the Greater Augusta Region and is home to the U.S. Army Cyber Command headquarters. It stands as the area's largest employer.

The Plaza at Evans Towne Center – a $60 million mixed-use investment transforming the heart of Columbia County into a highly walkable lifestyle center featuring extensive retail, restaurant, and office space.

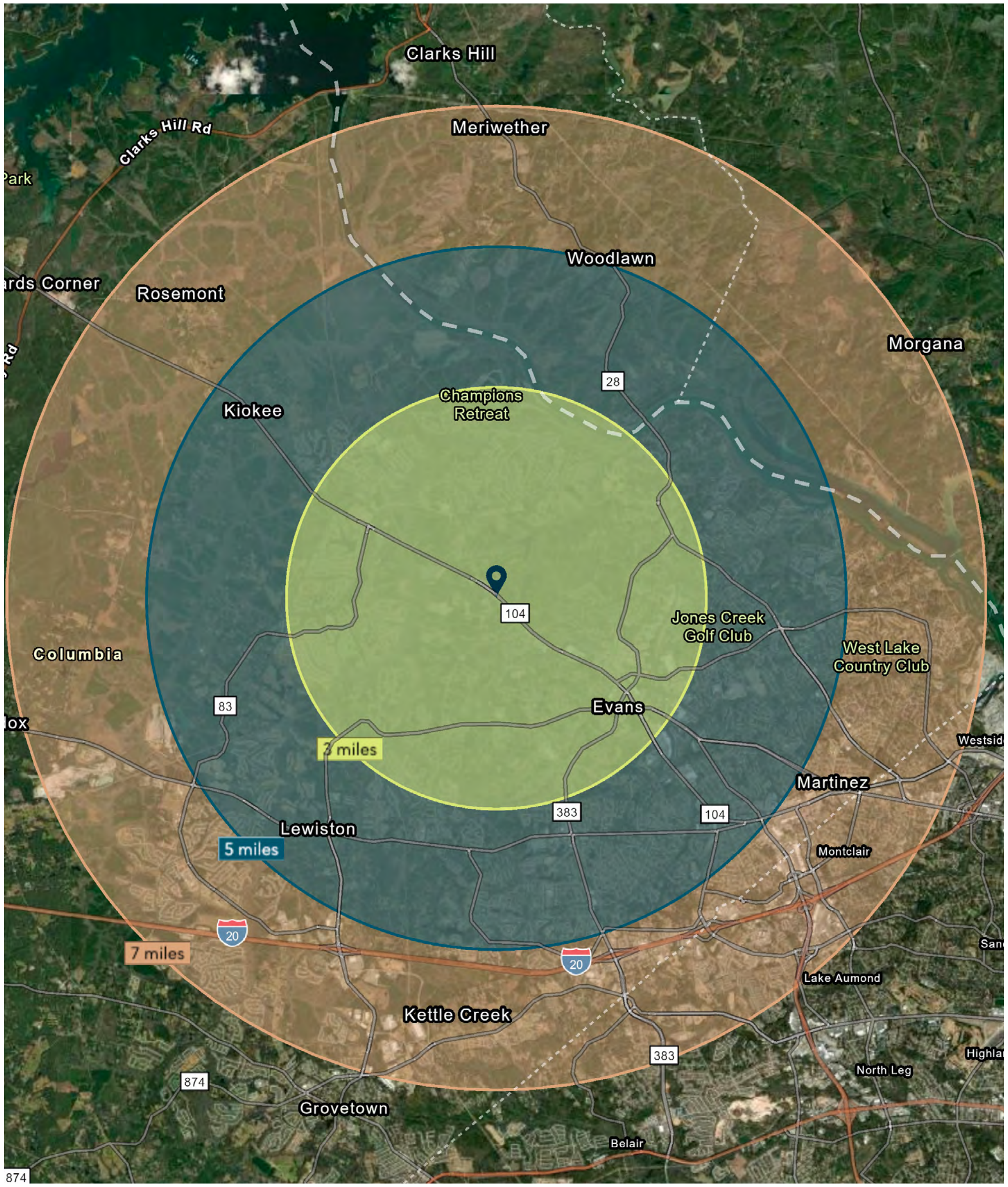
John Deere (Grovetown) – a major anchor in the local manufacturing sector, continually expanding its local footprint and operations alongside logistics partners like Bennett Distribution.

Columbia County Data Center – a major proposed infrastructure project aimed at supporting cloud technology and digital services, leveraging the county's reliable electric infrastructure and access to major fiber networks.

Club Car & Serta – established advanced manufacturing businesses that thrive in Columbia County, driven by the area's high-quality workforce and strategic logistics location.

TaxSlayer & Janus Research Group – major corporate headquarters and highly successful local startups that anchor the county's booming entrepreneurship, technology, and defense contracting sectors.

Demographics



	3 Miles	5 Miles	7 Miles
Population	35,987	87,751	135,008
Households	10,977	28,348	46,429
Avg. Household Income	$140,255	$128,469	$119,036
Avg. House Value	$338,253	$318,246	$304,351
Avg. Age	41.3	39.7	39.4
Avg. Age (Male)	39.2	37.6	37.1
Avg. Age (Female)	42.5	40.8	41.1

Source: American Community Survey (ACS)

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Meybohm Commercial Properties in compliance with all applicable fair housing and equal opportunity laws.

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1. The Offer Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Sponsor.

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