

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

JOE HUDSON'S COLLISION CENTER

MILTON, FL | PENSACOLA MSA



Representative Photo



JOE HUDSON'S COLLISION CENTER

6141 Hwy 90
Milton, Florida 32570

DEAL TEAM

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LISTED IN CONJUNCTION WITH

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INVESTMENT HIGHLIGHTS

- Located within the Pensacola MSA, one of the largest MSAs in the Gulf Coast Region with over 505,000 people
- Proven and successful collision repair location
- 5% rental increase in 2024 and every five years
- Absolute triple net lease with no landlord responsibilities
- Joe Hudson's Collision Center is one of the largest collision repair companies in the U.S. with over 135 locations
- Strategically positioned along U.S. 90, the primary thoroughfare with traffic counts of 34,000 VPD
- Large 2.65-acre parcel
- High visibility location
- Approximately 55,000 people living within a five mile radius of the property
- Qualifies for accelerated bonus depreciation - consult with your CPA
- E-commerce and recession proof business models
- Florida is an income-tax free state



PENSACOLA MSA

2,073,381+

visitors annually

HIGH TRAFFIC COUNTS



Located along U.S. 90 with
34,000 VPD

STRONG TENANT

4th Largest

collision repair company in U.S.

INVESTMENT OVERVIEW



JOE HUDSON'S COLLISION CENTER
 6141 HWY 90
 MILTON, FL 32570



\$2,980,000

PRICE

6.75%

CAP RATE

\$201,145

NOI

LEASE OVERVIEW

LEASE COMMENCEMENT:	January 25, 2019
LEASE EXPIRATION:	January 31, 2029
RENTAL ESCALATIONS:	5% Every 5 Years
RENEWAL OPTIONS:	Four 5-Year
TENANT:	Joe Hudson's Collision Center
LEASE TYPE:	Absolute Triple Net
LANDLORD RESPONSIBILITIES:	None
BUILDING SIZE:	Building 1: 14,254 SF Building 2: 4,800 SF Building 3: 3,635 SF <hr/> Total: 22,689 SF
LAND SIZE:	2.65 Acres
YEAR BUILT:	Building 1: 1974 Building 2: 1983 Building 3: 1999

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE	CAP RATE
CURRENT	\$201,145	Primary Term	-	6.75%
2/1/24	\$211,202	Primary Term	5.0%	7.09%
2/1/29	\$221,762	Option 1	5.0%	7.44%
2/1/34	\$232,850	Option 2	5.0%	7.81%
2/1/39	\$244,493	Option 3	5.0%	8.20%
2/1/44	\$256,718	Option 4	5.0%	8.61%

AERIAL NORTHEAST



Logos and callouts for businesses in the area:

- Walmart
- CVS pharmacy
- Tractor Supply Co.
- O'Reilly Auto Parts
- Dollar Tree
- Anytime Fitness
- Wendy's
- McDonald's
- AutoZone
- Goodyear
- KIA
- Chrysler
- Dodge
- GMC
- RAM
- Jeep
- Dollar General
- Cricket Wireless
- Taco Bell
- UPS The UPS Store
- Big Lots!
- H&R Block
- AT&T
- American Lube Fast
- Sonic Drive-Ins
- Subway
- Express Zips Car Wash
- Joe Hudson's Collision Center
- Optimist Park
- Fun RaceWay

 HWY 90
±34,000 VPD

355 | 380 | 389

AERIAL WEST

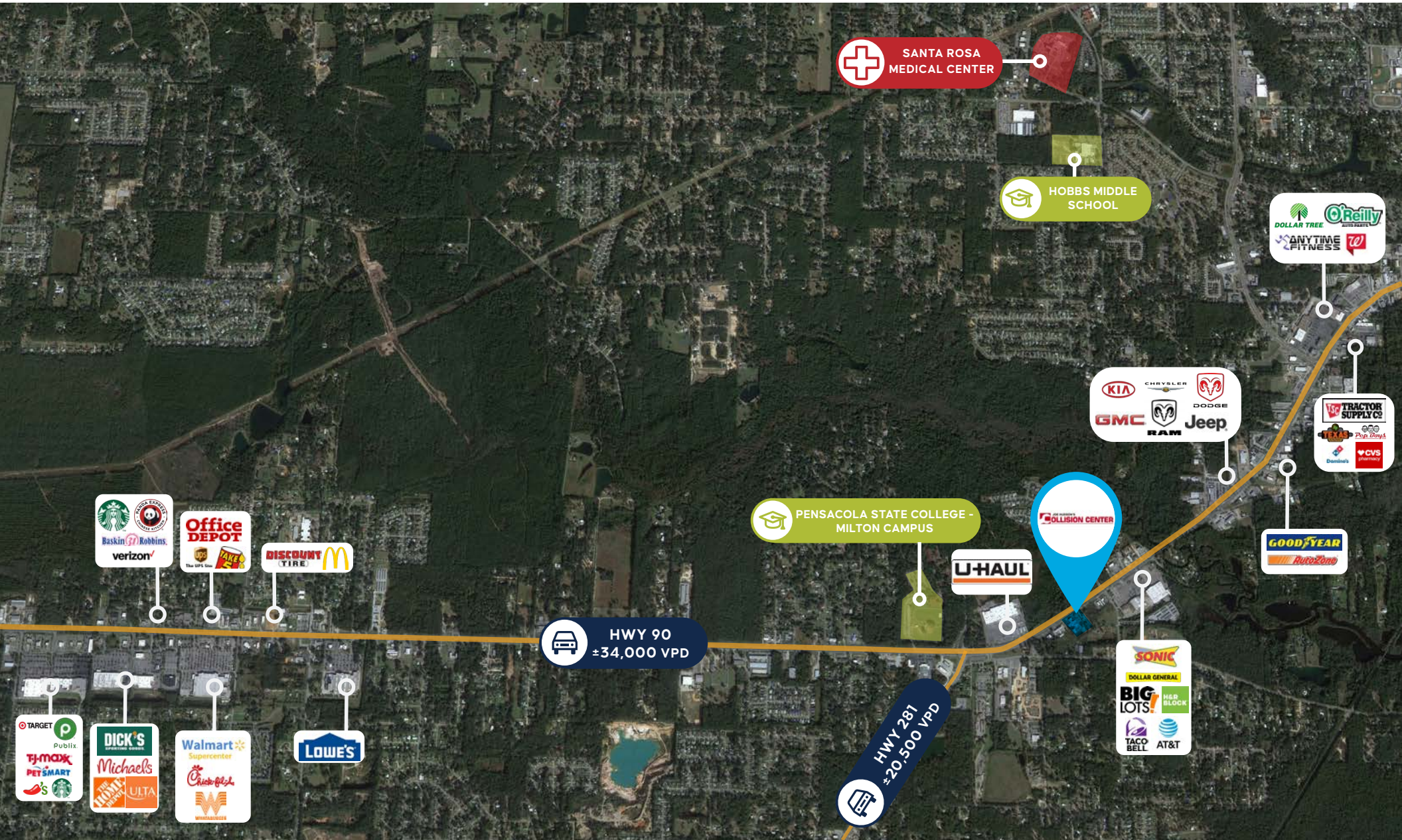


 HWY 281
±20,500 VPD

SANTA ROSA
COUNTY OFFICES

 HWY 90
±34,000 VPD

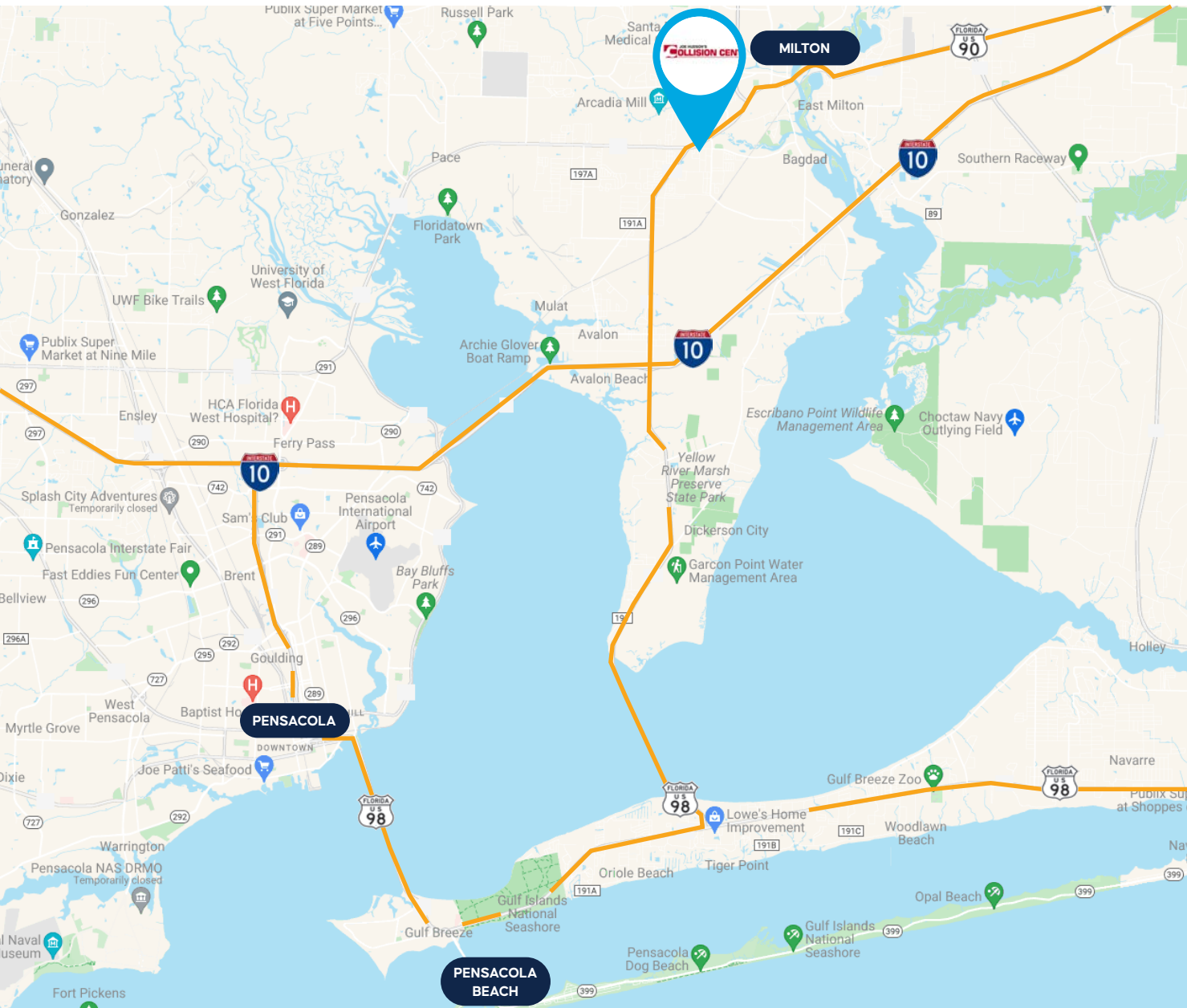
SITE SURROUNDINGS



PROPERTY PHOTOS



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 Mile	3,203
3 Mile	28,334
5 Mile	54,304



TOTAL HOUSEHOLDS

1 Mile	1,324
3 Mile	11,048
5 Mile	20,975



AVERAGE HOUSEHOLD INCOME

1 Mile	\$69,219
3 Mile	\$66,379
5 Mile	\$71,505

TENANT OVERVIEW

JOE HUDSON'S COLLISION CENTER is a leading platform in the collision repair industry operating over 137 state-of-the-art auto body repair shops across the Southeastern region of the United States. JHCC employs highly skilled professionals dedicated to providing customers with outstanding customer service and quality repairs. The Company's shop footprint serves local customers in Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, Tennessee, Texas and Virginia. In August 2019, TSG Consumer Partners, a leading private equity firm focused exclusively on the branded consumer sector, acquired the majority stake in Joe Hudson's Collision Centers from Carousel Capital.



REPRESENTATIVE PHOTO

WEBSITE www.jhcc.com

HEADQUARTERS Pike Road, AL

1989
YEAR
FOUNDED

10
STATES

137+
LOCATIONS

LOCATION OVERVIEW

PENSACOLA is the westernmost city in the Florida Panhandle. It's also the county seat of Escambia County. The population of the Pensacola MSA is over 505,000 people making it one of the largest metropolitan areas in the Gulf Coast Region.

A large United States Naval Air Station, the first in the United States, is located southwest of Pensacola near Warrington; it is the base of the Blue Angels flight demonstration team and the National Naval Aviation Museum. The main campus of the University of West Florida is situated north of the city center.

Pensacola is home to a number of annual festivals, events, historic tours, and landmarks. Scuba diving and deep sea fishing are a large part of Pensacola's tourism industry. The USS Oriskany was purposefully sunk in 2004 to create an artificial reef off the shores of Pensacola. The largest employers are Navy Federal Credit Union (7,800 employees), Baptist Health Care (6,600 employees), Sacred Heart Health Systems (4,820 employees) and Gulf Power Company (1,800 employees).

Major air traffic in the Pensacola and greater northwest Florida area is handled by Pensacola International Airport. Pensacola International is the largest airport in Northwest Florida by passenger count and is the second busiest in all of North Florida, just behind Jacksonville. Interstate 10 and Interstate 110 are the two interstates serving the community.

MILTON is a city in Santa Rosa County, Florida. It is the county seat of Santa Rosa County, and is located in the Pensacola-Ferry Pass-Brent Metropolitan Statistical Area, also known as the Pensacola Metropolitan Area. Milton is located in the geographic center of Santa Rosa County, it is bordered by Pace to the west, and Navarre to the South. Milton was incorporated in 1844 and is home to Naval Air Station Whiting Field. Milton is approximately 25 miles east of Pensacola, 50 miles northwest of Destin and 180 miles west of Tallahassee.



ABOUT US

BLUE WEST CAPITAL

Blue West Capital focuses exclusively on the acquisition and disposition of single-tenant net leased properties, retail shopping centers, and commercial investment properties nationwide. We do this by leveraging our 80+ years of combined commercial real estate experience with our proprietary marketing process to deliver the highest value and results to our broad client base of developers, private capital investors, high-net-worth individuals, and investment funds. Blue West Capital is headquartered in Denver, Colorado.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCE TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

OUR
TEAM



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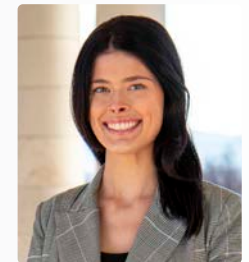
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This confidential Offering Memorandum, has been prepared by Blue West Capital, LLC ("Blue West Capital") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Blue West Capital recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as Joe Hudson's Collision Center (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Blue West Capital or its brokers.

Blue West Capital makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Blue West Capital has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Blue West Capital and the Owner of the Property. Blue West Capital makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Blue West Capital and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Blue West Capital and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Blue West Capital shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Blue West Capital. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Blue West Capital at your earliest convenience.