136 Cayson Ave | Crestview, FL 32536

CLASSIC COLLISION ™

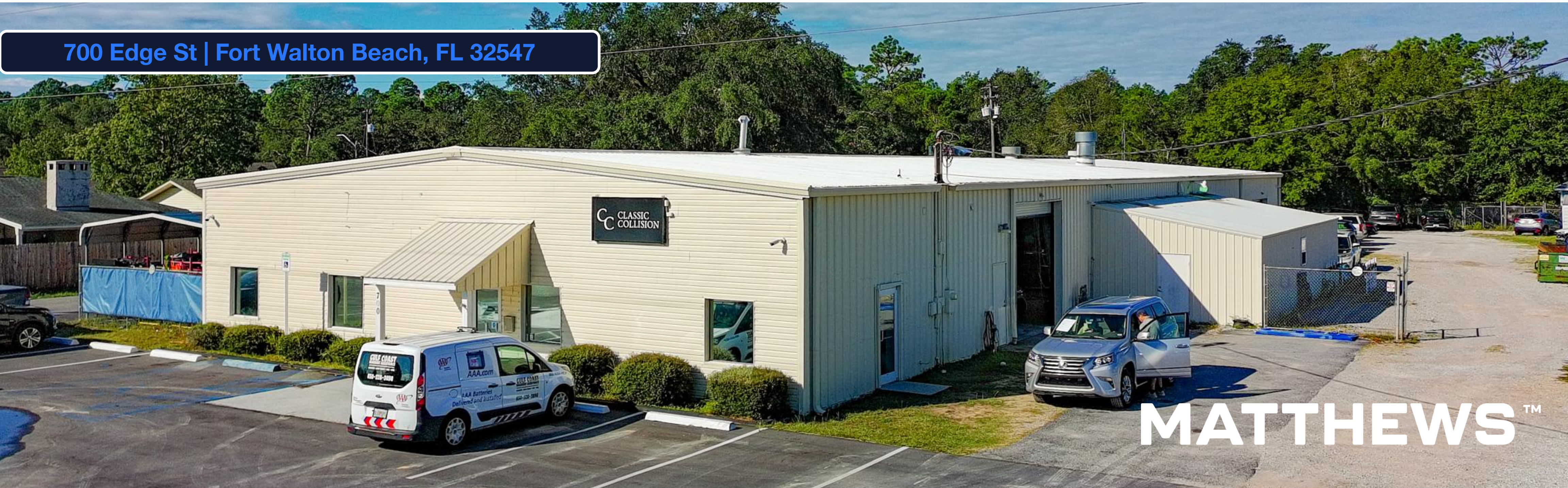
Portfolio

Fort Walton Beach, FL & Crestview, FL

Auto Portfolio Investment Opportunity

Offering Memorandum

700 Edge St | Fort Walton Beach, FL 32547



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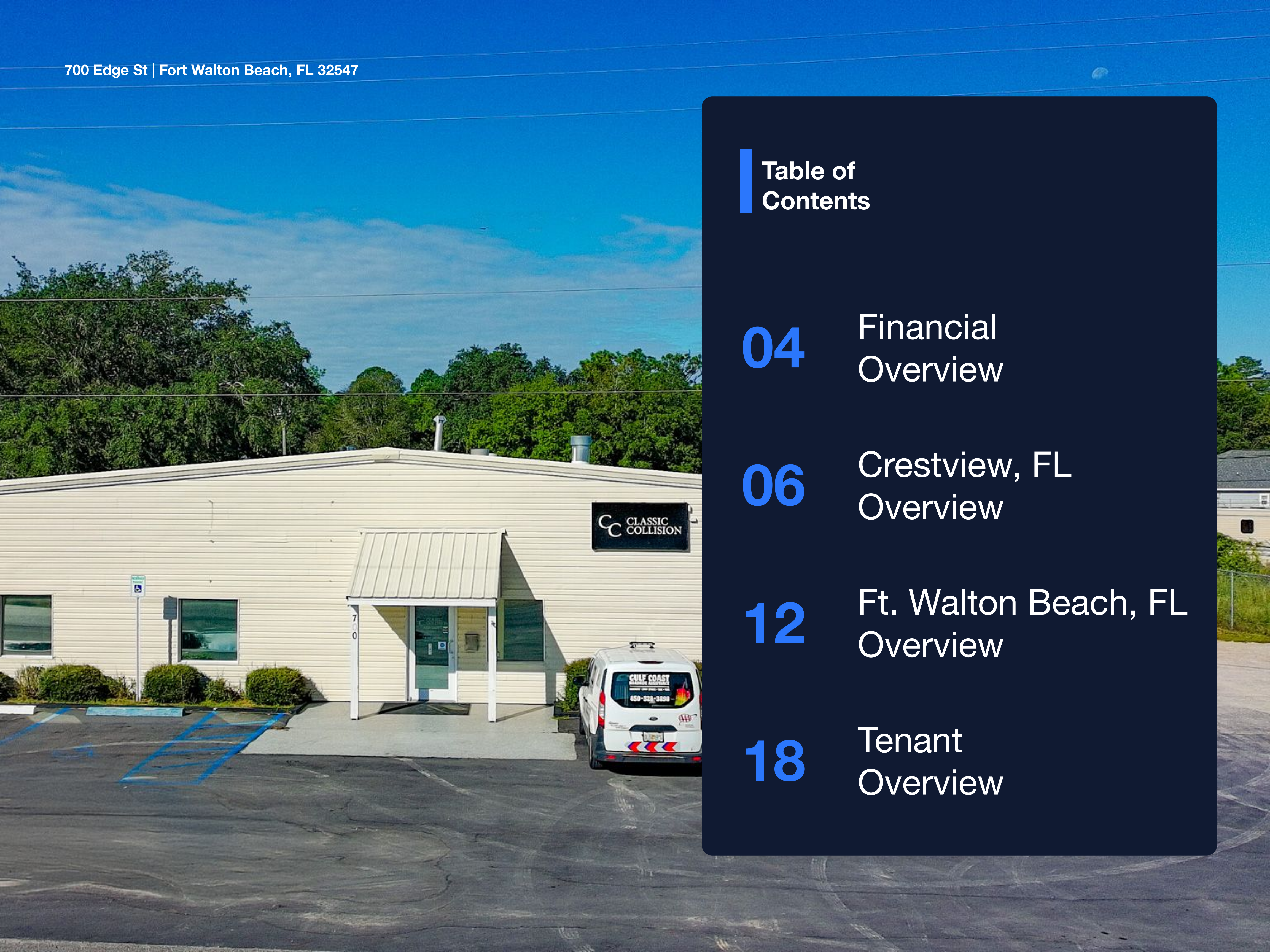

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Financial Overview

Classic Collision Portfolio
Fort Walton Beach, FL & Crestview, FL

136 Cayson Ave | Crestview, FL 32536

Portfolio Financial Summary

$2,742,858
Portfolio Price

***Financials Apply To Each Property (Independently)**

$1,371,429	7.00%	±2.03 AC	±1.03 AC
List Price	Cap Rate	Crestview Lot Size	Fort Walton Beach Lot Size

Portfolio Details

Tenant Trade Name	Classic Collision
Type of Ownership	Fee Simple
Tenant	Corporate
Lease Type	NN
Roof & Structure	Landlord Responsibility
Original Lease Term	10 Years
Lease Commencement Date	10/21/2022
Lease Expiration Date	10/31/2032
Term Remaining on Lease (Crestview Property)	±6.5 Years
Term Remaining on Lease (Fort Walton Beach Property)	±6.5 Years
Increases	Flat for the first 10 years 5% every option
Options	Three, 5-Year Options

*Buyer to verify GLA and Lot Size with an updated survey.

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 10/31/2032	**$8,000**	**$96,000**	**-**
Option 1 (11/1/2032 - 10/31/2037)	$8,400	$100,800	7.35%
Option 2 (11/1/2037 - 10/31/2042)	$8,820	$105,840	7.72%
Option 3 (11/1/2042 - 10/31/2047)	$9,261	$111,132	8.10%

Crestview, FL Overview

Classic Collision
136 Cayson Ave | Crestview, FL 32536

Investment Highlights

Property Highlights

- **Exposure to a Resilient and Fragmented Collision Industry -** The asset is leased to Classic Collision, operating within the highly durable auto collision repair sector. Demand for collision services remains consistent regardless of economic cycles, driven by steady vehicle usage and accident frequency. Additionally, the industry continues to consolidate, with well capitalized operators like Classic Collision expanding their national footprint, supporting tenant stability and long-term occupancy.
- **Attractive Passive Income Stream -** Classic Collision bought the previous business ±3.5 years ago and established a 10-Year lease, showing long term commitment to the site. The NNN lease structure offers limited landlord responsibilities, with predictable income over the remaining ±6.5 year term. Scheduled 5% rent increases during option periods provide built in growth and inflation hedge over the long term.
- **Large Land Parcel with Long Term Flexibility -** The ±2.03 acre site is significantly larger than typical collision repair footprints, providing strong underlying real estate value. The excess land offers future optionality for expansion, redevelopment, or alternative uses, enhancing long term upside and residual value.
- **Favorable Market Dynamics in Crestview, FL -** Located in a growing Florida Panhandle market, the property benefits from population growth, increased vehicle ownership, and continued retail and residential expansion, supporting both tenant performance and long-term real estate appreciation.

136 Cayson Ave
Crestview, FL 32536

±10,648 SF*
GLA

1972
Year Built

±22,000
Vehicles Per Day

NNN
Lease Type

$128.80
Price Per SF

*Buyer to verify GLA and Lot Size with an updated survey.

Crestview, FL Location Map

Crestview, FL

65,235 Total Population	**$102,664** Median HH Income	**23,437** # of Households	**67.3%** Homeownership Rate
88,000 Employed Population	**32.5%** % Bachelor's Degree	**46.4** Median Age	**$419,100** Median Property Value

Local Market Overview
Crestview, located in Okaloosa County in Florida's Panhandle, functions as a logistical and governmental hub for the northwest region of the state. Positioned at the intersection of Interstate 10 and State Road 85, the city facilitates efficient movement between inland communities and coastal destinations. Known as the "Hub City," Crestview supports significant regional traffic flow, connecting to nearby Eglin Air Force Base, Hurlburt Field, and Duke Field—all of which shape commuting patterns and sustain long-term economic stability. Bob Sikes Airport further anchors Crestview role in aviation and military support sectors.

While largely residential in scale, Crestview maintains a growing commercial core driven by government services, retail trade, and regional healthcare infrastructure. The area serves as a launching point for tourism to the Gulf Coast, with steady development in short-term lodging, food service, and hospitality sectors. Local schools operate under the Okaloosa County School District, contributing to community stability and workforce development. Infrastructure improvements, including downtown enhancements and highway upgrades, continue to support Crestview integration into broader Panhandle economic activity.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	24,922	40,579	65,235
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	8,933	14,472	23,437
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$99,686	$97,182	$102,664

Economic Drivers

Crestview, Florida's economy is anchored by its strategic position within Okaloosa County and its proximity to major military installations, including Eglin Air Force Base and Duke Field. This defense presence drives consistent job creation and supports a stable base of government and contractor employment. The area has experienced steady population growth as households seek more affordable housing alternatives compared to coastal markets like Destin and Fort Walton Beach.

Retail, healthcare, and education sectors continue to expand in response to this growth, while logistics and distribution benefit from Crestview's access to Interstate 10, a key east–west transportation corridor. The city's business-friendly environment, combined with lower costs of living and available land for development, has made it increasingly attractive for both small businesses and regional employers.

Attractions

Crestview offers a range of attractions that appeal to both residents and visitors, blending outdoor recreation with small-town charm. The city is known for its access to natural amenities, including nearby Blackwater River State Forest, which provides opportunities for hiking, kayaking, and camping. Twin Hills Park and other local green spaces support community events, sports, and family activities.

Crestview's historic downtown area features local shops, dining, and seasonal festivals that reinforce its community-oriented atmosphere. Additionally, its close proximity to the Emerald Coast allows easy access to nationally recognized beaches, making Crestview an appealing residential hub for those seeking a quieter setting within driving distance of major tourist destinations.

Ft. Walton Beach, FL Overview

Classic Collision
700 Edge St | Fort Walton Beach, FL 32547

Investment Highlights

Property Highlights

- **National Tenant – Strong Operator -** Classic Collision is a nationally recognized and rapidly expanding auto body repair brand, operating over 330 locations across the United States. The company offers exceptional credit quality and operational stability, supported by its private equity sponsor, TPG Capital, a global investment firm managing over $225 billion in assets.

- **Long-Term NNN Lease with Built-In Rent Growth -** The property is secured by a ±6.5-year remaining term on a Triple Net (NNN) lease, with the Landlord responsible only for roof and structure. The lease includes three (3) additional 5-year renewal options and features 5% rent increases every five years, ensuring predictable income growth and long-term stability for investors.

- **Strategic Location in a Growing Florida Market** - Located in Fort Walton Beach, Florida, the property benefits from a diverse and expanding local economy, fueled by tourism, military employment, and steady population growth. The site enjoys excellent visibility and accessibility, positioned near a Walmart Supercenter, Sam's Club, and Lowe's, underscoring strong surrounding retail synergy and favorable area demographics.

- **Large Site & Valuable Real Estate** - The ±10,472 SF building is situated on a ±1.03-acre lot, offering a low building-to-land ratio, ample parking, and potential future redevelopment opportunities. The expansive site design accommodates high vehicle volume, allowing Classic Collision to maximize operational efficiency and revenue generation.

700 Edge St
Fort Walton Beach, FL 32547

±10,472 SF*
GLA

1973/2011
Year Built/Renovated

±67,500 VPD
Beal Pkwy NW &
Mary Easter Cutoff NW

NNN
Lease Type

$130.96
Price Per SF

*Buyer to verify GLA and Lot Size with an updated survey.

Fort Walton Beach, FL Location Map

Fort Walton Beach , FL

310,149 Total Population	**$101,500** Median HH Income	**106,800** # of Households	**62.4%** Homeownership Rate
137,600 Employed Population	**17.2%** % Bachelor’s Degree	**35.2** Median Age	**$289,000** Median Property Value

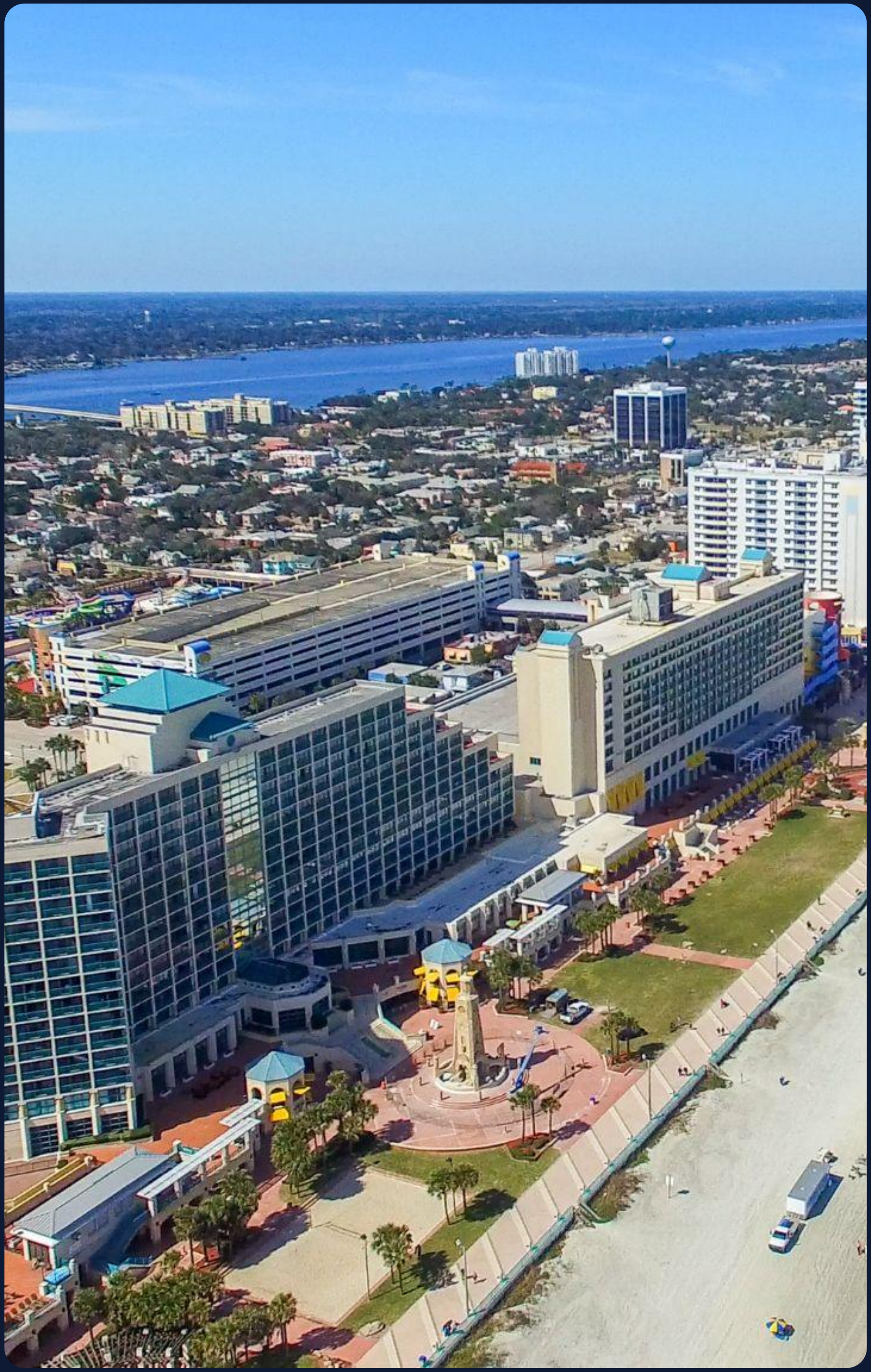
Local Market Overview

Fort Walton Beach, Florida, is a thriving coastal community located within the Crestview–Fort Walton Beach–Destin metropolitan area, one of the most desirable regions along the state’s Emerald Coast. The city has experienced steady growth over the years, supported by a strong local economy, beautiful beaches, and a high quality of life that continues to attract new residents and businesses. The community offers a balanced mix of families, professionals, and retirees, contributing to a stable and diverse population base.

Employment opportunities in the region are broad and varied, spanning sectors such as healthcare, education, retail, and public administration. The workforce is skilled, service-oriented, and supported by a healthy small-business environment. Residents enjoy a reasonable cost of living, convenient access to major highways and regional airports, and a relaxed coastal lifestyle that enhances overall livability.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	45,663	69,604	91,996
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	19,238	30,105	38,616
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$96,181	$102,895	$107,135



Local Market Overview

The housing market remains competitive and stable, supported by rising household incomes and consistent property value appreciation. The area's affordability compared to other Florida coastal metros continues to attract both permanent residents and investors. Major retail corridors such as Beal Parkway, Eglin Parkway, and Mary Esther Boulevard feature a diverse mix of tenants, including grocery-anchored centers, automotive service operators, dining establishments, and daily-needs retailers. Proximity to major national retailers like Walmart, Sam's Club, Lowe's, and Publix further enhances market traffic and supports consistent sales performance across categories.

Overall, the Crestview–Fort Walton Beach–Destin MSA presents a well-balanced local economy supported by military strength, tourism demand, and a growing population base. Its combination of lifestyle appeal, economic diversity, and development potential positions it as a leading coastal market for sustained investment and growth in Northwest Florida.

Economic Drivers

The Crestview–Fort Walton Beach–Destin Metropolitan Statistical Area features a balanced and resilient economy supported by a diverse mix of industries that provide both stability and growth. The region's economic foundation is anchored by the military and defense sector, tourism and hospitality, and a growing healthcare and education network, all contributing to steady employment and rising income levels across Okaloosa and Walton counties. This balanced industry composition has positioned the MSA as one of Northwest Florida's strongest-performing coastal markets.

The military and defense industry remains the cornerstone of the local economy. Major installations such as Eglin Air Force Base, Hurlburt Field, and Duke Field create a substantial employment base and drive billions of dollars in annual economic impact. These facilities support not only active-duty personnel and civilian workers but also a wide network of defense contractors and technology firms that provide innovation, logistics, and engineering services. This consistent demand fuels the local housing market, retail trade, and service industries, ensuring long-term stability regardless of broader economic cycles.

Tenant Summary

Year Founded
1983

Headquarters
Atlanta, GA

Ownership Status
Private

Employees
514+

Locations
330+

Annual Revenue
$486.5M+

CLASSIC COLLISION ™

Tenant Overview

Classic Collision is one of the largest and fastest-growing privately held operators in the U.S. automotive collision repair industry. Headquartered in Sandy Springs, Georgia, the company has built a national footprint through a disciplined, acquisition-driven growth strategy. With over 330 locations across the country, Classic Collision offers full-service collision repair, glass replacement, paint refinishing, and advanced driver-assistance system (ADAS) calibration, positioning itself as a one-stop destination for both retail customers and commercial fleet partners.

Why Invest in Classic Collision?

- **Financial Resilience:** - Privately held with PE backing, Classic Collision shows strong, consistent revenue growth—estimated at $486M+ annually—driven by essential, inelastic demand for collision repair services.
- **Operational Scale:** - With over 320 locations nationwide, Classic is a leading consolidator in a fragmented market. Its scale enables centralized operations, lower procurement costs, and enhanced insurer partnerships.
- **Credit Stability with Upside:** - While unrated, the company's backing by TPG and New Mountain Capital provides capital strength, stable cash flow, and institutional oversight—positioning it well for long-term lease structures.
- **Growth Through Acquisitions and Expansion:** - Classic has completed 100+ acquisitions, rapidly growing its national footprint while expanding into high-margin services like ADAS calibration and EV repair.
- **Strong Market Position:** - Known for standardized quality and full-service capabilities, Classic is a preferred partner for insurers and fleets, offering reliable, warrantied repairs across all locations.

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