



136 Cayson Ave | Crestview, FL 32536



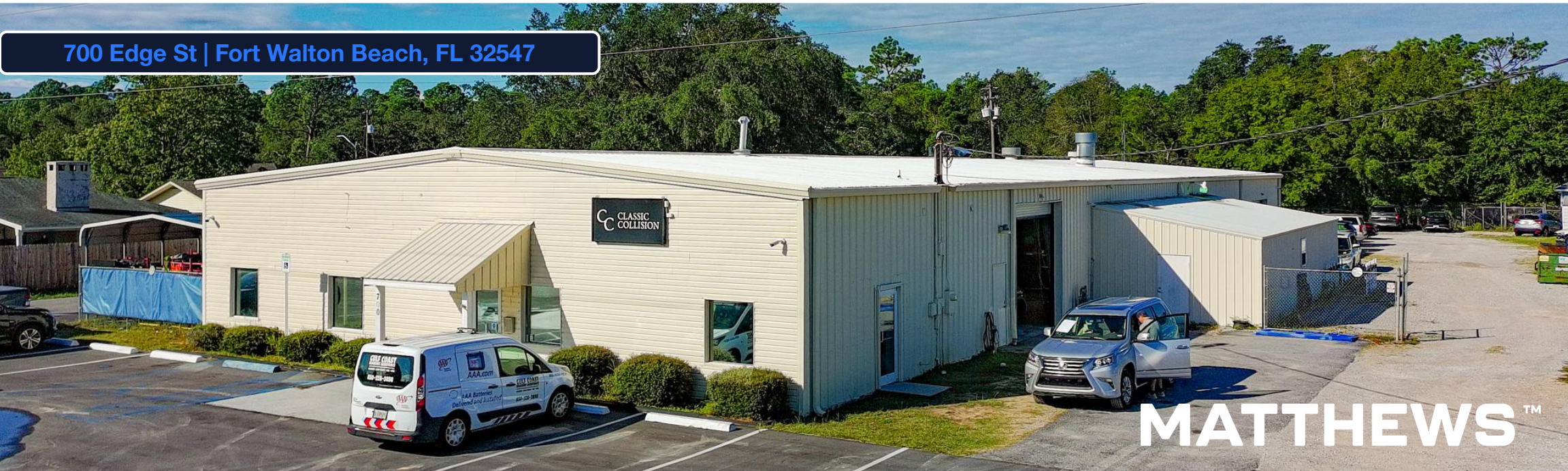
Portfolio

Fort Walton Beach, FL & Crestview, FL

**Auto Portfolio
Investment Opportunity**

Offering Memorandum

700 Edge St | Fort Walton Beach, FL 32547



MATTHEWS™

Exclusively Listed By



Noah Sudyka

Associate

(858) 351-4196

noah.sudyka@matthews.com

License No. 02245562 (CA)



Cade Norland

AVP & Associate Director

(949) 662-2265

cade.norland@matthews.com

License No. 02120126 (CA)

Kyle Matthews

Broker of Record

Broker Lic. No.: BK3554632 (FL)

Firm Lic. No.: CQ1066435 (FL)

MATTHEWS™





Table of Contents

- 04 Financial Overview
- 06 Crestview, FL Overview
- 12 Ft. Walton Beach, FL Overview
- 18 Tenant Overview

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
List Price

7.00%
Cap Rate

±2.03 AC
Crestview Lot Size

±1.03 AC
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

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%



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

Crestview, FL Overview

Classic Collision

136 Cayson Ave | Crestview, FL 32536



136 Cayson Ave | Crestview, FL 32536

Image capture: Jan 2024 © 2026 Google

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.

136 Cayson Ave | Crestview, FL 32536



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 $\pm 10,472$ 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.

700 Edge St | Fort Walton Beach, FL 32547



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+



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.

MATTHEWS™

Exclusively Listed By



Noah Sudyka

Associate

(858) 351-4196

noah.sudyka@matthews.com

License No. 02245562 (CA)



Cade Norland

AVP & Associate Director

(949) 662-2265

cade.norland@matthews.com

License No. 02120126 (CA)

Kyle Matthews | Broker of Record | Broker Lic. No.: BK3554632 (FL) | Firm Lic. No.: CQ1066435 (FL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **Classic Collision Portfolio | Fort Walton Beach, FL & Crestview, FL** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.