

MATTHEWS™



High Yield (7.75% CAP) | Dominant Market Share | Expanding Operator

CC CLASSIC
COLLISION

1360 Whittaker Pkwy
Orangeburg, SC 29115

Net-Leased Collision Opportunity

Offering Memorandum

Exclusively Listed By



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CC CLASSIC COLLISION

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Property Overview

CC CLASSIC COLLISION
1360 Whittaker Pkwy, Orangeburg, SC 29115



Investment Highlights

Property Highlights

- **Institutional-Quality Tenant:** The 4th largest Collision Center operator in the country, with a focus on consolidating and leading fragmented markets in the Southeast. (NASDAQ: TPG)
- **Fee Simple Ownership:** Provides full ownership of the land and building, offering maximum control, long-term stability, and depreciation benefits.
- **Minimal Landlord Responsibility:** NN lease structure makes this a truly passive investment.
- **High Yield:** Offered at an attractive 7.75% cap rate, with 7.5% rent increases every 5 years, delivering a natural hedge against inflation.
- **Prime Frontage:** Offers excellent signage and visibility along US-21 seeing $\pm 17,200$ VPD. The property sits on ± 3.8 acres providing ample space for overflowing vehicles.
- **Sizeable Market Share:** Classic Collision dominates the local trade area with few competitors with the capability to meet insurer demands. Strong insurer DRP relationships, specialized buildouts and equipment make for high tenant stickiness. Capitalize on the opportunity to acquire a high yield asset with great synergy to the robust local economy.
- **Growing Operator:** Classic Collision continues to actively expand its footprint throughout the Southeast, posting approximately 11.6% year-over-year growth in store count—significantly outpacing other major consolidators such as Caliber Collision (+1.9%) and Crash Champions (+1.2%). Classic Collision stands out as one of the most active and fastest-growing consolidators in the industry. Notable acquisitions of Kendrick Paint & Body in the nearby trade area of Augusta and Aiken highlight Classic's synergy with the surrounding market.
- **Stable Demographics:** South Carolina was the fastest growing state in the country in 2025 seeing +1.5% population growth and has ranked in the top 5 fastest-growing states for 5 straight years. Attributed to a lower cost of living, job growth, and spillovers from larger metros.



1360 Whittaker Pkwy
Orangeburg, SC 29115

±10,370 SF
GLA

±3.80 Acres
Lot Size

±17,200
Vehicles Per Day

NN
Lease Type

\$128.41
Price Per SF



Property Photos



Financial Overview

CC CLASSIC COLLISION
1360 Whittaker Pkwy, Orangeburg, SC 29115



Financial Summary

\$1,331,612
List Price

7.75%
Cap Rate

+5 Years
Term Remaining

±3.80 AC
Lot Size

Property Details

| | |
|---------------------------|----------------------------------|
| Initial Term | 10 Years |
| Term Remaining | ±5.0 Years |
| Lease Expiration | 04/30/2031 |
| Lease Type | NN |
| Options | Three-5 Year Options |
| Increases | 7.5% through each option |
| Landlord Responsibilities | Roof, Structure, and Parking Lot |
| Monthly Rental Income | \$8,600 |
| Yearly Rental Income | \$103,200 |
| Year Built | 1992 |
| Zoning | C |
| Zoning Description | Commercial |





South Carolina State University
±3,242 Students



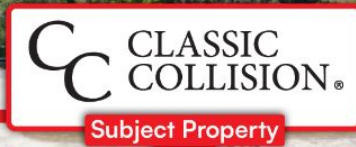
Mixon Warehousing Center
Warehouse



Whittaker Elementary
±369 Students



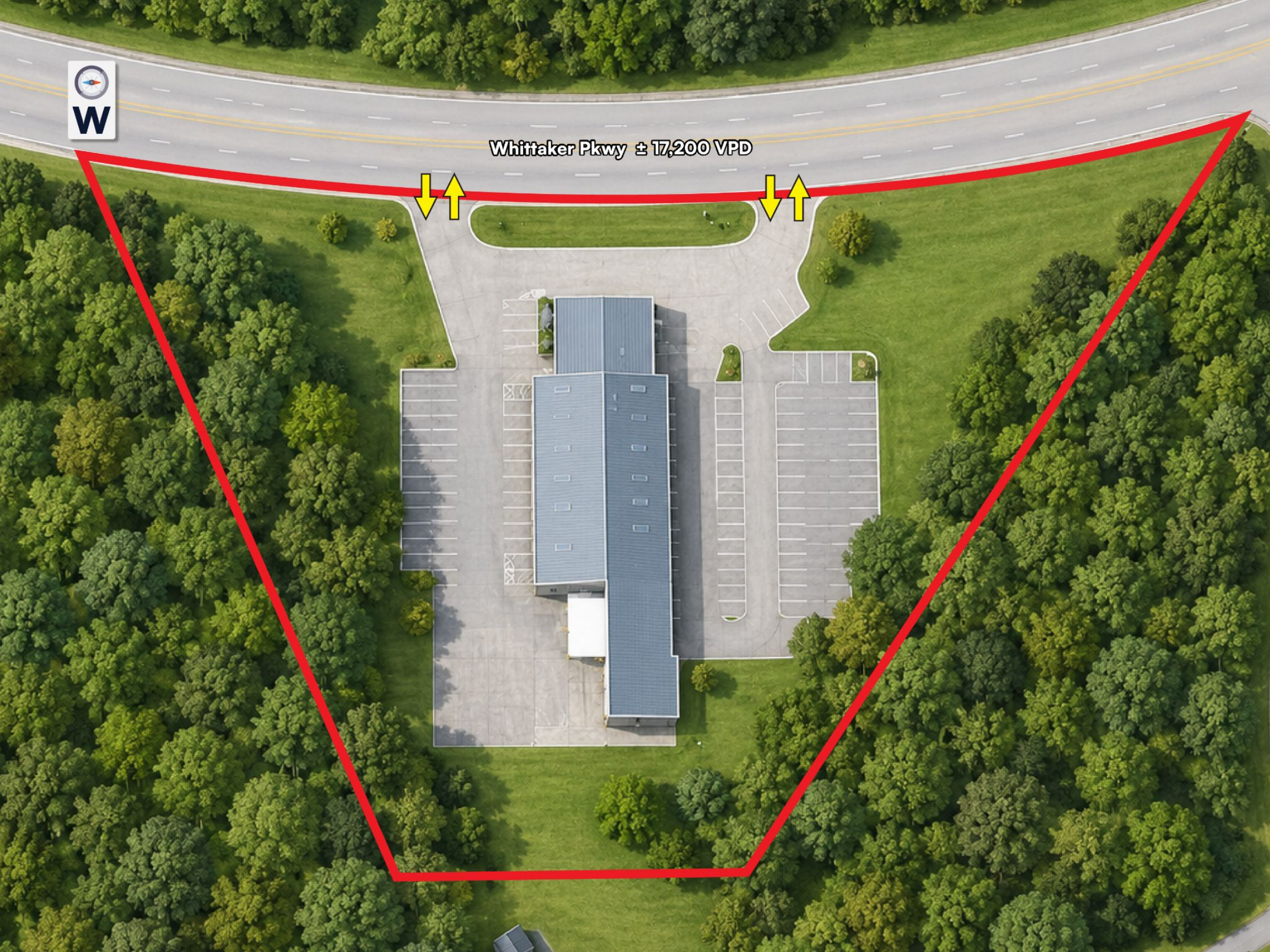
Whittaker Pkwy ± 17,200 VPD



Orangeburg Municipal Airport
±2.4 Miles Away



Whittaker Pkwy ± 17,200 VPD



Tenant Summary

Year Founded
1983

Headquarters
Atlanta, GA

Ownership Status
Private

Employees
2,000+

Locations
350+

Annual Revenue
\$486M+



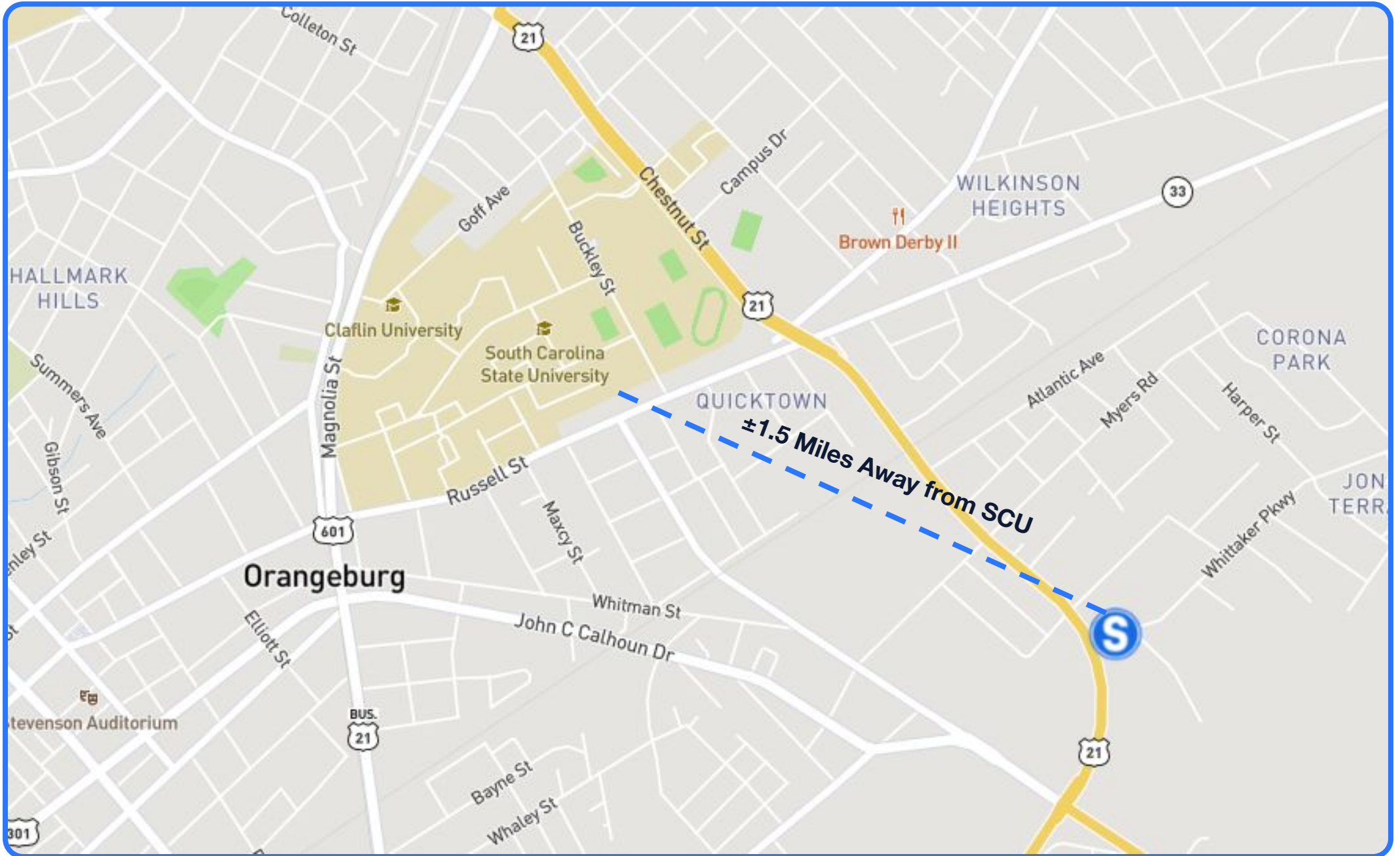
Tenant Overview

Classic Collision is one of the largest and fastest-growing privately held operators in the U.S. automotive collision repair industry. Headquartered in Atlanta, Georgia, the company has built a national footprint through a disciplined, acquisition-driven growth strategy. With over 350 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 350+ locations nationwide, Classic is a leading consolidator in a fragmented market. Its scale enables centralized operations, lower procurement costs, and enhanced insurer partnerships.
- **Operational Scale and National Presence:** With a rapidly expanding national footprint, Classic benefits from purchasing power, centralized operations, and enhanced brand recognition across multiple markets.
- **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.
- **Strategic Insurance Relationships:** Classic Collision benefits from long-standing relationships with major insurance carriers, supporting consistent referral volume, operational visibility, and recurring revenue streams.

Market Overview



Orangeburg, SC



South Carolina State University

South Carolina State University

Students
3,242

On Campus Students
1,400

Clafin University

Students
1,852

On Campus Students
1,000

Local Market Overview

Strategically positioned in the heart of Orangeburg along the highly traveled I-26 corridor, the market serves as a key midpoint between Columbia and Charleston, benefiting from strong regional connectivity and steady through-traffic exposure. The local economy is supported by a diversified industrial and logistics base, anchored by major employers such as Husqvarna Group, which operates a significant production facility in the area, providing stable employment and consistent daytime population demand.

Orangeburg also benefits from proximity to Lake Marion, one of the largest lakes in the Southeast, which enhances regional recreation, tourism activity, and overall quality of life—key drivers of both residential stability and ancillary retail demand. The subject property further benefits from immediate access to higher education demand drivers, located less than one mile from South Carolina State University (enrollment ~3,242 students) and approximately 1.5 miles from Claflin University (enrollment ~1,852 students), creating a strong and consistent student, faculty, and staff consumer base.

Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|----------|----------|----------|
| Current Year Estimate | 2,526 | 21,085 | 31,352 |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Current Year Estimate | 983 | 7,629 | 12,008 |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$56,076 | \$54,447 | \$64,642 |

Columbia, SC MSA

Total Population
137,000

Annual Visitors
15 Million

Tourism Economic Impact
\$2.5-\$2.8 Billion

GDP
\$50-\$55 Billion

Local Market Overview

Columbia benefits from its role as the state capital of South Carolina and as a strategic hub in the Midlands region. The city's economy is well diversified, with key strengths in government, education, health care, manufacturing, retail, and military presence. Major institutions include the University of South Carolina, Prisma Health, Fort Jackson—the largest U.S. Army basic training installation—and a range of research and innovation centers that support workforce development and regional growth.

Columbia's retail sector serves as a key component of the region's economy, functioning as both a local amenity base and a draw for the broader Midlands area. The market is anchored by a mix of regional shopping destinations, neighborhood centers, and evolving mixed-use districts. Major retail corridors such as Harbison Boulevard—home to Columbiana Centre—and the Two Notch Road and Forest Drive areas provide a concentration of national retailers, dining options, and service-oriented businesses.

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Broker Of Record | Kyle Matthews | Broker Lic No. 105710 (SC) | Firm Lic No. 22684 (SC)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1360 Whittaker Pkwy, Orangeburg, SC, 29115** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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™. 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™., the property, or the seller by such entity.

Owner and Matthews™. 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™. 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.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Retail OM Template](#)

Executive Summary

The Opportunity

Matthews™ is pleased to present 1340 & 1344 253rd Street, two adjacent apartment buildings located in Harbor City, California. The offering includes a total of 16 residential units across two two-story structures—each featuring eight units. Constructed in 1957 and 1958, the unit mix comprises fifteen two-bedroom units and one three-bedroom unit.

The properties have undergone numerous upgrades over the years, including tile flooring throughout (no carpet), modernized kitchen cabinetry and countertops, enhanced wall heaters and ceiling fans, updated stucco and exterior paint, newer water heaters, copper plumbing, and dual-pane windows. Secured with two gated entrances providing access to the front and rear parking areas, the buildings offer added safety and convenience. With approximately 64% rental upside, this portfolio presents a compelling opportunity for investors seeking stable income and long-term value appreciation.

benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.

This offering presents a rare opportunity to acquire a well-located, income-generating asset in a sought-after Los Angeles submarket. The combination of strong location fundamentals and consistent area demand makes these properties a compelling addition to any investment portfolio.



PENDING PHOTOS



PENDING PHOTOS

1360 Whittaker Pkwy

Orangeburg, SC 29115

XXXX

Year Built

±0 SF

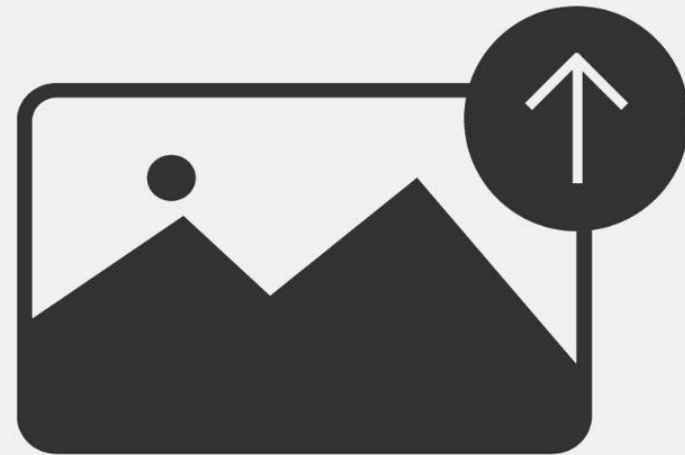
GLA

Xxxx

Lease Type

**Retail
Investment Opportunity**

Offering Memorandum



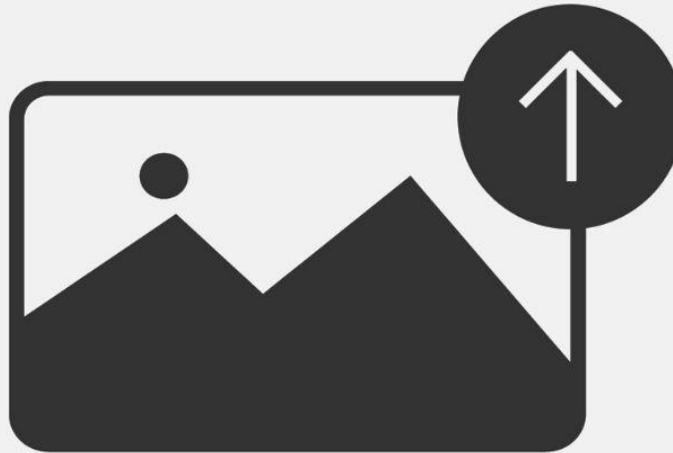
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MATTHEWS™

1360 Whittaker Pkwy

Orangeburg, SC 29115

Retail
Investment Opportunity
Offering Memorandum



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Executive Summary

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Orangeburg, SC 29115

XXXX
Year Built

±0 SF
GLA

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Strategically located between Pacific Coast Highway and Lomita Boulevard, these side-by-side properties benefit from excellent regional connectivity with easy access to major freeways and public transit. The surrounding area offers a diverse mix of shopping, dining, and recreational amenities, enhancing the appeal for both tenants and investors. Nearby points of interest include Kaiser Permanente South Bay Medical Center and Ken Malloy Harbor Regional Park, providing strong neighborhood fundamentals.



PENDING PHOTOS

Financial Summary

\$000,000

List Price

00.00%

Cap Rate

00.00%

Price Per SF

±0.00 AC

Lot Size

Property Details

| | |
|----------------------------|------------|
| Tenant Trade Name | Tenant |
| Type of Ownership | Xxxxxx |
| Lease Guarantor | Xxxxxx |
| Lease Type | Xxxx |
| Landlords Responsibilities | None |
| Original Lease Term | 00 Years |
| Rent Commencement Date | 00/00/0000 |
| Lease Expiration Date | 2031-06-01 |
| Term Remaining on Lease | ±00 Years |
| Increases | Xxxxxxxxxx |
| Options | Xxxxxxxxxx |

Annualized Operating Data

| | Monthly Rent | Annual Rent | Rent PSF | Cap Rate |
|----------|--------------|--------------|----------|----------|
| Current | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 1 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 2 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 3 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |
| Option 4 | \$32,500.00 | \$390,000.00 | \$26.80 | 6.00% |



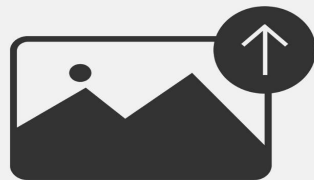
PENDING PHOTOS

Orangeburg, SC

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

| Population | 1-Mile | 3-Mile | 5-Mile |
|-------------------------------|----------|----------|----------|
| Five-Year Projection | 2,457 | 20,478 | 30,350 |
| Current Year Estimate | 2,526 | 21,085 | 31,352 |
| 2020 Census | 2,563 | 20,989 | 31,873 |
| Growth Current Year-Five-Year | -2.74% | -2.88% | -3.19% |
| Growth 2020-Current Year | -1.43% | 0.46% | -1.64% |
| Households | 1-Mile | 3-Mile | 5-Mile |
| Five-Year Projection | 938 | 7,236 | 11,367 |
| Current Year Estimate | 983 | 7,629 | 12,008 |
| 2020 Census | 989 | 7,722 | 12,334 |
| Growth Current Year-Five-Year | -4.53% | -5.15% | -5.34% |
| Growth 2020-Current Year | -0.64% | -1.21% | -2.64% |
| Income | 1-Mile | 3-Mile | 5-Mile |
| Average Household Income | \$56,076 | \$54,447 | \$64,642 |