

MATTHEWS™



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



1666 Calhoun Rd
Greenwood, SC 29649

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
1666 Calhoun Rd, Greenwood, SC 29649



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.
- **Strong Corridor:** Positioned in the heart of Greenwood's strongest corridor with close proximity to Publix, Walmart, Greenwood Shopping Mall, Greenwood Premier Luxury Theatre, Lowe's and other strong retail locations.
- **Sizeable Market Share:** Classic Collision maintains a dominant position within the local trade area, supported by limited competitive supply capable of meeting modern insurer and OEM standards. Established DRP relationships, specialized facility buildouts, and significant equipment costs create exceptional tenant stickiness. The offering presents an opportunity to acquire a high-yield asset backed by durable industry fundamentals and a growing 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.





Greenwood Mall

TJ-maxx HIBBETT SPORTS
belk rue21
snipes

HOBBY LOBBY WELLS FARGO
BIG! LOTS AutoZone

Publix
Advance! Auto Parts
AT&T MARCO'S

LOWE'S
ULTA BEAUTY
Cracker Barrel

KOHL'S
PET SMART Hardee's
ROSS DRESS FOR LESS ASHLEY
RACK ROOM SHOES

PREMIERE CINEMAS

Sterling Ridge
±39 Units

Liberty Village
±36 Units

± 19,800 VPD

72

PROFESSIONAL AUTOMOTIVE SERVICES INC.

Walmart Supercenter

CATO Great Clips
DOLLAR TREE HIBBETT SPORTS

QUARLES SUPPLY COMPANY INC.

CARQUEST

TRU X-PRO

CC CLASSIC COLLISION
Subject Property

Calhoun Ave ± 13,700 VPD



Calhoun Ave E 13,700 VPD

1666 Calhoun Rd
Greenwood, SC 29649

±9,060 SF

GLA

±0.83 Acres

Lot Size

±13,700

Vehicles Per Day

NN

Lease Type

\$183.72

Price Per SF



Property Photos



Financial Overview

CC CLASSIC COLLISION
1666 Calhoun Rd, Greenwood, SC 29649



Financial Summary



\$1,664,516
List Price

7.75%
Cap Rate

\$183.72
Price Per SF

±0.83 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	\$10,750
Yearly Rental Income	\$129,000
Year Built	1988
Zoning	I-2
Zoning Description	Heavy Industrial



Tenant Summary

Year Founded

1983

Headquarters

Atlanta, GA

Ownership Status

Private

Employees

2,000+

Locations

350+

Annual Revenue

\$486M+



Tenant Overview

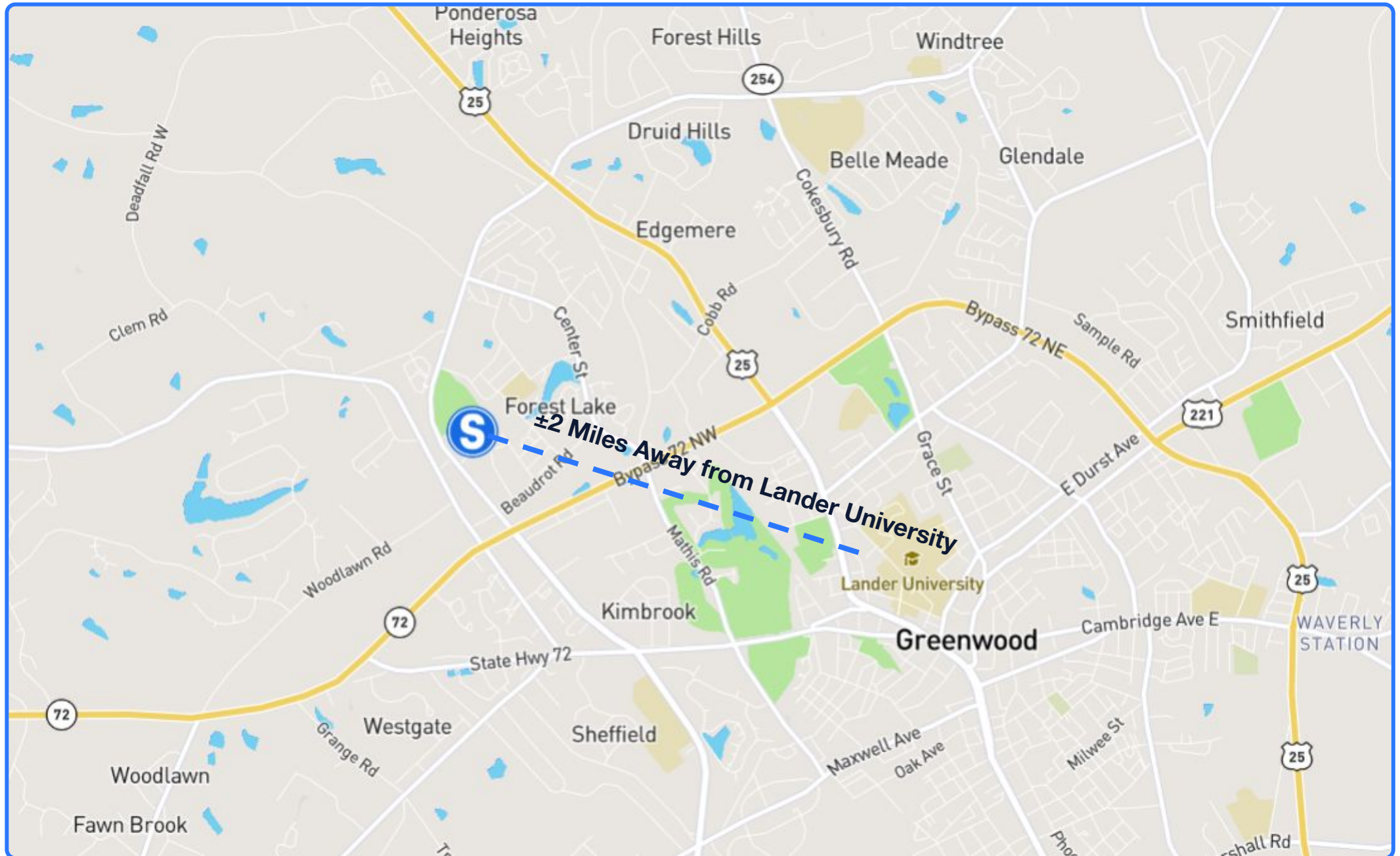
Classic Collision is one of the largest and fastest-growing privately held operators in the U.S. automotive collision repair industry. Headquartered in Atlanta, Georgia, the company has built a national footprint through a disciplined, acquisition-driven growth strategy. With over 350 locations across 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

CC CLASSIC COLLISION
1666 Calhoun Rd, Greenwood, SC 29649



Greenwood, SC



22,500

Total Population

8,900

Employed Population

41

Median Age

Local Market Overview

Strategically positioned in the Upstate region of Greenwood along the US-25 corridor, the market offers strong regional connectivity to major Southeast economic centers including Greenville, Columbia, Augusta, and Charlotte. This location places Greenwood within one of the most active and rapidly expanding industrial and advanced manufacturing corridors in the Southeast, benefiting from sustained capital investment, workforce expansion, and supply chain growth throughout Upstate South Carolina.

Greenwood County also functions as a key regional commercial and healthcare hub, serving a broad rural trade area across western South Carolina and capturing demand for essential services well beyond its immediate population base. This outsized draw supports consistent daytime traffic and stable tenant demand across retail and service sectors.

In addition, the market benefits from proximity to Lake Greenwood, a major recreational amenity that enhances local quality of life and contributes to both residential stability and seasonal tourism activity. The property is also supported by a strong higher-education anchor, located approximately 2.0 miles from Lander University, with enrollment exceeding 4,600 students, providing a consistent base of student, faculty, and staff-driven demand.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	3,997	24,159	43,190
Current Year Estimate	3,762	23,617	42,559
2020 Census	3,688	23,489	42,390
Growth Current Year-Five-Year	6.26%	2.30%	1.48%
Growth 2020-Current Year	2.01%	0.54%	0.40%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,826	10,000	17,872
Current Year Estimate	1,733	9,829	17,723
2020 Census	1,609	9,563	17,269
Growth Current Year-Five-Year	5.41%	1.74%	0.84%
Growth 2020-Current Year	7.70%	2.78%	2.63%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$99,342	\$89,016	\$79,562

Greenville, SC MSA



Local Market Overview

Greenville, South Carolina has emerged as one of the Southeast's most dynamic and resilient mid-sized markets, fueled by sustained population growth, economic diversification, and a quality of life that continues to attract both residents and employers. Strategically positioned along the I-85 corridor between Atlanta and Charlotte, Greenville benefits from strong regional connectivity and access to one of the fastest-growing population belts in the country. The area has experienced consistent in-migration from higher-cost metropolitan markets, driven by its relative affordability, favorable business climate, and appealing blend of urban amenities and suburban accessibility.

The local economy has evolved significantly over the past two decades, transitioning from its historical manufacturing roots into a diversified employment base anchored by advanced manufacturing, healthcare, technology, logistics, financial services, and corporate headquarters operations. Major employers such as BMW Manufacturing, Michelin North America, Prisma Health, GE Vernova, and Fluor Corporation provide stability to the labor market while supporting continued job creation and wage growth. This economic foundation has helped strengthen consumer confidence and household spending power across the region, creating favorable conditions for long-term retail demand.

Retail fundamentals in Greenville continue to benefit from strong demographic trends, including rising household formation, above-average population gains, and increasing disposable income levels. Growth has been particularly notable in suburban corridors and emerging mixed-use districts where residential development is rapidly expanding. Areas such as Five Forks, Woodruff Road, Simpsonville, and Travelers Rest have experienced significant commercial investment as retailers seek to capture demand generated by new housing communities and affluent consumer bases. These growth patterns have supported the expansion of grocery-anchored centers, lifestyle retail, experiential concepts, and service-oriented tenants that align with evolving consumer preferences.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1666 Calhoun Rd, Greenwood, SC, 29649** ("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.

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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.

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