

MATTHEWS™

Offering Memorandum
Business Sale

COLLISION REPAIR PORTFOLIO

3 Properties | Los Angeles, CA MSA

2504 James M Wood Blvd, Los Angeles, CA 90006
516 S San Gabriel Blvd, San Gabriel, CA 91776
7650 Sepulveda Blvd, Van Nuys, CA 91405



Exclusively Listed By

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Collision Repair Portfolio - Investment Highlights

Highly Certified Operation With Deep Insurance Relationships: The portfolio holds 25+ OEM certifications across all three locations and maintains numerous DRP relationships with major insurance carriers. All three shops carry I-CAR Gold Class certification — the industry’s highest standard for technical competency — driving consistent insurer referrals and repeat customer volume.

Rare Multi-Site Acquisition in the Los Angeles Metro: This portfolio offers a buyer three established collision repair facilities totaling ±27,528 SF across some of LA’s most densely populated sub-markets. Opportunities to acquire multiple operating locations simultaneously in the Los Angeles metro are exceptionally rare, with the market’s sheer vehicle density generating some of the highest repair volumes in the country.

Diversified Sub-Market Coverage With High Barriers to Entry: The three locations span Downtown Los Angeles, San Gabriel Valley, and the Van Nuys / San Fernando Valley corridor — providing broad geographic coverage and a diversified customer base within a single acquisition. Land scarcity, permitting complexity, and zoning constraints across the Los Angeles metro make new collision locations nearly impossible to establish, giving this portfolio a durable long-term competitive moat.

CONTACT BROKER FOR DETAILS

\$9,000,000

List Price



Collision Repair Portfolio - Business Overview

CARSTAR[®] ★

1989
Year Founded

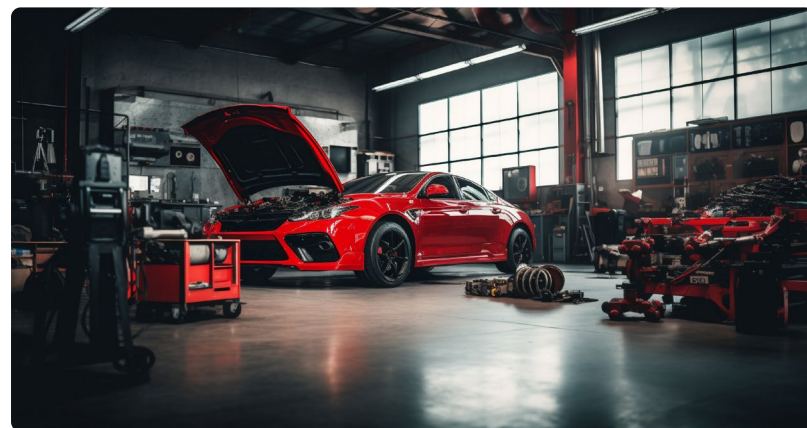
700+
Locations

(NASDAQ: DRVN)
Subsidiary of Driven Brands Holdings Inc.

CARSTAR is one of the largest and most recognized multi-shop operator (“MSO”) collision repair networks in North America, specializing in auto body repair, collision restoration, dent repair, paint services, and insurance claim coordination. The brand has established a strong reputation for high-quality repair standards, national insurance relationships, and operational consistency across both corporate and franchise locations. Backed by Driven Brands Holdings Inc., CARSTAR benefits from institutional-scale infrastructure, national marketing support, advanced repair technology, and broad consumer brand recognition, making CARSTAR-occupied properties attractive investments within the automotive service sector.

Founded in **1989**, CARSTAR is headquartered in **Charlotte, North Carolina** and operates as a subsidiary of Driven Brands Holdings Inc. (**NASDAQ: DRVN**), one of the largest automotive services companies in North America. Driven Brands maintains a diversified portfolio of automotive aftermarket brands, including Meineke, Maaco, Take 5 Oil Change, and CARSTAR. Through this platform, CARSTAR has expanded to more than 700 collision repair locations throughout the United States and Canada, positioning the company among the largest collision repair operators in the industry.

The subject tenant locations—including CARSTAR Car Masters Van Nuys, CARSTAR Lucky Body Shop, and CARSTAR Car Masters San Gabriel—benefit from dense infill Southern California trade areas with strong vehicle traffic, high population density, and substantial long-term demand for collision repair services. **Southern California remains one of the largest automotive markets in the United States**, supporting recurring demand driven by commuter traffic volumes, vehicle ownership rates, and insurance-related repair activity.





Carstar Car Masters Van Nuys
7650 Sepulveda Blvd, Van Nuys, CA 91405



Hollywood Burbank Airport

Pasadena

Glendale

Carstar Car Masters San Gabriel
516 S San Gabriel Blvd, San Gabriel, CA 91776

Carstar Lucky Body Shop
2504 James M Wood Blvd, Los Angeles, CA 90006

Los Angeles



Santa Monica



Los Angeles International Airport



Collision Repair Portfolio - Financial Overview

\$9,000,000

Business List Price

8.75x

EBITDA Multiple

\$1,024,597

EBITDA

2025 Profit & Loss

Total Income	\$11,856,321.84
Cost of Goods Sold	\$5,842,876.55
Gross Profit	\$5,987,637.60
Total Expenses	\$5,145,185.87
Net Operating Income	\$842,451.73
+Rent Adjustment	\$35,162.57
+Auto Expense	\$377.07
+Donations	\$701.40
+Outside Services	\$92,956.91
+Travel/Convention Expense	\$19,008.32
+Meals & Entertainment	\$11,485.05
+City & Local Income Tax	\$22,454.54
2025 EBITDA	\$1,024,597.59
Margin %	8.64%



Carstar Lucky Body Shop

Property Details

Business Name Carstar Lucky Body Shop

Address 2504 James M Wood Blvd

City, State, Zip Code Los Angeles, CA 90006

Total Square Footage ±12,178 SF

Lot Size ±1.29 AC

Year Business Started 1991

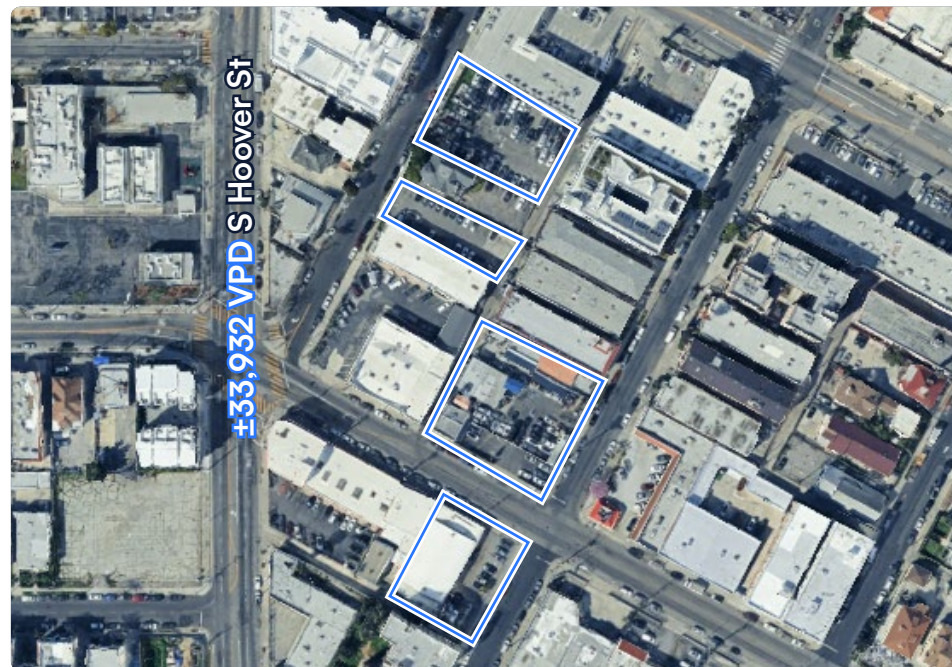
Three Phase Power 480V

Gas Natural

Booth Heating Natural

Oil Water Separator Yes

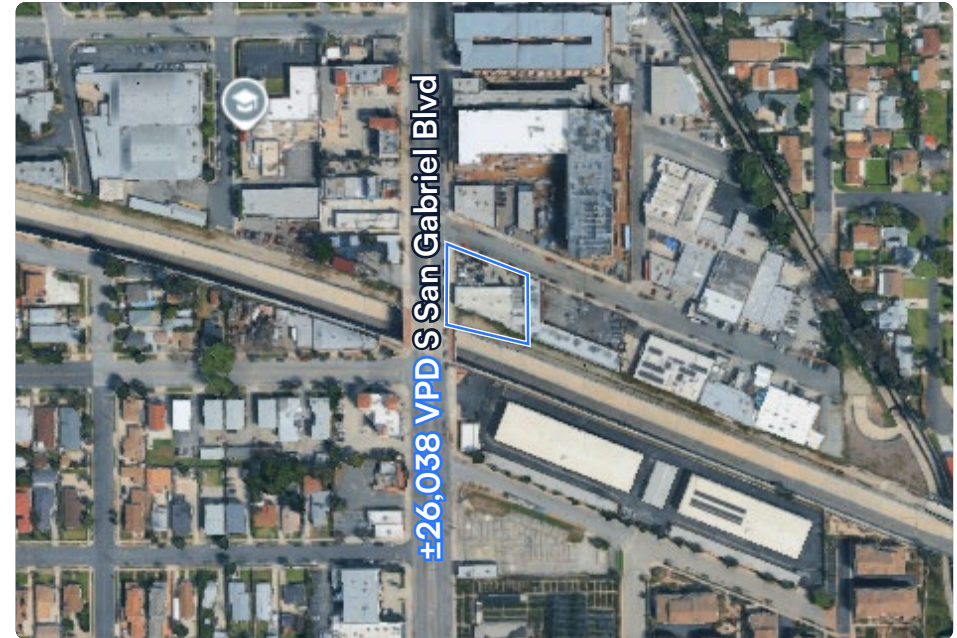
of Parking Spots 75+



Carstar Car Masters San Gabriel

Property Details

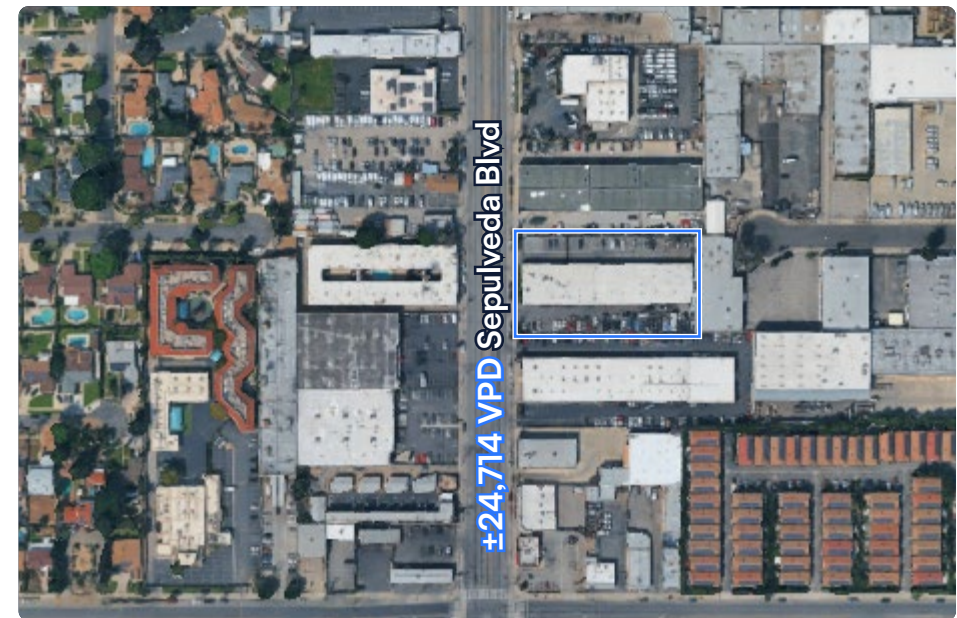
Business Name	Carstar Car Masters San Gabriel
Address	516 S San Gabriel Blvd
City, State, Zip Code	San Gabriel, CA 91776
Total Square Footage	±5,130 SF
Lot Size	±0.32 AC
Year Business Started	2020
Three Phase Power	480V
Gas	Natural
Booth Heating	Natural
Oil Water Separator	Yes
# of Parking Spots	25+



Carstar Car Masters Van Nuys

Property Details

Business Name	Carstar Car Masters Van Nuys
Address	7650 Sepulveda Blvd
City, ST, Zip Code	Van Nuys, CA 91405
Total Square Footage	±10,220 SF
Lot Size	±0.59 AC
Year Business Started	2019
Three Phase Power	480V
Gas	Natural
Booth Heating	Natural
Oil Water Separator	Yes
# of Parking Spots	50+



LOS ANGELES, CA

LOS ANGELES MSA

Greater Los Angeles stands as one of the nation's largest and most dynamic economic and cultural hubs, with an estimated population of over 12.8 Million in 2025, reflecting continued growth driven by international migration and a resilient labor market attracting younger, urban-oriented professionals. The region's position as a global gateway for trade, entertainment, and innovation underscores its long-term appeal for both residents and investors.

The metro exhibits significant economic scale, supported by a gross domestic product exceeding \$1.3 Trillion and a median household income in the low-to-mid \$90,000 range, bolstered by high-wage industries such as technology, healthcare, and entertainment. While housing affordability remains a constraint, strong income levels and concentrated wealth continue to support consumer spending and housing demand, reinforcing the region's resilience and long-term attractiveness for developers and investors.

Total Population
12.84 Million+

Annual Visitors
50 Million+

Tourism Economic Impact
\$50 Billion+

GDP
\$1.35 Trillion



Seasonal Tourism & Cultural Events



Rose Bowl Game
1 Million Visitors Annually



Oscars & Emmys
\$225 Million in Economic Impact



Music Festivals
420,000+ Attendees in 2024



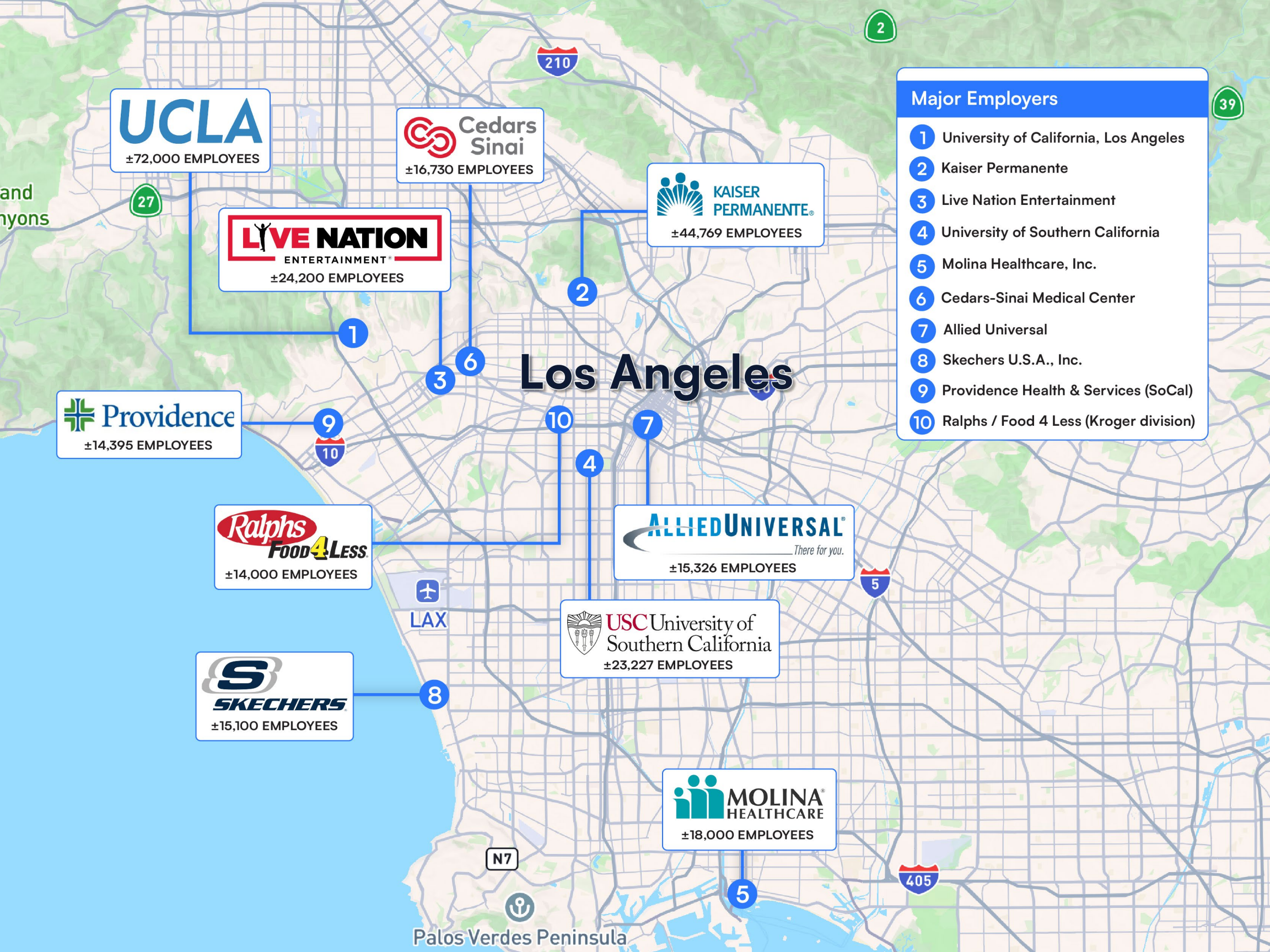
Beaches
50 Million Visitors Annually



LA County Fair
1 Million Visitors Annually



Holiday Events
CicLAvia, Nisei Week, &
Griffith Park's Holiday Lights



UCLA
±72,000 EMPLOYEES

Cedars Sinai
±16,730 EMPLOYEES

LIVE NATION ENTERTAINMENT
±24,200 EMPLOYEES

KAISER PERMANENTE
±44,769 EMPLOYEES

Providence
±14,395 EMPLOYEES

Ralphs FOOD 4 LESS
±14,000 EMPLOYEES

ALLIED UNIVERSAL
There for you.
±15,326 EMPLOYEES

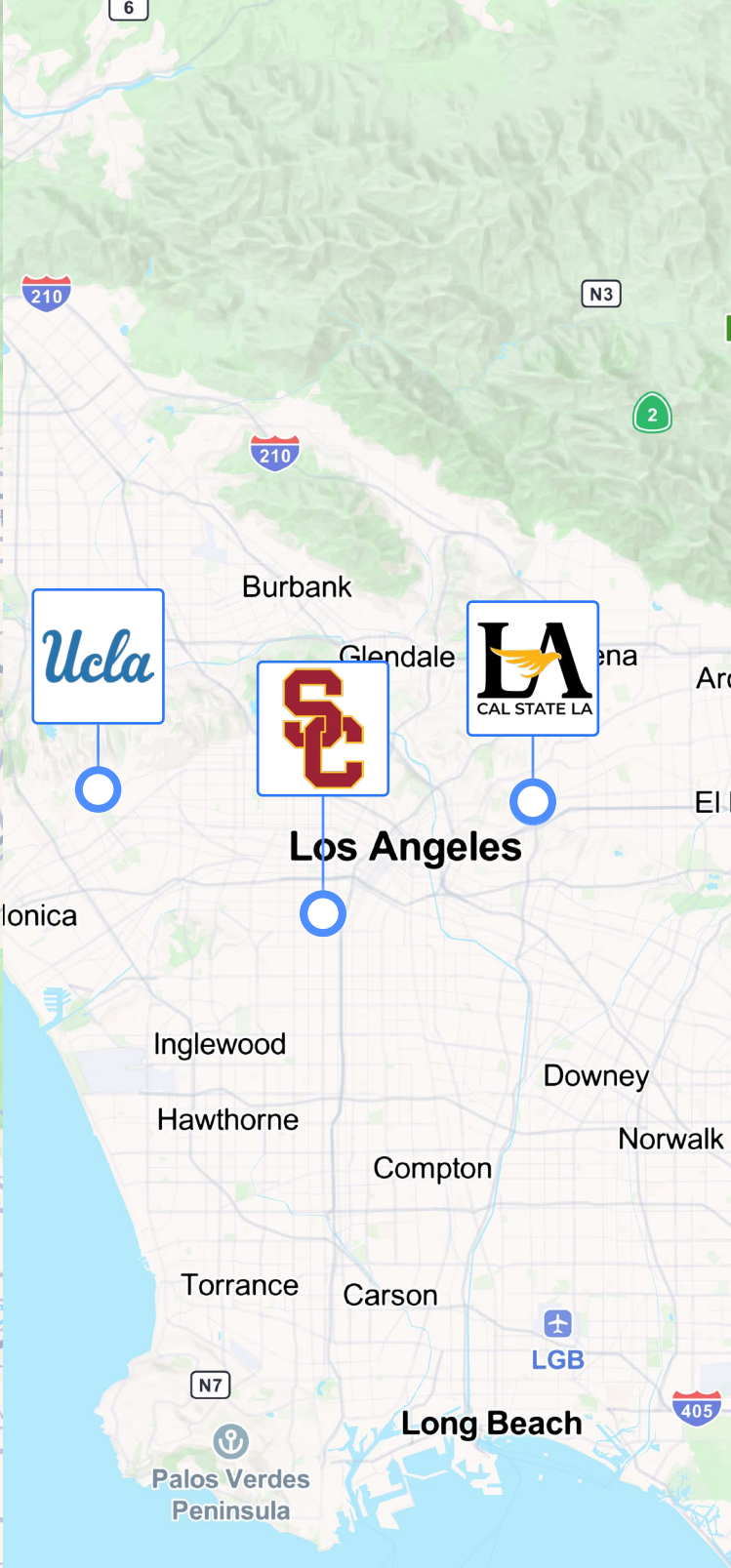
USC University of Southern California
±23,227 EMPLOYEES

SKECHERS
±15,100 EMPLOYEES

MOLINA HEALTHCARE
±18,000 EMPLOYEES

- Major Employers**
- 1 University of California, Los Angeles
 - 2 Kaiser Permanente
 - 3 Live Nation Entertainment
 - 4 University of Southern California
 - 5 Molina Healthcare, Inc.
 - 6 Cedars-Sinai Medical Center
 - 7 Allied Universal
 - 8 Skechers U.S.A., Inc.
 - 9 Providence Health & Services (SoCal)
 - 10 Ralphs / Food 4 Less (Kroger division)

Palos Verdes Peninsula



Higher Education

The metro area features a nationally significant higher education ecosystem, contributing to the region’s innovative capacity and workforce development. It is home to several prestigious universities that attract a large and diverse student body from across the U.S. and around the world. The University of Southern California is a globally recognized private research university, enrolling over 49,000 students, with strong programs in business, engineering, cinema, and medicine. University of California, Los Angeles, a top-tier public research institution, enrolls approximately 47,000 students and consistently ranks among the best universities in the world.

These flagship universities are major economic engines, contributing billions annually through employment, research activity, and technology commercialization. Both USC and UCLA produce tens of thousands of graduates annually, supporting a steady pipeline of skilled talent in sectors like tech, healthcare, and media — all key pillars of LA’s economy.

University of Southern California
49,500 Students, Graduation Rate: 81%

UCLA
47,000 Students, Graduation Rate: 75%

Cal State, Los Angeles
27,000 Students, Graduation Rate: 52.5%



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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 **Collision Repair Portfolio** ("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.