CRASH CHAMPIONS
COLLISION REPAIR TEAM

910 Piemonte Dr, East Dundee, IL 60118

Retail Investment Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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Table of Contents

Property Overview

Crash Champions

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Investment Highlights

Lease Highlights

- **Long-Term Corporate Lease –** Leased to Crash Champions, one of the nation's largest and fastest-growing collision repair operators, with approximately 11.5 years of lease term remaining.
- **Rare Absolute NNN Lease Structure –** Tenant is responsible for all operating expenses, including roof, structure, HVAC, parking lot/CAM, real estate taxes, and insurance, providing a truly passive investment.
- **Established Occupancy Since 2008 –** Crash Champions (formerly operating under predecessor ownership) has successfully occupied this location since 2008, demonstrating a long-standing commitment to the site and local market.
- **Proven Long-Term Commitment –** Tenant showed its confidence in the location by executing a 15-year lease extension, reinforcing the property's strategic importance within its operating footprint.
- **Attractive Below-Market Rent –** Current rent of approximately $10.72/SF is well below replacement cost economics for comparable industrial/flex assets, supporting long-term occupancy and future rental upside.
- **Annual Rent Growth –** Lease features 2.0% annual rent increases, providing consistent NOI growth throughout the primary lease term.
- **Favorable Renewal Structure –** Three, additional 5-year renewal options, with the first option period resetting to Fair Market Value, subject to a minimum 2% increase and maximum 7% increase, creating meaningful upside while protecting ownership.
- **Institutional Credit Tenant –** Crash Champions operates one of the largest collision repair platforms in the United States, with a significant national footprint backed by experienced institutional ownership.

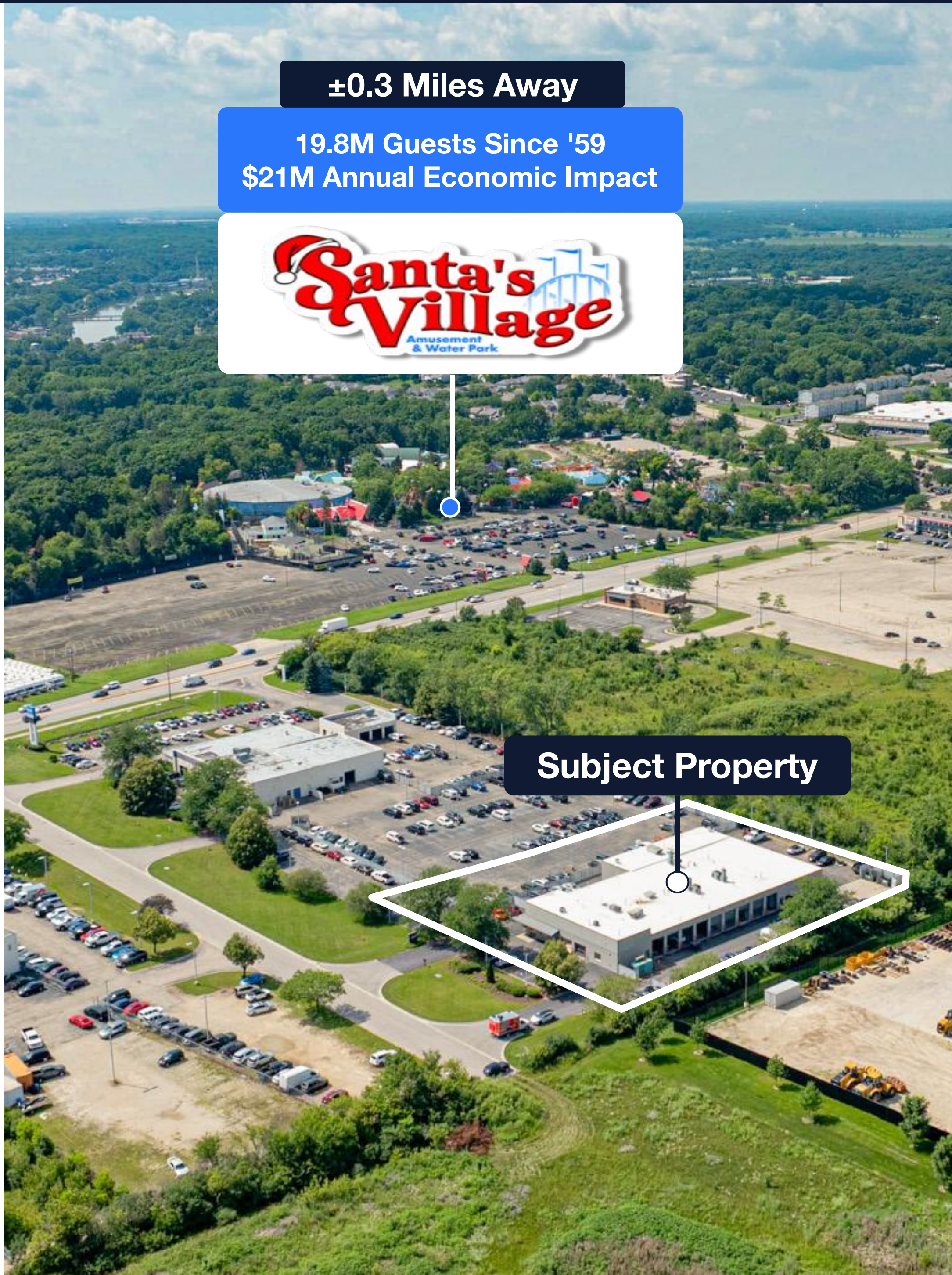
Investment Highlights

Property Highlights

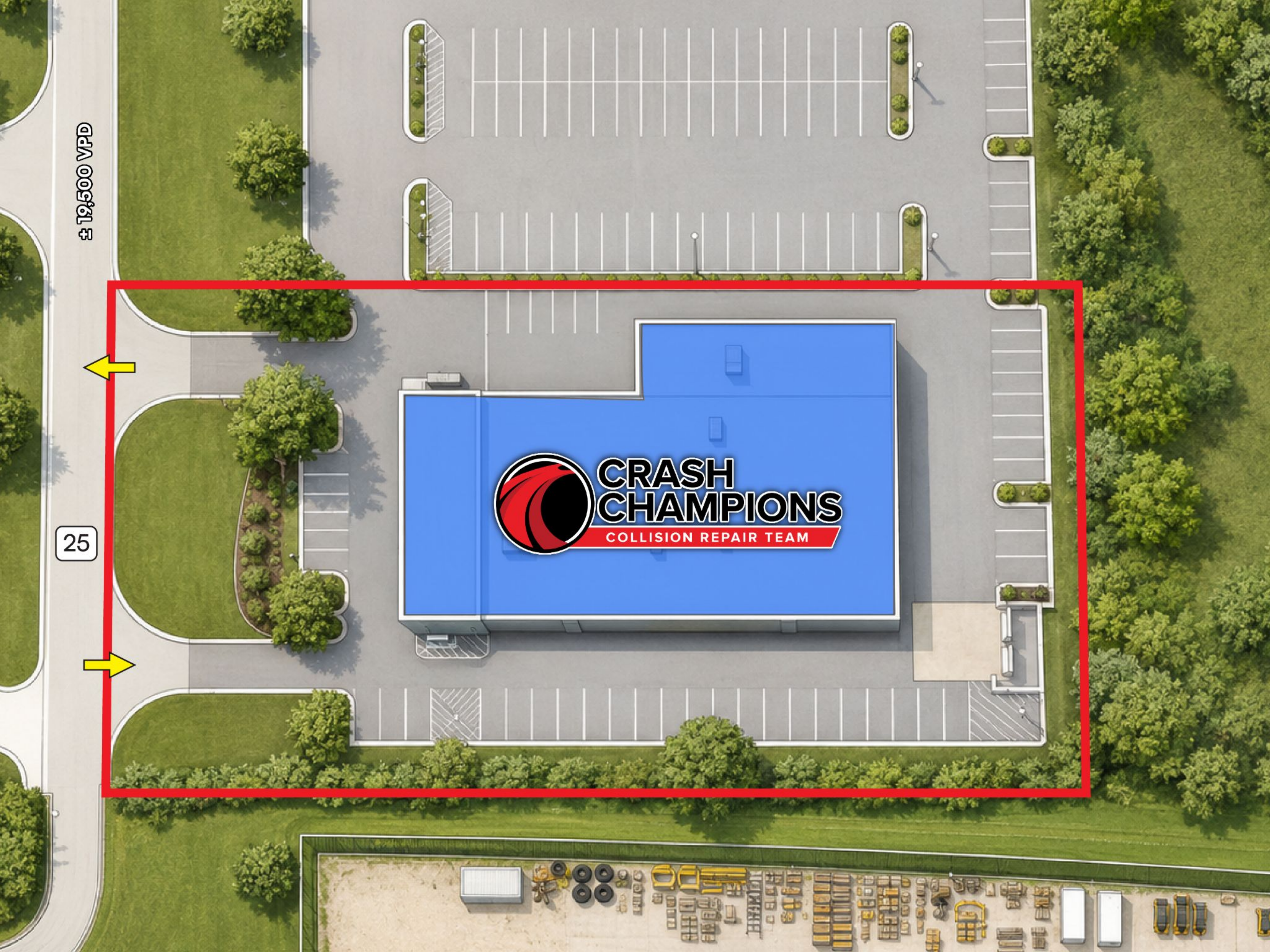
- **Well-Located Collision Facility –** ±16,330 SF collision repair facility situated on approximately 1.33 acres, designed specifically for high-volume automotive repair operations.
- **Recent Capital Improvements** – Tenant has invested significant capital into the property, including the installation of a new roof and new HVAC systems within the past five years, reducing near-term capital expenditure risk.
- **Purpose-Built Facility** – Functional collision repair layout with ample site area to support vehicle storage, operations, and customer parking.

Location Highlights

- **Excellent Traffic Exposure** – Located along Dundee Avenue, which carries approximately 18,432 vehicles per day, providing outstanding visibility and customer accessibility.
- **Strong Demographics** – Approximately 152,649 residents reside within a 5-mile radius, with an average household income exceeding $130,486, supporting long-term demand for collision repair services.
- **Established Automotive Corridor** – Positioned within a mature commercial trade area with strong surrounding residential density and convenient regional access.




SW
IMA THOMAS
REYES Coca-Cola BOTTLING
Flint Group Digital XEIKON
1900 at Canterfield Apartment Homes
±260 Units
ECONOMY PLUS AUTO SALES
Superior Self Storage
DRIVEN AUTO
SUPERIOR
CRUISE AMERICA
CHEVROLET
byrider EAST DUNDEE
25
± 19,500 VPD
CRASH CHAMPIONS COLLISION REPAIR TEAM
Subject Property
ALTORFER CAT


± 19,500 VPD
25
CRASH CHAMPIONS
COLLISION REPAIR TEAM

910 Piemonte Dr
East Dundee, IL 60118

±16,330 SF
GLA

1995/1998
Year Built/Renovated

±19,500
Vehicles Per Day

Absolute NNN
Lease Type

$174.28
Price Per SF

Financial Overview

Crash Champions

910 Piemonte Dr, East Dundee, IL 60118

Financial Summary

$2,846,000 List Price	**6.15%** Cap Rate	**$174.28** Price Per SF

Lease Abstract

Tenant	Crash Champions
Lease Guarantor	Corporate
Lease Commencement Date	7/28/2008
Lease Expiration Date	1/31/2038
Lease Term Remaining	±11.5 Years
Annual Rent	$175,028.22
Rent Increases	2.00% Annually
Option Periods	Three, 5 Year Options
Lease Type	Absolute NNN
Parking Lot / CAM	Tenant Responsibilities
Property Tax	Tenant Responsibilities
Insurance	Tenant Responsibilities
Roof/Structure	Tenant Responsibilities

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases	$$/SF
Current - 1/31/2027	**$14,585.68**	**$175,028.22**	**2.00%**	**$10.72**
2/1/2027 - 1/31/2028	$14,877.40	$178,528.78	2.00%	$10.93
2/1/2028 - 1/31/2029	$15,174.95	$182,099.36	2.00%	$11.15
2/1/2029 - 1/31/2030	$15,478.45	$185,741.35	2.00%	$11.37
2/1/2030 - 1/31/2031	$15,788.01	$189,456.17	2.00%	$11.60
2/1/2031 - 1/31/2032	$16,103.77	$193,245.30	2.00%	$11.83
2/1/2032 - 1/31/2033	$16,425.85	$197,110.20	2.00%	$12.07
2/1/2033 - 1/31/2034	$16,754.37	$201,052.41	2.00%	$12.31
2/1/2034 - 1/31/2035	$17,089.45	$205,073.45	2.00%	$12.56
2/1/2035 - 1/31/2036	$17,431.24	$209,174.92	2.00%	$12.81
2/1/2036 - 1/31/2037	$17,779.87	$213,358.42	2.00%	$13.07
2/1/2037 - 1/31/2038	$18,135.47	$217,625.59	2.00%	$13.33

CRASH CHAMPIONS
COLLISION REPAIR TEAM

Tenant Overview

Year Founded
1999

Headquarters
Westmont, Illinois

Ownership Status
Privately Owned

Employees
4,700

Locations
650+

Credit Rating
B-

Annual Revenue
2.75 Billion

CRASH CHAMPIONS
COLLISION REPAIR TEAM

Crash Champions is a rapidly expanding, founder-led collision repair services company with a strong brand reputation, operational excellence, and deep relationships within the automotive and insurance industries. Founded by industry veteran Matt Ebert in 1999 as a single auto body shop in New Lenox (Chicago area), the company evolved into a scalable and trusted national repair network. Today, it stands as one of the largest owner-operated multi-shop operators (MSOs) in the U.S., distinguished by its people-focused culture, standardized execution, and unwavering commitment to quality.

Headquartered in Westmont, Illinois (though leadership and operations remain grounded in Chicago) under the continued stewardship of its founder and CEO Matt Ebert, Crash Champions remains privately held and differentiated in its sector. Recent strategic moves—including M&A activity, manufacturer partnerships, and expansion of luxury EV-certified centers—underscore its operational strength and growth trajectory. The company also benefits from recognition in entrepreneurship and workforce development, further strengthening its investor appeal.

Why Invest in Crash Champions?

- National Scale with Proven Growth: With over 650 locations across 38 states and revenue surging from ~$327M to ~$2.75B post-Service King merger, Crash Champions has established itself as one of the largest and fastest-growing MSOs in the U.S.
- Founder-Led, Private Equity Backed: Operated under the vision of its original founder and supported by institutional investors (Clearlake Capital), the company combines entrepreneurial agility with sophisticated capital support.
- Strategic Positioning in Evolving Auto Market: Investments in EV-certified centers, OEM partnerships (e.g., Hyundai), and workforce development position the company to serve next-generation vehicles and insurance models.

Market Overview

Crash Champions

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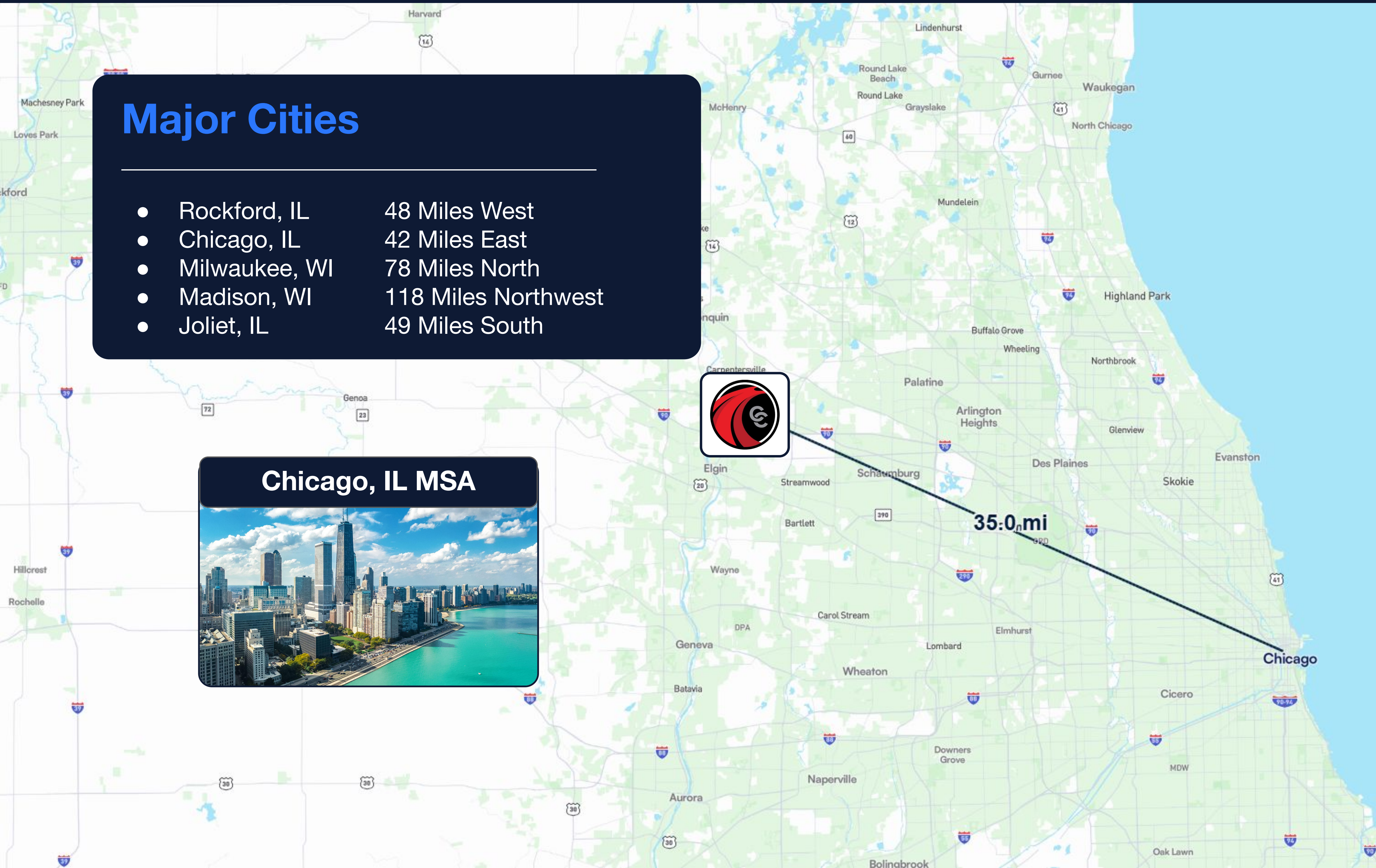
Regional Map

Major Cities

- Rockford, IL — 48 Miles West
- Chicago, IL — 42 Miles East
- Milwaukee, WI — 78 Miles North
- Madison, WI — 118 Miles Northwest
- Joliet, IL — 49 Miles South



Chicago, IL MSA

East Dundee, IL

3,013
Total Population

$77,170
Median HH Income

1,620
Employed Population

5%
Retail Vacancy

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	53,147	152,649	583,375
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	18,817	53,081	208,604
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$125,880	$130,486	$153,772

Local Market Overview

East Dundee is a well-established community in Chicago's northwest suburbs, strategically located along the highly trafficked Randall Road retail corridor and approximately 40 miles northwest of Downtown Chicago. The village benefits from exceptional regional connectivity via Interstate 90, Illinois Route 72, and Illinois Route 31, providing convenient access to major employment centers throughout the Chicago metropolitan area. Continued population growth and strong household incomes throughout Kane County support a healthy consumer base and sustained retail demand.

The area has established itself as a prominent retail destination, anchored by a diverse mix of national retailers, grocery stores, restaurants, entertainment venues, and daily-needs services. Major shopping destinations along the Randall Road corridor attract consumers from East Dundee and surrounding communities including West Dundee, Carpentersville, Algonquin, Elgin, and Hoffman Estates, generating consistent traffic throughout the year.

Chicago, IL MSA

Chicago serves as one of the nation's most influential economic and cultural centers, anchoring the Midwest with a highly diversified and resilient economy. As the third-largest metropolitan area in the United States, the region supports a population of over 9 million residents and a workforce spanning finance, technology, healthcare, manufacturing, and logistics. Its strategic location at the crossroads of the country enables unparalleled connectivity through an extensive network of interstate highways, rail systems, and two major international airports. This infrastructure advantage has positioned Chicago as a critical hub for both domestic and global commerce.

The metro area continues to attract businesses and residents due to its balance of economic opportunity, established infrastructure, and relative affordability compared to coastal markets. Chicago's deep labor pool, supported by nationally recognized universities and corporate headquarters, drives innovation and long-term growth across multiple sectors. Ongoing investment in transportation, mixed-use developments, and suburban expansion further strengthens the region's outlook. With consistent demand across commercial real estate sectors and a stable population base, Chicago remains a premier market for investors seeking scale, diversification, and durability.

#3 Largest MSA in the United States

U.S. Census Bureau

#2 Largest Central Business District in the U.S.

U.S. Census Bureau (employment density data); World Business Chicago

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