

## VALUATION AND ADVISORY SERVICES

# Going Concern Group

Gas Station ~ C-Store ~ Carwash ~ Franchise Leasehold

## Extensive experience in Going Concern Valuations

With World Class Client Focus, Service and Support.



CBRE's Going Concern Group has extensive experience in the valuation of going concern properties, with a dedicated focus on gas station and carwash operations. We have appraised hundreds of operating gas stations, ranging from those with small payment kiosks to large 10,000 square-foot travel centers with multiple restaurant franchises and convenience stores. So whether it's an owner-occupied, single-store operation, or part of a larger corporate operation, we have the expertise, data and capacity to handle virtually any assignment throughout the United States.

### Notable Experience

- Hundreds of individual going concern valuations throughout Southern California and the southwestern United States
- Proposed construction valuations involving modern gas station, with c-store, carwash and retail/restaurant space
- Proposed construction valuations involving new format express carwashes
- Valuations involving the re-positioning/conversion of existing carwash properties to newer format express wash operations.
- Valuation of the leasehold interest in a going concern (gas station, carwash, franchise)
- Valuation of the leased fee interest in gas station and carwash properties
- Valuation of the fee simple interest of non-operating gas station facilities

### EXPERTISE

#### GAS STATIONS

- Kiosk
- Mini-mart
- C-Store
- Travel Center

#### CARWASH

- Express
- Flex
- Full Service

#### RESTAURANT

- Leasehold Valuation of the Going concern
- Fee Simple

#### PROPERTY RIGHTS

- Going Concern
- Fee Simple
- Leased Fee
- Leasehold
- Existing and proposed construction

### SAMPLE CLIENTS

- Chevron Products, Americas
- SBA
- Bank of America Merrill Lynch
- Bank of the West
- Zions Bancorp
- Golden Bank
- Pacific Commerce Bank
- Pacific Western Bank
- State Bank of India
- Froboese Realty Advisors, Inc.
- Various Mortgage Bankers
- Private property owners

### KEY ASSIGNMENTS

#### Cerebus Capital / United Oil

A 130+ store portfolio of United Oil stations throughout Southern California

#### MaLand / Chevron Portfolio

A portfolio of Los Angeles area Chevron branded stations

#### Bank of the West / G&M Oil

A portfolio of So. Cal area Chevron branded stations

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CBRE is truly a World Class service provider for all of your commercial real estate needs, whether it be more traditional office, industrial and retail property types, or complex special-use properties such as gas stations, carwashes and/or restaurant franchise operations. Harnessing the CBRE platform, which includes the firm's proprietary nationwide valuation database, unparalleled market research and econometric data, and access to a large network of industry leading brokerage professionals, the Going Concern Group is able to quickly and accurately respond to your valuation needs.

## CBRE's Going Concern Group:

- Competitive fees and consistent on-time delivery – every time
- Proprietary database with deep local knowledge & insight
- Unparalleled access to industry leaders

For more information,  
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