

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



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,
please contact:

Ryan Dynes
Senior Appraiser
+1 760 438 8529
www.cbre.com/ryan.dynes
Ryan.dynes@cbre.com

Mark Prottas, MAI
Managing Director
+1 949 724 8411
www.cbre.com/mark.prottas
Mark.prottas@cbre.com

Eric Stucky, MAI
Managing Director
+1 213 613 3553
www.cbre.com/eric.stucky
Eric.stucky@cbre.com