

OFFERING MEMORANDUM



CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE™

CALIBER COLLISION

2002 Alma Ave | Pueblo, CO | 81004

Marcus & Millichap

INVESTMENT OVERVIEW //

Marcus & Millichap is proud to offer for sale the fee simple ownership in a corporate guaranteed Caliber Collision located in Pueblo, Colorado. The tenant just renewed the lease for 10 years with 1, 5-year option to extend the lease and annual 2% rent increases. The next closest Caliber Collision location is over 40 miles from this site. This is an ideal passive investment opportunity given the recently extended lease term, fixed annual rent increases and corporate guaranty. Additionally, this is a recession proof tenant given the constant need for auto body repairs whether a car is powered by gas or electric.

Caliber Collision began operating at this location in 2016 and recently expanded the location in late 2018 with a new shop addition of 3,000 square feet. With this recent expansion they also reset the lease term to 10 years as of March 2019, showing a strong commitment to this site. Caliber Collision is the nation's largest collision repair company with more than 1,000 stores across 37 states. With this recent Abra Auto Body Repair merger (February 2019) Caliber Collision was able to gain a presence in 18 states that it didn't previously operate within the United States.



INVESTMENT OVERVIEW // Highlights

- ✓ Corporate Guaranteed Caliber Collision Lease
- ✓ Caliber Collision just Amended Lease to 10 Years Remaining as of March 2019
- ✓ Tenant Expanded Location in 2019 with Addition of New 3,000 SF Building
- ✓ Annual 2% Rent Increases
- ✓ Nearest Caliber Collision to this Site is Over 40 Miles Away (Colorado Springs)
- ✓ Caliber Collision is Largest Collision Repair Company in Country with Recent ABRA Auto Body Merger
- ✓ Caliber Collision Now Operates 1,000 Locations Across 37 States.



FINANCIAL ANALYSIS //

PROPERTY DESCRIPTION	
Property	Caliber Collision
Property Address	2002 Alma Avenue
City, State	Pueblo, CO
Building Size (Square Feet)	18,505
Lot Size	2.16 +/- Acres
Year Built	1960 / 2018
OFFERING	
Purchase Price	\$3,280,000
CAP Rate	6.50%
Annual Rent	\$213,129
LEASE SUMMARY	
Property Type	Net Leased Auto Repair
Tenant	Caliber Bodyworks of Colorado, Inc
Guarantor	Corporate (CH Hold Corp.)
Lease Commencement	6/10/2016
Lease Expiration	3/31/2029
Lease Type	NN (Double-Net)
Roof & Structure	Landlord
Rental Increases	2% Annual
Options to Renew	One, Five Year Option

RENT SCHEDULE		
LEASE YEARS	ANNUAL RENT	MONTHLY RENT
Current (Year 1)	\$213,129	\$17,761
Year 2	\$217,392	\$18,116
Year 3	\$221,739	\$18,478
Year 4	\$226,174	\$18,848
Year 5	\$230,698	\$19,225
Year 6	\$235,312	\$19,609
Year 7	\$240,018	\$20,001
Year 8	\$244,818	\$20,402
Year 9	\$249,715	\$20,810
Year 10	\$254,709	\$21,226
Option1 (Year 11)	\$259,803	\$21,650
Option 1 (Year 12)	\$264,999	\$22,083
Option 1 (Year 13)	\$270,299	\$22,525
Option 1 (Year 14)	\$275,705	\$22,975
Option 1 (Year 15)	\$281,219	\$23,435

*10 Year Manufacturer Roof Warranty from 2016.



TENANT SUMMARY // About Caliber Collision



Caliber to absorb ABRA, keep all 1,000 shops, span 37 states; revenues could be \$3.5B

By John Huetter on December 5, 2018

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Caliber Collision and ABRA on Wednesday announced industry-shaking plans to merge into a single company that one analyst projected could comprise \$3.5 billion of revenue.

Caliber Collision's more than 600 shops and ABRA's 400 locations in 37 states will merge and be operated under the Caliber brand, led by existing Caliber CEO Steve Grimshaw.

"This combination will allow us to offer even greater satisfaction for our valued customers and insurance clients while creating new opportunities for the talented teammates of both companies," Grimshaw said in a statement. "With more than 1,000 stores in 37 states and the District of Columbia, we look forward to providing customers and insurance clients with the flexibility and convenience that come with the broadest geographic coverage in the United States and a full suite of services. We're confident the technological and operational investments will create unparalleled customer service, enhanced repair quality and industry-leading metrics, all of which advance our purpose of restoring the rhythm of our customers' lives."

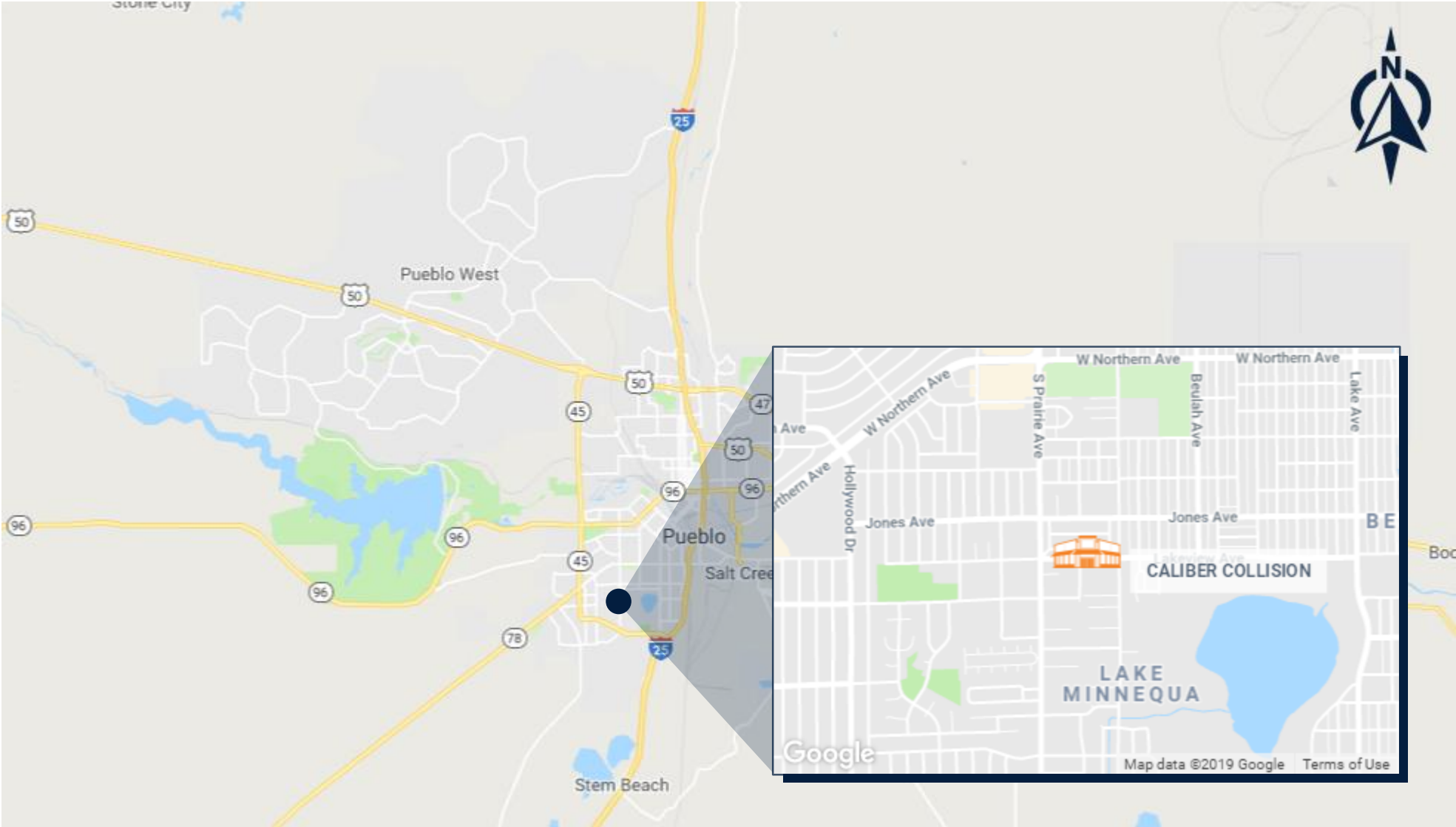
Caliber Collision is the nation's largest collision repair company with more than 1,000 stores across 37 states (includes recent Abra Auto Body Merger). Caliber Collision is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local auto body shops in addition to the recent merger with ABRA Auto Body Repair of America. Caliber Collision's merger with ABRA (February 2019) allowed the company enter 18 states that it previously did not operate within the United States.







2002 Alma Ave, Pueblo, CO 81004



Created on May 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	14,025	58,004	96,008
■ 2018 Estimate			
Total Population	14,000	56,852	94,413
■ 2010 Census			
Total Population	13,698	55,409	91,914
■ 2000 Census			
Total Population	13,770	55,136	91,619
■ Current Daytime Population			
2018 Estimate	11,737	53,767	101,199
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	6,164	24,858	40,333
■ 2018 Estimate			
Total Households	6,046	24,033	38,997
Average (Mean) Household Size	2.30	2.33	2.34
■ 2010 Census			
Total Households	5,866	23,256	37,645
■ 2000 Census			
Total Households	5,765	22,496	36,355
■ Occupied Units			
2023 Projection	6,164	24,858	40,333
2018 Estimate	6,421	25,722	41,872
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	1.52%	3.48%	2.96%
\$100,000 - \$149,000	4.70%	8.42%	7.27%
\$75,000 - \$99,999	7.61%	10.20%	9.47%
\$50,000 - \$74,999	17.22%	18.57%	17.90%
\$35,000 - \$49,999	15.95%	15.59%	15.45%
Under \$35,000	53.00%	43.74%	46.94%
Average Household Income	\$43,083	\$55,222	\$51,661
Median Household Income	\$32,787	\$39,439	\$37,346
Per Capita Income	\$18,938	\$23,652	\$21,806

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$51,671	\$61,739	\$58,572
■ Consumer Expenditure Top 10 Categories			
Housing	\$14,834	\$17,119	\$16,420
Shelter	\$9,329	\$10,616	\$10,249
Transportation	\$8,705	\$10,155	\$9,673
Food	\$5,301	\$6,064	\$5,820
Personal Insurance and Pensions	\$3,727	\$4,875	\$4,520
Health Care	\$3,281	\$3,997	\$3,726
Utilities	\$2,742	\$3,174	\$3,033
Entertainment	\$2,140	\$2,649	\$2,473
Cash Contributions	\$1,689	\$2,356	\$2,139
Apparel	\$1,407	\$1,772	\$1,674
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	14,000	56,852	94,413
Under 20	26.46%	24.99%	25.52%
20 to 34 Years	20.52%	19.29%	20.74%
35 to 39 Years	5.92%	5.67%	5.95%
40 to 49 Years	10.26%	11.06%	11.17%
50 to 64 Years	18.00%	19.94%	19.18%
Age 65+	18.87%	19.06%	17.45%
Median Age	37.48	40.05	38.08
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	9,360	38,967	63,744
Elementary (0-8)	4.57%	4.00%	4.53%
Some High School (9-11)	10.97%	9.24%	10.39%
High School Graduate (12)	33.62%	30.84%	31.37%
Some College (13-15)	25.48%	25.02%	24.92%
Associate Degree Only	11.50%	11.32%	10.83%
Bachelors Degree Only	9.54%	11.92%	11.10%
Graduate Degree	3.70%	6.87%	5.86%



Population

In 2018, the population in your selected geography is 14,000. The population has changed by 1.67% since 2000. It is estimated that the population in your area will be 14,025.00 five years from now, which represents a change of 0.18% from the current year. The current population is 47.96% male and 52.04% female. The median age of the population in your area is 37.48, compare this to the US average which is 37.95. The population density in your area is 4,451.50 people per square mile.



Households

There are currently 6,046 households in your selected geography. The number of households has changed by 4.87% since 2000. It is estimated that the number of households in your area will be 6,164 five years from now, which represents a change of 1.95% from the current year. The average household size in your area is 2.30 persons.



Income

In 2018, the median household income for your selected geography is \$32,787, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 25.03% since 2000. It is estimated that the median household income in your area will be \$36,411 five years from now, which represents a change of 11.05% from the current year.

The current year per capita income in your area is \$18,938, compare this to the US average, which is \$32,356. The current year average household income in your area is \$43,083, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 72.03% White, 2.80% Black, 0.08% Native American and 0.55% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 55.25% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$112,871 in 2018, compare this to the US average of \$201,842. In 2000, there were 3,694 owner occupied housing units in your area and there were 2,071 renter occupied housing units in your area. The median rent at the time was \$405.



Employment

In 2018, there are 2,881 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 53.37% of employees are employed in white-collar occupations in this geography, and 46.19% are employed in blue-collar occupations. In 2018, unemployment in this area is 4.93%. In 2000, the average time traveled to work was 20.00 minutes.

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NON-ENDORSEMENT NOTICE

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