



## Caliber Collision Center

Flying Cloud Drive & Pioneer Trail | Eden Prairie, MN | 55347

RENDERING

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

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PRICE: \$5,419,230

CAP: 5.85%

NOI: \$317,025

- New construction, 15 year NNN lease, with 10% rent increases every 5 years.
- Corporate guaranty signed by WAND NEWCO 3, INC. the parent of Caliber Collision and Abra which operates over 1,000 stores in 37 states and the District of Columbia.
- Excellent location in an affluent Minneapolis suburb. 1-mile average household income over \$121,000, and 5-mile population of 175,000.
- This property is adjacent to SuperAmerica, and Ball Pro distributor, and across the street from the Renters Warehouse business office and Acosta Sales & Marketing Company. Other area properties include Hennepin Technical College, a two year technical college with over 5,500 students. Area retailers include Walmart Supercenter, Target, Costco, Cub Foods, PetSmart, Best Buy, Menards, Home Depot, Walgreens, CVS, McDonald's, Wendy's, Kona Grill, Champs, Caribou Coffee, Punch's Pizza, Chipotle, True Value, Dollar Tree, and many more.
- Eden Prairie has been named one of Money Magazine's "Best Places to Live" in America multiple times since 2006; the city earned first place in the 2010 survey, second in 2016.



RENDERING

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### INVESTMENT SUMMARY

PRICE	\$5,419,230
CAP	5.85%
NOI	\$317,025
RENT/SF	\$17.59
PRICE/SF	\$300.62
RENT ADJUSTMENTS	
YEARS 1-5:	\$317,025.00
YEAR 6-10:	\$348,727.50
YEAR 11-15:	\$383,600.25

### LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 years
RENEWAL OPTIONS	Two 5-year
RENT COMMENCEMENT	1/13/2020
LEASE EXPIRATION	1/31/2036



NOT ACTUAL PHOTO

#### LEASE NOTES:

Net, Net, Net. No landlord responsibilities. Estimated turnover date is 11/29/2019 and rent commencement date is 1/13/2020. Lease signed by Abra Auto Body & Glass with corporate guaranty signed by WAND NEWCO 3, INC. the parent of Caliber & Abra. Will operate as Caliber Collision.

### PROPERTY INFORMATION

ADDRESS	Flying Cloud Dr & Pioneer Trail Eden Prairie, MN 55347
BUILDING SIZE	18,027 SQ FT
LOT SIZE	2.98 Acres
COUNTY	Hennepin
YEAR BUILT	2019

### DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	2,869	55,139	175,156
2024 POPULATION	3,025	58,134	183,033
2019 MEDIAN HOUSEHOLD INCOME	\$91,036	\$98,675	\$98,156
2019 AVERAGE HOUSEHOLD INCOME	\$121,888	\$138,775	\$137,937

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2018 and 2023.

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<b>PROPERTY</b>	Caliber Collision
<b>TENANT</b>	Abra Auto Body & Glass
<b>GUARANTOR</b>	WAND NEWCO 3, INC.
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-rated



Caliber Collision Centers and Abra Auto Body Repair of America announced the closing of their merger that unites the companies' talented teams, trusted brands and industry-leading operations to better serve customers, insurance clients and teammates across the U.S. **Caliber and Abra operate over 1,000 stores in 37 state and the District of Columbia.**

The combination joins two world-class leaders in the \$47-billion-a-year collision repair industry, each known for delivering consistently high customer satisfaction. Going forward, the combined company will be investing even more in enhanced technologies, specialized resources and innovative processes to redefine world-class standards for quality repairs and customer service in the industry. "Caliber and Abra have very similar leadership philosophies and cultures. Combining these two world-class organizations will allow us to offer our customers greater convenience of our best-in-class collision repair experience across 37 states and the District of Columbia," said Steve Grimshaw, Caliber's Chief Executive Officer, who now serves as CEO of the new combined company. "We plan on maintaining all existing centers from both companies as we embark on our journey to create one company with one operating model and one culture. We plan on further strengthening our culture that strongly supports our teammates' careers behind industry-leading development programs. And we remain committed to serving our valued insurance clients through the companies' partnership programs, while enhancing their customers' overall experience and complete satisfaction. That ability to stay ahead of what's next will be vital in an industry that becomes more complex every year."

The new combined company, now operating under the Caliber brand name, will provide customers and clients with the first national lifetime warranty along with even more offerings, including dedicated Non-Drive facilities, Express repair centers and Aluminum-certified and high-line centers. The combined company will also offer glass repair, diagnostic scanning and calibration services and the broadest network of OEM-certified locations in the U.S.

#### ***About Caliber Collision Centers***

Caliber is the largest collision repair company in America with 650+ I-CAR Gold Class Professional certified collision repair centers. Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers. For more information about Caliber, please visit [www.calibercollision.com](http://www.calibercollision.com).

#### ***About Abra Auto Body Repair of America***

At Abra, we recognize that it's more than just a car with over 350 locations. We are a leading provider of vehicle repair services, specializing in collision repair, paintless dent removal, and auto glass repair and replacement, backed by a lifetime national warranty. Through state-of-the-art technology, extensive training, reassuring service, and a commitment to repairing vehicles with the same care as if they were our own, our goal is to get customers back on the road quickly and safely. For more information, visit [www.abraauto.com](http://www.abraauto.com).

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This Caliber Collision will be located at the northeast corner of Flying Cloud Drive and Pioneer Trail in Eden Prairie, Minnesota. This property is adjacent to SuperAmerica, and Ball Pro distributor, and across the street from the Renters Warehouse business office and Acosta Sales & Marketing Company. Other area properties include Hennepin Technical College, a two year technical college with over 5,500 students. Area retailers include Walmart Supercenter, Target, Costco, Cub Foods, PetSmart, Best Buy, Menards, Home Depot, Walgreens, CVS, McDonald's, Wendy's, Kona Grill, Champs, Caribou Coffee, Punch's Pizza, Chipotle, True Value, Dollar Tree, and many more.

Eden Prairie is 12 miles southwest of downtown Minneapolis in Hennepin County, and the 12th-largest city in the State of Minnesota. Regionally known for Eden Prairie Center, a two-level shopping center with 120 shops and restaurants and anchored by Target, Sears, Kohl's, JCPenney, and Von Maur. Eden Prairie Center is four miles east of the subject property. Eden Prairie was a bedroom suburb in the 1960s, the city is now home to more than 2,800 businesses and the headquarters of Digital River, SuperValu, C.H. Robinson Worldwide, MTS Systems Corporation, Optum, United Heath Group, OPUS, and more. It is also the hub for SouthWest Transit, providing public transportation

to three adjacent suburbs. KMSP and WFTC are also based in Eden Prairie. Eden Prairie has many walking trails around its beautiful lakes, namely Purgatory and Staring lake. Eden Prairie has been named one of Money Magazine's "Best Places to Live" in America multiple times since 2006; the city earned first place in the 2010 survey.

Known as the Twin Cities, the Minneapolis-St. Paul MSA is the 16th-largest metropolitan area in the U.S., with approximately 3.2 million residents. The Twin Cities metro area is home to 19 Fortune 500 companies, including Target, 3M, Medtronic, General Mills, Xcel Energy, Ameriprise Financial, and Land O' Lakes. There are also many large private companies, including Cargill and Schwan Foods. Minneapolis and St. Paul are home to many professional sports teams, which draw fans from across the Midwest region. The metro area is also home to many institutions of higher education, most notably the University of Minnesota, which has a current enrollment over 51,000 students, making it one of the top 10 largest universities in the country. Other draws to the area include the Mall of America, the Science Museum of Minnesota, and the Minnesota Zoo.



UNITED HEALTH GROUP HEADQUARTERS



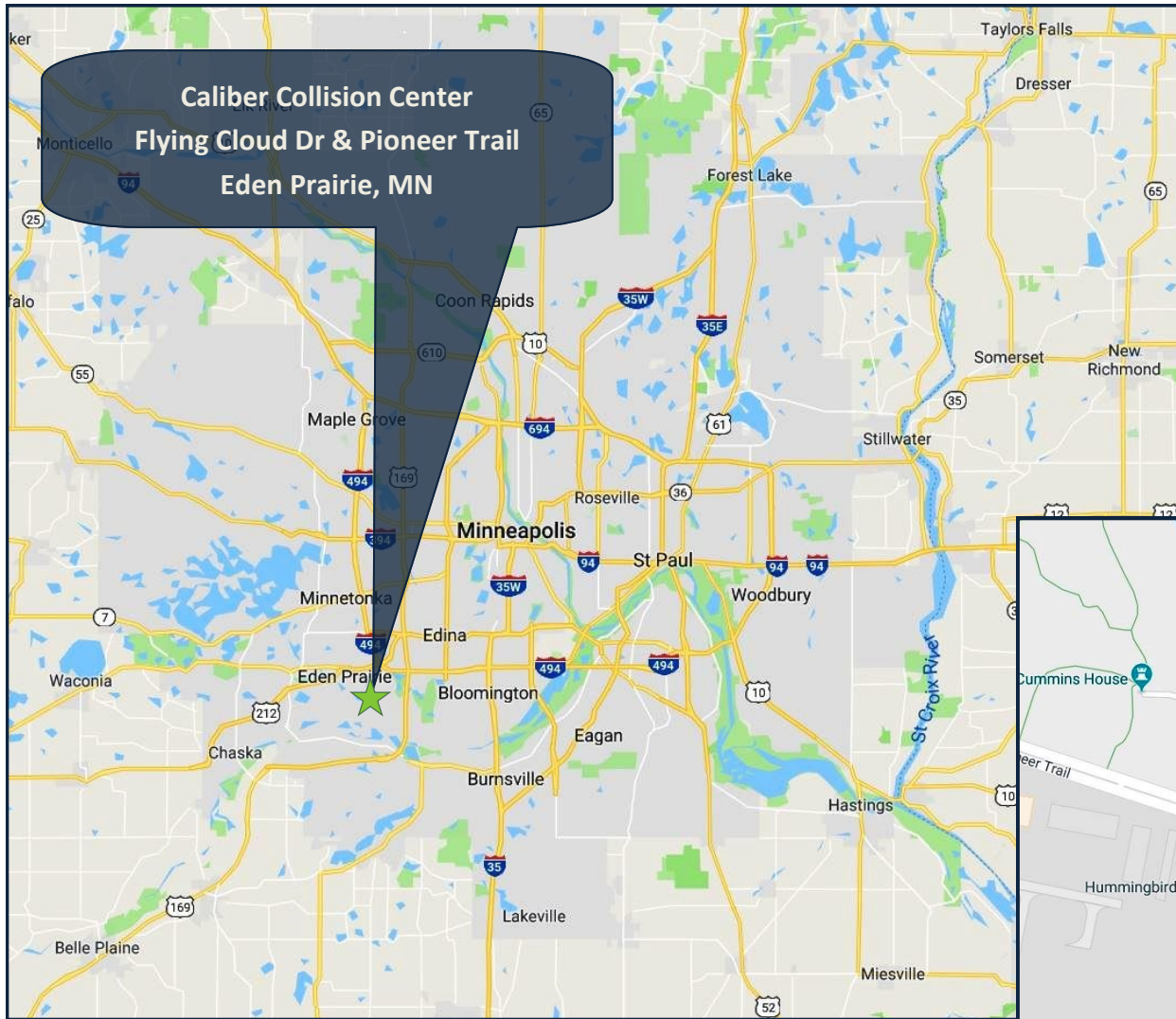
OLYMPIC HILLS GOLF COURSE



MINNEAPOLIS SKYLINE

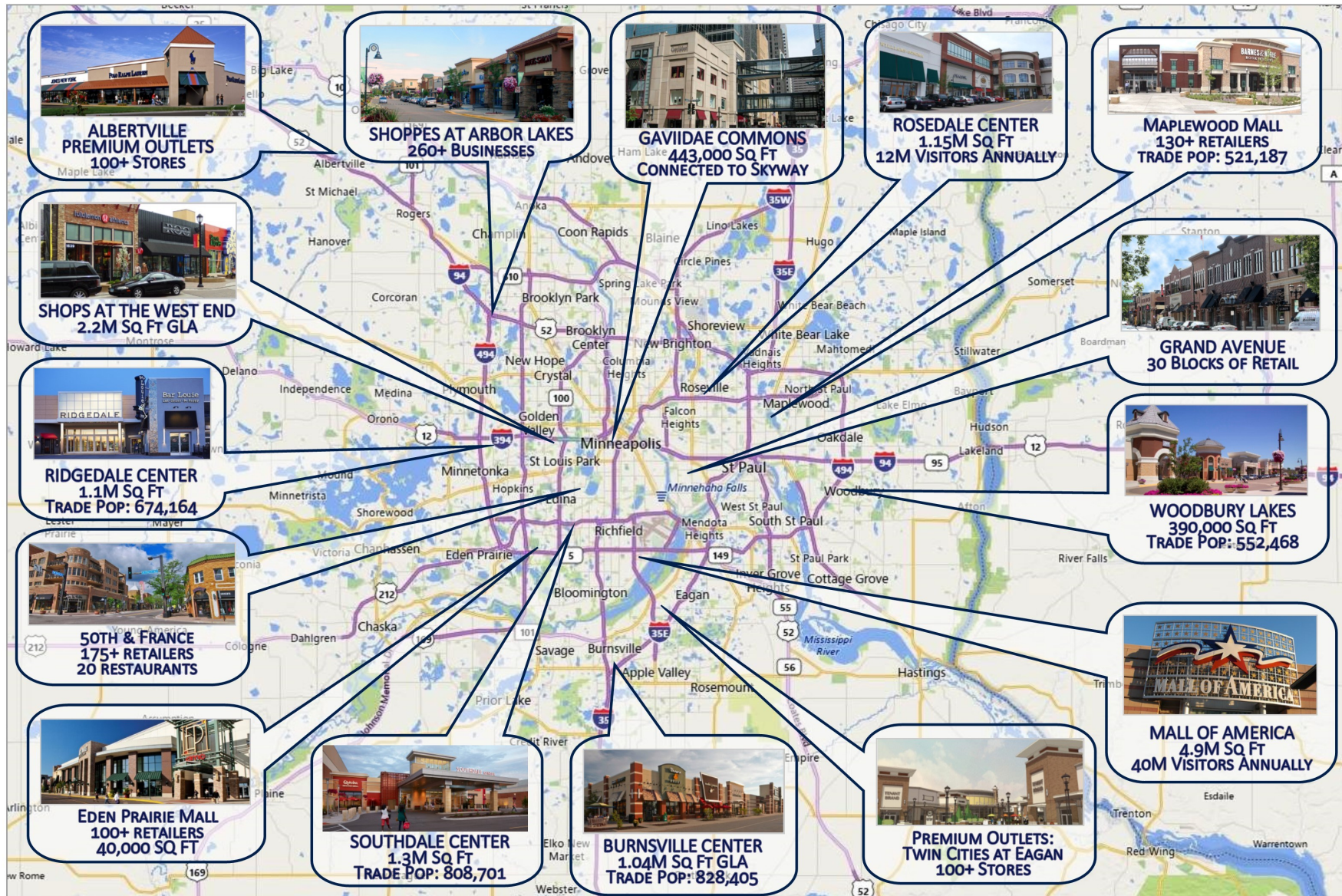
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### 2018 Fortune 500 Rankings

State Rank	Company	Fortune 500 Rank	City	Revenues (\$ Billions)	Net Worth (\$ Billions)	2017 Rank
1	UnitedHealth Group	5	Minnetonka	\$201.15	\$47.76	6
2	Target Corporation	39	Minneapolis	\$71.87	\$11.70	38
3	Best Buy Co., Inc.	72	Richfield	\$42.15	\$3.61	72
4	CHS, Inc.	96	Inver Grove Heights	\$31.93	\$7.89	93
5	3M Company	97	St. Paul	\$30.65	\$11.56	94
6	U.S. Bancorp	122	Minneapolis	\$23.99	\$49.04	125
7	Supervalu, Inc.	180	Eden Prairie	\$16.00	\$376M	158
8	General Mills, Inc.	182	Minneapolis	\$15.61	\$4.32	165
9	C.H. Robinson Worldwide	193	Eden Prairie	\$14.86	\$1.42	212
10	Ecolab	215	St. Paul	\$13.83	\$7.61	211
11	Land O'Lakes	216	Arden Hills	\$13.74	\$2.69	209
12	Ameriprise Financial, Inc.	252	Minneapolis	\$12.07	\$5.99	239
13	Xcel Energy, Inc.	266	Minneapolis	\$11.40	\$11.45	256
14	Hormel Foods Corporation	323	Austin	\$9.16	\$4.93	295
15	Thrivent Financial for Lutherans	343	Minneapolis	\$8.52	\$8.26	316
16	Mosaic	382	Plymouth	\$7.40	\$9.61	377
17	Securian Financial Group	462	St. Paul	\$6.06	\$5.07	532
18	Patterson	490	St. Paul	\$5.59	\$1.39	466
19	Polaris Industries	496	Medina	\$5.50	\$931M	537

Source: Fortune 500 2018 from *FORTUNE Magazine*. Retrieved from: <http://fortune.com/fortune500/list/filtered?statename=Minnesota> [June 2018].

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## THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

## BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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## PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven  
Advance Auto  
Applebee's  
Arby's  
BJ's Wholesale  
Bridgestone/Firestone  
Buffalo Wild Wings  
Burger King  
Camping World  
CVS Pharmacy

Dollar General  
Family Dollar  
Gander Mountain  
Goodwill  
Jack in the Box  
Jiffy Lube  
KinderCare Learning Center  
Kohl's  
McDonald's  
National Tire & Battery

O'Reilly Auto Parts  
Petco  
Sherwin Williams  
Starbucks  
Taco Bell  
Tires Plus  
Tractor Supply  
Trader Joe's  
Valvoline  
Walgreens



Amanda Leathers; Keith Sturm, CCIM; Deb Vannelli, CCIM; Kelly Rasmussen; Larissa Jackson (not pictured)