



\$5.4M CALIBER COLLISION | CORP GUARANTY | \$121K AVG HH INC.



NNN | NEW CONSTRUCTION | 10% RENT INCREASES

PROPERTY: Caliber Collision
TENANT: Abra Auto Body & Glass
GUARANTOR: WAND NEWCO 3, Inc.
LOCATION: Eden Prairie, MN
PRICE: \$5,419,230
CAP RATE: 5.85%
NOI: \$317,025
LEASE TERM: 15 years
LEASE TYPE: NNN
RENT COMM: January 2020
BUILDING SIZE: 18,027 SQ FT
5-MILE POP: 175,156

Corporate guaranty signed by WAND NEWCO 3, Inc.
 the parent of Caliber Collision & Abra which
 operates over 1,000 stores in 37 states.

15 Year NNN Lease with 10% rent
 increases every 5 years.

Excellent location in an affluent Minneapolis suburb.
 1-mile average household income over \$120,000
 and 5-mile population of 175,000.

Eden Prairie has been named one of
 Money Magazine's "Best Places to Live" in
 America multiple times.

Area retailers nearby include Walmart Supercenter,
 Target, Costco, Dollar Tree, CVS, McDonald's,
 Chipotle, Aldi Foods and many more.

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