

Caliber Collision

327 S College Avenue

Salem, VA 24153

CALIBER COLLISION



Investment Contacts:

Kevin Calame, Principal
303-962-9535

Matt Lewallen, Principal
303-962-9561

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Kevin Calame

Principal
303.962.9535
KCalame@PinnacleREA.com

Matt Lewallen

Principal
303.962.9561
MLewallen@PinnacleREA.com

Dan Hawthorne

Transaction Manager
303.407.9787
DHawthorne@PinnacleREA.com

Jack Sherman

Transaction Manager
303.962.9560
JSherman@PinnacleREA.com



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Principal

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KCalame@PinnacleREA.com

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JSherman@PinnacleREA.com

One Broadway, Suite 300A | Denver, CO 80203
Main: 303-962-9555 | www.PinnacleREA.com

CALIBER COLLISION

CALIBER COLLISION

INVESTMENT OVERVIEW

CRANE & LEWALLEN



INVESTMENT OVERVIEW

CALAME | LEWALLEN

Pinnacle Real Estate Advisors is pleased to announce they have been retained as the exclusive marketing advisor for this Caliber Collision located in Salem, VA. Qualified investors have the opportunity to acquire this 19,941 square-foot Caliber Collision situated on 3 separate parcels totaling in 1.03 acres. The fee simple net lease is corporately guaranteed by Caliber Collision.

This net lease calls for minimal landlord obligations. The landlord is only responsible for the roof, structure, and parking lot. The tenant has 14 years remaining on the lease with two additional, 5-year renewal options. The building is ideally located in the heart of Salem just a few blocks South from Roanoke College.

Offering Specifications

| | |
|----------------|--|
| Address: | 327 S College Avenue 312 S Colorado Street 300 S Colorado Street |
| Tenant: | Caliber Collision |
| Building Size: | 19,941 SF |
| Lot Size: | 44,777 SF (1.03 Acres) |
| Price: | \$2,195,000 |
| Cap Rate: | 6.00% |
| NOI: | \$131,750 |
| Year Built: | 1950 & 1962 |



Investment Highlights:

- Strong national tenant - largest auto repair company in USA with over 1,000 locations
- Caliber's revenue over \$3 Billion
- Caliber developed strategic partnerships with USAA, GEICO, Allstate Insurance and over 30 other insurance carriers
- New roof September 2018
- 14 years remaining on the lease
- 10% rent increases every five (5) years including renewal options



FINANCIAL SUMMARY

Caliber Collision | Net Leased Offering Salem, VA 24153

SUMMARY

| | |
|-------------------------|--------------------|
| Net Operating Income | \$131,750 |
| Rent/Month | \$10,979 |
| Rent/SF | \$6.60 |
| Rentable Square Feet | 19,941 |
| Tenant | Caliber Collision |
| Guarantor | CH Hold Corp |
| Ownership Type | Fee Simple |
| Lease Type | NN |
| Landlord Responsibility | Roof & Structure |
| Lease Term Remaining | 14 Years |
| Rent Commencement | April 21st, 2018 |
| Lease Expiration | April 20th, 2033 |
| Increases | 10% Every 5 Years |
| Options | Two 5 Year Options |

INVESTMENT SUMMARY

| | |
|-----------|-------------|
| Price: | \$2,195,000 |
| Price/SF: | \$110 |
| Cap Rate: | 6.00% |



PROPERTY PHOTOS

CALAME | LEWALLEN



TENANT OVERVIEW

CALAME | LEWALLEN

CALIBER COLLISION

Caliber Collision didn't get to be one of the nation's largest collision repair companies by accident. It's taken an unyielding commitment to be the collision repair center of choice in every community we serve – a vision that began when the company was founded in 1997 and continues strong to this day.

To achieve this, they're not just part of the collision repair industry. They lead it. Not only by setting new standards in customer service, but also by implementing cutting edge technology at every turn. This is how they've built a company with more than 1000 convenient, state-of-the-art repair centers, and growing throughout 37 states nationwide. That is why hundreds of thousands of people entrust their vehicles to them every year.

COMMITMENT

At Caliber, the word "commitment" is rooted in their DNA. It is the cornerstone upon which they have built their business and relationships. Their purpose is to restore their customers to the rhythm of their lives. Caliber's vision is to be the company that improves the image of the collision repair experience. Their mission is to become the collision repair provider of choice in every community they serve. The only way to achieve this is through steadfast commitment to customers. This means you can expect consistently high quality, accurate estimates and on time delivery at every Caliber location.



1000 +
LOCATIONS



37
STATES



10,000 +
EMPLOYEES



AREA OVERVIEW

Salem, Virginia

Salem is an independent city in the state of Virginia. Although the two are separate jurisdictions, Salem is the county seat of Roanoke County and is bordered by the actual city of Roanoke who shares the same metropolitan statistical area. The city is located 30 miles from Blacksburg, 104 miles from Greensboro, and 120 miles from Charlottesville. Salem boasts a population of 25,862 residents and occupies over 14 square miles of land.

The city has a rich history dating back to the late 1600's when Europeans first explored it as well as strong Native American roots. Additionally Salem is home to the private liberal arts college, Roanoke College, in central Salem which educates approximately 2,000 undergraduate students



CALAME | LEWALLEN



POPULATION
25,862



HOUSEHOLDS
10,212

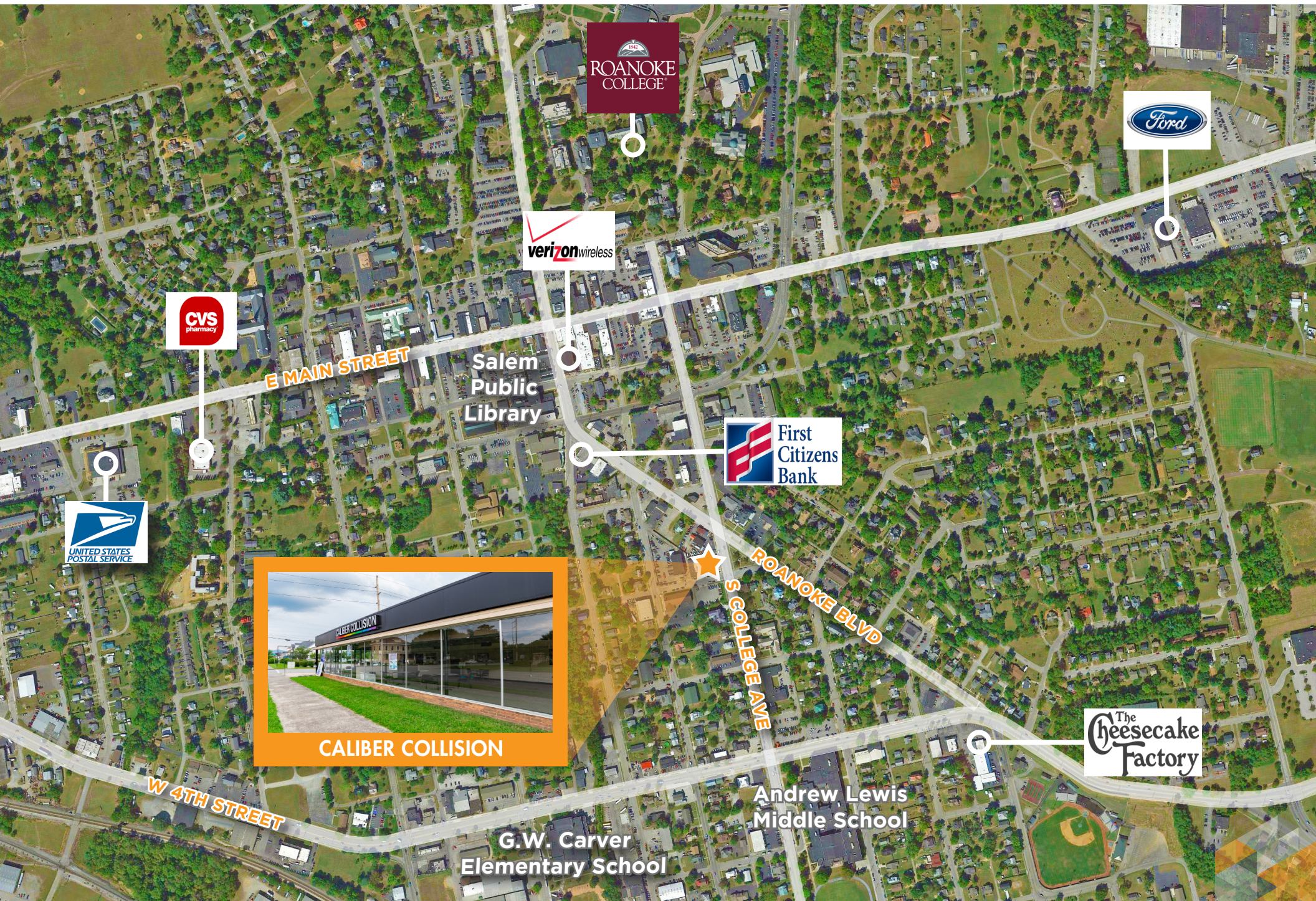


AVERAGE HH INCOME
\$52,351



AERIAL MAP

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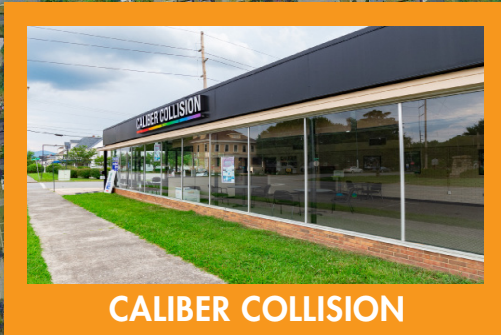


ROANOKE
COLLEGE



E MAIN STREET

Salem
Public
Library



CALIBER COLLISION

ROANOKE BLVD
S COLLEGE AVE



Andrew Lewis
Middle School

G.W. Carver
Elementary School

W 4TH STREET

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Trusted Brokers. Exclusively Commercial. Distinctly Qualified.

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