

# EXECUTIVE SUMMARY

## Caliber Collision

430 East Winchester Boulevard  
Collierville, TN 38017 (Memphis MSA)

**TIKTIN**  
— Real Estate —  
INVESTMENT SERVICES



Actual Property Photo

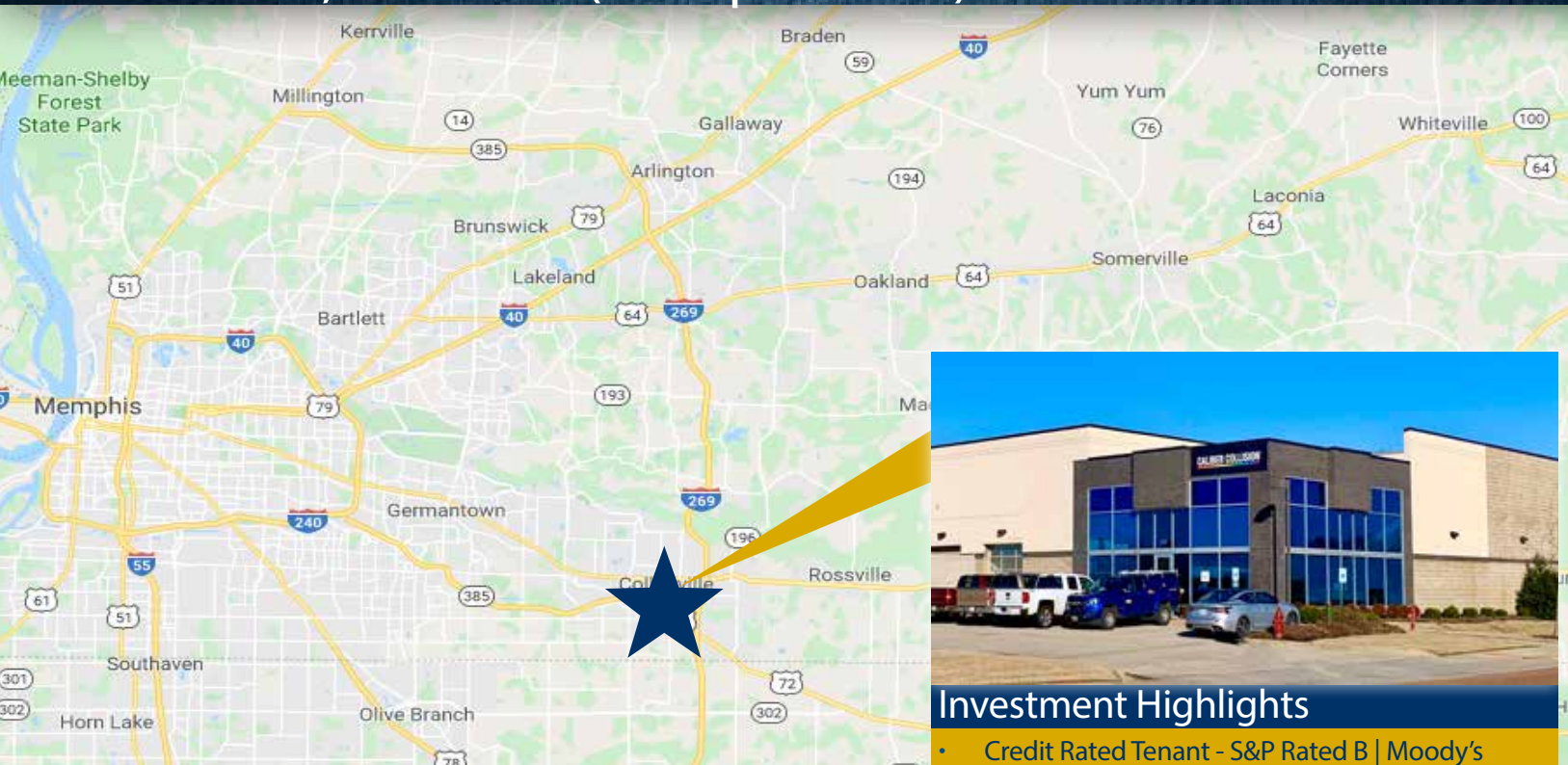
CALIBER COLLISION		LEASE SUMMARY	
430 East Winchester Boulevard, Collierville, TN 38017		Lease Type:	Net Leased
OFFERING PRICE		Roof And Structure:	Landlord Responsible
Price:	\$3,988,000	Lease Guarantor:	Corporate
Cap Rate:	6.00%	Original Lease Term:	15 Years
NOI:	\$239,306	Rent Commencement Date:	November 1st, 2010
Gross Leasable Area (GLA):	13,056 SF	Lease Expiration Date:	October 31st, 2031
Price/Rentable SF:	\$305.45	Remaining Lease Term:	12 Years
Lot Size:	58,097 SF (1.33 Acres)	Options:	3, 5-Year
Year Built:	2010	Increases:	5% Every 5 Years
ANNUALIZED OPERATING DATA			
RENT INCREASES	ANNUAL RENT	MONTHLY RENT	CAP RATE
CURRENT - 10/31/2026	\$239,306	\$19,942	6.00%
11/1/2026 - 10/31/2031	\$251,272	\$20,939	6.30%
Option Period 1 11/1/2031 - 10/31/2036	\$263,835	\$21,986	6.62%
Option Period 2 11/1/2036 - 10/31/2041	\$277,027	\$23,086	6.95%
Option Period 3 11/1/2041 - 10/31/2046	\$290,878	\$24,239	7.29%
BASE RENT (\$18.32/SF)			\$239,306
TOTAL RETURN			6.00%/\$239,306

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### Investment Highlights

- Credit Rated Tenant - S&P Rated B | Moody's Rated B2
- Net Leased With 12-Years Remaining
- The Largest And Most Profitable Company In The Collision Repair
- Industry - Over \$3.5 Billion In Annual Revenue In 2018
- Average Household Income Is \$127,755 Within 5 Miles Of Subject Property
- 2010 Construction
- Absolute Internet Proof Investment
- Tenant Owns Adjacent Land Parcel & Uses It For Overflow Parking
- Caliber Thrives In High Income Areas - Higher Insurance Premiums Results In Higher Profits For Caliber

## EXCLUSIVE LISTING

Tiktin Real Estate Investment Services is pleased to present this Caliber Collision in Collierville (Memphis MSA), Tennessee. This investment offering consists of a freestanding Caliber Collision with 12 years remaining on a double-net (NN) lease with minimal landlord responsibilities. The building has 13,056 rentable SF, was built in 2010 and is sitting on a 58,097 SF (1.33 Acres) lot. This Caliber Collision, formally an ABRA Auto Body & Glass prior to the merger, has operated at this location since the commencement of its 15 year lease in 2010. The merger occurred in late 2018 and signage is still pending installation of the signage to rebrand as Caliber Collision. Caliber Collision has agreed to extend their lease early by 5 years and delete the purchase option right.

This Caliber Collision is situated on East Winchester Boulevard just south of the closest retail artery on W. Poplar Avenue, which is home to dozens of national retailers within the vicinity of the subject property.

ABRA Auto Body & Glass was acquired by Caliber Collision in 2018, which is a portfolio company of private equity giant, Hellman & Friedman. In 2018 Hellman & Friedman wrapped up the second biggest buyout fund raised by any U.S. private-equity firm. The holding company, Wand NewCo 3, Inc., was issued a B2 credit rating from Moody's.

Collierville, Tennessee is an affluent suburb of Memphis, Tennessee with a population of just over 43,000 people according to the 2010 census. The area has strong demographics as the population has grown by 12% over the last 10 years within a 3-mile radius of the subject property with an average household income of over \$120,000.

BROKER OF RECORD - GILL PROPERTIES, INC.  
TN License No: 270296

### TIKTIN REAL ESTATE INVESTMENT SERVICES

Tel: (305) 363-4750 Tel: (844) 4- TIKTIN

Fax: (305) 675-0774 TiktinRealEstate.com

**Adam J. Tiktin**  
President/Broker  
ATiktin@tiktinrealestate.com

**Alejandro Snyder**  
Investment Associate  
ASnyder@tiktinrealestate.com

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