



TRINITY

REAL ESTATE INVESTMENT SERVICES



CALIBER COLLISION 7 UNIT PORTFOLIO

OHIO

\$5,108,000

6.65% CAP

TRINITYREIS.COM

Representative Photo

INVESTMENT OVERVIEW



OHIO

\$5,108,000 | 6.65% CAP

- 7 Unit Caliber Collision Portfolio With 4+ Years Remaining on the Current Term
- NN Lease Requiring Limited Landlord Responsibilities
- Attractive 5% Rental Increases Every 5 Years Built Into the Lease Structure
- Several Properties Received Recent Roof Replacements - Ask Agent for Details
- Each Property Location is Situated Between the two Ohio Cities of Dayton and Cincinnati
- All 7 ABRA Auto Body Repair Locations in This Portfolio Will be Converted to Caliber Collision in 2020 - Caliber Collision Recently Merged With ABRA, Creating a Leading Collision Repair Chain

EXCLUSIVELY MARKETING BY:

RUSS KIMZEY

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PROPERTY DETAILS:

Guarantor:	Corporate
Square Footage:	See Portfolio Analysis
Land Area:	See Portfolio Analysis
Number Of Units	7 Units

LEASE OVERVIEW:

Remaining Lease Term:	4+ Years Remaining
Rent Commencement:	6/27/2014
Lease Expiration:	6/30/2024
Base Annual Rent:	\$339,816
Lease Type:	NN
Scheduled Rent Increases:	5% Every 5 Years
Options & Increases:	Three (3), 5-Year
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Landlord
HVAC:	PAID BY Tenant

PORTFOLIO ANALYSIS

CONCEPT*	ADDRESS	CITY, ST	NOI	SQUARE FOOTAGE	LOT SIZE	5 MILE POPULATION
Caliber Collision	1540 Millville Ave.	Hamilton, OH	\$54,504.00	10,000 SF	2.19 AC	83,946
Caliber Collision	4790 S Dixie Dr.	Moraine, OH	\$85,680.00	23,000 SF	3.19 AC	161,959
Caliber Collision	3995 Commercial Blvd.	Cincinnati, OH	\$54,504.00	8,400 SF	0.75 AC	114,056
Caliber Collision	1505 Loveland Madeira Rd.	Loveland, OH	\$30,240.00	6,800 SF	1.57 AC	111,585
Caliber Collision	6172 Webster St.	Dayton, OH	\$45,996.00	31,000 SF	2.74 AC	156,052
Caliber Collision	4425 Aicholtz Rd.	Cincinnati, OH	\$48,516.00	7,600 SF	0.92 AC	110,589
Caliber Collision	531 W. Main St.	Lebanon, OH	\$20,376.00	4,200 SF	0.69 AC	39,706
BLENDED PRICING		Ohio	\$339,816.00			

*All Caliber Collision Properties are Being Rebranded from ABRA Auto in 2020

CALIBER JOINS FORCES WITH ABRA



We are excited and proud to announce that the two leading companies in the collision repair industry, Caliber Collision Centers and Abra Auto Body and Glass, have officially joined forces. Effective February 5, 2019, Abra and Caliber have closed on their merger transaction. This powerful combination creates a company that unites two proven, talented teams operating more than 1,000 collision centers in 37 states and the District of Columbia – the broadest geographic coverage in the nation. Making us even better equipped to serve our customers, clients, teammates, and the communities we serve.

*Excerpt Taken From CaliberCollision.com

LOCATION OVERVIEW



PORTFOLIO LOCATIONS



HAMILTON STOREFRONT



Property Rebranding to
CALIBER COLLISION

CALIBER
COLLISION

HAMILTON RETAIL MAP



Brookwood
Elementary



Twinbrook Hill
Baptist Church



Timberhill
Baptist Church



Stephen T Badin
High School



Ridgeway
Elementary



Bible Way
Missionary Church



marsh



Asian One Cafe



Vapers E-Cigs



Hamilton Hobbies

DOLLAR
GENERAL

SUBWAY



Wash N' Dry



Pizza Chef

CALIBER
COLLISION

Millville Avenue - 11,555+ VPD

Actual Property

MORAINE STOREFRONT

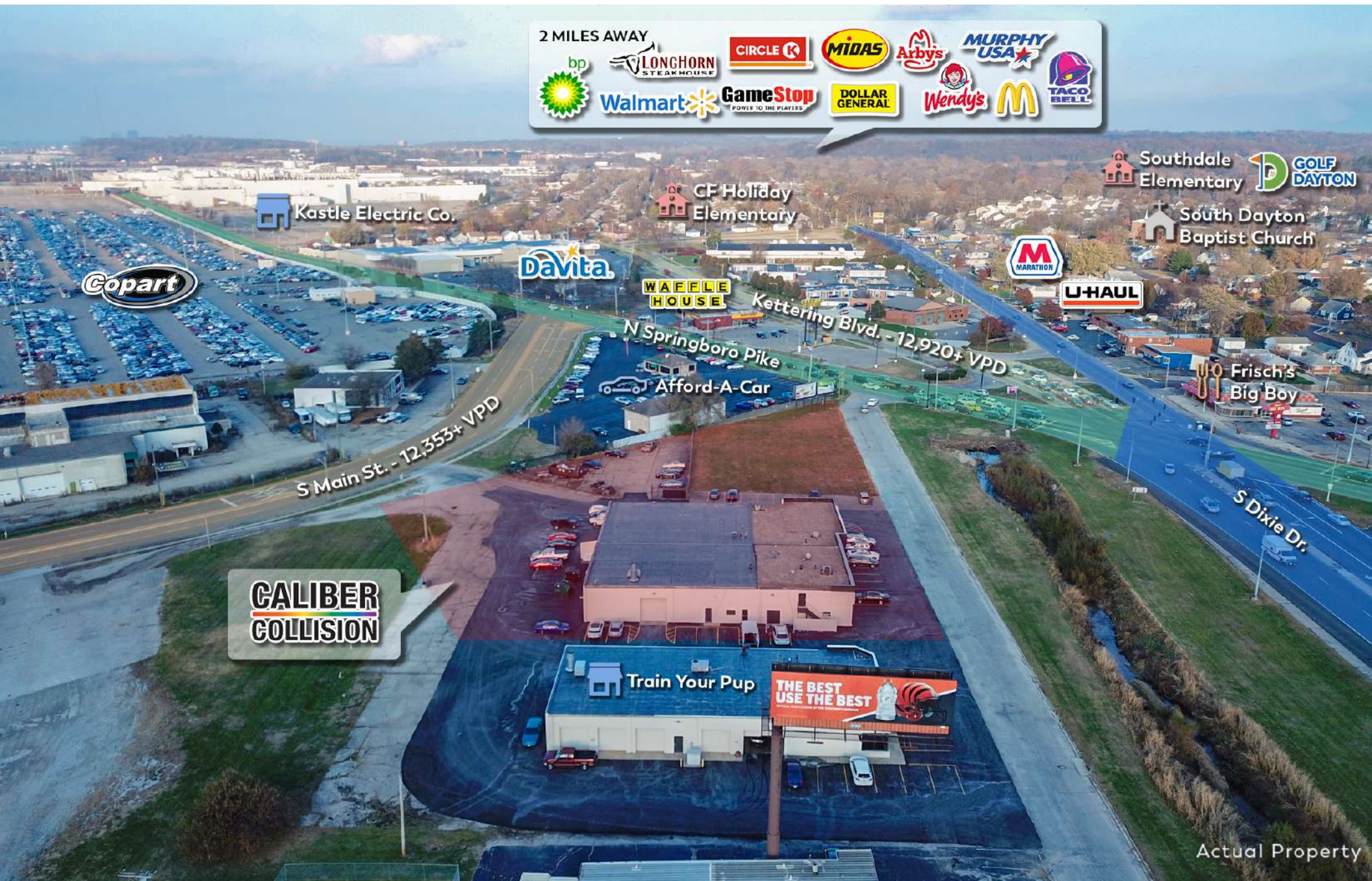


Property Rebranding to
CALIBER COLLISION

CALIBER
COLLISION

Actual Property

MORaine RETAIL MAP



CINCINNATI STOREFRONT



CINCINNATI RETAIL MAP



LOVELAND STROREFRONT



LOVELAND RETAIL MAP



DAYTON STOREFRONT



Property Rebranding to
CALIBER COLLISION

CALIBER
COLLISION

Actual Property

DAYTON RETAIL MAP



CINCINNATI STOREFRONT

Property Rebranding to
CALIBER COLLISION

CALIBER
COLLISION



Actual Property

CINCINNATI RETAIL MAP



LEBANON STOREFRONT



Property Rebranding to
CALIBER COLLISION

CALIBER
COLLISION

Actual Property

LEBANON RETAIL MAP



TENANT OVERVIEW

TENANT SUMMARY

Caliber Collision merged with ABRA Auto Body in February of 2019, creating a leading collision repair chain of more than 1,100 locations in 37 states. Caliber Collision is America's largest collision repair company. Caliber has taken an unyielding commitment to their customers, their communities, their culture and they offer only the highest-quality of service. It's a commitment that began when their company was founded in 1997 and it continues strong to this day. As of 2019, Caliber has 1,100+ state-of-the-art repair centers and employs more than 10,000 people. Not only is Caliber committed to quality service, the company is active in supporting their community. As of 2019, 285 vehicles have been gifted to veterans, 300 veterans have become employed by the company, and \$19 million has been raised to feed those in need.

STRATEGY

Under CEO Steve Grimshaw's leadership, Caliber—whose tagline is “Restoring the rhythm of your life”—is thriving. The company has increased its number of locations, from 68 to more than 460 in states like Texas, California, and Arizona, and its revenue has risen from \$280 million to \$1.65 billion. Today, Caliber dominates the \$40 billion U.S. collision-repair industry.

With an ever-expanding influence, Caliber has continued to place immense focus on developing their team. The company spends \$10 million per year on personal development training for managers and staff, setting an industry standard for what it means to provide the path to success for their employees.



TENANT DETAILS:

Tenant Name:	Caliber Collision
Tenant Type:	Automotive
Parent Company Trade Name:	Caliber Collision Centers, Inc.
Ownership:	Private
No. of Locations:	1,100+ (as of November 2019)
Website:	calibercollision.com
Year Founded:	1997
Credit Rating (S&P):	S&P AA+
No. of Employees:	10,000+ (as of November 2019)
Headquartered:	Lewisville, TX

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Representative Photo



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