

NOT ACTUAL PROPERTY PHOTO

UPLAND
REAL ESTATE GROUP, INC.



CALIBER COLLISION

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NET LEASED DISCLAIMER

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.

CONFIDENTIALITY AND DISCLAIMER: The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Upland Real Estate Group, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. 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 verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

CALIBER COLLISION

- Caliber Collision investment with 15 year NNN lease, 10% rent increases every 5 years and three 5-year renewal options.
- Corporate guaranty signed by WAND NEWCO 3, INC. the parent of Caliber Collision and Abra which operates over 1,100 stores in 37 states and the District of Columbia.
- 5-mile population exceeding 596,020 with Average Household Income of \$103,727.
- Excellent location on the southeast corner of Howard Street and Lehigh Avenue, traffic counts per day are over 5,000 on Lehigh Avenue.
- This property is surrounded by major retailers such as: Walmart, Goodwill, Costco, Target, Aldi, Walgreens, and Best Buy.
- Skokie is a village in Cook County, Illinois; neighboring the City of Chicago's norther border. Skokie lies approximately 15 miles north of Chicago's downtown loop. For many years Skokie promoted itself as "The World's Largest Village."



RENDERING

CALIBER COLLISION

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INVESTMENT SUMMARY

PRICE	\$3,469,128
CAP	5.85%
NOI	\$202,944
RENT/SF	\$7.25
PRICE/SF	\$123.90
RENT ADJUSTMENTS: 10% Every 5 Years	
YEARS 1-5:	\$202,944.00
YEARS 6-10:	\$223,236.00
YEARS 11-15:	\$245,556.00
OPTION 1:	\$270,111.60
OPTION 2:	\$297,122.76
OPTION 3:	\$326,835.04

LEASE INFORMATION

LEASE TYPE	NNN
REMAINING LEASE TERM	15 Years
RENEWAL OPTIONS	Three 5-year
LEASE COMMENCEMENT	02/07/2020
LEASE EXPIRATION	02/28/2035

LEASE NOTES:

Single tenant absolute net lease investment. NNN, Tenant is responsible for taxes, utilities, insurance, maintenance, repair and replacement.

Caliber acquired existing business and signed new 15 year lease.



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PROPERTY INFORMATION

BUILDING NAME	Caliber Collision
ADDRESS	5950 Howard St. Skokie, IL 60077
BUILDING SIZE	28,000 SQ FT.
LOT SIZE	1.43 Acres
YEAR BUILT	1965
COUNTY	Cook

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	8,213	167,256	596,020
2024 POPULATION	8,167	165,889	591,067
2019 MEDIAN HOUSEHOLD INCOME	\$83,367	\$81,247	\$73,865
2019 AVERAGE HOUSEHOLD INCOME	\$101,526	\$109,218	\$103,727

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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SKOKIE, ILLINOIS

[Click here for more info on Skokie, Illinois.](#)

Skokie is a village in Cook County, Illinois covering 10 square miles of land; Neighboring the City of Chicago's northern border. Skokie lies approximately 16 miles north of Chicago's downtown loop and 12 miles east of O'Hare International Airport, provides high-quality government services to over 64,000 residents, 24,000 households and 2,400 businesses that call Skokie their home. For many years Skokie promoted itself as "The World's Largest Village."

Money Magazine named Skokie among the 80 fastest-growing suburbs in the entire nation. Chicago magazine continues to rank Skokie near the top in its suburban livability rating, praising the Villages': Entertainment Options, Municipal Services, Parks and Schools.

The Skokie Park District maintains public spaces and historical sites within its more than 240 acres of parkland and in its ten facilities. The district is a recent winner of the national "Gold Medal for Excellence" in parks and recreation management. The unemployment rate in Skokie, IL is 3.4%; there are a total of 3,713 businesses, and an average household income of over \$104,760. Major employers in the area include: Forsythe Solutions Group, Peapod, Timber Tech, and MPC Products.

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PROPERTY	Caliber Collision
TENANT	Caliber Collision
GUARANTOR	WAND NEWCO 3, INC.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
MOODY'S RATING	B2
LOCATIONS	1,100
EMPLOYEES	Over 10,000

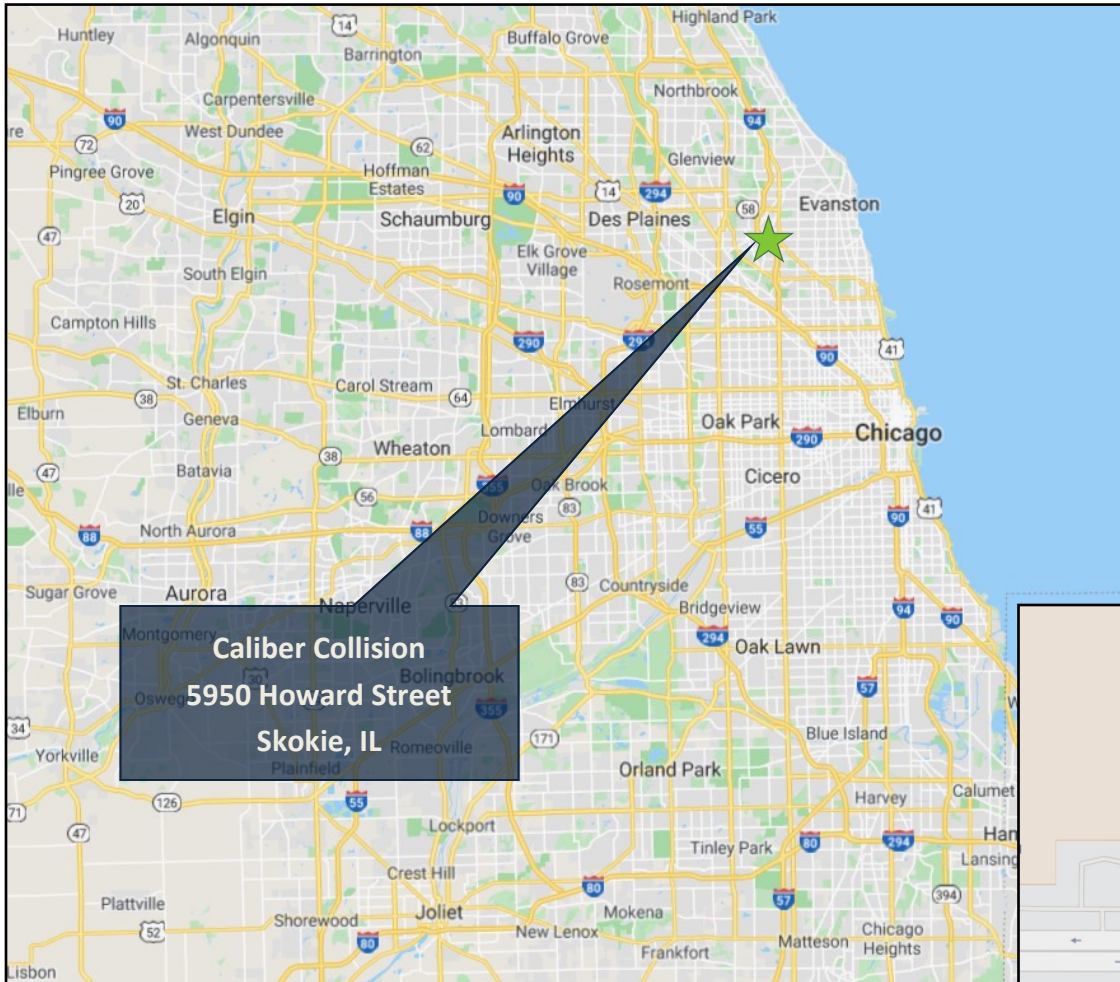
CALIBER COLLISION

Tenant on the lease is Caliber Collision, which currently operates over 1,100 locations across the United States.

Caliber is the largest collision repair company in America with 1,100 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. The company was founded in 1997 and continues strong to this day. They currently employ over 10,00 people. Caliber Collision is referred to by more insurance agents than any other company, along with that they repair all makes and models of cars including luxury cars. Providing dent removal, collision repair, glass replacement, auto body rust repair and much more. Offering free appraisals and online estimates to any of their customers. For more information please visit calibercollision.com



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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	Dollar General	O'Reilly Auto Parts
Advance Auto	Family Dollar	Petco
Applebee's	Gander Mountain	Sherwin Williams
Arby's	Goodwill	Starbucks
BJ's Wholesale	Jack in the Box	Taco Bell
Bridgestone/Firestone	Jiffy Lube	Tires Plus
Buffalo Wild Wings	KinderCare Learning Center	Tractor Supply
Burger King	Kohl's	Trader Joe's
Camping World	McDonald's	Valvoline
CVS Pharmacy	National Tire & Battery	Walgreens



Front L to R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson