



ACTUAL PROPERTY PHOTO

GREASE MONKEY (CALIBER COLLISION CORP. GUARANTEE)



12306 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98682

CALIBER
COLLISION

OFFERING
MEMORANDUM

Marcus & Millichap
BROWN RETAIL GROUP

OFFERING SUMMARY

12306 NE FOURTH PLAIN BLVD, VANCOUVER, WA 98682

\$1,074,256

PRICE

6.81%

CAP RATE

\$73,141.44

NOI

2,520

GLA/SF

0.69 ACRES

LOT SIZE

2001

YEAR RENOVATED

LEASE SUMMARY

GREASE MONKEY (CALIBER COLLISION CORP. GUARANTEE)

Lease Term	15 Years
Lease Commencement Date	5/17/2014
Lease End Date	5/31/2029
Lease Term Remaining	9.3 Years
Type of Ownership	Fee Simple
Lease Type	NN ^[1]
Landlord Responsibilities	Roof & Structure
Tenant Responsibilities	All Expenses Excluding Roof & Structure
Tenant	Caliber Collision
Subtenant	Grease Monkey
Guarantor	Caliber Holdings Corp. (Grease Monkey Sublease)
Guarantee	Corporate Guarantee
Renewal Options	(1) 10-Year Option
Increases	Annual CPI Increase ^[2]
Right of First Refusal	Yes (15 Days)
Grease Monkey Sublease Date	9/14/2017 – 8/31/2022

[1] Lessor agrees to make all necessary structural repairs to the Building, including exterior walls, foundation, roof, gutters and downspouts, all utility lines and facilities to the exterior walls of the Building.

[2] Commencing on the first day of the third year of the Term and on each subsequent year during the Term, including any Renewal Option years, the Annual Rent will be subject to adjustment from the Annual Rent paid in the previous year by a percentage equal to the percentage increase, if any, in the Consumer Price Index, Annual Average, All Urban Consumers, All Items, for Portland - Salem, OR, WA, 1982-84 = 100 ("CPI"), published by the Bureau of Labor Statistics of the United States Department of Labor; or in the event that index is no longer published then by such other index as is generally recognized for similar determination of purchasing power. The calculation will be made once the previous year's CPI becomes available.

LEASE SUMMARY

COFFEE KIOSK

Lease Term	Month-to-Month
Current Rent	\$500/Month Gross
Lease Commencement Date	10/01/2016
Lease End Date	9/30/2017
Type of Ownership	Fee Simple
Lease Type	Modified Gross
Landlord Responsibilities	Repair/Maintenance, Property Taxes, Property Insurance
Tenant Responsibilities	Utilities (Electricity, Telephone)
Tenant	Dev's Coffee Bar
Guarantee	Personal Guarantee
Renewal Options	None
Increases	None
Right of First Refusal	None

RENT SCHEDULE

GREASE MONKEY (CALIBER COLLISION CORP. GUARANTEE)

LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT INCREASE (%)
Years 6 (Current)	\$ 67,141.44	\$5,595.12	-
Years 7-15	Previous + CPI	Previous + CPI	Annual CPI Increase ^[2]
OPTION PERIODS			
Option 1 (10 Years)	Previous + CPI	Previous + CPI	Annual CPI Increase ^[2]



INVESTMENT HIGHLIGHTS



LONG TERM LEASE

The Caliber Collision Lease has over 9 years remaining on a 15-year NN Lease that commenced May 17, 2014, providing an investor with long-term, passive cash flow. Grease Monkey is subleasing the Property from Caliber Collision.



CORPORATE GUARANTEE / LARGEST COLLISION REPAIR CHAIN IN AMERICA

The Caliber Collision Lease is guaranteed by Caliber Holdings Corporation. Caliber Collision recently merged with Abra Auto Body Repair of America (February, 2019) creating a leading collision repair chain of more than 1,100 Locations in 37 States.



ANNUAL RENT INCREASES

The Caliber Collision (Grease Monkey) Lease features annual CPI rent increases, providing a strong hedge against inflation.



STRATEGIC LOCATION NEAR MAIN ARTERIALS

The Property is located just off WA-500 (61K + VPD), on NE Fourth Plain Blvd (39K + VPD). The Property benefits from its close-proximity to tenants such as Bi-Mart, Walgreens, 24 Hour Fitness, Fred Meyer, Lowe's, Dollar Tree, Big Lots, and Sportsman's Warehouse.



COFFEE KIOSK POTENTIAL

The Coffee Kiosk Tenant is currently paying \$500/month in rent on a Month-To-Month lease. Market rent is estimated at \$2,000/month to \$4,000/month plus, allowing an investor immediate upside through renegotiating the lease terms with the current Tenant or re-leasing to another coffee user.



STRONG BACKING

Hellman & Friedman, Private Equity Firm with Over \$25 Billion of Total Assets, is the Majority Owner after the Caliber/Abra Merger. OMERS, one of Canada's largest defined benefit pension plans with \$97B in net assets as of 2018 and with a S&P Credit Rating of AA+, remains a significant minority partner.



MINIMAL LANDLORD RESPONSIBILITIES

The Lease features minimal landlord management or repair responsibilities (landlord responsible for roof/structure).



INCOME TAX FREE STATE

Washington State has no state income tax.

PORTFOLIO

AVAILABLE AS A PORTFOLIO OR INDIVIDUALLY



CALIBER COLLISION (CASCADE PARK)

ADDRESS	12025 SE Mill Plain Blvd Vancouver, WA 98684
PRICE	\$3,565,000
CAP RATE	5.85%
STATUS	AVAILABLE
PORTFOLIO LINK	Caliber Collision (Cascade Park) OM



CALIBER COLLISION (HAZEL DELL)

ADDRESS	7631 NE Highway 99 Vancouver, WA 98665
PRICE	\$2,929,350
CAP RATE	6.00%
STATUS	AVAILABLE
PORTFOLIO LINK	Caliber Collision (Hazel Dell) OM



CALIBER COLLISION (ORCHARDS)

ADDRESS	12302 NE Fourth Plain Blvd, Vancouver, WA 98682
PRICE	\$3,921,754
CAP RATE	6.00%
STATUS	AVAILABLE
PORTFOLIO LINK	Caliber Collision (Orchards) OM



GREASE MONKEY (CALIBER HOLDINGS CORP. GUARANTEE)

ADDRESS	12306 NE Fourth Plain Blvd Vancouver, WA 98682
PRICE	\$1,074,256
CAP RATE	6.81%
STATUS	AVAILABLE
OM LINK	Currently Viewing

PROPERTY PHOTOS



CALIBER

COLLISION

AMERICA'S LARGEST
COLLISION REPAIR COMPANY

RESTORING THE RHYTHM OF YOUR LIFE

Caliber Collision Centers is the largest collision repair company in America with more than 1,100 I-CAR Gold Class Professional certified collision repair centers across 37 states. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 1,100+ repair centers. The company repairs more than 450,000 vehicles annually. Caliber Collision has undergone rapid recent growth by aggressively acquiring various local autobody repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.



RELEVANT NEWS ARTICLES:



HOW CALIBER COLLISION IS DOMINATING THE INDUSTRY.



COMBINED COMPANY NOW OPERATING MORE THAN 1,000 CENTERS IN 37 STATES AND THE DISTRICT OF COLUMBIA.



VIEW THE LATEST NEWS ON CALIBER COLLISION CENTERS AND MORE ABOUT THE COMMUNITIES WE SERVE.

OWNERSHIP OVERVIEW

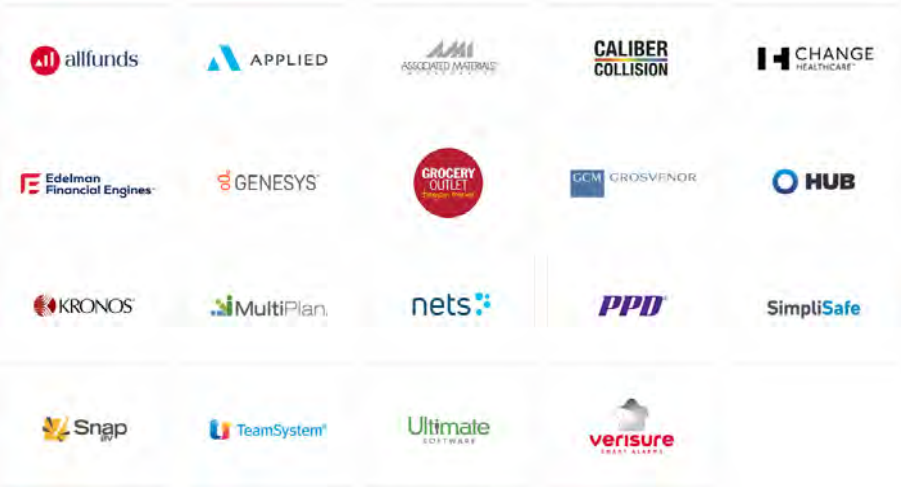
HELLMAN & FRIEDMAN

9TH FUND

H&F is currently investing out of its ninth fund with more than \$16.5 billion of committed capital.

Hellman & Friedman is a leading private equity investment firm with offices in San Francisco, New York, and London. Since its founding in 1984, H&F has raised over \$50 billion of committed capital and invested in more than 90 companies. The firm focuses on investing in outstanding business franchises and serving as a value-added partner to management in select industries including financial services, business & information services, software, healthcare, internet & media, retail & consumer, and industrials & energy. H&F invests for the long haul to support the strategic and financial objectives of outstanding management teams For more information, please visit www.hf.com.

CURRENT PORTFOLIO



OMERS

\$97 BILLION NET ASSETS

Founded in 1962, OMERS is one of Canada's largest defined benefit pension plans, with \$97 billion in net assets (as at December 31, 2018).

Acting on behalf of OMERS. OPM (Borealis Infrastructure and OMERS Private Equity) invests globally in high-quality private equity and infrastructure assests, across various markets and geographies -- while working in partnership with strong management teams. Through the direct, disciplined, and long-term approach followed by its in-house professionals, OPM seeks to generate strong returns and help deliver secure and sustatinable pensions to OMERS members.OPM has offices in Toronto, New York, London, and Sidney.





THE NATION'S LARGEST INDEPENDENT FRANCHISOR OF AUTOMOTIVE FAST LUBE CENTERS

Founded in 1978 and headquartered in Denver, Colorado, the Grease Monkey® brand currently operates more than 300 centers internationally with operations in Mexico, China, Colombia and Saudi Arabia. Grease Monkey® is the nation's largest independent franchisor of automotive oil change centers and is looking to expand in 2020 by opening 30+ new locations. Grease Monkey® International, LLC is the nation's largest independent franchisor of automotive oil change centers serving more than 2 million customers each year.

In July 2012, Mr. John Adams joined Grease Monkey as President and CEO with over 25 years of experience in the franchise industry. Prior to joining Grease Monkey, Mr. Adams was the President of Big O Tires for eight years, where he oversaw growth of the brand from 220 unites to 574 units. Mr. Adams added 155 Big O Tires locations in 2001 to 2003, significantly out stripping the previous run rate of 20 stores per year.

Dallas based private equity firm, CenterOak Partners, LLC announced in November 2017 that they acquired FullSpeed AutomotiveTM, which includes Grease Monkey®, Speedee®, LubePro's®, and Monkey Shine® car wash. CenterOak's senior leaders and their predecessor funds have managed over \$1.8 billion of equity capital commitments and have completed over 100 acquisitions, representing more than \$3.3 billion intranction value.

RECENT OPENINGS

DENTON, TX	October 1, 2019
ZEPHYRHILLS, FL	October 22, 2019
DAWSONEVILL, GA	December 23, 2019
ROMEOVILLE, IL	December 27, 2019
BATON ROUGE, LA	December 30, 2019
ENGLEWOOD, CO	January 7, 2020



30+

PROJECTED NEW LOCATIONS IN 2020



20 MILLION+

GREASE MONKEY INTERNATIONAL, LLC SERVES MORE THAN 2 MILLION CUSTOMERS EACH YEAR



300+

MORE THAN 300 CENTERS INTERNATIONALLY WITH OPERATION IN MEXICO, CHINA, COLOMBIA, AND SAUDI ARABIA

RELEVANT NEWS ARTICLES:

[FULLSPEED AUTOMOTIVE CONTINUES TO EXPAND](#)

[ENTREPRENEUR'S TOP 500 FRANCHISES](#)

LOCATION OVERVIEW



VANCOUVER, WASHINGTON

Vancouver is a city on the north bank of the Columbia River in the U.S. state of Washington and forms part of the Portland-Vancouver metropolitan area containing approximately 2.5 million residents. It is the largest suburb of Portland, Oregon, the fourth-largest city in Washington State, and the 23rd largest metropolitan area in the United States.

METRO HIGHLIGHTS

HIGH POPULATION GROWTH

The Portland-Vancouver metro has recorded more than 20 years of positive net migration thanks to expanding industries.

DIVERSE ECONOMY

The metro's economy has shifted from timber to industries that include athletic and outdoor activities, clean tech, advanced manufacturing and software. A diverse group of companies based in the metro include Nike, Daimler, Oregon Iron Works, Intel and IBM.

LIVELY COMMUNITY

Vancouver has made a name for itself as a diversely beautiful city fostering award winning wineries, abundant recreational activities, and extraordinary restaurants in the heart of the Pacific Northwest. Centered between Seattle and Portland, it benefits from intersecting traffic from both metropolises seeing and average of 119,020 cars per day in 2016.

VANCOUVER IN THE NEWS:

[10 REASONS TO \(RE\)VISIT VANCOUVER](#)

[TOURISM IN THE CITY OF VANCOUVER CONTINUES TO GROW](#)

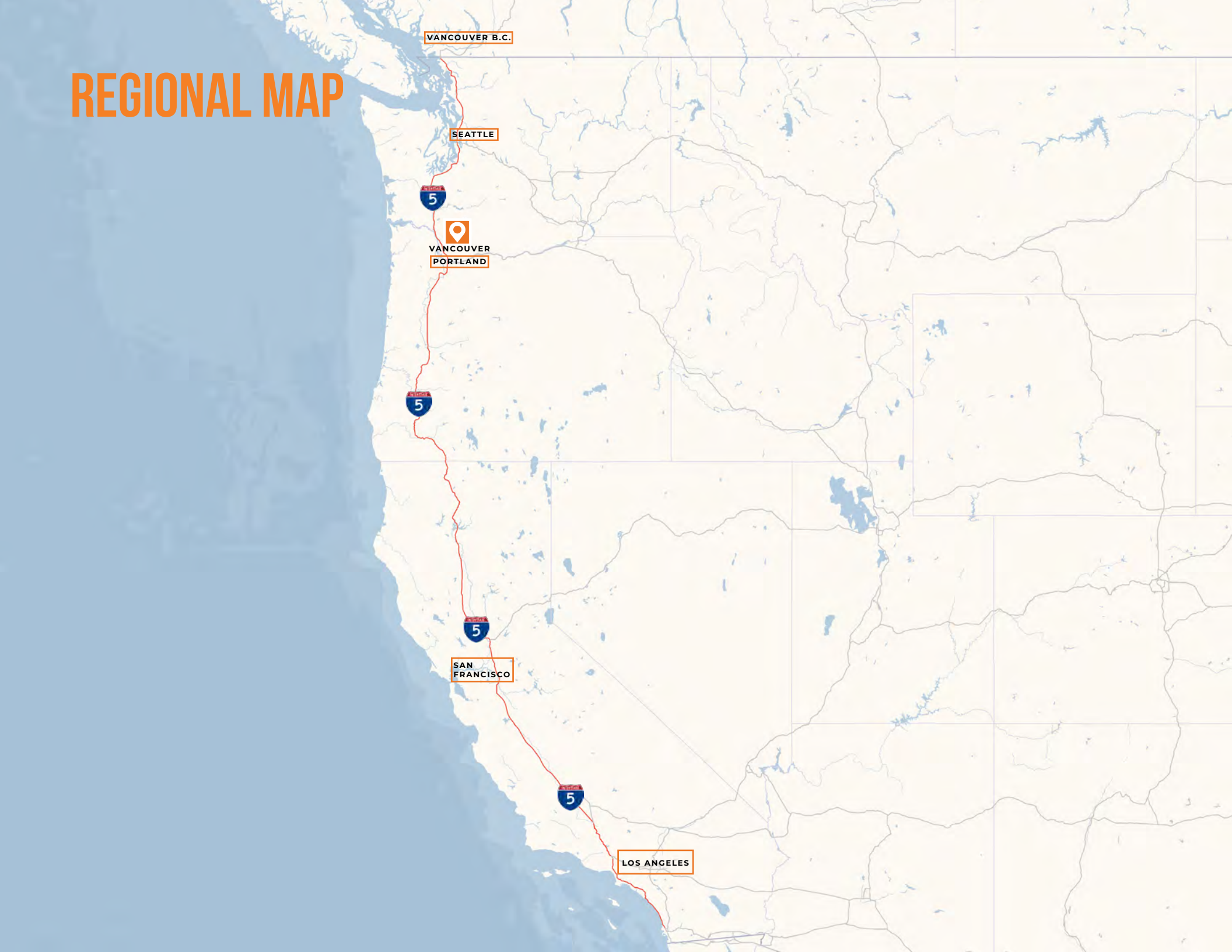
[MORE GROWTH ON THE HORIZON FOR CLARK COUNTY](#)

[A COMPREHENSIVE LOOK AT VANCOUVER, WA](#)

REGIONAL MAP



REGIONAL MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	19,691	126,266	257,060
2019 Total Population	17,485	116,079	236,377
Pop Growth 2019-2024	12.62%	8.78%	8.75%
Average Age	35.40	36.20	37.40

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$175,209	\$250,073	\$267,939
Median Year Built	2000	1994	1992

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Total Households	6,434	41,713	87,714
HH Growth 2019-2024	12.60%	8.76%	8.63%
Median HH Income	\$54,513	\$65,502	\$65,257
2019 Avg. HH Vehicles	2.00	2.00	2.00



MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

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ACTUAL PROPERTY PHOTO

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