



ACTUAL PROPERTY PHOTO

OFFERING
MEMORANDUM

THE LARGEST COLLISION REPAIR CHAIN IN AMERICA

CALIBER
COLLISION

7631 NE HIGHWAY 99 VANCOUVER, WA 98665

Marcus & Millichap
BROWN RETAIL GROUP

OFFERING SUMMARY

7631 NE HIGHWAY 99
VANCOUVER, WA 98665

ADDRESS

\$2,929,350

PRICE

6.00%

CAP RATE

\$175,760.88

NOI

11,202

GLA/SF

1.05 ACRES

LOT SIZE

2019

YEAR RENOVATED

LEASE SUMMARY

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
Guarantor	Caliber Holdings Corporation
Guarantee	Corporate Guarantee
Renewal Options	(1) 10-Year Option
Increases	Annual CPI Increase ^[2]
Right of First Refusal	Yes (15 Days)

RENT SCHEDULE

LEASE YEAR(S)	ANNUAL RENT	MONTHLY RENT	RENT INCREASE (%)
Years 6 (Current)	\$175,760.88	\$14,646.74	-
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]

[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.



INVESTMENT HIGHLIGHTS



LONG TERM LEASE

The Property 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 .



LARGEST COLLISION REPAIR CHAIN IN AMERICA

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.



RECENTLY REMODELED

New signage, new interior and exterior paint, other light remodeling.



MINIMAL LANDLORD RESPONSIBILITIES

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



STRATEGIC LOCATION NEAR MAIN ARTERIALS

The Property is located just off I-5 (93K + VPD) and NE Hwy 99 (21K + VPD) on NE 78th St (32K + VPD). The Property benefits from its close proximity to tenants such as Fred Meyer, Safeway, LA Fitness, Ross Dress for Less, Marshalls, Walmart, Target, and Kohl's.



CORPORATE GUARANTEE

The Lease is guaranteed by Caliber Holdings Corporation.



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.



ANNUAL RENT INCREASES

The Property features annual CPI rent increases, providing a strong hedge against inflation.



STRONG HISTORICAL OCCUPANCY

The Property has been an auto repair shop for over 43 years. Abra Auto Body & Glass purchased the operations in 2014 and signed a new 15-year lease. The Property was renovated and rebranded as Caliber Collision in late 2019.



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
OM LINK	Currently Viewing



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
PORTFOLIO LINK	Grease Monkey (Caliber Holdings Corp. Guarantee) OM





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.



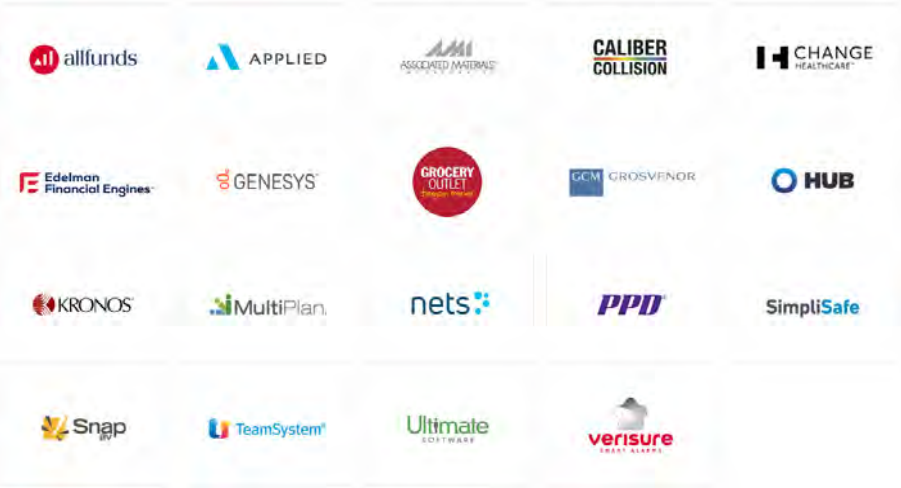
OWNERSHIP OVERVIEW

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.



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](#)

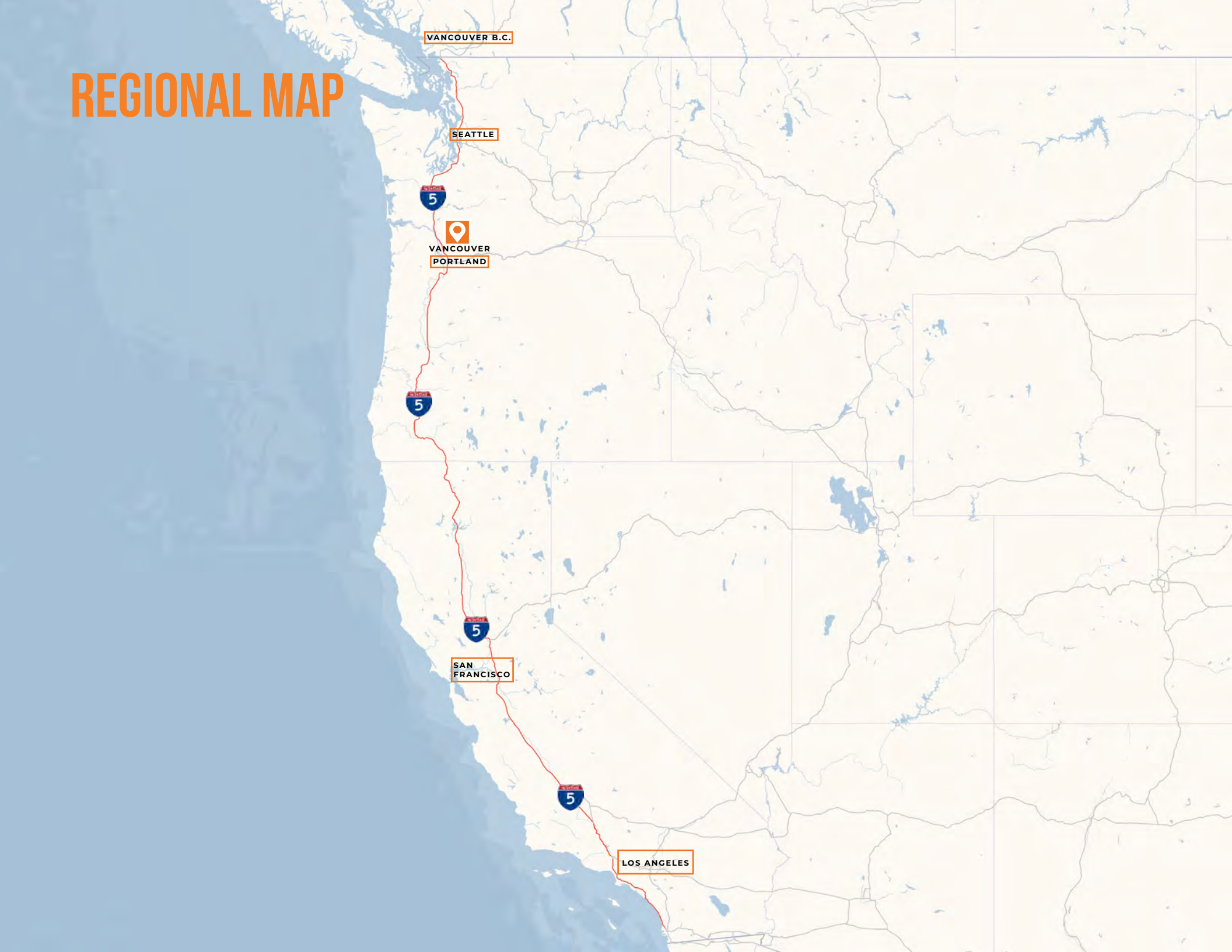
PROPERTY PHOTOS



REGIONAL MAP



REGIONAL MAP

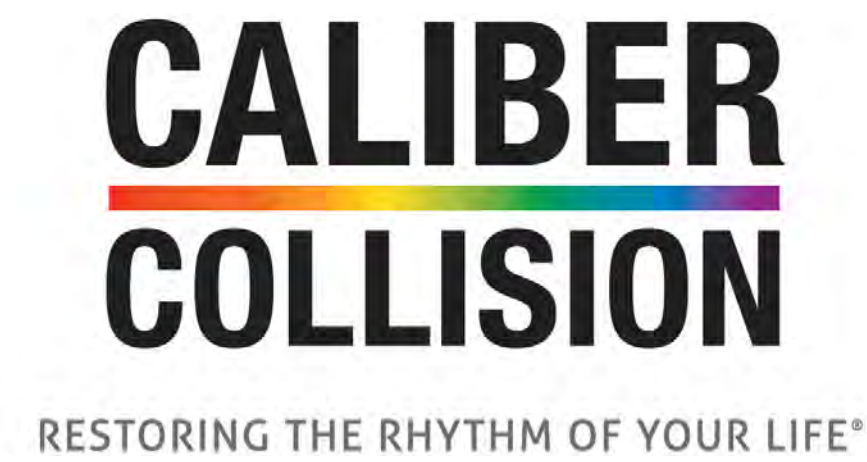


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	17,589	106,918	206,649
2019 Total Population	15,897	99,050	191,387
Pop Growth 2019-2024	10.64%	7.94%	7.97%
Average Age	38.10	38.50	38.80

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$247,645	\$276,715	\$284,949
Median Year Built	1986	1979	1984

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2019 Total Households	6,783	38,724	75,899
HH Growth 2019-2024	10.63%	7.90%	7.94%
Median HH Income	\$52,762	\$65,073	\$63,894
2019 Avg. HH Vehicles	2.00	2.00	2.00



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

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap 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 Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap 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 Brochure 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 and legal 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 and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services 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 & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap 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, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY

Please consult your Marcus & Millichap agent for more details.

Activity ID: Z0110690



ACTUAL PROPERTY PHOTO

CLAYTON J. BROWN

National Retail Group
206.826.5787 D
253.569.4338 C
clayton.brown@marcusmillichap.com

KARI LEI

Marketing Coordinator
206.826.5820 D
kari.lei@marcusmillichap.com

RUTHANNE ROMERO

National Retail Group
206.493.2622 D
916.206.4027 C
ruthanne.romero@marcusmillichap.com

OLIVIA FORSTER

Brokerage Administrator
206.493.5700 D
olivia.forster@marcusmillichap.com

ANDREW SCOTLAND

National Retail Group
206.826.5706 D
206.718.6756 C
andrew.scotland@marcusmillichap.com

Marcus & Millichap
BROWN RETAIL GROUP