



CALIBER COLLISION

9439 GREENBACK LANE
ORANGEVALE, CA 95662

OFFERING MEMORANDUM

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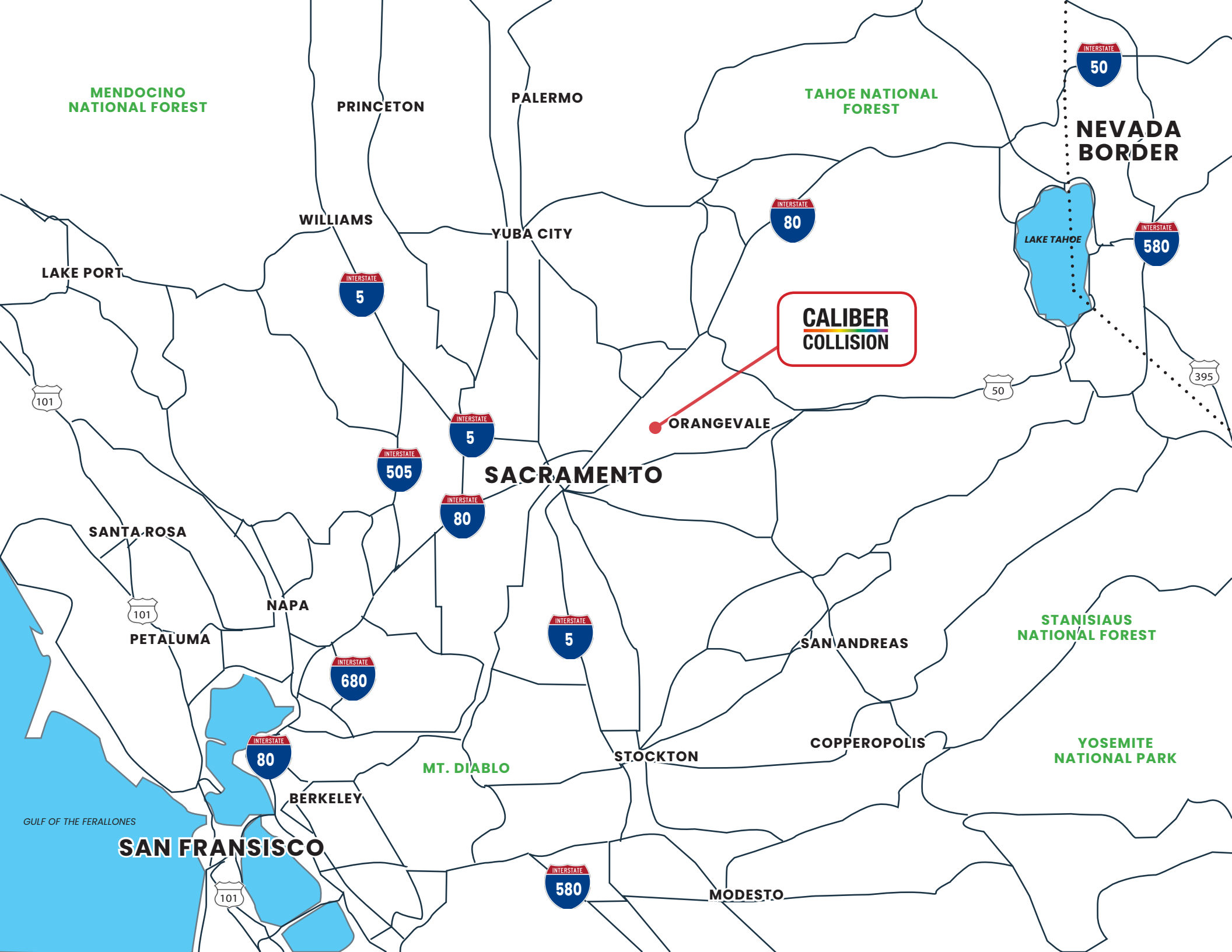
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MENDOCINO
NATIONAL FOREST

PRINCETON

PALERMO

TAHOE NATIONAL
FOREST

NEVADA
BORDER

WILLIAMS

YUBA CITY

LAKE TAHOE

LAKE PORT

CALIBER
COLLISION

ORANGEVALE

SACRAMENTO

SANTA ROSA

NAPA

PETALUMA

STANISLAUS
NATIONAL FOREST

SAN ANDREAS

YOSEMITE
NATIONAL PARK

COPPERPOLIS

MT. DIABLO

STOCKTON

MODESTO

BERKELEY

SAN FRANCISCO

GULF OF THE FERALLONES

CALIBER COLLISION

PRICE
\$2,099,000

CAP RATE
6.25%

NOI
\$131,192

PROPERTY OVERVIEW

Address	9439 Greenback Lane
City, State, Zip	Orangevale, CA 95662
Lot Size	1.01 AC
Building SF	8,870 SF
Year Built/Renovated	1989/2017

KEY LEASE TERMS

Commencement	9/1/2017
Lease Expiration	8/31/2027
Type	Double Net (NN)
Guarantor	Corporate (CH Hold Corp.)
Rent Increases	10% Every 5 Years

INVESTMENT HIGHLIGHTS



7+ YEARS REMAINING ON THE LEASE WITH AN UPCOMING RENT ESCALATION OF 10%



NEW ROOF INSTALLED IN 2017



DOUBLE NET (NN) LEASE WITH CORPORATE GUARANTEE



LOCATED ON THE CORNER OF GREENBACK LANE & MAIN AVE, WHICH SEES OVER 72,400 VEHICLES PER DAY



ORANGEVALE IS LOCATED JUST 24 MILES FROM SACRAMENTO, THE CAPITAL OF CALIFORNIA (MSA POPULATION: 2.66 MILLION)



AUTOCRAFT

MATTRESS WAREHOUSE
CLEARANCE OUTLET

VCA
Animal Hospitals

DAIRY QUEEN GRILL & CHILL

GREENBACK LANE
22,613 VPD

CUBESMART
self storage

SENTRY
Storage

Digital Dental
SOLUTIONS

CHURCH OF RELIGIOUS SCIENCE

ORANGEVALE CHURCH OF CHRIST

CALIBER COLLISION

MARVELOUS TINT SOLUTIONS

NAPA AUTO PARTS

TRIPLE CROWN
AUTO SALES

MADISON AVE
21,138 VPD



MAJOR TENANTS

- | | |
|----------------|------------------|
| • BIG LOTS | • CARL'S JR |
| • CVS | • LES SCHWAB |
| • ACE HARDWARE | • ENTERPRISE |
| • STARBUCKS | • DOMINO'S PIZZA |

GOLDEN VALLEY RIVER SCHOOL

LAKE NATOMA



LEASE OVERVIEW

CALIBER COLLISION - ORANGEVALE, CA

PROPERTY NAME	CALIBER COLLISION
ADDRESS	9439 GREENBACK LANE
CITY, STATE, ZIP	ORANGEVALE, CA 95662
INITIAL LEASE TERM	10 YEARS
RENT COMMENCEMENT DATE	9/1/2017
EXPIRATION DATE	8/31/2027
LEASE TERM REMAINING	7.25 YEARS

LEASE EXECUTION DATE	9/1/2017
LEASED SF	8,870 SF
LEASE TYPE	DOUBLE NET (NN)*
RENT INCREASES	10% EVERY 5 YEARS
OPTIONS TO RENEW	3 x 5-YEAR OPTIONS
YEAR BUILT/RENOVATED	1989/2017**
LEASE GUARANTOR	CORPORATE (CH HOLD CORP.)

TERM	MONTHLY RENT	ANNUALIZED RENT	RENT/SF
7/1/2020 - 12/31/2020	\$10,933	\$131,192	\$14.79
1/1/2021 - 6/30/2022***	\$11,662	\$139,939	\$15.78
7/1/2022 - 8/31/2022	\$10,933	\$131,192	\$14.79
9/1/2022 - 8/31/2027	\$12,026	\$144,312	\$16.27
Option 1 (5 Years)	\$13,229	\$158,743	\$17.90
Option 2 (5 Years)	\$14,551	\$174,617	\$19.69
Option 3 (5 Years)	\$16,007	\$192,079	\$21.65

*Lessor shall be responsible for maintaining, repairing, restoring and replacing the structural portions of the Premises, the foundation, and any in-ground plumbing. Lessee shall be responsible for maintaining and repairing the roof, the parking lot, and the HVAC.

**New roof was installed in 2017

***Due to Covid-19, Tenant has been granted a rent deferment of 40% of base rent from 4/1/2020 – 6/30/2020. The deferment shall be paid back in addition to Rent in equal installments between 1/1/2021 – 6/30/2022.



TENANT OVERVIEW

CALIBER COLLISION

CALIBER COLLISION was founded in 1997 and through setting new standards in customer service and implementing cutting edge technology, it has quickly risen to the top. Caliber Collision has an unyielding commitment to their customers, their communities, and their culture, providing only the highest-quality service.

Caliber Collision Centers and Abra Auto Body Repair of America have recently merged and now operate over 1,100 I-CAR Gold Class Professional certified collision repair centers in 37 states and the District of Columbia. The company repairs over 450,000 vehicles annually resulting in \$47 billion-a-year with high customer satisfaction. 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 firms which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.

CALIBER COLLISION



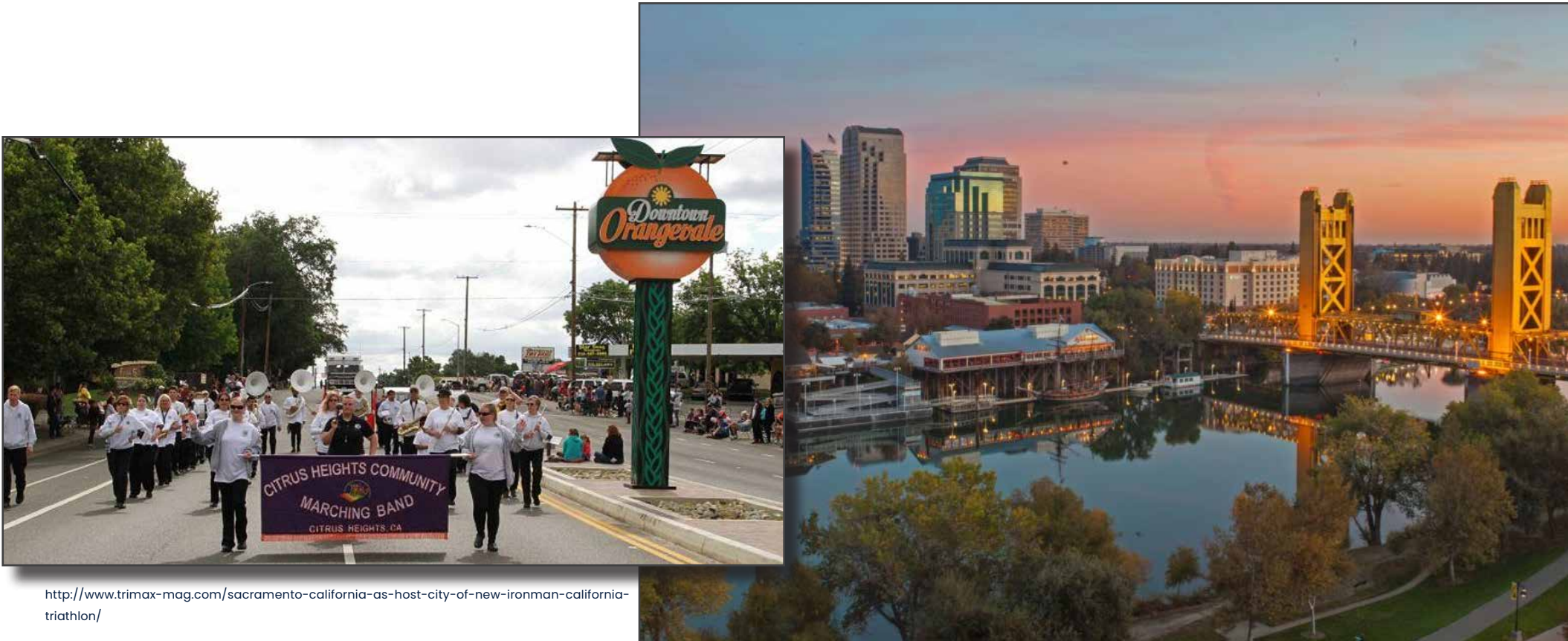
GEICO®



LOCATION OVERVIEW

ORANGEVALE, CALIFORNIA

ORANGEVALE, CALIFORNIA is located in Sacramento County and has a population of 33,742 as of the 2018 census. Orangevale is located 24 miles from the city of Sacramento, the capital of California. Sacramento and the surrounding areas contain almost 2.3 million people, with Sacramento, the most populous city in the area, having around 501,000 residents. Sacramento boasts a low cost of living compared to many other California metros, contributing to solid job creation in the area as well as a high number of commuters into the Bay Area. Due to the high employment opportunities in the area, the area is expected to have high population growth in the coming years.



<http://www.trimax-mag.com/sacramento-california-as-host-city-of-new-ironman-california-triathlon/>

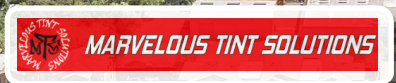
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LAKE NATOMA



MADISON AVE
VPD: 21,138



ERTL'S
AUTOMOTIVE



CBR IMPORTS
& TRUCKS

GREENBACK LANE
VPD: 22,613



DEMOGRAPHICS

CALIBER COLLISION - ORANGEVALE, CALIFORNIA

POPULATION 3 MILE 5 MILES 10 MILES

2024 PROJECTION	87,357	218,837	747,945
2019 ESTIMATE	86,313	215,528	730,253
GROWTH 2019 - 2024	1.21%	1.54%	2.42%
2000 CENSUS	79,876	191,793	592,215
2010 CENSUS	82,664	204,626	683,636
GROWTH 2000 - 2010	3.49%	6.69%	15.44%

HOUSEHOLDS 3 MILE 5 MILES 10 MILES

2024 PROJECTION	32,733	84,443	283,250
2019 ESTIMATE	32,033	82,558	275,361
GROWTH 2019 - 2024	2.19%	2.28%	2.86%
2000 CENSUS	27,734	69,843	221,008
2010 CENSUS	29,810	76,834	254,692
GROWTH 2000 - 2010	7.49%	10.01%	15.24%

POPULATION BY RACE 3 MILE 5 MILES 10 MILES

% WHITE POPULATION	79.94%	79.05%	73.52%
% BLACK POPULATION	4.66%	3.24%	4.83%
% ASIAN	6.96%	8.13%	8.74%
% AMERICAN INDIAN, ESKIMO, ALEUT	0.76%	0.71%	0.83%
% HAWAIIAN OR PACIFIC ISLANDER	0.23%	0.26%	0.46%
% MULTI-RACE	4.47%	4.85%	6.25%
% HISPANIC	11.67%	12.59%	15.75%
% OTHER POPULATION	2.98%	3.75%	5.37%
% MALE POPULATION	52.46%	50.17%	48.84%
% FEMALE POPULATION	47.54%	49.83%	51.16%

HOUSEHOLDS BY INCOME 3 MILE 5 MILES 10 MILES

\$200,000 OR MORE	11.17%	10.88%	8.43%
\$150,000 - \$199,999	10.99%	11.19%	8.77%
\$100,000 - \$149,999	19.15%	20.20%	18.11%
\$75,000 - \$99,999	13.52%	13.46%	13.45%
\$50,000 - \$74,999	16.54%	16.17%	17.21%
\$35,000 - \$49,999	10.23%	9.82%	11.25%
\$25,000 - \$34,999	6.85%	6.47%	7.84%
\$15,000 - \$24,999	5.95%	6.12%	7.11%
\$10,000 - \$14,999	2.83%	2.93%	3.65%
UNDER \$9,999	2.78%	2.77%	4.18%



197,331
Daytime Population
(5-Mile Radius)



\$117,278
Average Household Income
(5-Mile Radius)



42
Median Age
(3-Mile Radius)

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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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, 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 for 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 package, 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.

Marcus & Millichap

An aerial photograph of a large commercial facility, identified as Caliber Collision. The main building is a long, single-story structure with a flat roof and several HVAC units. It has a dark awning over the entrance with the company name. A large parking lot with several cars is in front of the building. To the left, there's a grassy area with some trees and a smaller sign. In the background, there are other industrial buildings and a line of trees under a blue sky with scattered clouds.

CALIBER COLLISION

9439 GREENBACK LANE
ORANGEVALE, CALIFORNIA

Marcus & Millichap
ISAAC | BAILEY