

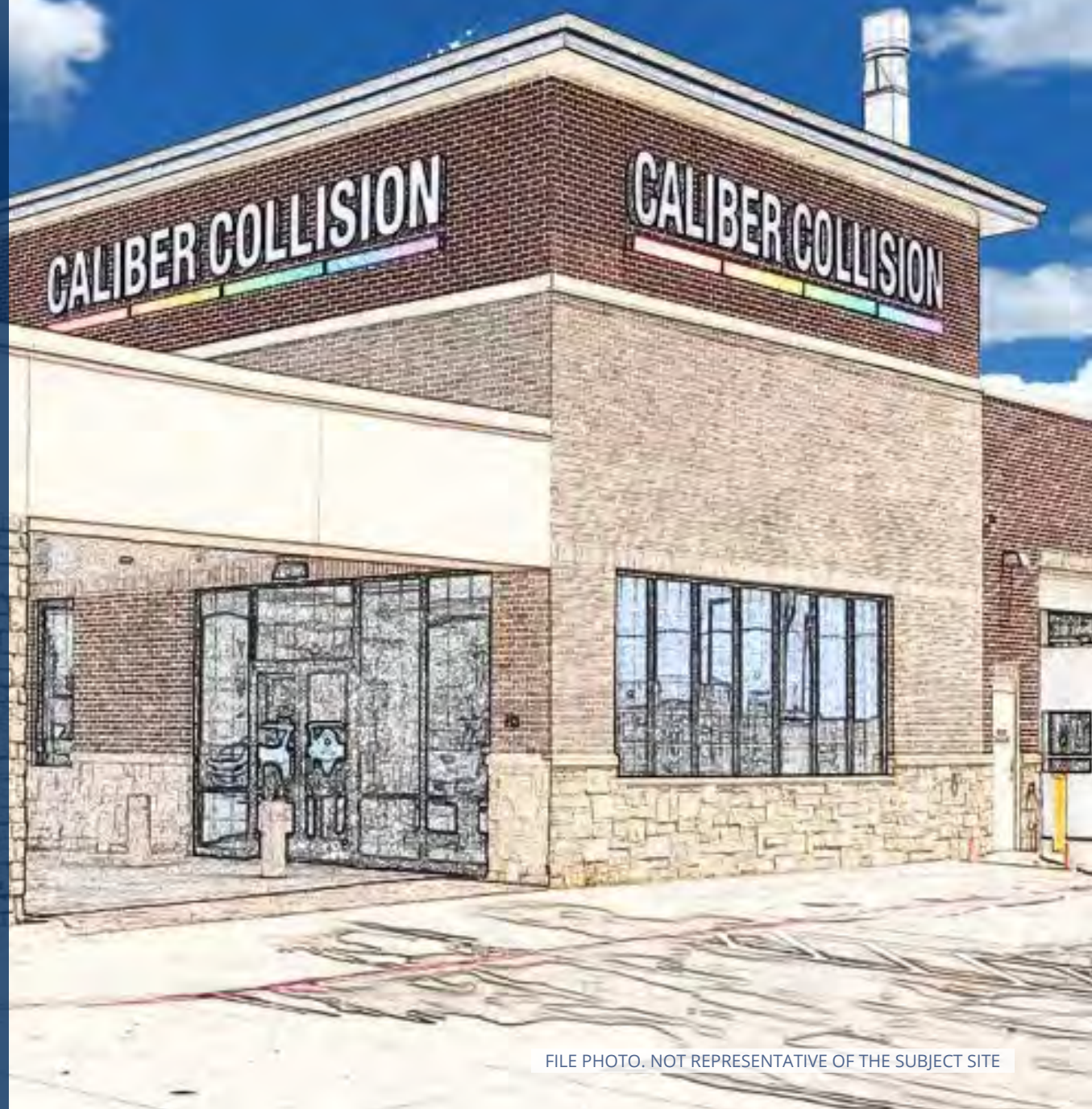
OFFERING MEMORANDUM

CALIBER COLLISION

NICHOLASVILLE
KENTUCKY

Newly Renovated Existing Site
Newly acquired by Caliber

Marcus & Millichap
NNN DEAL GROUP



FILE PHOTO. NOT REPRESENTATIVE OF THE SUBJECT SITE

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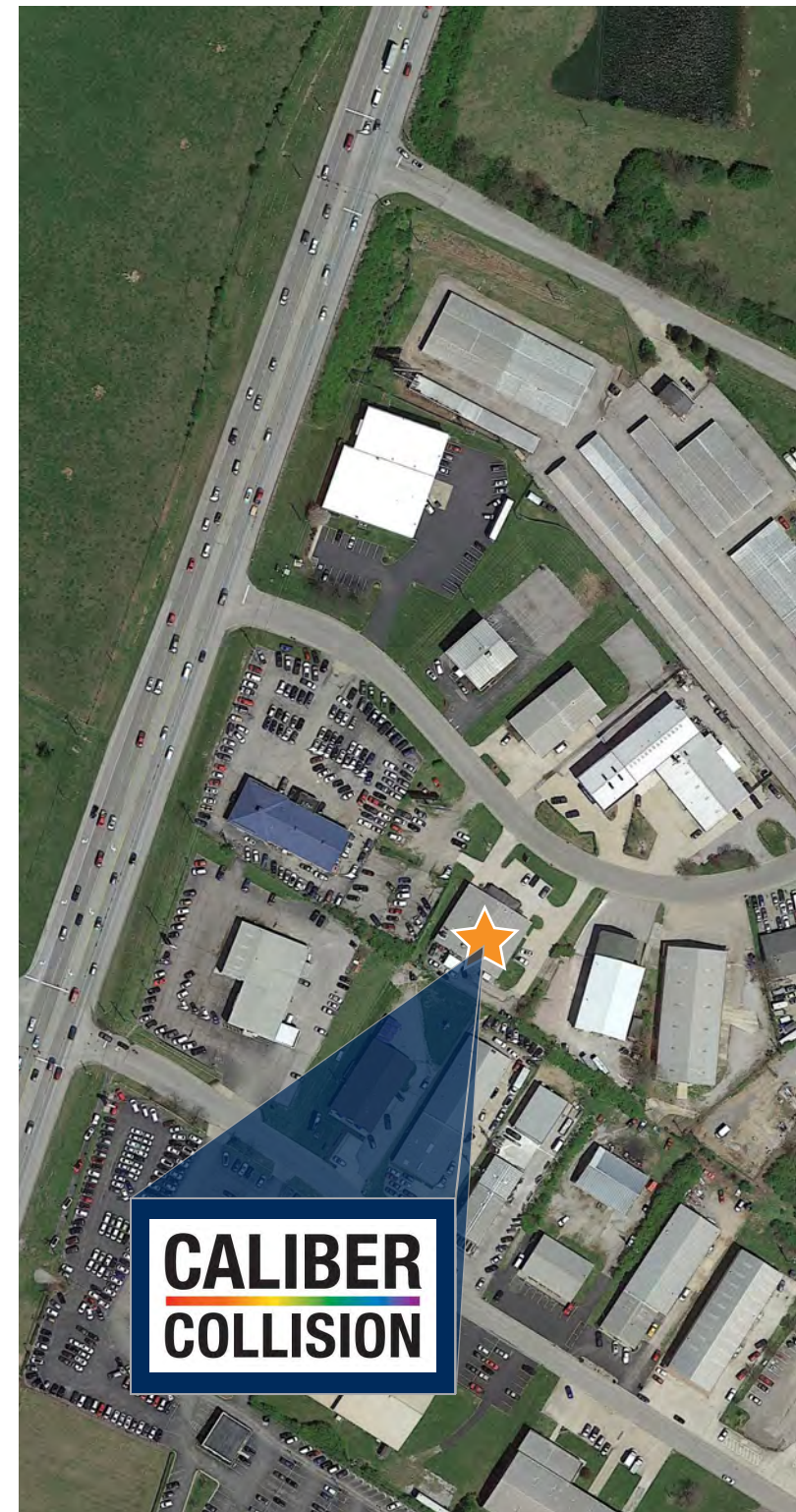


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Marcus & Millichap
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Existing building being renovated to
accommodate a Caliber Collision

CALIBER
COLLISION

ACTUAL SITE PHOTO

INVESTMENT HIGHLIGHTS

New corporate guaranteed 15 year NNN lease with 10% rent bumps to commence August 2020.

Formerly a Fortune Collision and Paint location (having been in business for 13 years at this location), Caliber purchased it, and is renovating the site to be a corporate guaranteed Caliber Collision, without losing the customer base already in the region, and expanding with by flying Nationally known flag.

Located a block from a Sam's Club and Kohl's anchored Center, which is also home to a Starbucks and Jimmy John's.

The immediate region is predominantly light industrial and automotive related (after market maintenance, autobody and machine) community.

Sleep at night passive investment opportunity for a buyer who wishes to obtain a long term NNN lease that has no landlord obligations, and is e-commerce resistant.

Marcus & Millichap
NNN DEAL GROUP

ABSOLUTE
NNN

**New 15 Year Absolute
Net Lease (Zero Landlord
Responsibilities) Featuring
10% Rental Increases
Every 5 Years.**

abra®

**ABRA Merger with Caliber
Collision, created a Leading
Collision Repair Chain of
more than 1,200 locations in
37 States, operated under
the Caliber Brand. ABRA is
a Leading Vehicle Damage
Repair Provider in the U.S.**

HELLMAN & FRIEDMAN

**Dominant Leadership:
Hellman & Friedman,
Private Equity Firm with Over
\$25 Billion of Total Assets,
will become Majority
Owners after Merger.**



**Caliber taking over an
existing client rich location,
seamless transition to a
National Retailer only improves
value of the location.**



**Densely populated
growing region. Population
density exceeds 127,850
residents within 5-miles
from the site.**

INVESTMENT SUMMARY

106 BRADLEY DR, NICHOLASVILLE, KY 40356

PRICE: \$1,641,065

CAP: 5.85%

RENT: \$96,002

OVERVIEW

Price	\$1,641,065
Gross Leasable Area (GLA)	7,242 SF
Lot Size (approx.)	1 Acres
Net Operating Income	\$96,002
CAP Rate	5.85%

LEASE ABSTRACT

Lease Type	NNN
Lease Term	15 Years
Lease Start	8/1/2020
Lease Expiration	8/31/2035
Renewal Options	2 Five-Year Options
Increases	10% Every 5-Years
Landlord Obligation	None At All

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent
1-5	\$96,002
6-10	\$105,602
11-15	\$116,162
Option 1	\$127,779
Option 2	\$140,556

Note: The site has been an operating collision center for 13 years, and was acquired by Caliber Collision in 2020 and renovated the property to accommodate the Caliber platform.

INVESTMENT HIGHLIGHTS

- ◆ New 15 year NNN as of 8/2020
- ◆ Regular rent bumps hedge against inflation
- ◆ Densely populated area
- ◆ Operating collision center for more than 13 years, maintaining client base plus expanding due to Caliber National recognition
- ◆ E-commerce resistant product offering long term, peace of mind passive investment opportunity



127,850

TOTAL
POPULATION
WITHIN 5-MILE
RADIUS



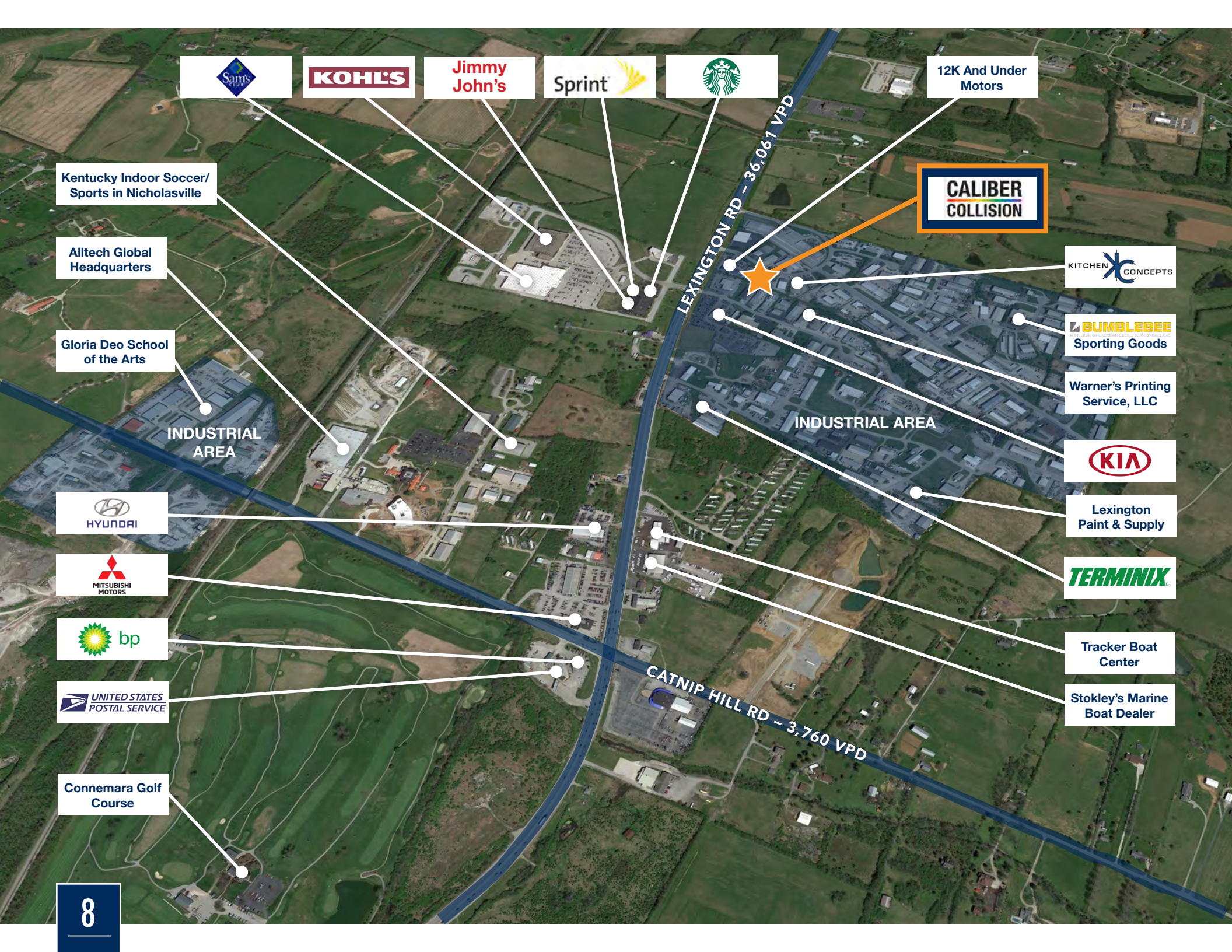
\$87,165

AVERAGE
HOUSEHOLD
INCOME WITHIN
5-MILE RADIUS



36,061 VPD - LEXINGTON RD
3,760 VPD - CATNIP HILL RD





12K And Under Motors

Kentucky Indoor Soccer/
Sports in Nicholasville



Alltech Global
Headquarters



Gloria Deo School
of the Arts



INDUSTRIAL
AREA

INDUSTRIAL AREA

Warner's Printing
Service, LLC



Lexington
Paint & Supply



Tracker Boat
Center

Connemara Golf
Course

Stokley's Marine
Boat Dealer

LEXINGTON RD - 36,061 VPD

CATNIP HILL RD - 3,760 VPD

Existing building being renovated to
accommodate a Caliber Collision



ACTUAL SITE PHOTO

TENANT SUMMARY

CALIBER COLLISION

PARENT COMPANY:

OMERS has been the parent company for Caliber Collision since 2013. OMERS Private Equity (Toronto, Canada & Lewisville, Texas): A Worldwide company. OMERS Private Equity has been making private equity investments since 1987 on behalf of OMERS, one of Canada's largest pension plans with in excess of \$60.8 billion of assets. They manage over \$6.5 billion of investments globally. Being part of a pension fund has its advantages. It affords the ability to focus on investing in businesses for long-term value creation rather than near-term earnings. Capital is readily available eliminating the need to fundraiser. It also provides the opportunity to leverage the relationships of the other investment entities and resources of OMERS. OMERS bought Caliber Collision repair services in November 2013. Caliber is one of the largest independent provider of auto collision repair services in the United States with a network of 157 collision centers located in California, Texas, Arizona, Nevada, Oklahoma, and Colorado. The Company has approximately 3,700 employees and repairs more than 285,000 vehicles annually.

OMERS Administrative Corp – Standard & Poor's AA+ Rated
Moody's Rated B2

CALIBER COLLISION



LEWISVILLE, TX
HEADQUARTERS

1997

FOUNDED

1,200

LOCATIONS

PRIVATE

OWNERSHIP

AUTOMOTIVE

INDUSTRY

\$4(Bil)

ANNUAL REVENUE (EST)

**MARK
SANDERS**

PRESIDENT/COO

AMERICA'S LARGEST COLLISION REPAIR COMPANY

CALIBER COLLISION CENTERS

Caliber Collision Centers is the largest collision repair company in America with more than 1,200 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 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.

- ❖ **Caliber has strategic partnerships with 57 car dealerships throughout the US**
- ❖ **Caliber has contracted with 34 insurance carriers**

 **1,200**
LOCATIONS IN
39 STATES

 **\$4+ Billion**
APPROXIMATE
ANNUAL
REVENUE IN
2019

 **450,000+**
VEHICLES
REPAIRED
ANNUALLY

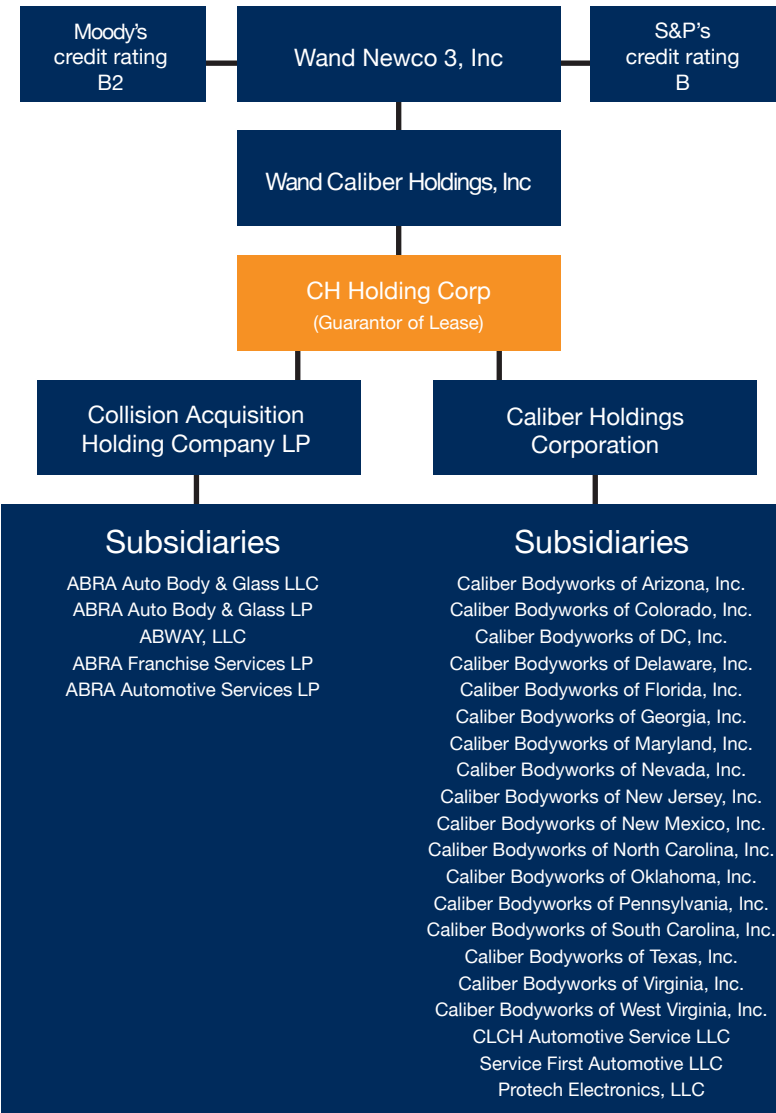
 **ABSOLUTE
INTERNET
PROOF
INVESTMENT**

 **QUALIFIES
FOR
ACCELERATED
DEPRECIATION**

#1
**NATION'S
LARGEST
COLLISION
REPAIR
COMPANY**

 **GROWING
MULTI-
BILLION
DOLLAR
INDUSTRY**

OWNERSHIP BREAKDOWN



HELLMAN & FRIEDMAN

HELLMAN & FRIEDMAN

- ❖ One of the most experienced and successful investment organizations in the private equity industry
 - ❖ Founded in 1984, H&F has raised over \$35 billion of committed capital and invested in more than 80 companies
 - ❖ H&F is currently investing out of its seventh fund with more than \$8.9 billion of committed capital
 - ❖ Offices in San Francisco, New York and London with more than ~50 investment professionals
- ❖ Investment philosophy focused on businesses with strong, defensible franchises and predictable revenue and earnings growth which generate attractive returns on the capital
- ❖ Strong investment experience across distribution and consumer-oriented businesses
 - ❖ Acquired Grocery Outlet with 3rd generation Read family Co-CEOs in October 2014

HELLMAN & FRIEDMAN



SAN FRANCISCO, CA

HEADQUARTERS

1984

FOUNDED

58

NO. OF COMPANIES
OWNED IN PORTFOLIO

PRIVATE

OWNERSHIP

\$25 BILLION

TOTAL ASSETS

HF.COM

WEBSITE

MACRS DEPRECIATION (MODIFIED ACCELERATED COST RECOVERY SYSTEM)

COST SEGREGATION BENEFITS

Cost segregation identifies personal property (generally 5- or 7-year recovery), land improvements (generally 15-year recovery), and other short-lived properties that have been erroneously classified as building property (39- or 27.5-year recovery), which can result in cost savings.

- ◆ MACRS allows for greater accelerated depreciation over longer time periods
- ◆ Deduct greater amounts during the first few years of an asset's life, and relatively less later
- ◆ Any property that is being depreciated can elect the MACRS accounting and do a cost segregation
- ◆ Take advantage of the new 100% bonus depreciation rules that started in 2018
- ◆ Greatly reduce recapture on projects with rehab, renovation or capital expenditures

Subject property qualifies for tax savings via accelerated depreciation via cost segregation.

Call today to see if cost segregation is right for you!

KIMBERLY LOCHRIDGE

Executive Vice President

(971) 213-8686

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www.EngineeredTaxServices.com

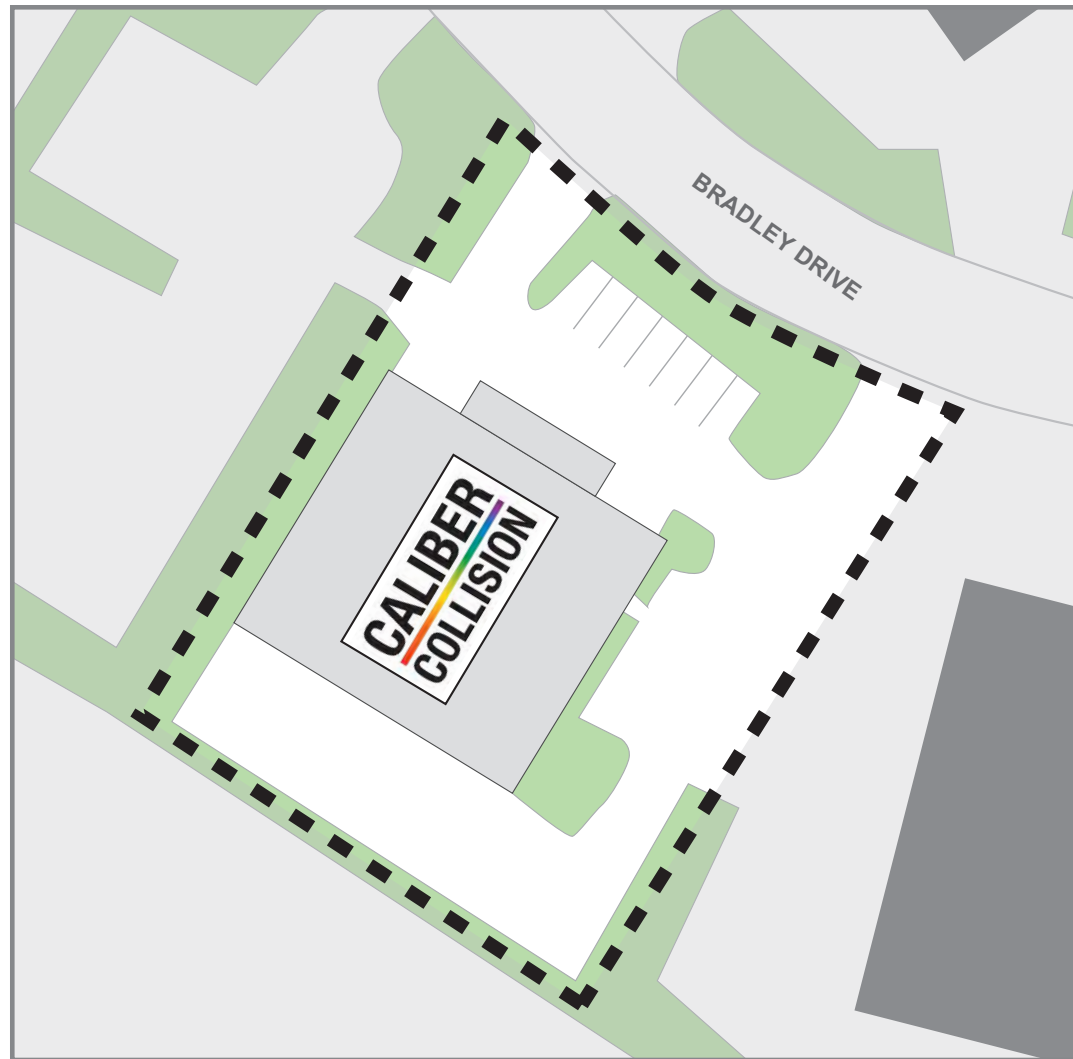
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*INFORMATION SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL INVESTORS UNDERSTAND BROKER IS NOT QUALIFIED TO PROVIDE TAX ADVICE AND THAT SUCH ADVICE MUST BE CONFIRMED FROM AN ACCOUNTANT OR TAX PROFESSIONAL.

SITE PLAN



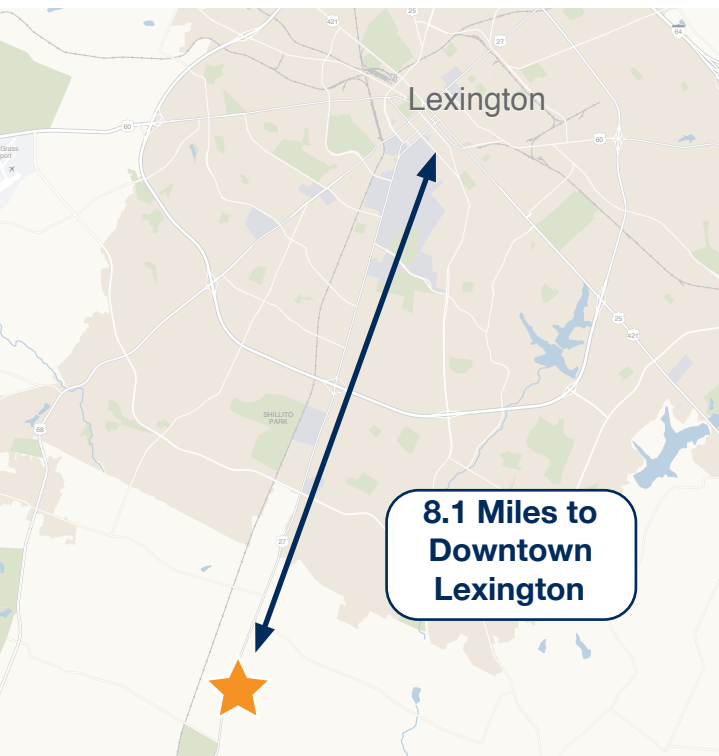
LOCATION OVERVIEW

NICHOLASVILLE, KENTUCKY

Nicholasville is a city and county seat of Jessamine County in Kentucky. It is positioned in the heart of Kentucky's Bluegrass region, which is on the outskirts of Lexington which is the 2nd largest city in Kentucky. Nicholasville is Kentucky's 7th fastest growing city and is known for its great quality of life. It is the 11th largest settlement in Kentucky. The city's great location allows it to have a diverse economic base and a work force which draws from various counties throughout the region.

There are various attractions in Nicholasville. The First Vineyard is one of the oldest wineries in the U.S. and was established in 1799. Today visitors can go to the vineyard and enjoy wine tasting and the beautiful scenery. The Camp Nelson Heritage National Monument is another popular tourist attraction and historic site in the area. It is a 525-acre national monument which serves as a remembrance for the Civil War and once served as a recruitment and training center for African American soldiers.

Over the last year, job growth is expected to grow 36.6% is the next 10 years, which is greater than the US average of 33.5%. Nicholasville also seeks to attract new businesses through the Jessamine County Joint Economic Development Authority (JCEDA). This agency supports existing businesses and helps entrepreneurs begin new endeavors within the city. Nicholasville is also the headquarters for Alltech Biotechnology, which is an international company which operates in over 80 countries and employs over 1,900 people. Companies like Alltech Biotechnology and many more are able to flourish due to the regional cooperation and resources available through neighboring cities and business expansion opportunities. Whether you are in Nicholasville to visit one of the world's oldest wineries or embarking on your next business venture, the city's various resources and great economic environment make it the perfect place for everyone to flourish.



MAJOR EMPLOYERS JESSAMINE COUNTY, KY

Jessamine County Schools	1,500
McLane Cumberland	500
Alltech Inc.	450
R J Corman Railroad Group LLP	400
McKechnie Vehicle Components	353
WestRock (RockTenn)	235
Amcor Rigid Plastics	205
Donaldson Co. Inc.	201
Sargeant & Greenleaf Inc	110

LOCATION HIGHLIGHTS

NICHOLASVILLE, KENTUCKY HOME TO KENTUCKY BLUEGRASS



Conveniently located directly
off Lexington Road



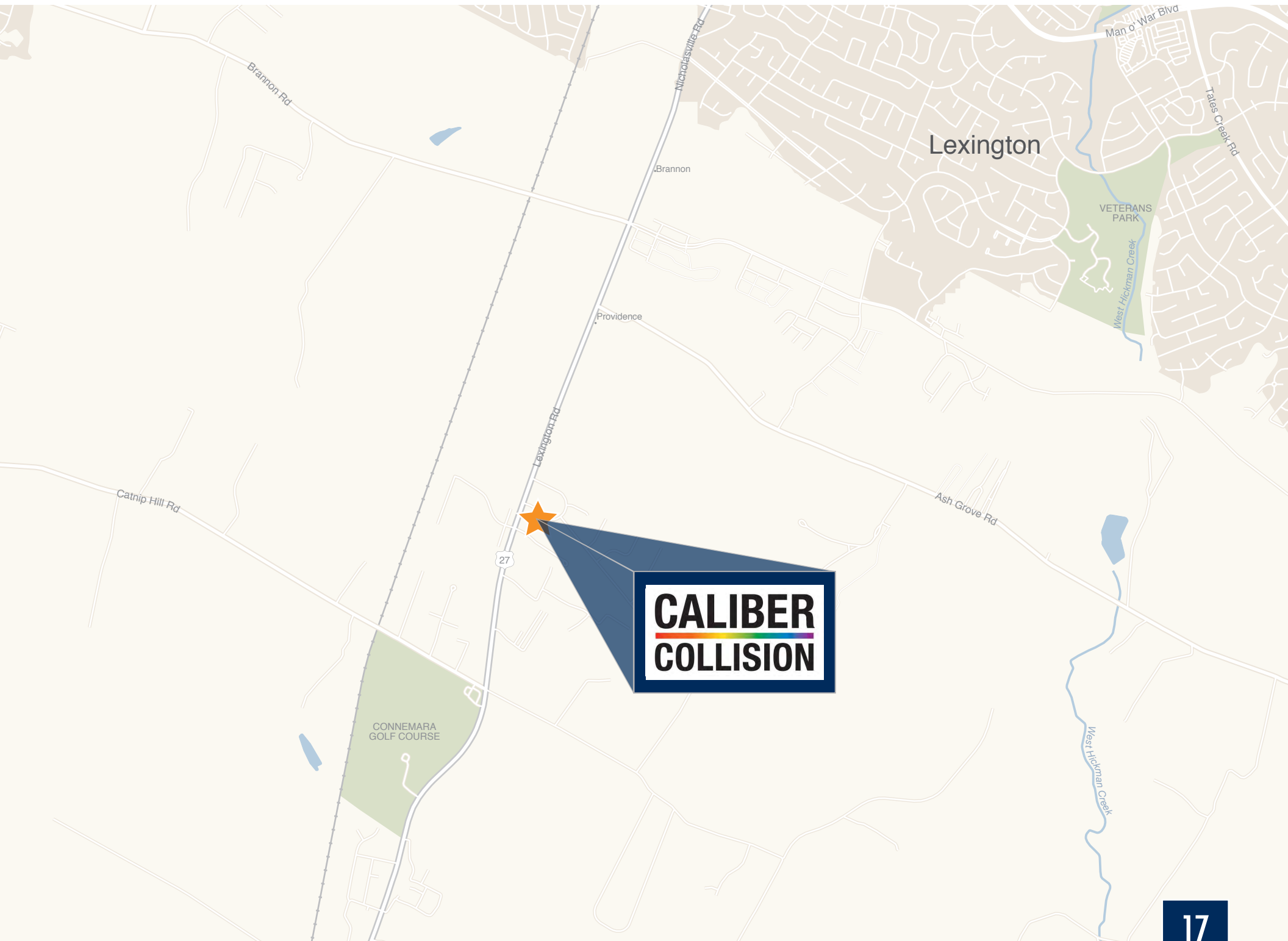
Strategically found across the
street from a Sam's Club and
Kohl's anchored center



The region's light industrial
and warehousing hub
is also surrounding the
subject site, making it ideally
located for after market
automotive repair.



6.1 miles from the
University of Kentucky,
Lexington's largest employer



DEMOGRAPHICS / NICHOLASVILLE, KY



127,850

Total Population
Within 5-Mile Radius



\$87,165

Average Household Income
Within 5-Mile Radius



\$63,996

Median Household Income
Within 5-Mile Radius



53,628

Total Households Within
5-Mile Radius



31.66%

From 2000

CALIBER
COLLISION

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	422	29,466	127,850
2019A Estimate	380	26,785	123,240
Growth 2019A - 2024	10.98%	10.01%	3.74%
2000 Census	307	16,622	101,198
2010 Census	318	22,687	113,806
Growth 2000 - 2010	3.55%	36.49%	12.46%

HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2024 Projections	192	11,523	53,628
2019A Estimate	173	10,330	51,333
Growth 2019A - 2024	11.38%	11.55%	4.47%
2000 Census	134	6,204	40,730
2010 Census	142	8,587	47,016
Growth 2000 - 2010	5.58%	38.41%	15.43%

HOUSEHOLDS BY INCOME (2019A Est.)	1 MILES	3 MILES	5 MILES
\$200,000 or More	17.76%	6.06%	5.71%
\$150,000 - \$199,999	4.46%	9.10%	6.22%
\$100,000 - \$149,999	17.94%	21.25%	15.93%
\$75,000 - \$99,999	8.45%	16.67%	13.45%
\$50,000 - \$74,999	17.94%	18.64%	19.20%
\$35,000 - \$49,999	12.13%	11.20%	12.48%
\$25,000 - \$34,999	12.78%	6.55%	8.65%
\$15,000 - \$24,999	2.89%	5.15%	8.79%
\$10,000 - \$14,999	4.00%	3.11%	4.16%
Under \$9,999	1.65%	2.28%	5.41%
2019A Est. Average Household Income	\$126,925	\$100,602	\$87,165
2019A Est. Median Household Income	\$73,214	\$79,096	\$63,996
2019A Est. Per Capita Income	\$57,570	\$38,807	\$36,379

POPULATION PROFILE	1 MILES	3 MILES	5 MILES
2019A Estimated Population by Age	380	26,785	123,240
Under 4	3.6%	6.2%	6.1%
5 to 14 Years	8.6%	15.1%	13.1%
15 to 17 Years	4.1%	4.7%	4.0%
18 to 19 Years	2.6%	2.4%	2.2%
20 to 24 Years	5.0%	6.1%	7.5%
25 to 29 Years	4.1%	6.6%	8.3%
30 to 34 Years	4.2%	6.8%	6.8%
35 to 39 Years	4.9%	7.6%	6.5%
40 to 49 Years	11.8%	14.5%	12.4%
50 to 59 Years	16.3%	13.2%	13.0%
60 to 64 Years	9.9%	5.9%	6.1%
65 to 69 Years	9.4%	4.2%	4.9%
70 to 74 Years	8.1%	3.0%	3.5%
Age 75+	7.4%	3.7%	5.5%
2019A Median Age	50.8	36.5	36.4
2019A Population 25 + by Education Level	290	17,564	82,608
Elementary (0-8)	2.91%	1.62%	2.08%
Some High School (9-11)	6.52%	3.49%	4.63%
High School Graduate (12)	28.58%	15.63%	19.97%
Some College (13-15)	16.47%	19.76%	21.51%
Associates Degree Only	9.31%	8.73%	8.86%
Bachelors Degree Only	17.23%	28.22%	24.15%
Graduate Degree	18.40%	21.57%	18.18%



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CALIBER COLLISION

NICHOLASVILLE
KENTUCKY

Lior Regenstreif

SENIOR MANAGING DIRECTOR INVESTMENTS
SENIOR DIRECTOR, NET LEASED PROPERTIES GROUP

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