



CALIBER COLLISION - 243K+ POP. - MILWAUKEE, WI

6920 N 76TH ST, MILWAUKEE, WI 53223

\$1,260,000

6.0% CAP



MILWAUKEE, WI

\$1,260,000 | 6.0% CAP

- Corporately Guaranteed Caliber Collision Located in Milwaukee, WI With 4.5+ Years Remaining
- NN Lease With Limited Landlord Responsibilities - Roof & Structure Only
- Dense Demographics of 109,070 in 3 Mile Radius & 243,300+ Residents in 5 Mile Radius
- Great Visibility Along N 76th Street Generating Combined Traffic Counts of 62,200+ VPD
- Nearby Retailers Include: Starbucks, McDonald's, Popeye's, Culver's, Walgreens & More
- Caliber Collision is an Investment Grade Tenant, as America's Largest Collision Repair Company
- Milwaukee is the Largest City in Wisconsin & 4th Most Densely Populated Metropolitan Area in the Midwest

EXCLUSIVELY MARKETING BY:

RUSS KIMZEY

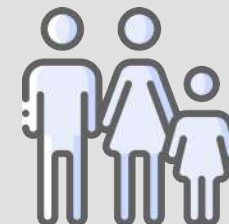
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INVESTMENT OVERVIEW:

Base Annual Rent:	\$75,600
Rent Per SF:	\$5.21
Rent Commencement Date:	6/26/2015
Lease Expiration Date:	6/30/2025
Lease Term Remaining:	4.5+ Years
Lease Type:	NN
Type of Ownership:	Fee Simple



Caliber Merged With ABRA Auto Body in 2019, Creating the Leading Collision Repair Chain



Caliber has 1,100+ State-of-the-Art Repair Centers and Employs More than 10,000 People



With an Estimated \$1.65B+ in Annual Revenue, Caliber Continues to Thrive and Expand

PROPERTY DETAILS:

Building Area:	14,500 SF
Land Area:	.89 AC
Year Built/Renovated:	1972/2015
Guarantor:	Caliber Collision Centers
Price Per SF:	\$86.90

LEASE ABSTRACT

6920 N 76TH ST | MILWAUKEE, WI

ANNUALIZED OPERATING DATA

	Term	Annual Rent	Rent per SF	Cap Rate
Primary Term	06/26/2015 - 06/30/2025	\$75,600	\$5.21	6.00%
Three (3), 5-Year Options 5% Increase	07/01/2025 - 06/30/2030	\$79,380	\$5.47	6.30%
	07/01/2030 - 06/30/2035	\$83,352	\$5.74	6.62%
	07/01/2035 - 06/30/2040	\$87,516	\$6.04	6.95%



RESPONSIBILITIES BREAKDOWN

TAXES & INSURANCE

PAID BY **TENANT**

Taxes: Tenant shall pay directly to the taxing authority all real estate taxes and installments of special assessments that are due and payable with respect to the Property during the term of this Lease.

Insurance: Tenant, at Tenant's sole cost and expense, shall maintain, at all times during the term of this Lease, fire and extended risk coverage insurance respecting the Building and the fixtures and improvements located therein insured for the benefit of Landlord and any mortgagee designated by Landlord in writing in an amount equivalent to the full replacement value. Tenant shall place and maintain, at Tenant's sole cost and expense, general public liability insurance against claims for personal injury, death or property damage.

PARKING LOT

PAID BY **LANDLORD**

In addition, Landlord, at its sole expense, shall be responsible for any required repairs to and/or replacements of driveways and parking areas to the extent the cost thereof exceeds \$3,000.00 during any twelve (12) month period.

ROOF & STRUCTURE

PAID BY **LANDLORD**

Landlord, at its sole expense, shall maintain in good condition, repair, and make all required replacements to the structural portions of the Building, including, but not limited to, exterior walls, floors, slabs, foundations and the roof.

HVAC

PAID BY **TENANT**

Tenant's obligations shall include without limitation the maintenance, repair and, if necessary, replacement of the following:

(i) The lighting, heating, ventilating and air conditioning, and plumbing and electrical systems, fixtures and equipment serving the Property.



5 MILE RADIUS OF SUBJECT PROPERTY

TOTAL POPULATION

		1 Mile	3 Mile	5 Mile
	2010 Census	9,742	108,074	240,277
	2020 Estimated	10,202	109,070	243,304
	2025 Projected	10,204	108,335	242,238

HOUSEHOLD INCOME

		1 Mile	3 Mile	5 Mile
	Median	\$48,463	\$43,7	\$46,211
	Average	\$58,842	\$54,927	\$62,449

Demographic data provided by CoStar



MILWAUKEE

Milwaukee is the largest city in the State of Wisconsin and the fourth-largest metropolitan area in the Midwestern United States behind Chicago, Minneapolis-St. Paul and Detroit. Milwaukee's manufacturing, technology, healthcare, and brewing industries are alive and thriving, as are its startups, culinary, arts, and hospitality businesses. With an affordable cost of living, great employment opportunities, family-friendly activities, and a dining scene centered around cheese and craft beer, it's no wonder that Brew City is one of the best places to live in the United States. The City is home to nine Fortune 500 Companies and numerous tourist attractions including the Milwaukee Art Museum, Harley-Davidson Museum, and Milwaukee County Zoo.

\$123,300

2020 Median Property Value



1.58 M+

2020 Total Population



\$80,728

2020 Median Household Income





CLOSE-UP RETAILER MAP

6920 N 76TH ST | MILWAUKEE, WI



Map data ©2020 Google Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Actual Property



Key Demographics 5 Miles



Total Population
2020
243,304



Projected Growth
2010 - 2020
1.26%

Actual Property



Actual Property



**CALIBER
COLLISION**

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE



23 Years
of Success



Ownership
Private



10,000+
Employees
Nationwide



\$1.65B
Annual Revenue



1,100+
Locations

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Actual Property

TRINITY

REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY MARKETING BY

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BROKER OF RECORD

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Actual Property