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EXECUTIVE SUMMARY

CALIBER COLLISION ▸ HENDERSON | COLORADO





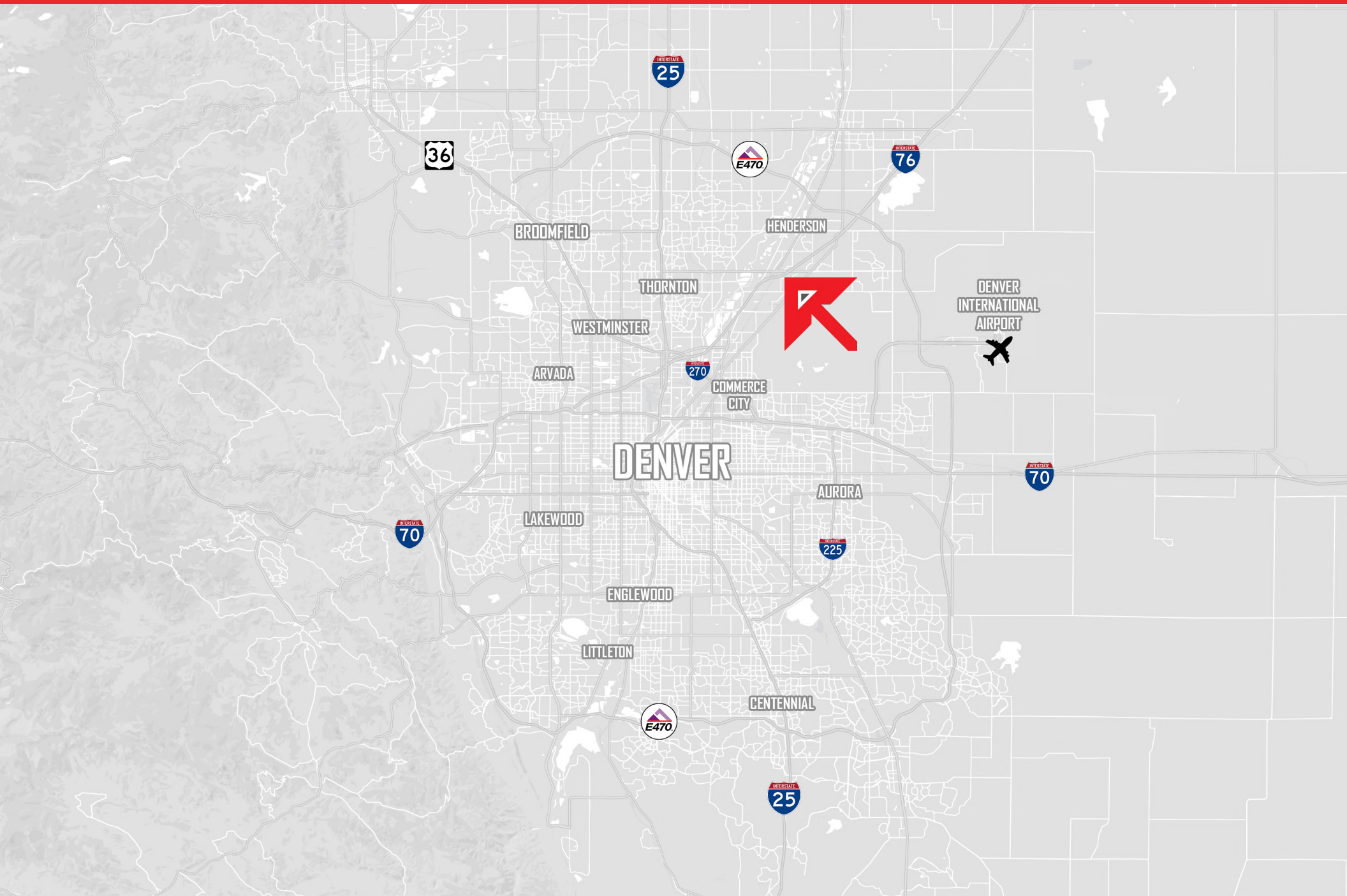
Property:	Caliber Collision
Address:	10399 Havana Street Henderson, CO 80640
Purchase Price:	\$5,009,891
NOI:	\$275,544
Cap Rate:	5.5%
Lease Term:	15 Years
Lease Start:	August 2020
Lease Expiration:	August 2035

Real Capital Investments is pleased to offer to qualified investors a Caliber Collision situated on a large parcel containing approximately 2.41 acres of land in the affluent Denver suburb of Henderson, Colorado. The property is situated on the heavily trafficked E 104th Avenue, which carries over 18,000 vehicles per day, with visibility from Interstate 76, carrying more than 38,700 vehicles per day. This is a densely populated area with over 122,000 people living in a 5-mile radius of the property. Average household income within this 5-mile radius exceeds \$97,000. In addition to the high population of residents, the area has a high daytime population with 1,921 businesses, more than 21,000 employees and over 9.1 million square feet of industrial and distribution space in a 5-mile radius of the property. The property is located 13 miles from downtown Denver, the largest city in Colorado and the 19th largest city in the United States with a city limit population exceeding 732,000 and MSA population exceeding 2.9 million. Colorado is the 3rd fastest growing state in the country, driven largely by the growth of the Denver metro area, which has increased by 15.29% since the 2010 census. The property is located in the affluent Denver suburb of Henderson, which enjoys a reputation for a high quality of life thanks to its pleasant weather, safety, affordability, top ranking schools and convenient access to downtown Denver for the many executives that live in the community. This Caliber Collision is located right in the heart of Denver's major residential and commercial growth, providing an ideal location to invest in real estate. This lease is an absolute NNN lease, the safest type of real estate ownership, with no landlord responsibilities whatsoever, creating a safe, passive income stream for an investor.



- New 15 Year Absolute NNN Lease – Stable Cash Flow Asset – Zero Landlord Responsibilities – Two (5-Year) Options to Renew
- 10% Rent Increases Every 5 Years Throughout the Initial Term and Option Periods, Providing a Strong Hedge Against Inflation
- Best in Class Tenant – Caliber Collision Recently Completed a Merger with ABRA, Making it the Largest Collision Repair Company in the United States with Over 1,100 Locations and Triple the Size of the Nearest Competitor
- Corporately Guaranteed Lease by CH Holding Corp with an S&P Credit Rating of “B” and a Moody’s Credit Rating of “B2” – Over \$2 Billion in Revenue
- Premier Private Equity Leadership – Hellman & Friedman, a Leading Private Equity Investment Firm with Over \$25 Billion in Current Assets Became Majority Owner After Merger
- Located in One of Denver’s Largest Industrial Submarket Containing Over 9.1 Million Square Feet of Industrial and Distribution Space in a 5-Mile Radius

- High Daytime Population with More Than 21,000 Employees and Over 1,921 Businesses in a 5-Mile Radius
- Densely Populated Location with Excellent Demographics – Over 122,000 People Living in a 5-Mile Radius with Average Household Income Exceeding \$97,000
- Positioned on E 104th Avenue with Over 18,000 Vehicles Per Day and Near the Heavily Trafficked Interstate 76 with More Than 38,000 Vehicles Per Day
- Situated 13 Miles from Downtown Denver, the Largest City in Colorado and the 19th Largest City in the United States with a City Limit Population Exceeding 732,000 and MSA Population Exceeding 2.9 Million
- Tremendous Recent Growth – Colorado is the 3rd Fastest Growing State in the Country, Driven Largely by the Growth of the Denver Metro Area, which has Increased by 15.29% Since the 2010 Census
- Denver Experiences More Than 31.7 Million Visitors Every Year, Generating an Economic Impact of Over \$12 Billion









**PRIME
STORAGE**

SUMMIT BODYWORKS

**INTERSTATE
76**

LIBERTY

**TITAN
MACHINERY**

J.M. THOMAS FOREST PRODUCTS

BADGER

GT

**SOUTH ADAMS COUNTY
FIRE STATION 25
AND TRAINING CENTER**

**AIM HIGH
EQUIPMENT
Rental & Sales**

Budget

INTERSTATE 76 / 38,710+ VPD

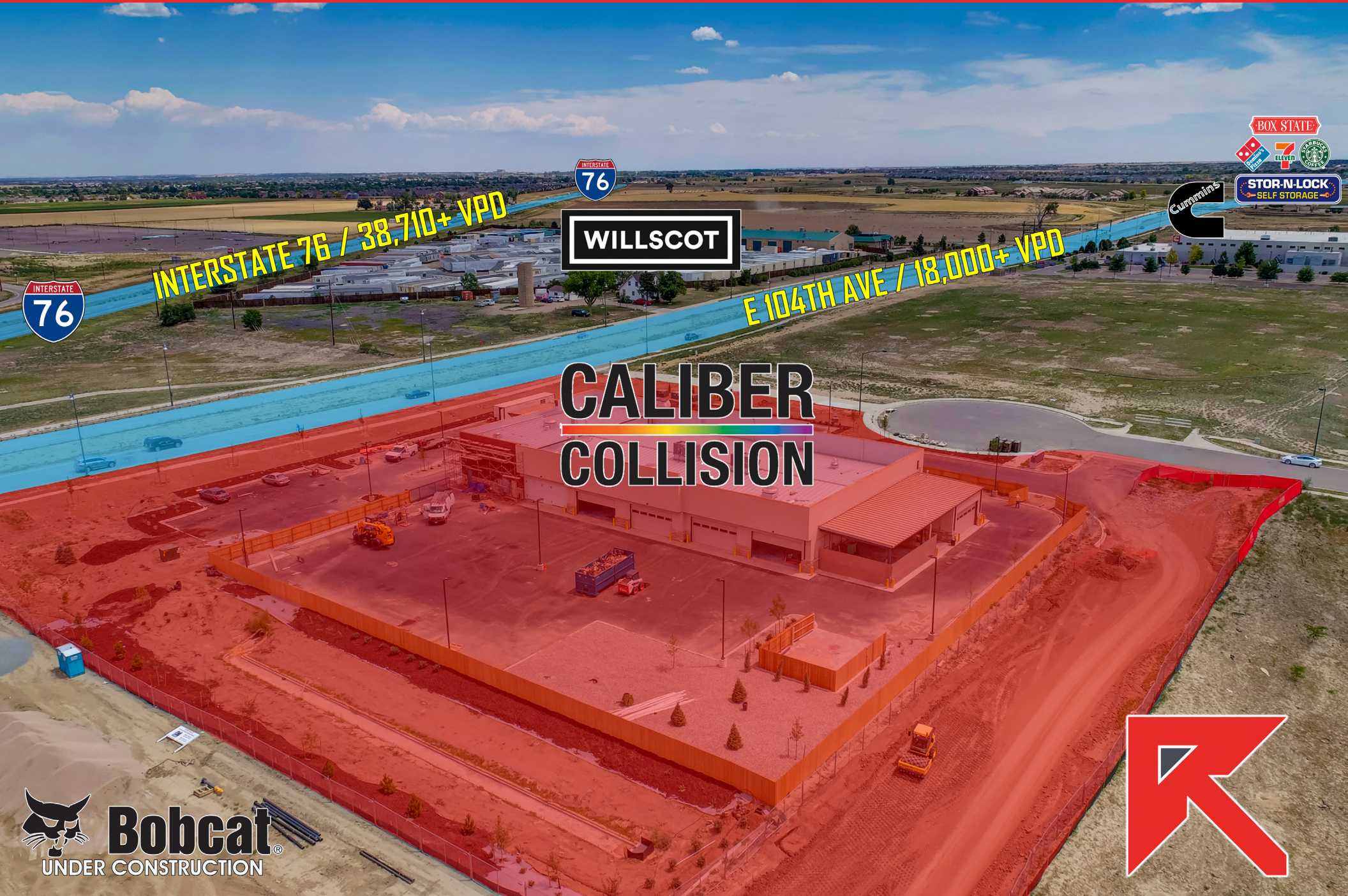
**CALIBER
COLLISION**

**Bobcat
UNDER CONSTRUCTION**

E 104TH AVE / 18,000+ VPD

**INTERSTATE
76**





PROPERTY DESCRIPTION

CALIBER COLLISION ▸ HENDERSON | COLORADO



Address:	10399 Havana Street Henderson, CO 80640	
Parcel ID:	172115103002	
Land Size:	Approximately 2.41 Acres	
Access:	Havana Street	
Signage:	Monument & Building Signage	
Year of Construction:	2020	
Building Size:	Approximately 14,600 Square Feet	
Parking:	90 Parking Spaces on site	
Drive Areas:	Asphalt Pavement, Concrete Curbs	
Zoning:	Commercial	
Traffic Counts:	E 104th Avenue:	18,000 VPD
	Interstate 76:	38,710 VPD



Tenant Name:	Caliber Bodyworks of Colorado, Inc.		
Guarantor:	CH Hold Corp (Corporate Parent Entity)		
Lease Start:	August 2020		
Lease Expiration:	August 2035		
Lease Type:	Absolute NNN		
Landlord Responsibilities:	None		
Base Lease Term:	15 Years		
Renewal Options:	Two (2) Additional (5-year) Options to Renew		
Annual Base Rent:	Years 1-5:	\$275,544	
	Years 6-10:	\$303,098	
	Years 11-15:	\$333,408	
Annual Option Rent:	Years 16-20:	\$366,749	
	Years 21-25:	\$403,424	
ROFO:	Yes, 20 Days		



WE'RE NOT JUST FIXING CARS. WE'RE FIXING LIVES.

Caliber Collision Centers® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to our customers, our communities, our culture and only the highest-quality service. It's a commitment that began when our company was founded in 1997 and continues strong to this day. But to continue improving, we can't just be a part of the collision repair industry – we must lead it. Not only by setting new standards in customer service, but also by implementing cutting edge technology at every turn. So, when you hand over your keys to Caliber, know you've made the right choice, and the first step toward restoring the rhythm of your life.

OUR COMMITMENT

At Caliber Collision Centers®, we're committed to one thing: you. And that commitment is rooted in our DNA – in everything we do – and it's the foundation upon which we've built our business and our relationships.

OUR CULTURE

Caliber is only as good as our culture and the people who cultivate it, and our teammates believe in what we're doing because we believe in them. That's why we only hire those with strong principles, proudly supporting each other and instilling inspirational leadership from the top down. Because the passion to do the right thing – and have fun doing it – is something that simply can't be faked. And if you invest in your people, they will invest in you.

OUR COMMUNITY

Our purpose, to restore people to the rhythm of their lives, goes beyond our customers. And being the preferred collision specialist in every community we serve means giving back to those communities that give us their trust. Through several initiatives, like Recycled Rides, Rhythm Restoration Food Drive, Changing Lanes and Caliber Classic, we are able to make a true impact on the lives of the people who fuel our purpose.

OUR QUALITY

Bottom line: If you put quality in, you get quality out. And our commitment to only the highest quality service carries across everything we do. This means you can expect consistently high quality, accurate estimates and on-time delivery at every location. Plus, our teammates are trained in the latest, most advanced collision repair technology in the industry, so you can rest easy knowing you're getting the fastest, safest repair possible. And in order to earn and maintain your trust, we keep an open line of communication, informing you of any changes along the repair process. After all, providing our customers with complete satisfaction isn't just a goal – it's what drives us.



LEWISVILLE, TX and BROOKLYN PARK, MN, Feb. 5, 2019 – Caliber Collision Centers (“Caliber”) and Abra Auto Body Repair of America (“Abra”) today announced the closing of their merger that unites the companies’ talented teams, trusted brands and industry-leading operations to better serve our customers, insurance clients and teammates across the U.S.

The combination joins two world-class leaders in the \$47-billion-a-year collision repair industry, each known for delivering consistently high customer satisfaction. Going forward, the combined company will be investing even more in enhanced technologies, specialized resources and innovative processes to redefine world-class standards for quality repairs and customer service in the industry.

“Caliber and Abra have very similar leadership philosophies and cultures. Combining these two world-class organizations will allow us to offer our customers greater convenience of our best-in-class collision repair experience across 37 states and the District of Columbia,” said Steve Grimshaw, Caliber’s Chief Executive Officer, who now serves as CEO of the new combined company. “We plan on maintaining all existing centers from both companies as we embark on our journey to create one company with one operating model and one culture. We plan on further strengthening our culture that strongly supports our teammates’ careers behind industry-leading development programs. And we remain committed to serving our valued insurance clients through the companies’ partnership programs, while enhancing their customers’ overall experience and complete satisfaction. That ability to stay ahead of what’s next will be vital in an industry that becomes more complex every year.”

The new combined company, now operating under the Caliber brand name, will provide customers and clients with the first national lifetime warranty along with even more offerings, including dedicated Non-Drive facilities, Express repair centers and Aluminum-certified and high-line centers. The combined company will also offer glass repair, diagnostic scanning and calibration services and the broadest network of OEM-certified locations in the U.S.

Terms of the transaction were not disclosed. Private equity firm Hellman & Friedman – Abra’s majority shareholder since 2014 – will become the majority shareholder of the combined company. Caliber’s two largest shareholders, OMERS and Leonard Green & Partners, L.P. (LGP), will be minority shareholders in the combined company.

“We believe this merger represents the next evolution of the collision repair industry. The combination further enhances the companies’ best-in-class performance metrics, proven acquisition integration processes, strong relationships with insurance clients and career opportunities for our teammates,” said Erik Ragatz, Partner at Hellman & Friedman. “The combined company’s expanded suite of one-stop services, together with its culture dedicated to doing the right thing for customers, clients and teammates, represents the future of the collision repair industry.”

Bank of America Merrill Lynch and Deutsche Bank Securities Inc. are financial advisor to Hellman & Friedman. Simpson Thacher & Bartlett LLP provided legal counsel to Hellman & Friedman and Abra. Jefferies LLC is financial advisor to both OMERS and LGP. Fried, Frank, Harris, Shriver & Jacobson LLP provided legal counsel to OMERS and Caliber. Latham & Watkins LLP provided legal counsel to LGP.

About Caliber Collision Centers

Caliber is the largest collision repair company in America with 650+ I-CAR Gold Class Professional certified collision repair centers. Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers. For more information about Caliber, please visit www.calibercollision.com.

About Abra Auto Body Repair of America

At Abra, we recognize that it's more than just a car. We are a leading provider of vehicle repair services, specializing in collision repair, paintless dent removal, and auto glass repair and replacement, backed by a lifetime national warranty. Through state-of-the-art technology, extensive training, reassuring service, and a commitment to repairing vehicles with the same care as if they were our own, our goal is to get customers back on the road quickly and safely. For more information, visit www.abraauto.com.

About Hellman & Friedman

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. 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. For more information, please visit www.hf.com.

About OMERS and OMERS Private Equity

Founded in 1962, OMERS is one of Canada's largest defined benefit pension plans, with more than \$95 billion in net assets, as at December 31, 2017. OMERS invests and administers pensions for more than 482,000 members through originating and managing a diversified portfolio of investments in public markets, private equity, infrastructure and real estate.

OMERS had private equity net investment asset exposure of \$11.5 billion as at December 31, 2017. OMERS Private Equity, the private equity investment arm of OMERS with a team of investment professionals in London, New York, Singapore and Toronto, seeks to use its significant and differentiated capital base to partner with management teams of industry leading businesses. For more information, please visit www.omer-privateequity.com.

About Leonard Green & Partners

Leonard Green & Partners, L.P. ("LGP") is a leading private equity investment firm founded in 1989 and based in Los Angeles. LGP partners with experienced management teams and often with founders to invest in market-leading companies. Since inception, LGP has invested in over 90 companies in the form of traditional buyouts, going-private transactions, recapitalizations, growth equity, and selective public equity and debt positions. LGP primarily focuses on companies providing services, including consumer, business, and healthcare services, as well as retail, distribution, and industrials. Its most recent fund, Green Equity Investors VII, L.P. ("GEI VII"), closed in 2016 with \$9.6 billion of committed capital.

MARKET OVERVIEW

CALIBER COLLISION ▸ HENDERSON | COLORADO



CITY POPULATION: **732,144+** | **1st** LARGEST CITY IN COLORADO
19th LARGEST CITY IN THE UNITED STATES

MSA POPULATION: **2,932,415+** | **10** COUNTIES | OFFICIALLY CALLED THE **DENVER-AURORA-LAKEWOOD** MSA
19th LARGEST MSA IN THE UNITED STATES



COLORADO IS THE 2ND FASTEST GROWING STATE IN THE U.S.
DRIVEN LARGELY IN PART BY THE GROWTH OF THE DENVER METRO AREA.
THE MSA HAS GROWN BY **+15.29%** SINCE THE 2010 CENSUS (2,543,482)

31.7+ MILLION
VISITORS EVERY YEAR
GENERATING AN EST.
ECONOMIC IMPACT
OF OVER \$12 BILLION



6 COMMERCIAL AIRPORTS



4 INTERSTATE HIGHWAYS



3 PUBLIC RAILWAY LINES



CITY POPULATION GROWTH: +21.99%
MSA POPULATION GROWTH: +15.29%
[SINCE THE 2010 CENSUS]



**10 FORTUNE
500 COMPANIES**

UNIVERSITIES



University of Colorado
Boulder

35,528+ STUDENTS
[UNDERGRAD]



METROPOLITAN
STATE UNIVERSITY
OF DENVER

23,789+ STUDENTS
[UNDERGRAD]



JOHNSON & WALES
UNIVERSITY

12,930+ STUDENTS
[UNDERGRAD]



UNIVERSITY of
DENVER

11,614+ STUDENTS
[UNDERGRAD]



REGIS
UNIVERSITY

9,208+ STUDENTS
[UNDERGRAD]

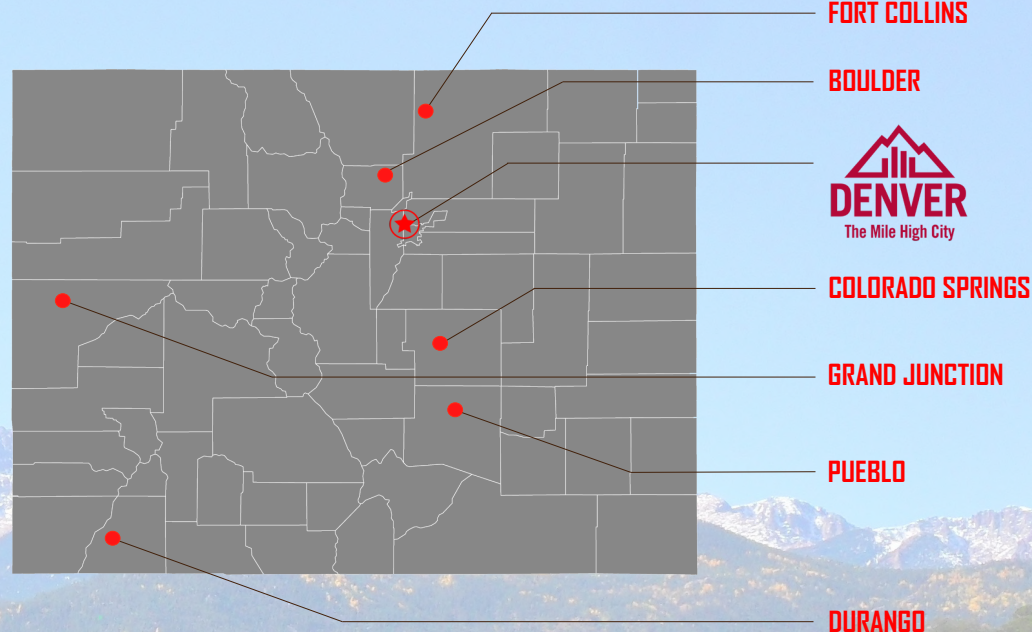
Colorado Christian
UNIVERSITY

7,379+ STUDENTS
[GRADUATE]

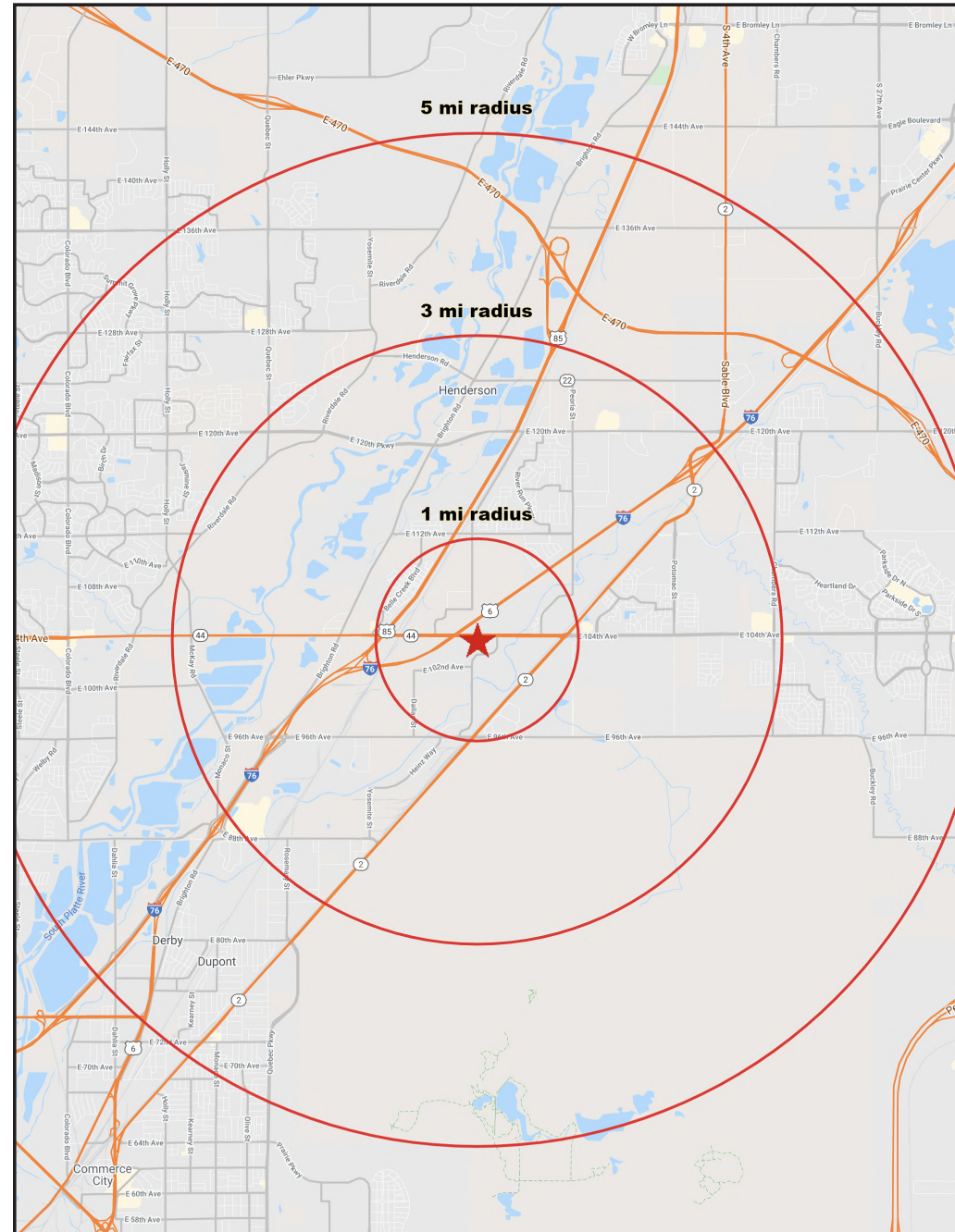


COLORADO SCHOOL OF
MINES

6,117+ STUDENTS
[GRADUATE]



10690 E 104th Ave Henderson, CO 80603				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2019 Estimated Population	3,803	20,300	122,660
	2024 Projected Population	4,063	21,665	131,445
	2010 Census Population	2,757	15,360	100,099
	2000 Census Population	387	2,958	57,915
	Projected Annual Growth 2019 to 2024	1.4%	1.3%	1.4%
	Historical Annual Growth 2000 to 2019	46.4%	30.9%	5.9%
	2019 Median Age	31.9	31.9	32.5
HOUSEHOLDS	2019 Estimated Households	1,199	6,253	39,241
	2024 Projected Households	1,261	6,574	41,418
	2010 Census Households	896	4,882	33,106
	2000 Census Households	132	1,006	19,275
	Projected Annual Growth 2019 to 2024	1.0%	1.0%	1.1%
	Historical Annual Growth 2000 to 2019	42.4%	27.5%	5.5%
RACE AND ETHNICITY	2019 Estimated White	75.3%	75.4%	74.1%
	2019 Estimated Black or African American	3.0%	2.7%	2.6%
	2019 Estimated Asian or Pacific Islander	3.6%	4.0%	4.4%
	2019 Estimated American Indian or Native Alaskan	1.1%	1.0%	1.2%
	2019 Estimated Other Races	17.1%	16.9%	17.7%
	2019 Estimated Hispanic	33.5%	35.5%	36.5%
INCOME	2019 Estimated Average Household Income	\$86,839	\$98,992	\$97,996
	2019 Estimated Median Household Income	\$88,076	\$91,480	\$86,844
	2019 Estimated Per Capita Income	\$27,380	\$30,499	\$31,411
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	5.1%	5.6%	5.5%
	2019 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.1%	7.2%
	2019 Estimated High School Graduate	24.7%	26.2%	26.8%
	2019 Estimated Some College	21.9%	21.9%	23.1%
	2019 Estimated Associates Degree Only	9.6%	9.4%	9.4%
	2019 Estimated Bachelors Degree Only	22.9%	21.0%	19.4%
	2019 Estimated Graduate Degree	10.2%	9.8%	8.6%
BUSINESS	2019 Estimated Total Businesses	177	609	1,921
	2019 Estimated Total Employees	2,989	9,188	21,169
	2019 Estimated Employee Population per Business	16.9	15.1	11.0
	2019 Estimated Residential Population per Business	21.5	33.3	63.8



DISCLAIMER

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of considering the purchase of the Caliber Collision located at 10399 Havana St, Henderson, Co (the "Property") and is not to be used for any other purposes. This information should not, under any circumstances, be made available or disclosed to any third party without the express written consent of Real Capital Investments or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. Real Capital Investments nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Memorandum may include certain statements and estimates by Real Capital Investments with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Real Capital Investments and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase and Sale Agreement between it and Owner. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Real Capital Investments, nor any of their officers, employees, representatives, independent contractors, or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase and Sale Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and Real Capital Investments from any liability with respect hereto.

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