



Representative Photo



Actual Building Under Construction

CALIBER COLLISION

356 NORTH PETERS AVENUE
FOND DU LAC, WISCONSIN

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T A B L E O F C O N T E N T S

1. Executive Summary
2. Property Details
3. Area Snapshot
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EXECUTIVE SUMMARY

CBRE is pleased to offer for sale this single tenant net leased asset occupied by Caliber Collision and located in Fond du Lac, WI. This newly renovated asset consists of 9,071 SF and offers the opportunity to acquire a long-term net leased asset with an essential business tenant, corporately guaranteed by the largest collision repair chain in the country. The asset is part of a major redevelopment of a former regional mall, which will include a 160,000 grocer and other shops and out parcels.

INVESTMENT HIGHLIGHTS

- New 2020 Redevelopment
- Essential Business
- Long Term Lease with 10% Increases
- Qualifies for Accelerated Depreciation
- Corporate Guarantee from the Largest Collision Repair Chain in the Country
- Prime Retail Location Adjacent to Major Mall Redevelopment



PROPERTY OVERVIEW

Address	356 North Peters Avenue, Fond du Lac, Wisconsin 54935
Tenant	Caliber Holdings Corporation
Asking Price	\$2,117,000
NOI	\$126,994
Cap Rate	6.00%
GLA	± 9,071 SF
Site Size (AC)	± 1.56 AC
Occupancy	100%
Year Built / Renovated	1996 / 2020
Parking Spaces (Ratio)	76 Spaces (8.42/1,000)

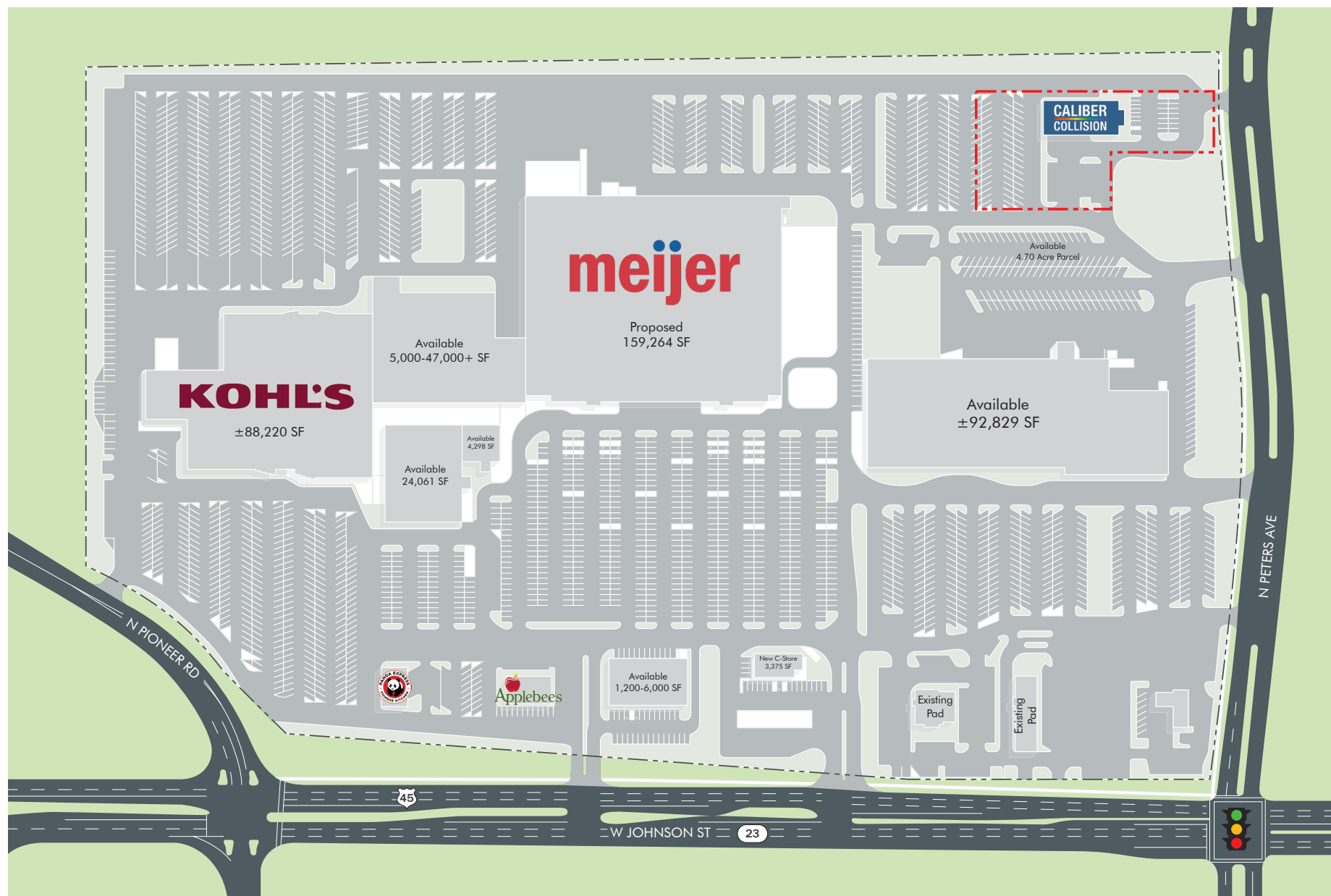
DEMOGRAPHICS

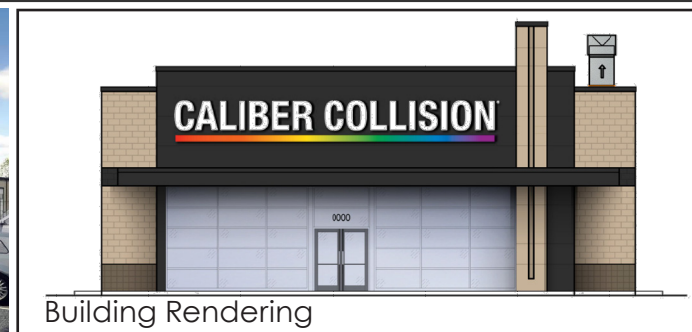
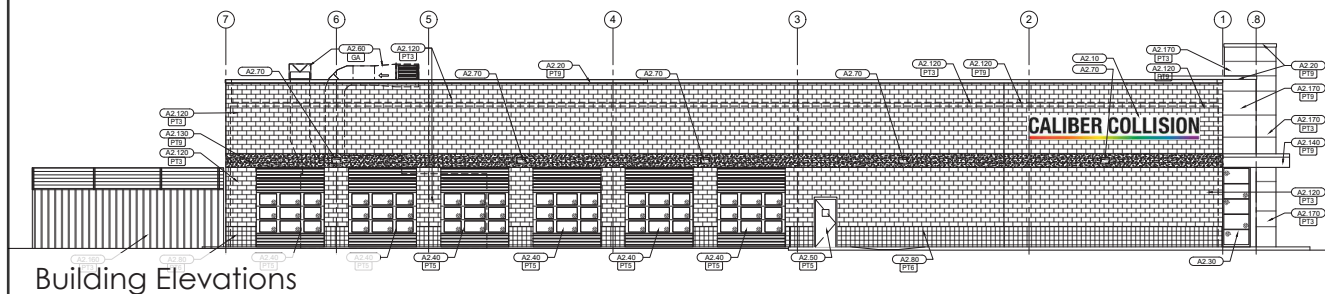
	1 MILE	3 MILE	5 MILE
Population	7,640	42,542	56,484
Households	3,600	18,407	23,823
Avg. HH Income	\$47,846	\$59,140	\$64,483
Avg. Home Value	\$117,813	\$151,540	\$180,817

TRAFFIC COUNTS

	AADT
North Peters Avenue	9,800 AADT
W Johnson Street	31,100 AADT
Interstate 41	46,900 AADT

SITE PLAN





INVESTMENT HIGHLIGHTS

NEW 2020 REDEVELOPMENT

Freestanding building was completely renovated in 2020. Rent is scheduled to commence October 2020, so potential buyer will have a full 11.5 years of lease term remaining upon closing.

ESSENTIAL BUSINESS

Caliber Collision Centers were not mandated to close during the COVID-19 lockdowns due to being deemed, "essential."

LONG TERM LEASE WITH HEALTHY INCREASES

11.5 Year initial lease term with 10% rental increases every 5 years.

PRIME RETAIL LOCATION

Forest Mall redevelopment outparcel located near the intersection of North Peters Avenue (9,800 AADT) & W Johnson Street (31,100 AADT).

CORPORATE GUARANTEE FROM THE LARGEST COLLISION REPAIR CHAIN IN THE COUNTRY

Effective February 5, 2019, Abra Auto Body & Glass and Caliber Collision merged to form an entity that operates more than 1,100 collision centers in 37 states.

QUALIFIES FOR ACCELERATED DEPRECIATION

A 15-year accelerated depreciation schedule may be applied to this property under current IRS guidelines. The accelerated schedule leads to an increased yearly depreciation expense deduction, which in turn leads to lower tax payments and increased cash flow for an investor.

TENANT OVERVIEW

CALIBER COLLISION

Founded in 1997, Caliber Collision is the largest collision repair company in the nation. With over 1,100 state-of-the-art repair centers and 13,000 employees across the US, the company serves over 850,000 customers every year. In February 2019, Caliber Collision merged with Abra Auto Body and Glass, widening Caliber's reach to over 37 states and the District of Columbia. As a result of the merger, Caliber Collision is now a subsidiary of private equity firm, Hellman & Friedman.

Parent Company:	Hellman & Friedman (Private)
Credit Rating:	B2
Annual Revenue:	Estimated \$3.5 Billion
Headquarters:	Lewisville, Texas
Number of Employees:	13,000
Website:	www.calibercollision.com

INVESTMENT OVERVIEW

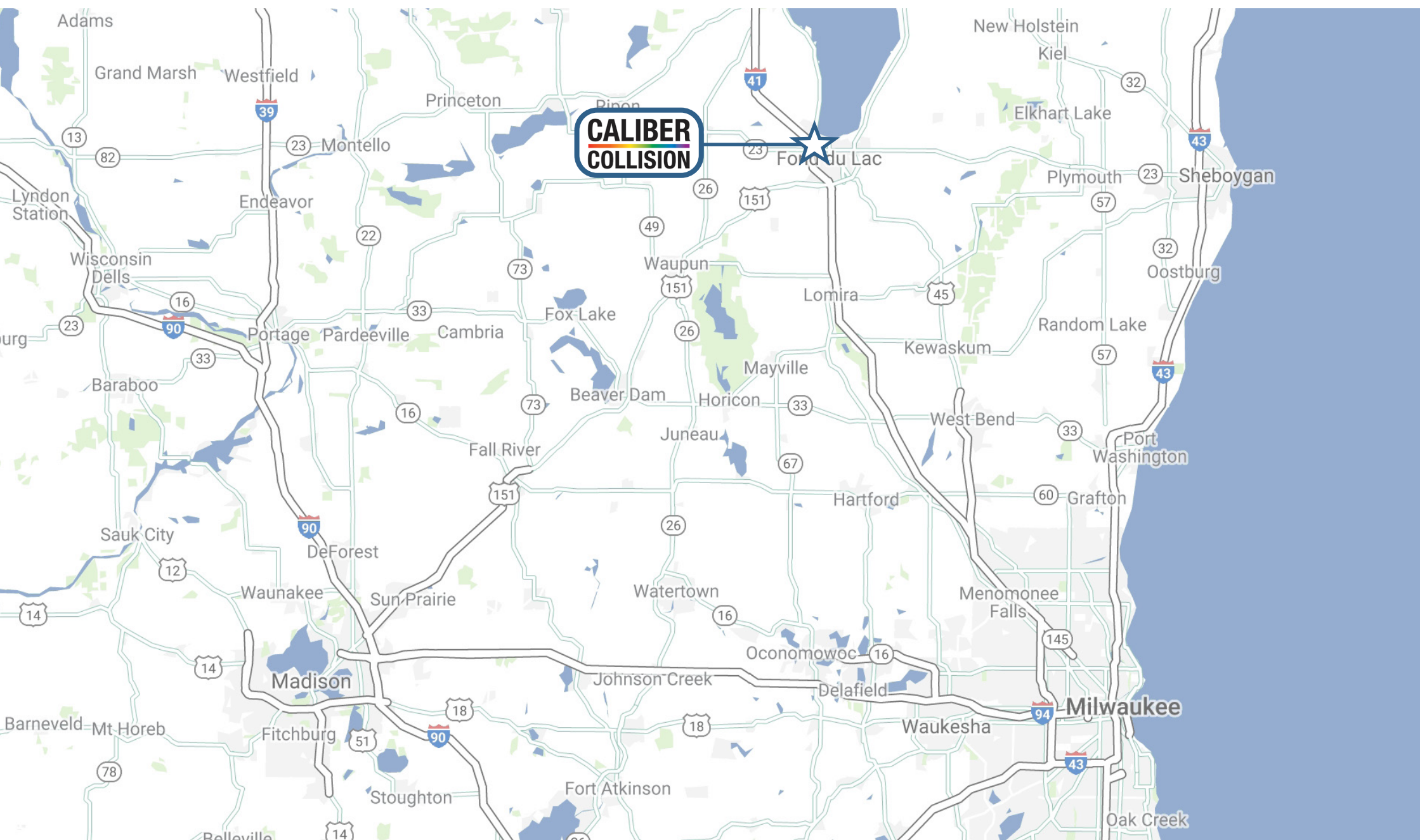
Year Built / Renovated	1996 / 2020
Commencement Date	July 11, 2020
Expiration Date	January 31, 2032
Rentable SF	± 9,071 SF
Occupancy	100%
Lease Structure	Double Net (NN)
Landlord Obligations	Roof & Structure
Tenant Obligations	CAM, Tax, Insurance, Repairs
Tenant	Caliber Holdings Corporation
Guarantor	Wand Newco 3
Rental Increases	10% Bumps Every 5 Years
Options	Two (2) Five (5) year options



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RENT SCHEDULE	PSF	MONTHLY	ANNUAL
Years 1-5	\$14.00	\$10,582.83	\$126,994
Years 6-10	\$15.40	\$11,641.12	\$139,693
Year 11	\$16.94	\$12,805.23	\$153,663
Option 1 (Years 12-16)	\$16.94	\$12,805.23	\$153,663
Option 2 (Years 17-21)	\$18.64	\$14,090.29	\$169,083

REGIONAL MAP



AERIAL FACING SOUTHWEST

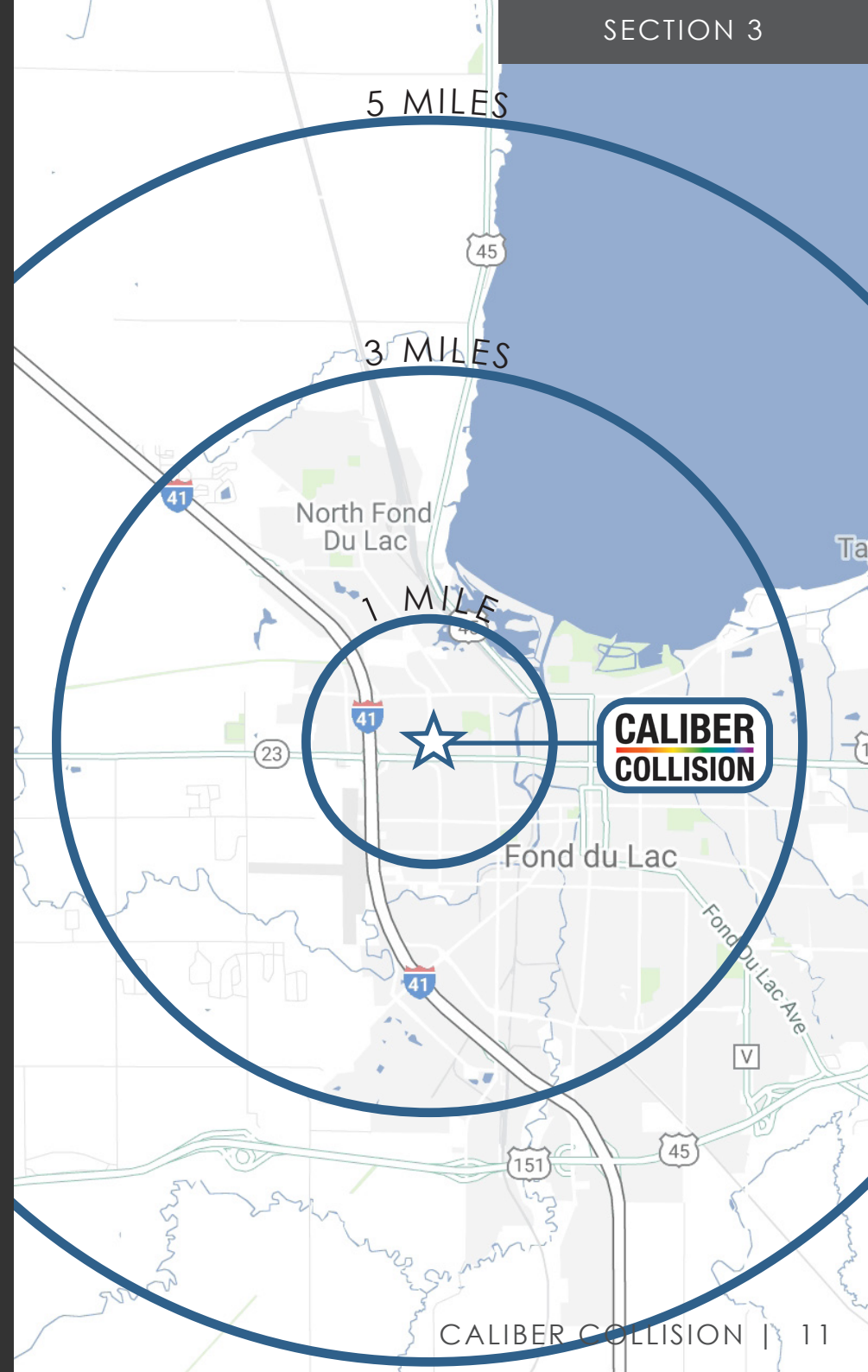


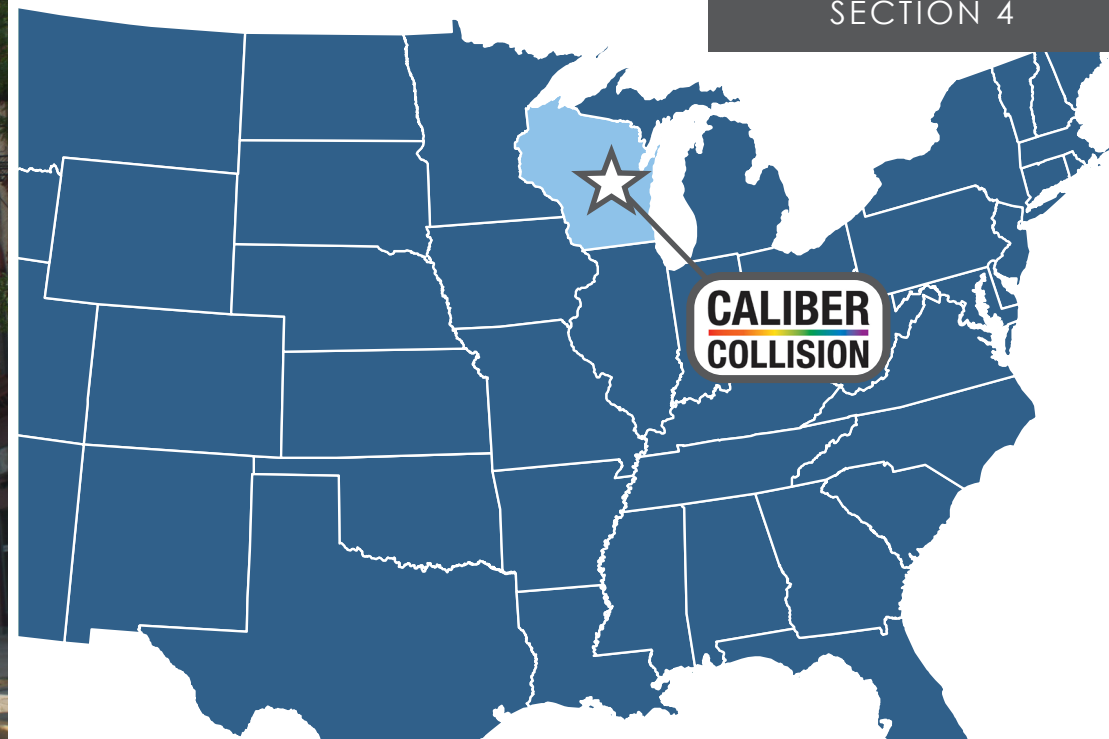
AERIAL FACING NORTH



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 Population	7,640	42,542	56,484
2025 Population	7,634	43,029	57,417
2010 Population	7,725	41,638	54,638
2020 Median Age	34.50	38.80	39.90
2020 Households	3,600	18,407	23,823
2025 Households	3,613	18,712	24,346
2010 Households	3,604	17,743	22,672
2020 Average HH Size	2.12	2.25	2.29
2020 Average HH Income	\$47,846	\$59,140	\$64,483
2020 Median HH Income	\$38,448	\$47,956	\$51,712
2020 Housing Units	3,949	19,789	25,447
2020 Vacant Housing Units	349	1,382	1,624
2020 Occupied Housing Units	3,600	18,407	23,823
2020 Population Age 25 and Older	5,004	29,569	39,544
% Of Pop. with High School - Associates	69.3%	69.9%	67.4%
% Of Pop. with Bachelor's Degree	14.9%	14.9%	17.1%
% Of Pop. with Graduate Degree	5.2%	5.6%	7.2%
2020 Businesses	402	1,968	2,332
2020 Employees	5,644	34,143	40,414





FOND DU LAC MARKET OVERVIEW

Located just an hour's drive from Madison, Milwaukee, and Green Bay, the city of Fond du Lac is situated at the foot of Lake Winnebago, one of the largest inland lakes in the US. The city's 400-acre Lakeside Park serves as a central location to enjoy the outdoors, offering residents and tourists alike unparalleled landscapes, watersport activities, hiking, fishing and more exciting outdoor recreation. With 41 other lakes in the surrounding area, Fond du Lac benefits from access to over 1,655 acres of beautiful water landscapes.

In addition to the beautiful scenery, at just 12.39 square miles in size, the city is packed with historic districts, cultural events, museums and entertainment such as the Thelma Sadoff Center for the Arts, the Buttermilk Park amphitheater, the Octagon House and Galloway Village. Between the rich history and gorgeous outdoors, Fond du Lac is a hidden gem of Wisconsin.

LOW COST OF LIVING & QUALITY OF LIFE

Fond du Lac boasts an extremely low cost of living, currently estimated to be around 3.3% less than the national average.

Here, residents will pay 21% less on average for housing, rent and property taxes as compared to the rest of the country.

In addition to the affordable living, Fond du Lac's roadway system makes getting to work a breeze. With easy access to Interstate 41, Highways 45 and 151 and State Highways 23, 55 and 175, over 60% of the workforce can make it to work in 20 minutes or less. This is 8.5% less than the rest of the state and 22.7% than the rest of the country. Furthermore, the city is within a day's day of over 40% of the US and Canada's population.

FOND DU LAC MARKET OVERVIEW

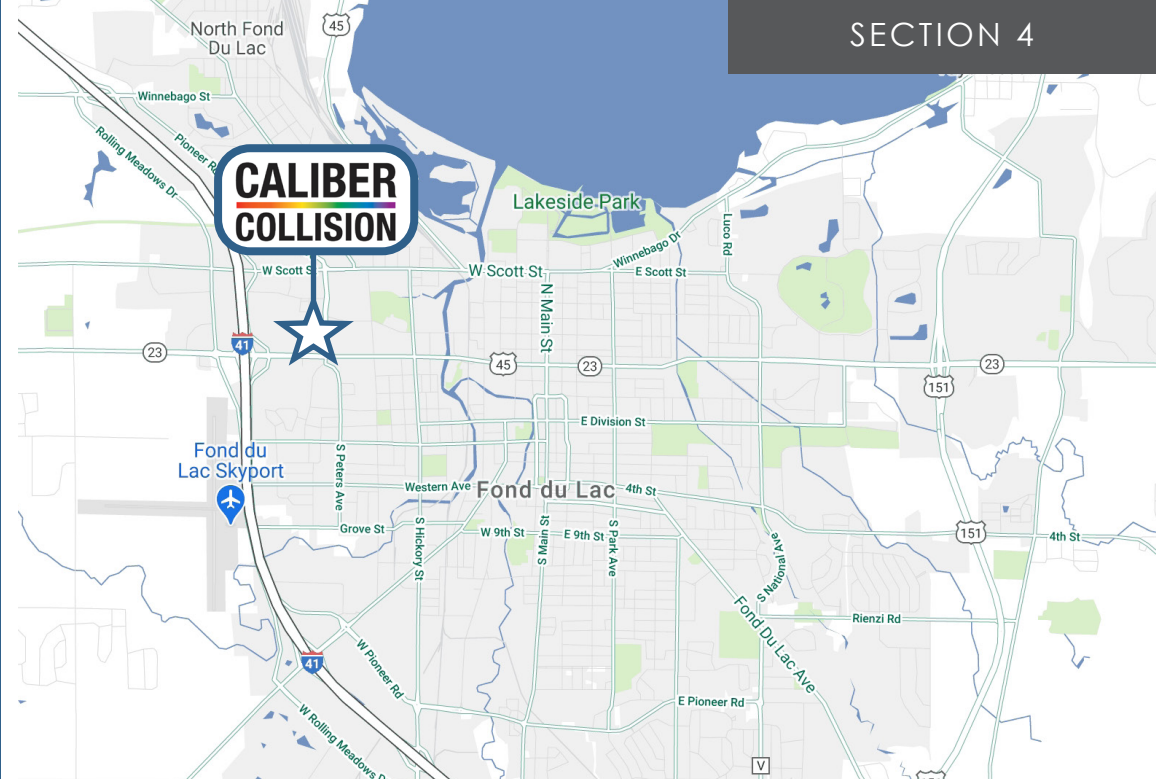
ECONOMIC SNAPSHOT

The state of Wisconsin is known for its wealth of manufacturing companies. In 2015, the state produced more than \$57 billion worth of manufacturing output, equating to over 19% of its GDP. Ranking second in the US for manufacturing employment concentration, Wisconsin's manufacturing workforce is 92% greater than the national average. And this gap is only growing. According to the Bureau of Labor Statistics, in 2016, the state reported a 3.7% growth in manufacturing employment since 2012 as compared to the US average of 2.9%. These numbers reflect Wisconsin as a national manufacturing powerhouse and the city of Fond du Lac is no exception.

Within the city of Fond du Lac, about 1 in every 4 jobs are in the manufacturing industry. Supported by eight major industrial business parks in the area, the city is home to several major manufacturing companies such as Mercury Maine, Swenson Tool & Die, ACH Foam Technologies, Con-Way Freight, Wausau Equipment, Alliance Laundry Systems, The J.M. Smucker Company, Integrity Saw and Tool, Inc., Federal Mogul, Midstate Supply and many more.

EDUCATION

Fond du Lac is home to three higher education institutions: The University of Wisconsin-Fond du Lac; Moraine Park Technical College; and Marian University. All of them located with the city's Campus District, these institutions collectively enroll over 23,000 students on an annual basis, fueling the local workforce year after year.



LARGEST EMPLOYERS | FOND DU LAC

- Mercury Maine
- Michels Corporation
- Alliance Laundry Systems
- Quad/Graphics, Inc.
- CN Wisconsin Central Ltd.
- J.F. Ahern Co.
- C.D. Smith Constructions, Inc.
- Fives Giddings & Lewis
- Wabash National
- Mid-States Aluminum Corporation

Source: Envision Greater Fond du Lac



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