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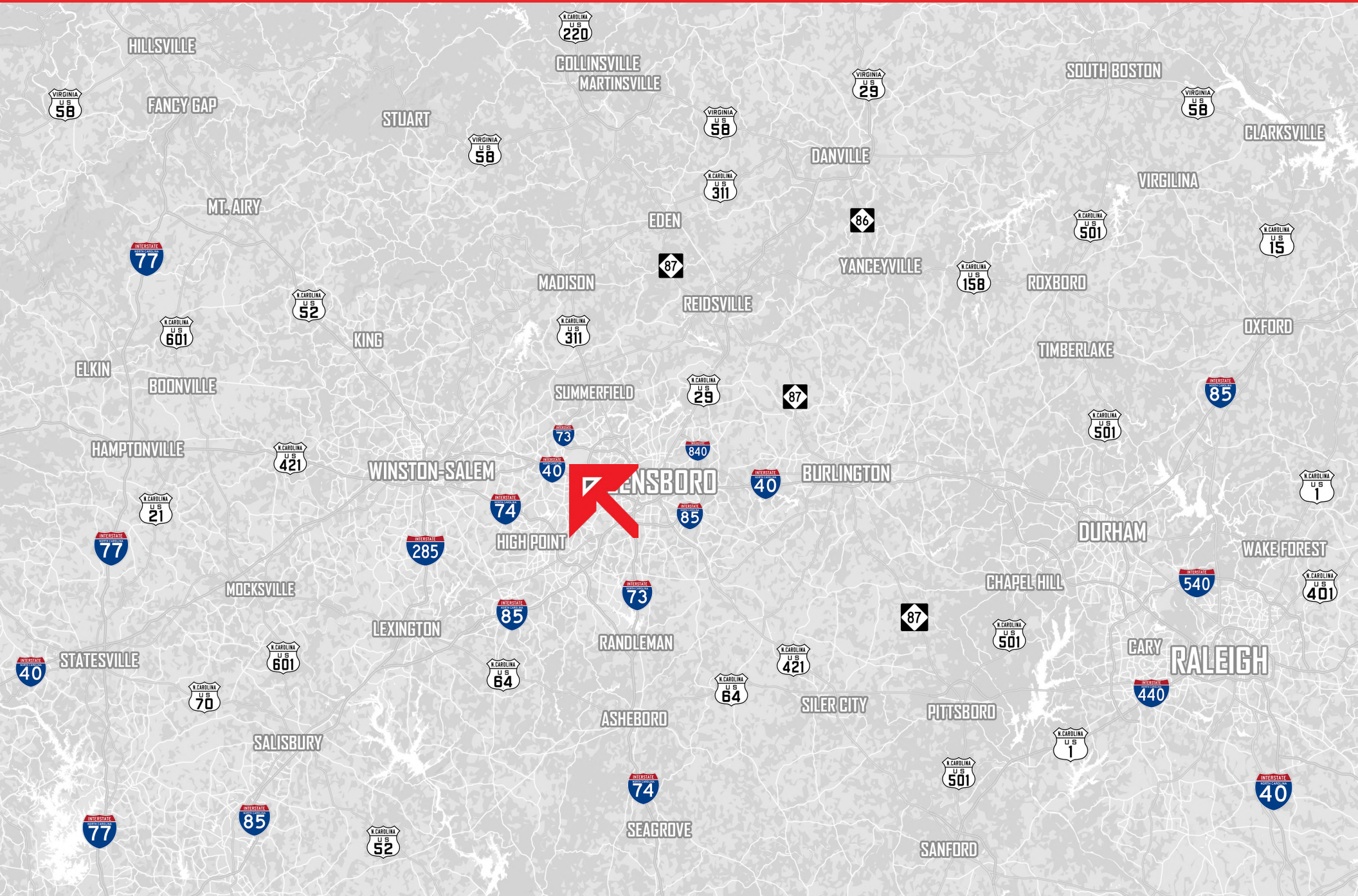
EXECUTIVE SUMMARY

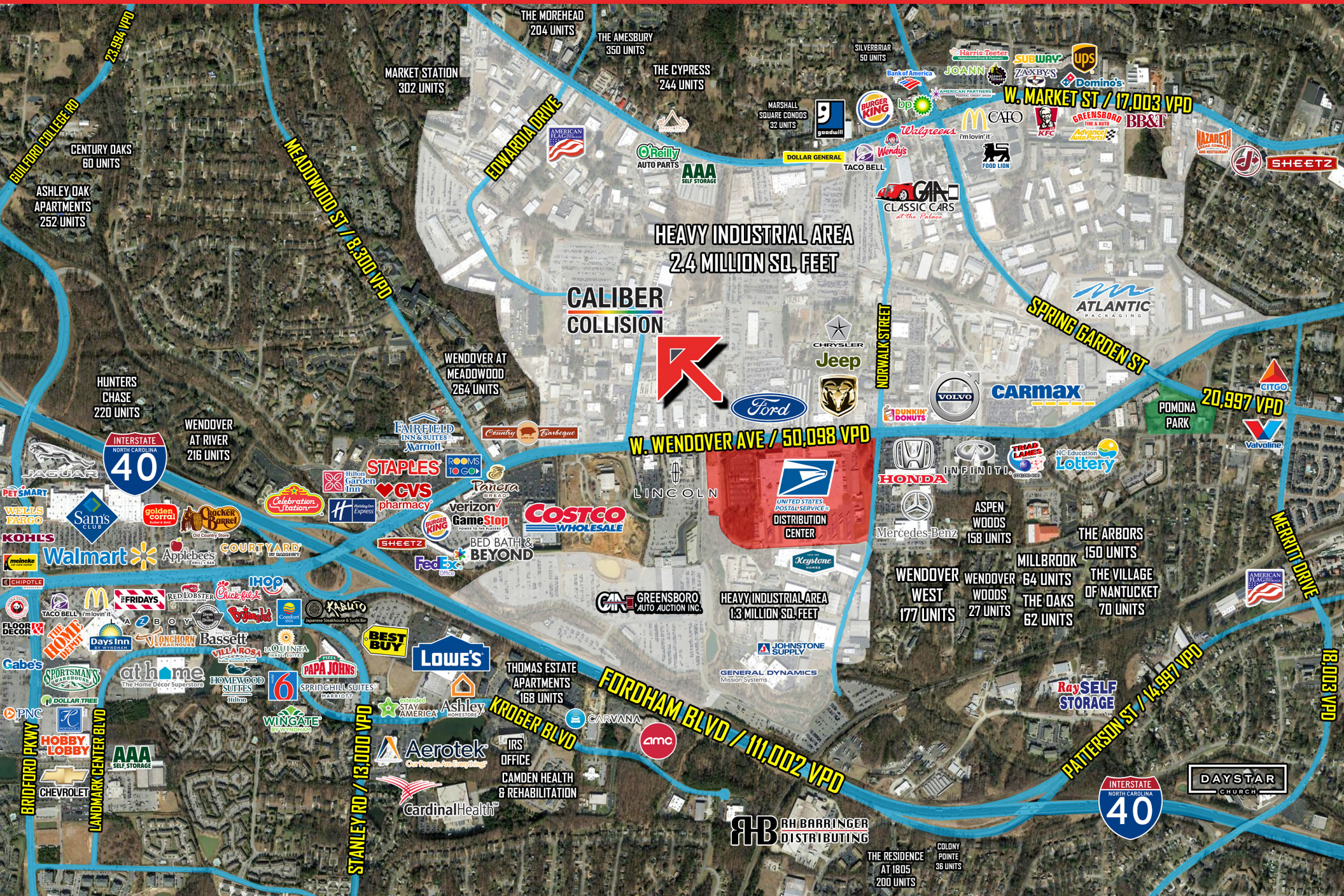
CALIBER COLLISION ▶ GREENSBORO | NORTH CAROLINA





Property:	Caliber Collision	<ul style="list-style-type: none"> New 15 Year Absolute NNN Lease – Stable Cash Flow Asset – Zero Landlord Responsibilities – Two (5-Year) Options to Renew 	<ul style="list-style-type: none"> High Traffic Location – Over 50,000 Vehicles Per Day on W Wendover Avenue and Over 111,000 Vehicles Per Day on Interstate 40
Address:	505 Edwardia Drive Greensboro, NC 27409	<ul style="list-style-type: none"> 10% Rent Increases Every 5 Years Throughout the Initial Term and Option Periods, Providing a Strong Hedge Against Inflation 	<ul style="list-style-type: none"> Located in One of Greensboro's Largest Trade Areas Containing Over 68 Million Square Feet of Industrial, Office, and Retail Within a 5-Mile Radius
Purchase Price:	\$3,004,489	<ul style="list-style-type: none"> Best in Class Tenant – Caliber Collision is the Largest Collision Repair Company in the United States with Over 1,100 Locations and Triple the Size of the Nearest Competitor 	<ul style="list-style-type: none"> Greensboro is the 3rd Largest City in North Carolina with a City Population of Over 299,000 and the 3rd Largest CSA in North Carolina with a Population Exceeding 1.7 Million
NOI:	\$175,762.60	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> Greensboro is Home to University of North Carolina Greensboro and North Carolina AG & Technical State University – Combine has More Than 32,000 Students Enrolled
Cap Rate:	5.85%	<ul style="list-style-type: none"> Premier Private Equity Leadership – Hellman & Friedman, a Leading Private Equity Investment Firm with Over \$25 Billion in Current Assets is the Majority Owner, Along with OMERS and Leonard Green & Partners Who Combined Have Over \$56 Billion in Assets Under Management 	<ul style="list-style-type: none"> 10 Miles from the Piedmont Triad International Airport – Attracted Over 1.5 Million Visitors in 2019
Lease Term:	15 Years	<ul style="list-style-type: none"> Densely Populated Location with Excellent Demographics – Over 172,000 People in a 5-Mile Radius with Average Household Income Exceeding \$76,000 	<ul style="list-style-type: none"> High Daytime Population with More Than 10,500 Businesses and Over 122,000 Employees in a 5-Mile Radius
Lease Start:	October 31, 2020		
Lease Expiration:	October 31, 2035		





PROPERTY DESCRIPTION

CALIBER COLLISION ▶ GREENSBORO | NORTH CAROLINA



Address: 505 Edwardia Drive
Greensboro, NC 27409

Parcel ID: 43048

Land Size: Approximately 2.08 Acres

Access: One Curb Cut on Edwardia Drive

Signage: Pylon & Building Signage

Year of Construction: 1998/2020

Building Size: Approximately 21,685 Square Feet

Parking: 43+ Parking Spaces on Site

Drive Areas: Asphalt Pavement, Concrete Curbs

Zoning: Commercial

Traffic Counts: W. Wendover Avenue: 50,098 VPD
Interstate-40: 111,002 VPD



Tenant Name:	Caliber Bodyworks of N. Carolina, Inc.	
Guarantor:	CH Hold Corp (Parent Entity)	
Lease Start:	October 31, 2020	
Lease Expiration:	October 31, 2035	
Lease Type:	Absolute NNN	
Landlord Responsibilities:	None	
Base Lease Term:	15 Years	
Renewal Options:	Two (2) Additional (5-Year) Options to Renew	
Rental Increases:	10% Bumps Every 5 Years	
Annual Base Rent:	Years 1-5:	\$175,762.60
	Years 6-10:	\$193,338.86 (10% Increase)
	Years 11-15:	\$212,672.75 (10% Increase)
Annual Option Rent:	Years 16-20:	\$233,940.02 (10% Increase)
	Years 21-25:	\$257,334.02 (10% Increase)
ROFO:	Yes, 20 Days	



HELLMAN & FRIEDMAN

MAJORITY SHAREHOLDER



FOUNDED: 1984
HQ: SAN FRANCISCO, CA



RAISED OVER \$50 BILLION
OF COMMITTED CAPITAL IN
OVER 90 GLOBAL COMPANIES



OVER \$25 BILLION
IN ASSETS CURRENTLY
UNDER MANAGEMENT



LEADING PRIVATE EQUITY
INVESTMENT FIRM
#28 RANKED ACCORDING TO
PRIVATE EQUITY INTERNATIONAL



Private Equity

MINORITY SHAREHOLDERS



LEONARD GREEN
& PARTNERS



FOUNDED: 1997
HQ: TORONTO, CANADA



OVER \$15.7 BILLION
NET INVESTMENT
PORTFOLIO



OVER \$97 BILLION
NET ASSET
REACHED



FOUNDED: 1989
HQ: LOS ANGELES, CA



OVER \$41.1 BILLION
IN ASSETS CURRENTLY
UNDER MANAGEMENT

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®



FOUNDED: 1997
HQ: LEWISVILLE, TX



1,100+ STORES IN
37 STATES



FASTEST GROWING
COLLISION REPAIR CHAIN IN THE U.S.



#1 COLLISION REPAIR
CHAIN IN THE U.S.

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.



**MANUFACTURER-APPROVED
REPAIR SPECIALIST**
25+ ORIGINAL EQUIPMENT MANUFACTURERS (OEMs)

1,100+

STATE-OF-THE-ART
REPAIR CENTERS

NATION'S LARGEST
#1
COLLISION REPAIR

37+

STATES & THE DISTRICT
OF COLUMBIA

MARKET OVERVIEW

CALIBER COLLISION ▶ GREENSBORO | NORTH CAROLINA



GREENSBORO POPULATION:
299,710+

3RD LARGEST CITY IN NORTH CAROLINA
68TH LARGEST CITY IN THE UNITED STATES

CSA POPULATION:
1,738,928+

12 COUNTIES | OFFICIALLY CALLED THE **PIEDMONT TRIAD CSA**
35TH LARGEST CSA IN THE UNITED STATES

CONSISTS OF THE AREA WITHIN & SURROUNDING THE 3 MAJOR PARTS: GREENSBORO, WINSTON-SALEM, & HIGH POINT



NORTH CAROLINA IS THE 18TH FASTEST GROWING STATE IN THE U.S.
DRIVEN IN PART BY THE GROWTH OF THE **PIEDMONT TRIAD REGION**
THE CSA HAS GROWN BY **+6.29%** SINCE THE 2010 CENSUS (1,589,200)
& IS ESTIMATED TO GROW BY **ANOTHER 15.82%** BY THE YEAR 2038



1,078,247 PASSENGERS +
253,213.337 METRIC TONNES OF
CARGO PASS THROUGH ANNUALLY



8 COMMUTER/CORP. AIRPORTS



8 INTERSTATE HIGHWAYS



2 PUBLIC RAILWAY LINES



CITY POPULATION GROWTH: +10.03%
CSA POPULATION GROWTH: +6.29%
[SINCE THE 2010 CENSUS]



HOME to 4 FORTUNE
1000 COMPANIES

UNIVERSITIES



UNC
GREENSBORO

[20,196+ STUDENTS]



NORTH CAROLINA
AG. & TECHNICAL
STATE UNIVERSITY

[12,556+ STUDENTS]

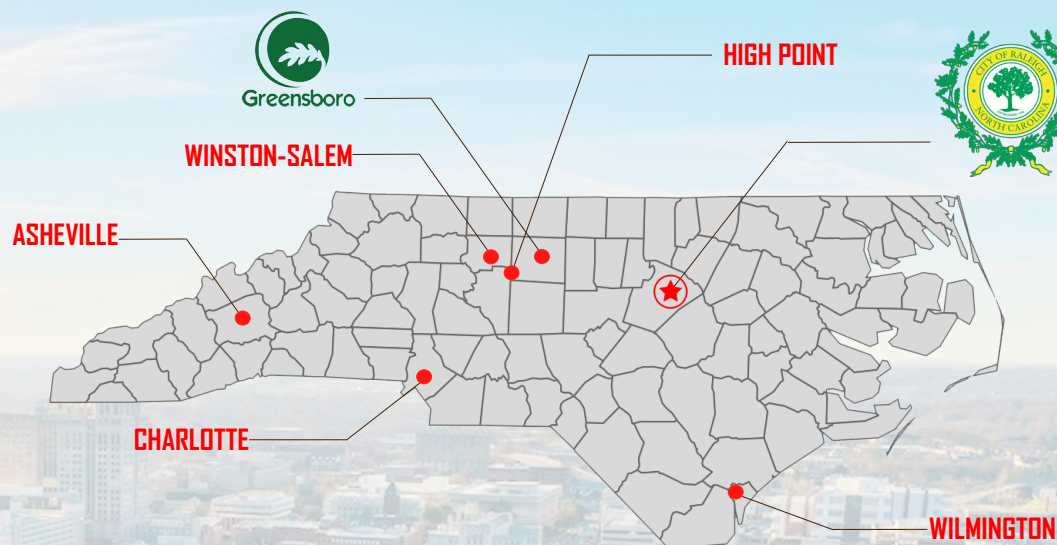


WAKE FOREST
UNIVERSITY

[8,497+ STUDENTS]

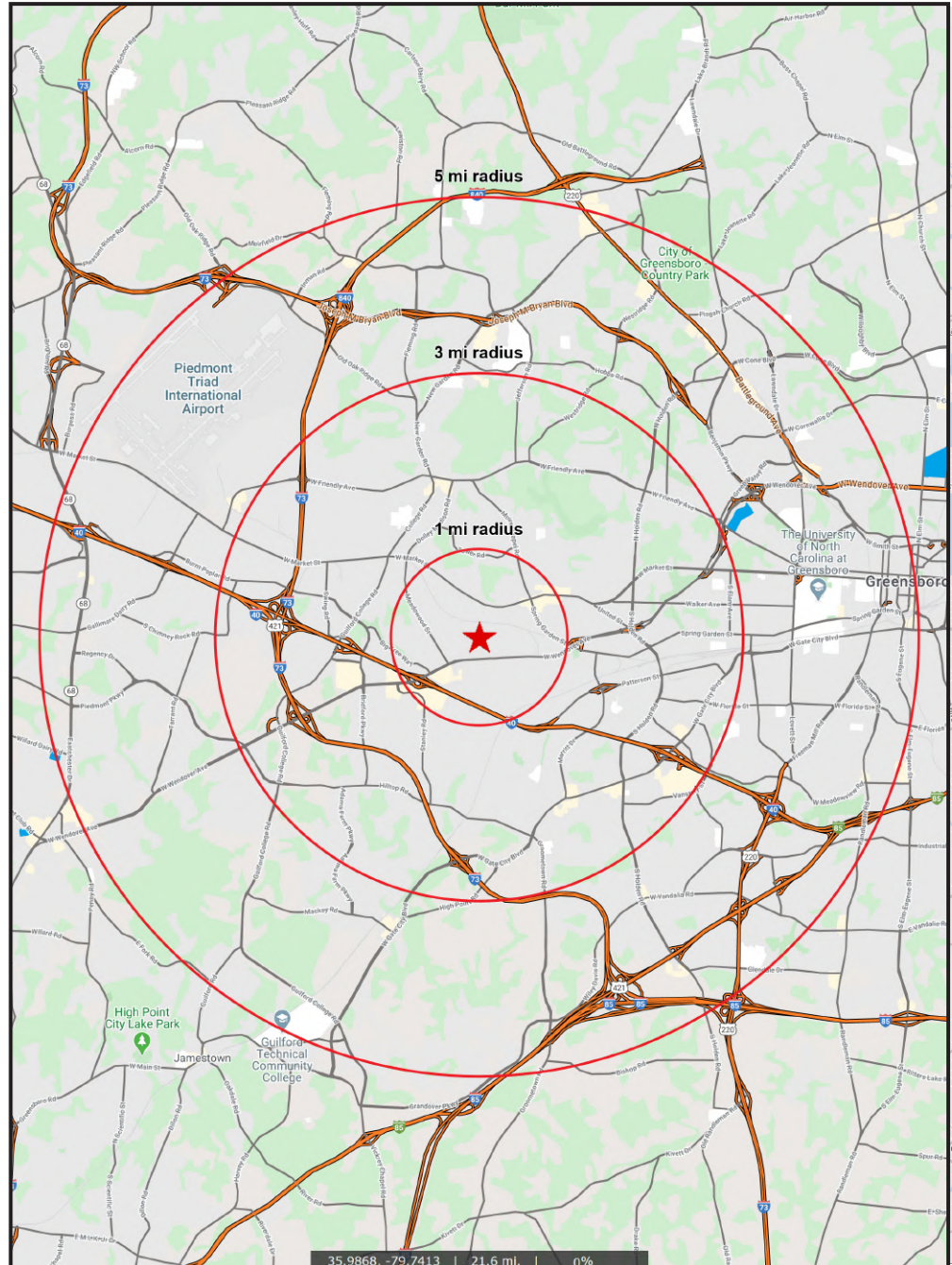
**THERE ARE 13 COLLEGES/UNIVERSITIES IN THE REGION W/ ENROLLMENT EXCEEDING 60,000 STUDENTS,
PLUS AN ADDITIONAL 9 TECHNICAL & COMMUNITY COLLEGES THAT SERVE 50,000 ADDITIONAL STUDENTS.

- GREENSBORO WAS NAMED "BEST PLACES TO DRIVE IN THE U.S." by WAZE [2018]
- GREENSBORO IS RANKED IN THE "TOP 15 CITIES FOR THE LOWEST COST OF LIVING" by MOVE.ORG
- THE **PIEDMONT CSA** IS **CENTRALLY LOCATED** TO MOST MAJOR CITIES & STATES ON THE EASTERN COAST OF THE U.S.
MAKING IT A **LARGE TRAVEL & ECONOMIC THOROUGHFARE** (OVER **33.8 MILLION VISITORS** PASS THRU ANNUALLY)
- FORT BRAGG MILITARY BASE (LOCATED JUST SOUTH OF GREENSBORO - IN FAYETTEVILLE) IS **ONE OF THE LARGEST**
MILITARY INSTALLATIONS IN THE WORLD WITH **OVER 57,000** MILITARY PERSONNEL



505 Edwardia Dr
Greensboro, NC 27409
1 mi radius 3 mi radius 5 mi radius

POPULATION	2020 Estimated Population	7,212	74,726	172,434
	2025 Projected Population	7,506	76,994	177,748
	2010 Census Population	6,201	67,636	157,773
	2000 Census Population	6,236	61,917	144,946
	Projected Annual Growth 2020 to 2025	0.8%	0.6%	0.6%
	Historical Annual Growth 2000 to 2020	0.8%	1.0%	0.9%
HOUSEHOLDS	2020 Median Age	33.4	35.4	36.1
	2020 Estimated Households	3,854	34,242	76,031
	2025 Projected Households	4,009	35,287	78,417
	2010 Census Households	3,197	30,004	67,267
	2000 Census Households	2,982	26,766	60,615
	Projected Annual Growth 2020 to 2025	0.8%	0.6%	0.6%
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2020	1.5%	1.4%	1.3%
	2020 Estimated White	47.3%	51.9%	53.1%
	2020 Estimated Black or African American	38.2%	31.7%	31.9%
	2020 Estimated Asian or Pacific Islander	5.3%	6.5%	7.0%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.5%
	2020 Estimated Other Races	8.5%	9.3%	7.4%
INCOME	2020 Estimated Hispanic	9.7%	11.8%	9.2%
	2020 Estimated Average Household Income	\$51,845	\$67,614	\$76,375
	2020 Estimated Median Household Income	\$45,182	\$55,063	\$58,574
EDUCATION (AGE 25+)	2020 Estimated Per Capita Income	\$27,716	\$31,115	\$33,929
	2020 Estimated Elementary (Grade Level 0 to 8)	2.1%	4.0%	3.2%
	2020 Estimated Some High School (Grade Level 9 to 11)	5.0%	5.0%	5.1%
	2020 Estimated High School Graduate	22.5%	20.0%	19.8%
	2020 Estimated Some College	25.8%	21.7%	21.1%
	2020 Estimated Associates Degree Only	8.2%	8.5%	8.4%
BUSINESS	2020 Estimated Bachelors Degree Only	25.7%	26.3%	27.2%
	2020 Estimated Graduate Degree	10.7%	14.5%	15.3%
	2020 Estimated Total Businesses	963	4,265	10,534
	2020 Estimated Total Employees	10,907	46,918	122,366
	2020 Estimated Employee Population per Business	11.3	11.0	11.6
	2020 Estimated Residential Population per Business	7.5	17.5	16.4



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 505 Edwardia Drive (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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