

CALIBER COLLISION

2806 HIGHWAY 61
MAPLEWOOD, MN 55109



 **PINNACLE**
REAL ESTATE ADVISORS

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Broker of Record:
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COLLISION

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TENANT OVERVIEW

CALIBER COLLISION



- Largest Collision Repair Company and industry Leader
- Partnerships with Insurance Companies-80% of industry volume is controlled by Insurance companies
- Partnership with local and national auto Dealerships
- Guarantees work and satisfaction on repairs
- Moody's Rated B-Privately owned
- Annual Revenue: \$4 Billion
- Locations across the Country in numerous States
- Company is continuing to grow and add units



Caliber Collision was founded in 1997 and has grown into the largest collision repair company with over 1,100 repair centers. Caliber has grown so fast by setting new standards in customer service. They strive to elevate their quality and their customer's experience. Caliber is headquartered in Lewisville, TX.

ESSENTIAL BUSINESS

As an essential business, Caliber Collision remains open during the COVID 19 Pandemic.

Recession Proof Pandemic Resistant E-Commerce Resistant



OUR COMMITMENT

At Caliber Collision®, 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.

Through 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®.

CALIBER COLLISION/ABRA AUTO BODY MERGER

Caliber Collision Centers and Abra Auto Body and Glass, have officially joined forces. Effective February 5, 2019, Abra and Caliber have closed on their merger transaction. This powerful combination creates a company that unites two proven, talented teams operating more than 1,000 collision centers in 37 states and the District of Columbia – the broadest geographic coverage in the nation.”



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.



Dominant Leadership: Hellman & Friedman, Private Equity Firm with Over \$25 Billion of Total Assets, they are majority owners after merger.





2806 HIGHWAY 61
Maplewood, MN 55109

Price: \$2,750,000

Cap Rate: 6.0%

Rent: \$165,000

OVERVIEW

Price	\$2,750,000
Gross Leasable Area (GLA)	11,692 SF
Lot Size	58,806 SF
Net Operating Income	\$165,000
CAP Rate	6.0%
Year Built	1995

LEASE ABSTRACT

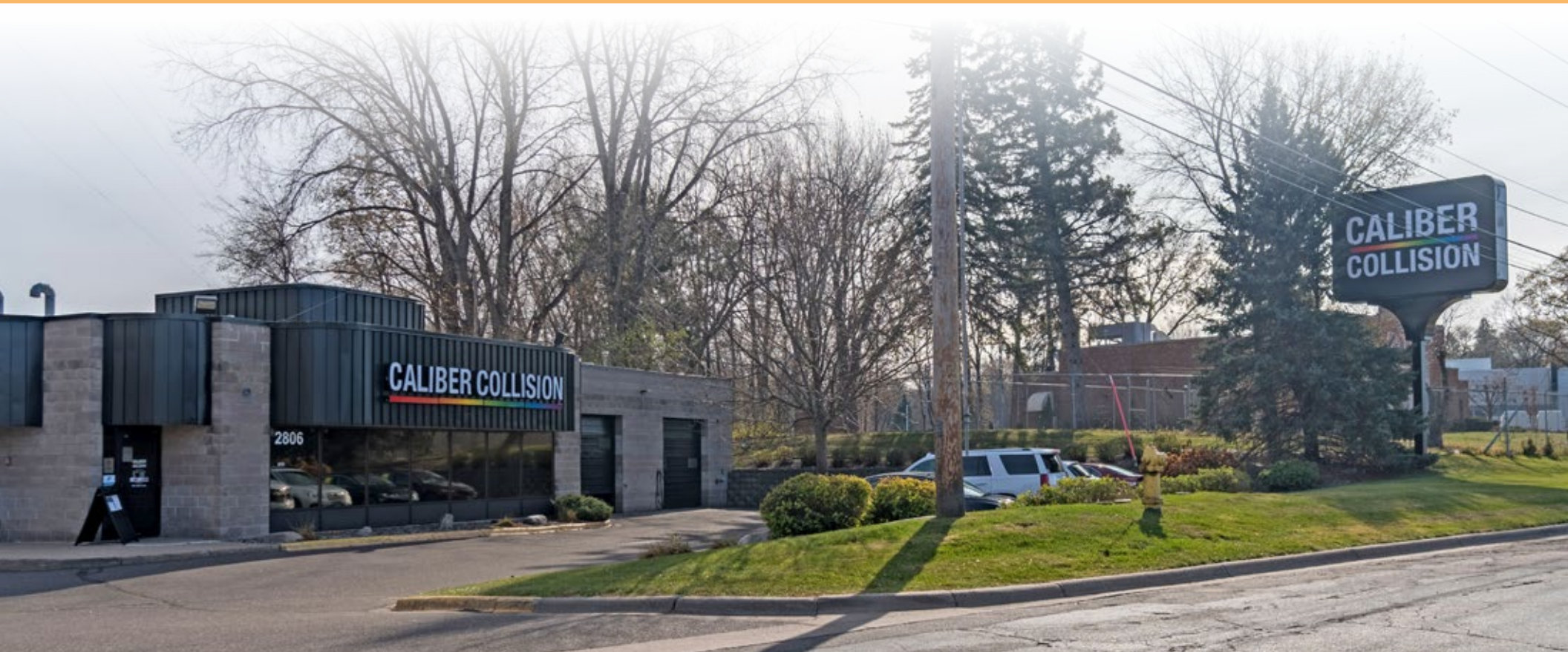
Lease Type	Absolute NNN
Lease Term	10 Years
New Rent Commencement	June 1, 2019
Lease Expiration	May 31, 2029
Rental Escalations	6% Increase on June 1, 2024
Renewal Options	Two - Five Year Options
Tenant	Caliber Collision
Guarantor	Corporate/Wand NewCo 3, Inc

INVESTMENT SUMMARY

**CALIBER
COLLISION**
RESTORING THE RHYTHM OF YOUR LIFE™



- National Tenant
- Corporate Guaranty
- Absolute NNN Lease
- No Landlord Responsibilities
- New 10 Year Lease
- Rent Increases every 5 years
- Low rent
- Essential Business
- Recession Proof
- E-Commerce Resistant



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PROPERTY HIGHLIGHTS



251,237
Total Population
within 5-Miles



\$82,470
Median Household
Income within 5-Miles



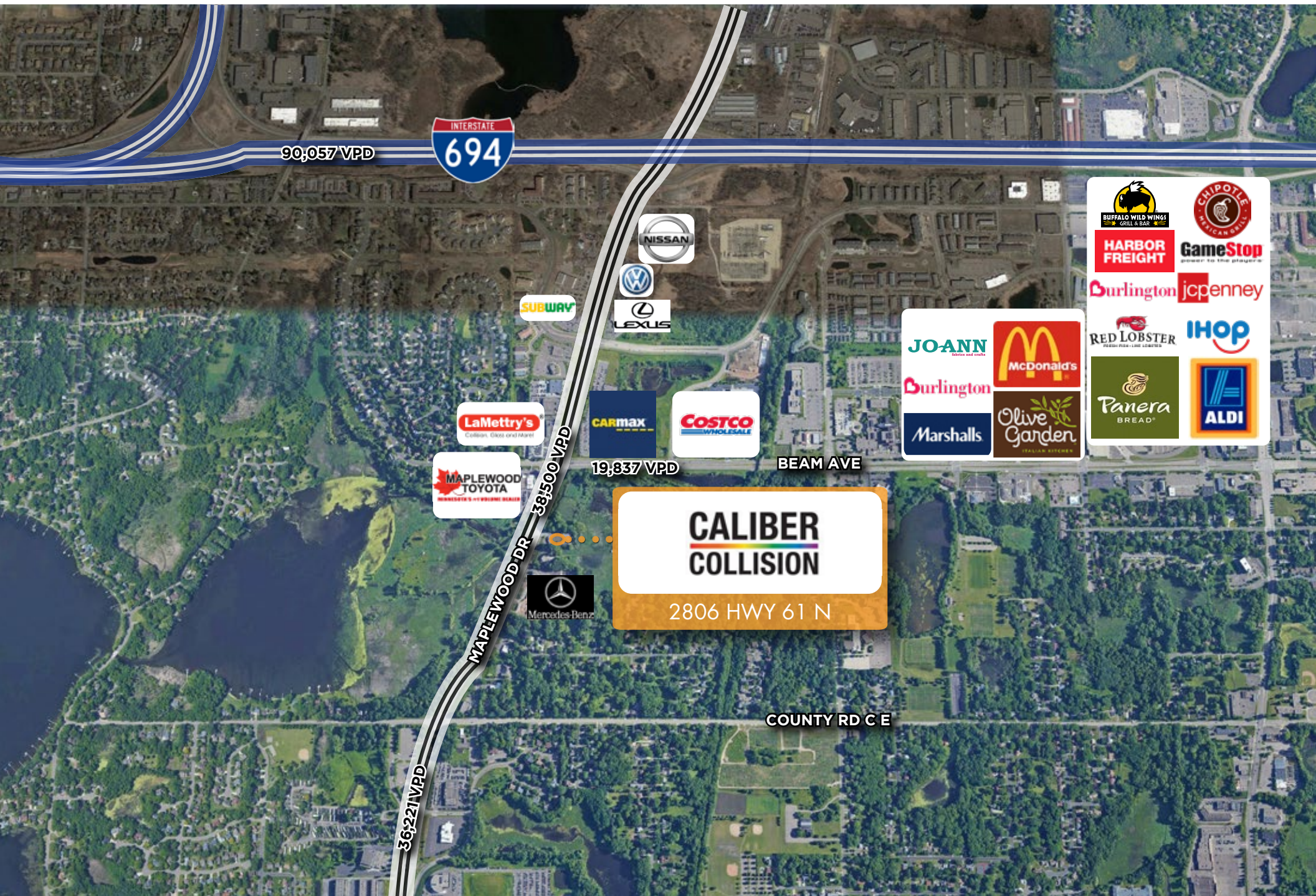
38,500 VPD
on Maplewood Drive

Property Highlights:

- Location Commitment - Recent 10 year lease renewal
- Proven Site - Long Term Occupancy since 1995
- Strong Regional Location
- Highly visible building

Cotenancy within 1 Mile:	Numerous Car Dealerships National Retailers including CostCo
High Traffic Counts:	38,500 VPS on Maplewood Drive
Population:	251,237 within 5-Mile Radius
Median Income:	\$82,470 per Household

LOCATION OVERVIEW







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MAPLEWOOD, MN

ABOUT

Regional-center complex/Capital city - Southeast Minnesota along upper Mississippi River, 20 miles west of Wisconsin border. August, June and July are the most pleasant months in Maplewood, while January and December are the least comfortable months.

The unemployment rate in Maplewood is 3.7% (U.S. avg. is 3.7%). Recent job growth is Positive. Maplewood jobs have increased by 1.8%.

POPULATION

40,127

+8.2% GROWTH

MEDIAN AGE

38.7

MEDIAN HH INCOME

\$60,323

MEDIAN PROPERTY VALUE

\$238,400

Source: <https://www.bestplaces.net/>

DISCLAIMER

This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC ("Pinnacle REA") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 2806 Highway 61 located in Maplewood, MN (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



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