



REPRESENTATIVE PHOTO

CALIBER COLLISION

1634 N Hwy 16

DENVER | NORTH CAROLINA

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PROPERTY HIGHLIGHTS

- **Terrific Bite-Sized Deal** – Cheap price point paired with a corporately guaranteed lease making this an ideal investment for 1031 exchange investors
- **NN Leased Property** – Landlord has Minimal Responsibilities (Please contact broker for details)
- **Healthy Rent Increases** – CPI Increases are scheduled for 3-Year intervals with a maximum limit of 6%
- **Proven Location** – Tenant recently extended lease term to represent a new 5-Year term demonstrating strong commitment to the location
- **Secure Investment** – As a retailer, Caliber Collision is one of the few tenants' in the net lease space today that has paid rent in full throughout the Covid-19 global pandemic with zero rent deferrals given at this particular location.

AREA HIGHLIGHTS

- **Substantial Population Growth** – Over the past decade, Denver NC, has seen a strong increase in market growth as the property's demographic profile has seen an estimated 20% population increase within a 5-Mile radius.
- **Superior Location** – Denver, NC is an affluent suburb with an average household income exceeding \$125,000 within a 1,3, and 5-mile radius with a quick 30-minute drive South to Downtown Charlotte (Ranked #1 as the most up and coming city in America)
- **Zero National Competition** – Caliber is the only collision retailer in the vicinity with its nearest location over 10 miles away allowing for dominate market share and giving way for profit maximization
- **Healthy Traffic Counts** – Property is ideally positioned along Hwy 16 that sees roughly 18,000 VPD paired with being located next to Lake Norman, Denver. It is nicknamed as NC's local "inland sea" which is also known for its desirable lakefront qualities.

LEASE HIGHLIGHTS

- **Corporate Guaranteed Lease** – 100% leased to the Caliber Bodyworks of North Carolina, Inc. fully guaranteed by CH Holding Corp.
- **Industry-Shaking Plans** – Caliber Collision recently acquired ABRA Auto Body & Glass boasting their total store footprint to over 1,100+ repair centers throughout 37 states across the United States with a combined estimated revenue nearing \$3.5 billion
- **Founded in 1997 with over 20 Years in operations** - Caliber Collision is the largest collision repair company in America becoming one of the primary market leaders in the industry

FINANCIAL OVERVIEW



INVESTMENT SUMMARY

» OFFERING PRICE	\$832,000
» NOI	\$63,648
» CAP RATE	7.65%
» TOTAL BUILDING AREA	± 7,200 SF
» TOTAL LAND AREA	± 1.70 Acres

TENANT SUMMARY

Lease Commencement	1/1/20
Rent Commencement	1/1/20
Lease Expiration	12/31/24
Years Remaining	±4 Years
Guarantor	Corporate - CH Holding Co.
Ownership Type	Fee Simple
Landlord Responsibilities	Roof, Structure, & Parking Lot



ACTUAL SITE PHOTO

TENANT OVERVIEW

Caliber Collision became the nation's largest collision repair company dating back to 1997. Caliber is committed to everything they do and they put their customers first. Caliber stands out by their culture and the people who cultivate it. Caliber is responsible for 285 vehicles gifted to veterans and their families. They have also worked towards 19 million meals being raised for local food banks. Giving back sits at the core of everything Caliber Collision does which is why they remain a Manufacturer-Approved Repair Specialist. Caliber Collision and Abra Auto Body Repair of America today announced a definitive merger agreement that brings together the companies' teams, brands and operations to better serve their customers and insurance clients with the "highest-quality repairs and a seamless customer experience." The merger brings together two complementary leaders in the \$47-billion-a-year collision repair industry and puts the combined company in a better position to make investments that benefit customers and teammates, which include enhanced technologies, high-level customer experience and expanded best operational practices.

1,100+
State of the Art Repair Centers

#1
Largest Collision Repair
Company in the Nation

850,000+
Lives Restored Every Year

Walmart 
Supercenter

LOWE'S


FOOD LION

MAZATLAN

citrus
THE DINER 


Speedway

Red Barn
MARKET

The  Den
Dog Resort and Daycare

16

± 18,000 VPD

CALIBER
COLLISION

WESTPORT MARKET
SHOPPING CENTER



DEVELOPING TOWNHOMES
& SINGLE-FAMILY HOUSING
UNDER CONSTRUCTION

DENVER DAYS
FESTIVAL



STARBOARD CHRISTIAN
ACADEMY SCHOOL

16

± 18,000 VPD



AREA OVERVIEW



DENVER, NC

Denver, North Carolina is a small southern town located at the east end of Lincoln County in western North Carolina. The area is rich with history that follows the development of the United States from its beginnings through to the present. Today, Denver sits on the west shores of Lake Norman, a very large lake created in 1962 when construction of the Cowans Ford Dam across the Catawba River was completed. Denver and Lake Norman are just a little north of Charlotte, the largest city in North Carolina. Charlotte is a fast-growing “world-class” city that is home to NBA and NFL teams, NASCAR racing, theaters, cultural centers, and corporate headquarters for some of the largest financial companies in the world.

The recent growth of Charlotte has fueled the tremendous development of the areas surrounding Lake Norman. The lake has become a very popular recreation spot, attracting thousands of visitors every year for fishing, swimming and boating. Interstate route 77 runs along the east side of the lake and, because of the fast and easy access to Charlotte, the lake’s east side has developed very quickly. Where small summer cottages and pine forests stood only a few short years ago, million-dollar homes now sit and look out over the water.

The west side of the lake, where Denver is located, has typically been quieter, with a “laid-back” and “easy-going” atmosphere. The town has centered around the old post office and stretches north and south along Highway 16. Denver is probably best known for the historic Rock Springs Camp Meeting, an annual religious gathering that has been continued for over 207 years and held in Denver since 1830. Even today Denver maintains the appeal of a quiet and relaxed little town, but with plans to widen Route 16 from Charlotte to Hickory, development has begun to hasten. New homes and businesses are suddenly popping up throughout the area and several large development projects are underway. With a location that offers easy access to Charlotte and Hickory, yet still lets visitors and residents feel away from it all with beautiful lake views and a small town atmosphere. People are beginning to discover the charm of the “other side of the lake” and in particular, Denver.

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE*



CHARLOTTE, NC

± 23 MILES



CHARLOTTE, NC

Located 30 minutes from the subject property, Charlotte is the largest city in North Carolina and the second-largest Banking Center in the country. It is known for being a world-class city through a variety of art, science, and historical attractions, all while retaining its small-town charm. Referred to as the Queen City, Charlotte is home to the Carolina Panthers of the NFL, the Charlotte Hornets of the NBA, the NASCAR Hall of Fame and the U.S. National Whitewater Center. A number of notable universities and colleges are based in Charlotte such as Johnson & Wales University, Queens University of Charlotte, Johnson C. Smith University, Charlotte School of Law, York Technical College, Clinton Junior College, Winthrop University and University of North Carolina at Charlotte

The quality of life enjoyed by residents of Metropolitan Charlotte is an important factor in the tremendous growth of the city and surrounding rural acreage. An undisputed hub for entertainment and culture, the city draws regional audiences to performances and events at the North Carolina Blumenthal Performing Arts Center and other venues.

Recreational opportunities are abundant from Atlantic Ocean water and whitewater rafting at the U.S. National Whitewater Center to roller coasters at Carowinds and hiking in one of the many surrounding national parks and reserves.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	1,909	14,216	34,402
2020 Estimate	1,767	13,182	31,755
2010 Census	1,496	11,020	26,263
2020-2025 Growth	8.04%	7.84%	8.34%
2010-2020 Growth	18.11%	19.62%	20.91%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	785	5,752	13,405
2020 Estimate	725	5,311	12,365
2010 Census	609	4,380	10,201
2020-2025 Growth	8.28%	8.30%	8.41%
2010-2020 Growth	19.05%	21.26%	21.21%
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est Avg HH Income	\$127,613	\$132,440	\$137,612

GROWTH

The city of Charlotte has been marked by impressive growth recently. Charlotte metro has seen an influx of 880,000 new residents over the past 10 years; this has produced a decade-long growth rate of 59.6%, making it the fastest growing city in the country over this time period.

In 2016, Charlotte added more new residents than all but 10 cities in the country, according to the U.S. Census Bureau. Much of this growth is attributed to the strong economy and good quality of life.

Current estimates have Charlotte metro's population growing by 18.4% between the years 2014 and 2025. Office jobs are projected to increase by 25% over this timeline, with an estimated 42.6% growth in healthcare and social services jobs. Demand for office space is expected to soar up to 132,000,000 square feet, and the city is projected to be home to 14 Fortune 500 companies by 2025.

ECONOMY

Charlotte has become a major U.S. financial center with the third most banking assets after New York City and San Francisco. The nation's second largest financial institution by total assets, Bank of America, calls the city home. Charlotte has become the regional headquarters for East Coast operations of Wells Fargo, which is headquartered in San Francisco, California. Charlotte also serves as the headquarters for Wells Fargo's capital markets activities including sales and trading, equity research, and investment banking. Bank of America's headquarters, along with other regional banking and financial services companies, are located primarily in the Uptown central business district. Microsoft's East Coast headquarters are in Charlotte as well.

As of 2019, Charlotte has seven Fortune 500 companies in its metropolitan area. Listed in order of their rank, they are: Bank of America, Honeywell, Nucor, Lowe's, Duke Energy, Sonic Automotive and Brighthouse Financial. The Charlotte area includes a diverse range of businesses, such as Chiquita Brands International, Harris Teeter, Snyder's-Lance, Carolina Foods Inc, Bojangles', Food Lion, Compass Group USA, and Coca-Cola Bottling Co. Consolidated (Charlotte being the nation's second-largest Coca-Cola bottler); motor and transportation companies such as RSC Brands, Continental Tire the Americas, LLC., Meineke Car Care Centers, Carlisle Companies, along with a wide array of other businesses.



RANKED #1

Most up and coming city in America



15TH MOST POPULOUS

City in the United States



#7

Best places for business and careers -Forbes



\$156.7B

2019 Gross Metro Product



UNC CHARLOTTE

The University of North Carolina at Charlotte, also known as UNC Charlotte, is a public research university located in Charlotte, North Carolina and with more than 29,600 students, UNC Charlotte is the third largest university in the state system and largest in the Charlotte region. The University offers 24 doctoral, 140 graduate programs, 77 bachelor's degree programs through nine colleges: the College of Arts + Architecture, the College of Liberal Arts & Sciences, the Belk College of Business, the College of Computing and Informatics, the Cato College of Education, the William States Lee College of Engineering, the College of Health and Human Services, the Honors College, and the University College.

UNC Charlotte is the largest of the 17 institutions of higher education in the Charlotte region and has experienced rapid enrollment growth of 33.4% over the past 10 years, making it the fastest-growing institution in the UNC System, and contributing to more than 50% of the system's growth since 2009.

85%

OF FACULTY HOLD THE HIGHEST
DEGREES IN THEIR FIELD

120,000+

ALUMNI

±29,615

TOTAL STUDENTS ENROLLED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Caliber Collision** located at **1634 N Hwy 16 | Denver, NC 28037** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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