



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



Caliber Collision Anchored Center  
2995 E Ponce de Leon Avenue  
Decatur, GA 30030

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the Unique Caliber Collision Anchored Center Located at 2995 E Ponce de Leon Avenue in Decatur, GA. This Deal Includes Three Tenants That All Have Triple Net (NNN) Leases, Providing For a Unique Investment Opportunity.

## OFFERING SUMMARY

PRICE	\$9,846,119
CAP	5.00%
NOI	\$492,306
PRICE PER SF	\$151.48
GUARANTOR	Corporate & Personal

## PROPERTY SUMMARY

ADDRESS	2995 E Ponce de Leon Avenue Decatur, GA 30030
COUNTY	Dekalb
BUILDING AREA	65,000 SF
LAND AREA	3.28 AC
YEAR BUILT   RENOVATED	1950   2018





# HIGHLIGHTS

- This Building is Caliber Collision's Largest Facility in the Region; The Company Conducts All of Their Employee Training For the Region at This Facility; They Have Significant Office Space Including a Conference Room Where They Hold Quarterly Regional Meetings, and They Also Let Their Insurance Partners Use the Space to Study and Conduct Claims and Invoices
- Below Market Rent For Caliber Collision
- Huge Future Upside Potential Through Lease Restructure or Redevelopment
- Triple Net (NNN) Lease With 3% Annual Increases Per Year For All Three Tenants
- Brand New Publix Grocery Store and a 270-Unit Apartment Complex Are Currently Being Built 0.5-Miles Away Next to the Avondale MARTA Station
- Located 8-Miles From Atlanta's Downtown Area
- Directly Across the Street From the Dekalb Farmers Market New Development; The Expansion Will Consume More Than 100 Acres; It Will Triple the Existing Retail Space (142,000 SF) to 550,000 SF or More, Adding 2,600 New Parking Spaces
- Caliber Collision Was Founded in 1997 and Has Grown Into the Largest Collision Repair Company With Over 1,100 Repair Centers
- Well Located in One of Atlanta's Most Prominent Neighborhoods
- Strong Demographics – Over 271,861 Residents Live Within a 3-Mile Radius Making an Average Household Income of \$ \$94,396
- Nearby Tenants Include: Kroger, Starbucks, Chase Bank, Burger King, Subway, ALDI, Chick-fil-A, Walgreens, Walmart Supercenter, Wells Fargo, Bank of America, Dollar Tree, CVS Pharmacy and More





# LEASE SUMMARY

TENANT	Caliber Collision
PREMISES	Premise of Approximately 65,000 SF
LEASE COMMENCEMENT	March 1, 2015
LEASE EXPIRATION	February 28, 2025
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive (Collision Repair)
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



# LEASE SUMMARY

TENANT	Dance Foundry
PREMISES	Premise of Approximately 3,700 SF
LEASE COMMENCEMENT	October 1, 2017
LEASE EXPIRATION	September 30, 2022
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	1 x 3 Year
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Dance Studio
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

# LEASE SUMMARY

TENANT	DAP Signs
PREMISES	Premise of Approximately 3,100 SF
LEASE COMMENCEMENT	May 1, 2018
LEASE EXPIRATION	April 30, 2023
LEASE TERM	2+ Years Remaining
RENEWAL OPTIONS	1 x 3 Year
RENT INCREASES	3% Annually
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Signage Company
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF, STRUCTURE & PARKING	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No



# RENT ROLL



ACTUAL PROPERTY IMAGES

TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Caliber Collision	65,000 SF	90.53%	\$372,450.00	\$5.73	3%	Annually	03/01/2015	02/28/2025	None
Dance Foundry	3,700 SF	5.15%	\$57,507.96	\$15.54	3%	Annually	10/01/2017	09/30/2022	1 x 3 Year
DAP Signs	3,100 SF	4.32%	\$57,348.00	\$18.50	3%	Annually	05/01/2018	04/30/2023	1 x 3 Year
Billboard	-	-	\$5,000.00						
TOTAL	71,800 SF	100%	\$492,305.96						









**CALIBER COLLISION**  
ANCHORED CENTER





E Ponce de Leon Ave

**CALIBER COLLISION**  
ANCHORED CENTER



Offering Exclusively The Full Line of

**DEVENCO**  
Operable Shutters

**SUBARU**

**ServiceKing**  
COLLISION

**jabula**  
DOG ACADEMY



Downtown Atlanta



Decatur Pro  
Auto Repair

QUANTUM MECHANICS



E Ponce de Leon Ave

**CALIBER COLLISION**  
ANCHORED CENTER





DeKalb County Jail

DeKalb Elementary School of the Arts

North Clarendon Baptist Church

STEEL LLC

SERVICE COURSE  
AUTO WORKS



Capital Produce

CR Construction Resources  
Your Project Done Right



Collision Repair Experts serving the Metro-Atlanta area



**CALIBER COLLISION**  
ANCHORED CENTER



E Ponce de Leon Ave





E Ponce de Leon Ave

**CALIBER COLLISION**  
ANCHORED CENTER





## D E C A T U R | D E K A L B C O U N T Y | G E O R G I A

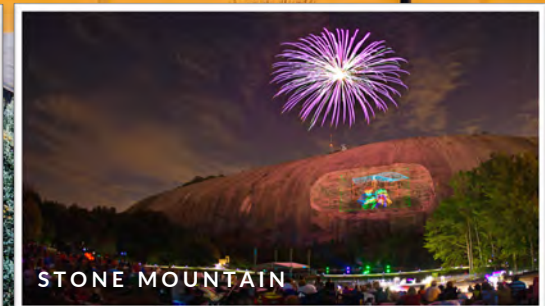
Decatur is a city in, and county seat of, DeKalb County, Georgia. It is an intown suburb of Atlanta and part of the Atlanta Metropolitan Area. Decatur's official motto is "A city of homes, schools and places of worship." Residents frequently refer to the unofficial motto of the town, "Everything is greater in Decatur." The city is part of the Metro Atlanta as the Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area. The area is the most populous metro area in the US state of Georgia and the ninth-largest metropolitan statistical area in the United States. It is the core of the broader Atlanta--Athens- Clarke--Sandy Springs Combined Statistical Area. The Atlanta Combined Statistical area spans up to 39 counties in north Georgia and had an estimated population of 6.6 million people. Atlanta is considered an "alpha world city".

The economy of Decatur employs about 10,099 people and is specialized in Professional, Scientific, Tech Services, Information, and Educational Services. Due to the city's close proximity, Atlanta's economy affects the city of Decatur. The Atlanta metro has the fifth largest population in the U.S. It is considered to be a top business city and a primary transportation hub of the Southeastern U.S. With a GDP of \$304 billion, the Atlanta area's economy is the 8<sup>th</sup> largest in the country and the 17th-largest in the world. Corporate operations play a major role in Atlanta's economy, as the city claims the nation's third-largest concentration of Fortune 500 companies. It also hosts the global headquarters of corporations like the Coca-Cola Company, The Home Depot, UPS, Delta Air Lines, AT&T Mobility, Chick-fil-A, and Turner Broadcasting.

The city's area is home to more than 200 restaurants, boutiques, galleries, salons and services. The city has a year-round calendar of events and festivals including concerts, arts festival, book festival, craft beer festival, wine festival, beach party, and more. The city is home to the Fernbank Museum of Natural History, which is a science museum with a 3-story, sky-lit Great Hall, & skeleton of Argentinosaurus dinosaur. The city is about 15 minutes away from Stone Mountain Park, which has 3,200 acres of natural beauty. Decatur is located just six miles east of Atlanta. Atlanta is home to the World of Coca-Cola, a museum dedicated to the iconic soft drink and the Georgia Aquarium, which is one of world's largest aquariums. The High Museum of Art, in Midtown, exhibits classic and contemporary art from Rembrandt to Picasso.



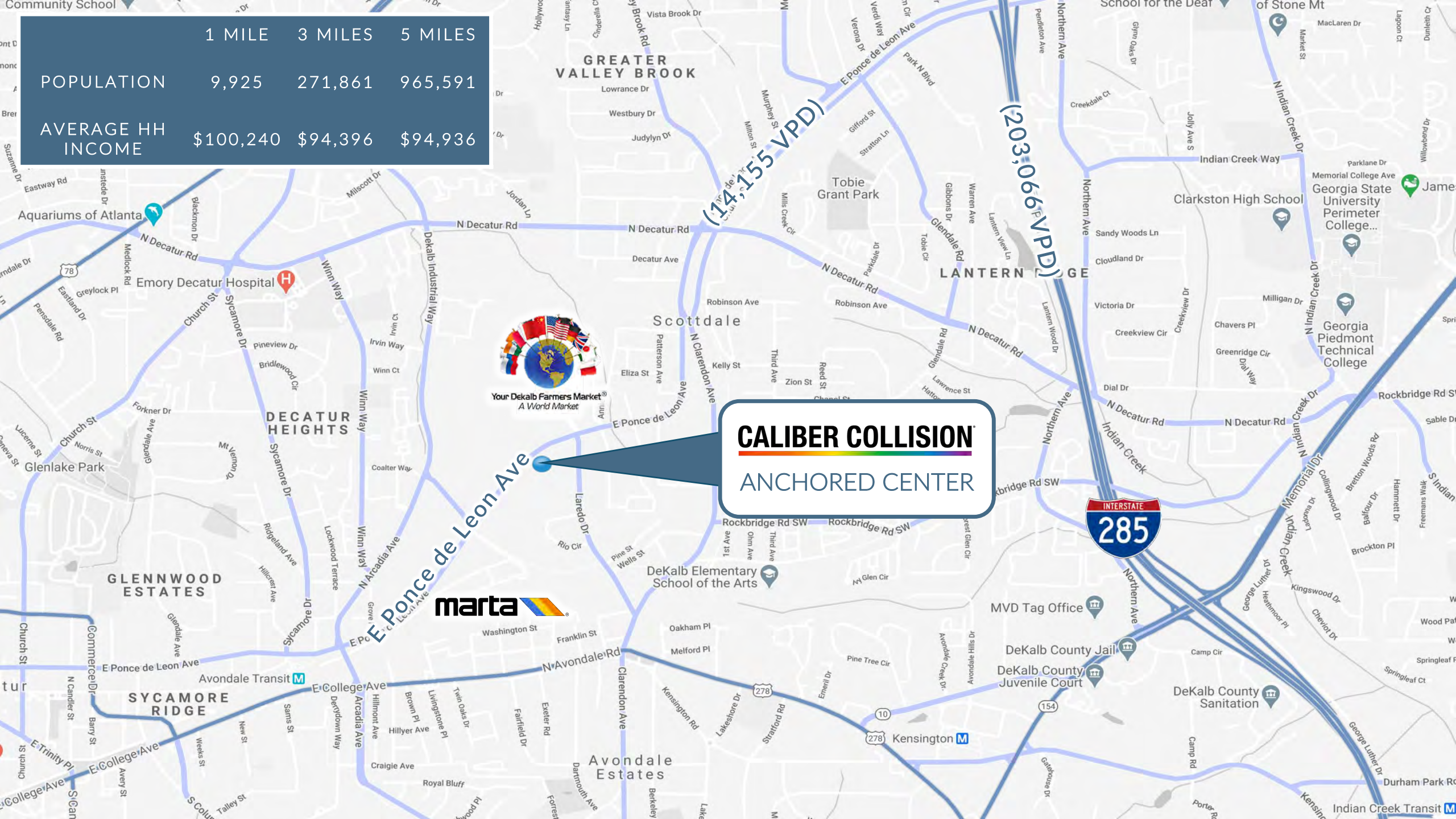
D E C A T U R , G A



S T O N E M O U N T A I N



	1 MILE	3 MILES	5 MILES
POPULATION	9,925	271,861	965,591
AVERAGE HH INCOME	\$100,240	\$94,396	\$94,936





# TENANT PROFILE

Caliber Collision® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to customers, communities, culture and only the highest-quality service. It's a commitment that began when the 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.

Caliber Collision announced that they were going to merge with Abra Auto Body and Glass, another leading company in the collision repair industry. Effective February 5, 2019, Abra and Caliber closed on their merger transaction. This powerful combination creates a company that unites two proven, talented teams operating more than 1,100 collision centers in 37 states and the District of Columbia – the broadest geographic coverage in the nation. Making the company even better equipped to serve customers, clients, teammates, and the communities they serve.



COMPANY TYPE  
Subsidiary



FOUNDED  
1997



# OF LOCATIONS  
1,100+



HEADQUARTERS  
Lewisville, TX



WEBSITE  
[calibercollision.com](http://calibercollision.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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