



RETAIL PROPERTY FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

CALIBER COLLISION LUXURY

5605 Westpark Dr, Charlotte, NC 28217

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**CALIBER
COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE™

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Encore Real Estate Investment Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

EXECUTIVE SUMMARY

SALE PRICE	\$2,040,000
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CAP RATE	5.0%
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INVESTMENT SUMMARY	
NOI:	\$102,000
Price / SF:	\$117.41
Base Rent:	\$5.87
Building Size:	17,375 SF
Land Acreage:	1.35 Acres
Year Built:	1984

LEASE SUMMARY	
Lease Type:	Double Net
Taxes / CAM / Insurance / Roof / HVAC Repair:	Tenant Responsibility
Ground Plumbing / Structure / Foundation:	Landlord Responsibility
HVAC Replacement / Skylights:	Landlord Responsibility
Original Lease Term:	5 Years
Term Remaining:	3.5+ Years
Commencement Date:	12/18/2014
Term Expiration:	12/31/2024
Options:	One (1), Five-Year
Increases:	Yes, In Option Period
Guarantor:	Corporate Guarantee

INVESTMENT HIGHLIGHTS

- Double Net Lease Structure - Requires Minimal Landlord Responsibilities.
- Caliber "Luxury" Site - Certified in repairs for Aston Martin, Audi, Bentley, Jaguar, Land Rover and Volkswagen.
- Tenant Exercised 5-Year Renewal in 2019 Representing Strong Commitment to Site - Recent Improvements to Both Roofs at Tenant's Expense.
- Largest Collision Repair Operator in America with 600+ Locations.
- Below Market Rent - \$5.87 per sqft.
- 20 Bays Combined Between Both Buildings.
- Brand New Heating Unit Replaced in Paint/Body Shop.
- One, Five-Year Option Period Remaining with Rental Escalations.
- Two Buildings (8,880 & 8,475) Totaling 17,375 Square Feet Situated on 1.35 Acres of Land.
- High Traffic Counts on Tyvola Road - 52,000 VPD+/- | Immediate access to I-77 which provides 160,000 VPD+/-.
- Strong Population within a 5-Mile Radius: 193,400 people - 9.19% population growth rate by 2024.
- Average Household Income within a 3-Mile Radius: \$80,000.
- National Tenant's Surrounding Investment Property: Costco, McDonald's, Circle K, Hilton, Wells Fargo, Bentley, Aston Martin, and more.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	11,654	84,185	199,511
Total Households	4,342	35,545	86,878
Average HH Income	\$56,017	\$83,035	\$101,802

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LEASE ABSTRACT



LEASE SUMMARY

Lease Type:	Double Net
Term Remaining:	3.5+ Years
Original Lease Term:	5 Years
Commencement Date:	12/18/2014
Current Term Expiration:	12/31/2024
Options:	One (1), Five-Year
Increases:	Yes, In Option Period
Guarantor:	Corporate Guarantee

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT	INCREASE
Years 1 - 10 (CURRENT)	\$102,000.00	\$8,500.00	
Option 1 (Years 11 - 15)	\$108,000.00	\$9,000.00	5.90%
Net Operating Income			\$102,000

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PROPERTY PHOTOS



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RETAILER MAP



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RETAILER MAP



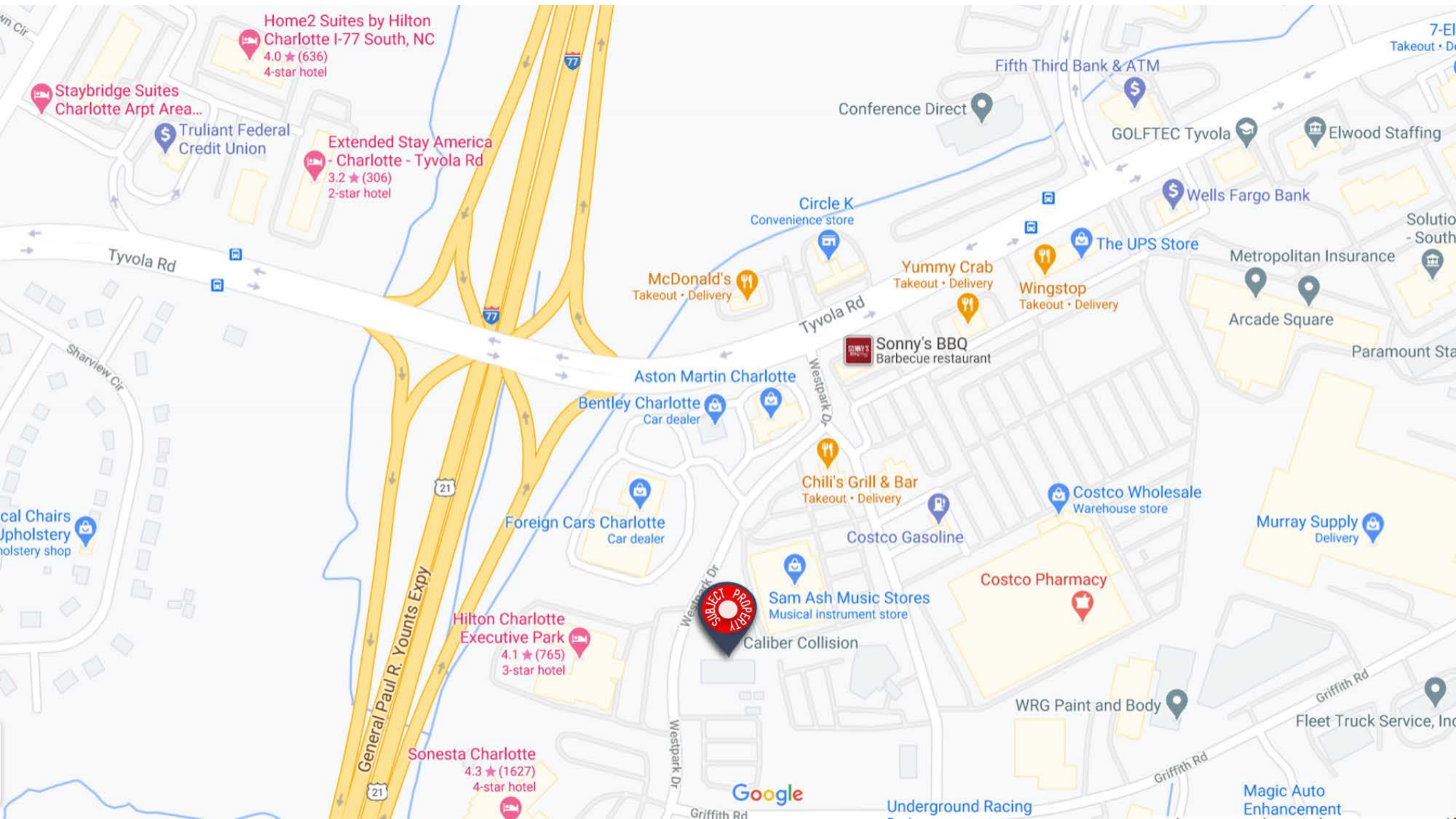
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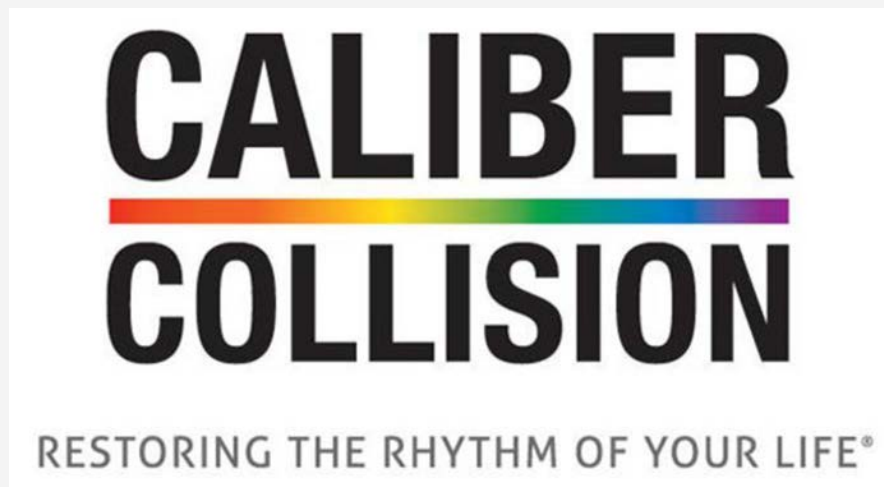


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TENANT PROFILE



OVERVIEW

Company:	Caliber Collision
Founded:	1997
Number Of Locations:	600+
Vehicles Repaired Annually:	850,000+
Number Of Employees:	10,000+
Headquarters:	Lewisville, Texas
Website:	www.calibercollision.com

TENANT HIGHLIGHTS

- Largest Collision Repair Operator in the US - Over 600 Locations
- Recession Proof Tenant
- Over 850,000 Vehicles Repaired Annually



TENANT OVERVIEW

Caliber Collision Centers ® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to their customers, communities, culture, and the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. Caliber Collision was started in Lewisville, Texas and has since expanded to 19 states along with the District of Columbia. They have experienced rapid growth in the past 5 years growing from approximately 150 locations to over 600 today. The expansive growth has been fostered by Caliber leading the industry in employee training which ranks as the highest number spent per employee in the collision industry. Caliber believes that investing in great people has helped to make them the great company they are today. The company specializes in paintless dent repair, collision body work, and services.

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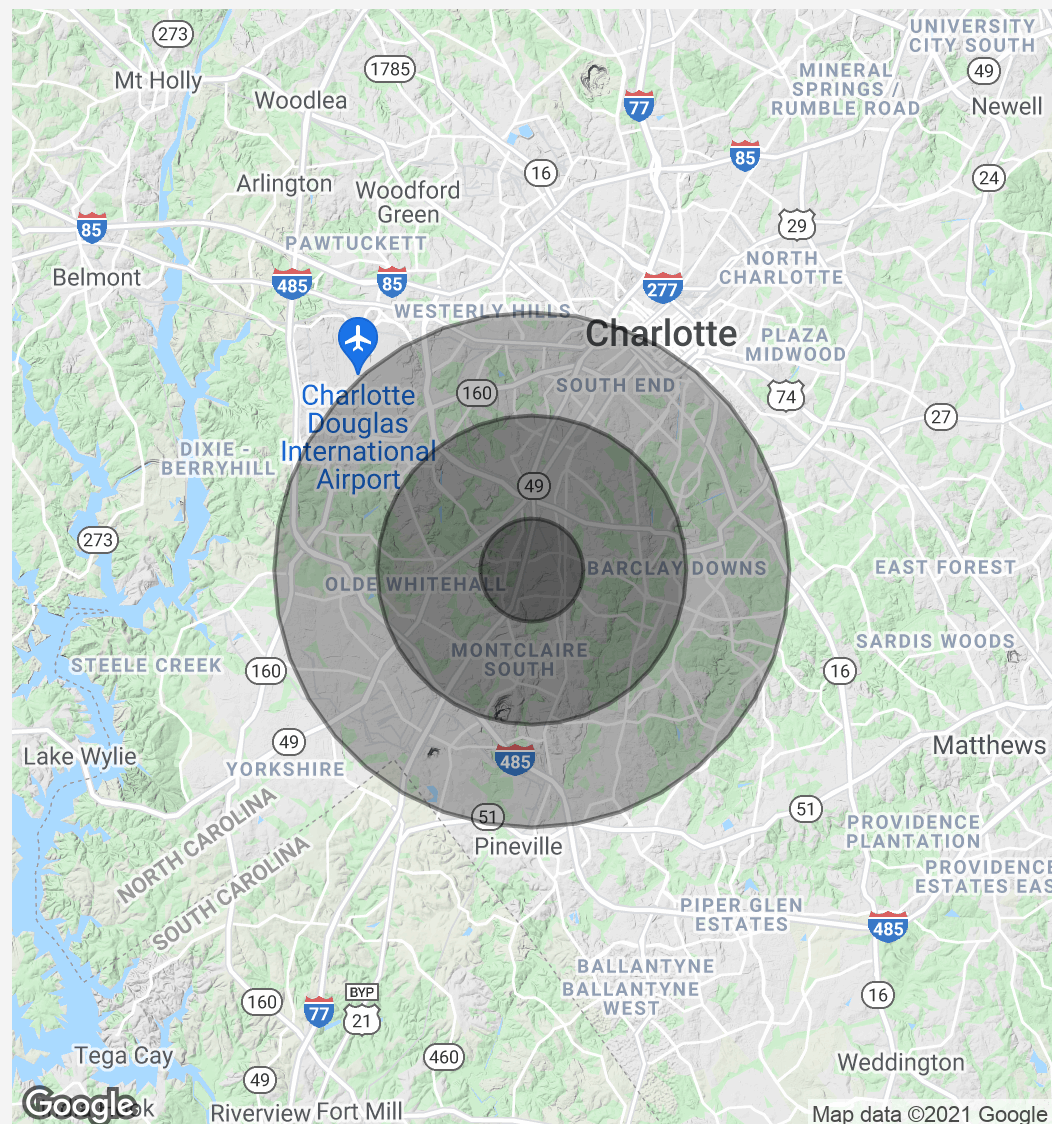
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,654	84,185	199,511
Average age	30.2	32.8	34.9
Average age (Male)	31.4	32.7	34.3
Average age (Female)	29.6	33.3	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,342	35,545	86,878
# of persons per HH	2.7	2.3	2.3
Average HH income	\$56,017	\$83,035	\$101,802
Average house value	\$135,028	\$257,664	\$353,842

* Demographic data derived from 2010 US Census



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