



Downtown  
Philadelphia

safeguard  
self storage

ABC  
Supply Co. Inc.

FAMILY DOLLAR  
Brightside  
ACADEMY

AutoZone

RITE  
AID

Save  
a lot



Market-Frankford Line  
178,975 riders every  
weekday (2019)

DUNKIN'

M  
McDonald's

KFC  
TACO  
BELL

metro  
by T-Mobile

ALDI

Subject Property

CALIBER  
COLLISION  
RESTORING THE RHYTHM OF YOUR LIFE®

Walgreens

E Hunting Park Ave  
12,679 CPD

Kensington Ave  
9,097 CPD

## OFFERING MEMORANDUM

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

**CALIBER COLLISION**  
PHILADELPHIA, PA

Marcus & Millichap  
THE SULO GROUP





Subject Property

**CALIBER  
COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE™



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## CALIBER COLLISION

4066 Kensington Avenue  
Philadelphia, PA 19124

### FINANCIAL SUMMARY

Price	\$3,235,000
Cap Rate	5.75%
Net Operating Income	\$186,000
Building Sq Ft	24,000 Sq Ft
Year Built   Renovated	1936   2020
Lot Size	+/- 2.46 Acres

### LEASE SUMMARY

Lease Type	Double Net
Tenant	Caliber Collision
Guarantor	Corporate
Roof and Structure	Landlord Responsible
Primary Term	10 Year
Lease Commencement Date	9/6/2019
Rent Commencement Date	9/7/2019
Lease Expiration Date	9/30/2029
Term Remaining	8+ Years
Rental Increases	Yes
Renewal Options	Two, Five-Year

### OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1-5	\$186,000	5.75%
6-10	\$200,880	6.21%
Options	Annual Rent	Cap Rate
11-15 (Option 1)	\$216,950	6.71%
16-20 (Option 2)	\$234,306	7.24%

<b>Base Rent</b>	<b>\$186,000</b>
<b>Net Operating Income</b>	<b>\$186,000</b>
<b>Total Return</b>	<b>5.75%   \$186,000</b>



## HIGHLIGHTS



**Brand New 10 Year Lease with  
Eight Plus Years Remaining**



**Top Three Preforming Location  
in the State of Pennsylvania**



**+/- 2.46 Acres - Huge Lot  
for an Urban Location with  
Ample Parking**



**Corporate Guarantee from  
Nation's Largest Collision  
Repair Provider  
(1,100 Plus Locations)**



**Recent Capital Improvements  
- Both Roofs Replaced and  
Parking Lot Re-Done in 2018**



**Densely Populated Area with  
more than 881,000 People in a  
Five Miles Radius**



# SITE PLAN

## SITE PLAN KEY

Parcel Outline



Lot Size

+/- 2.46 Acres

Building Sq Ft

24,000 Sq Ft

Ingress/Egress





## LANDLORD OBLIGATIONS

Landlord shall keep the roof, skylights, foundation, structural components and the structural portions of the premises, parking lot, and in ground plumbing in good order, condition and repair (including any necessary replacements). In addition, landlord shall be responsible for ensuring that all basic utilities (electric, water, gas and sewer) are available to their point of connection to and from the building. In addition, so long as tenant maintains a service contract on the HVAC as provided in Section 7.03(B) below, landlord shall be responsible for any required replacement of the HVAC where repairs would not be adequate or commercially reasonable (for example, if the HVAC is at the end of its useful life or where the cost to repair would be excessive relative to cost of replacement). Landlord shall be obligated to make all repairs under this section as soon as practical upon receipt of written notice from tenant of the need for repairs; provided, landlord agrees that in the event it does not take timely action to commence such repairs within 48 hours of receipt of written notice from tenant (or within 24 hours if a roof leak), then tenant may effectuate the repairs on account of landlord, and tenant may deduct the reasonable cost of said repairs from the next month's and ensuing month's rental payment(s) that become due and owing until fully compensated. If any repairs are required to be made by landlord, tenant shall, at tenant's sole cost and expense, promptly remove tenant's furnishings, fixtures, inventory, equipment and other property, to the extent reasonably required to enable landlord to make repairs.

## TENANT OBLIGATIONS

Tenant shall, at all times, keep all other portions of the premises in good order, condition and repair, ordinary wear and tear excepted, including but not limited to maintenance, repairs and all necessary replacements of the windows, plate glass, doors, overhead doors, electrical and lighting systems, fire protection sprinkler system, dock levelers, elevators, interior and exterior plumbing (other than in ground plumbing), HVAC (other than replacement), the interior of the premises in general, pest control and extermination, down spouts, gutters, care of landscaping and regular mowing of grass, and including the exterior of the premises. In addition, tenant shall, at tenant's expense, repair any damage to any portion of the property (including any necessary replacements) caused by tenant's acts or omissions. If tenant fails to maintain and repair the property as required by this section, landlord may, on 10 days' prior written notice, enter the premises and perform the maintenance or repair on behalf of tenant, except that no notice is required in case of emergency, and tenant shall reimburse landlord immediately upon demand for all costs incurred in performing the maintenance or repair. For any HVAC system that services only the premises, tenant shall, at tenant's own cost and expense, enter into a regularly scheduled preventative maintenance and service contract for all refrigeration, heating, ventilating, and air conditioning systems and equipment within the premises during the term. If tenant fails to enter into such a service contract acceptable to landlord, landlord, after giving tenant reasonable prior notice, may do so on tenant's behalf and tenant agrees to pay landlord the cost and expense thereof, plus a reasonable service charge, regularly upon demand.

## TAXES

Landlord shall pay the real estate taxes on the premises during the term, subject to reimbursement by tenant.

## PROPERTY INSURANCE

During the term, tenant shall maintain "All Risk" or "Causes of Loss-Special Form" property insurance against loss or damage to the premises in an amount not less than 100% of the replacement cost of the building (the "property insurance"). The property insurance shall name landlord as a loss payee. Moreover, tenant shall, at tenant's expense, maintain insurance on tenant's fixtures, equipment and building improvements as tenant deems necessary to protect tenant's interest. Any property insurance carried by landlord or tenant shall be for the sole benefit of the party carrying the insurance and under its sole control.

## LIABILITY UTILITIES

During the term, tenant shall maintain a commercial general liability policy of insurance, at tenant's expense, insuring Landlord against liability arising out of the ownership, use, occupancy, or maintenance of the premises. The initial amounts of the insurance must be at least: \$1,000,000 for each occurrence, \$2,000,000 general aggregate per policy year, \$100,000 property damage, and \$5,000 medical expense; plus a \$5,000,000 commercial general liability umbrella.

## ESTOPPEL

Each party shall from time to time, within 10 days after request by the other, execute, acknowledge, and deliver a statement certifying that this lease is unmodified and in full force and effect.



# TENANT OVERVIEW



No. of Locations:	No. of States:	Year Founded:	Headquarters:	Website:
1100+	37	1997	Lewisville, TX	calibercollision.com

## Caliber Collision

Caliber Collision centers are the nation's largest collision repair company. They have an unyielding commitment to their customers, their communities, our 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. To continue improving, they not only set new standards in customer service, but also implement cutting edge technology at every turn.

The company repairs more than 450,000 vehicles annually and has more than 580 convenient, state-of-the-art repair centers. They are growing throughout Arizona, California, Colorado, Delaware, Florida, Georgia, Maryland, Nevada, New Jersey, New Mexico, North Carolina, Oklahoma, Pennsylvania, South Carolina, Texas, Virginia, Wyoming, Washington DC, and West Virginia.

Caliber has recently acquired ABRA Auto Body. The combined company now boasts over 1,000 stores. The majority of ABRA's locations were in states in which Caliber previously had no presence. Caliber operated in only 10 of those states. They now have 18 additional states and now operate in 37 states. Caliber now has significant market presence in each of the primary markets of its main competitors.







# AERIAL-SOUTH





# AERIAL-SOUTHWEST

Downtown  
Philadelphia

DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
2020 Population	39,753	386,277	881,871
2020 Households	13,260	130,274	316,939

safeguard  
self storage

ABC  
Supply Co. Inc.

FAMILY DOLLAR. Brightside  
ACADEMY

AutoZone

RITE  
AID

Save  
a lot



Market-Frankford Line  
178,975 riders every  
weekday (2019)

DUNKIN'

metro  
by T-Mobile

ALDI

MCDONALD'S

KFC TACO  
BELL

Subject Property

CALIBER  
COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®


E Hunting Park Ave  
12,679 CPD


WALGREENS


Kensington Ave  
9,097 CPD





 **Market-Frankford Line**  
178,975 riders every  
weekday (2019)

 **HARDING  
MIDDLE SCHOOL**  
734 Students

 **Delaware Expy**  
175,948 CPD

**Walmart**  
**ROSS**  
DRESS FOR LESS  
**STAPLES**  
**OLD NAVY**  
**PET SMART**  
**FIVE BEL'W**

**THE HOME DEPOT**  
**Chick-fil &**

**SUPREMO**  
FOOD MARKET

**Subject Property**  
**CALIBER  
COLLISION**  
RESTORING THE RHYTHM OF YOUR LIFE!

**Kensington Ave**  
9,097 CPD

**Walmart**  
Supercenter  
**LOWE'S**  
**Chick-fil &**  
**dollarzone!**  
**FIVE BEL'W** **TD Bank**

**DOLLAR TREE**  
**Save a lot**  
**metro** by T-Mobile  
**Edible**  
ARRANGEMENTS

**MCDONALD'S**  
**Advance Auto Parts**  
**ShopRite**  
**Applebee's**  
**SHERWIN WILLIAMS**  
**EAST COAST WINGS + GRILL**  
**MAVIS DISCOUNT TIRE**

**ALDI**

**KFC**

**MCDONALD'S**

**Advance Auto Parts**  
**IHOP**

**POPEYES**  
**FAMILY DOLLAR**  
**Pizza Hut**

 **FRANCIS HOPKINSON  
SCHOOL**  
894 Students

**WALGREENS**

**MCDONALD'S**  
**TACO BELL** **KFC**

**ALDI**

**RITE AID**

**Save a lot**

**FAMILY DOLLAR**  
**Brightside ACADEMY**

**AutoZone**

**DUNKIN'**

**THE HOME DEPOT**

**TARGET**

**BURGER KING** **KFC** **RITE AID**

**POPEYES**  
**DOLLAR GENERAL**

**CVS pharmacy** **FAMILY DOLLAR**

**Marshalls**  
**DOLLAR TREE**  
**RAC** Rent-A-Center  
**Wendy's** **DUNKIN'**

**MCDONALD'S**

**FORMAN MILLS**  
DISCOUNT FASHION WAREHOUSE!  
**Checkers**  
BURGERS • FRIES • COLAS  
**Citizens Bank**

**WELLS FARGO** **ROSS** **IHOP**  
**T-Mobile**  
**Domino's** **SUBWAY**

**Burlington**  
outlet factory

**WALGREENS** **WELLS FARGO** **BANK OF AMERICA**

 **RICHMOND  
ELEMENTARY SCHOOL**  
606 Students



Aside from walking, Philadelphia's excellent transit system is the best way to get around town. Both accessible and bike-friendly, SEPTA (Southeastern Pennsylvania Transportation Authority) is one of the most comprehensive bus/subway/commuter-rail systems in the United States, consistently ranking in the Top 5 for its sheer size and in the Top 10 as one of the nation's best. SEPTA's vast public transportation network will get you anywhere you need to go — or at least very close.

## Broad Street Line

The Broad Street Line is great for going to a game or concert at the South Philadelphia Sports Complex, getting between hotels and cultural attractions on Center City's impressive Avenue of the Arts, visiting one of South Philly's famous Italian restaurants, or getting to one of the many activities and cultural institutions in the burgeoning neighborhood surrounding Temple University in North Philadelphia.

## Market-Frankford Line

The Market-Frankford Line, which quickly connect several highly visited neighborhoods in Philadelphia, is great for traveling between Northern Liberties, Old City, the Historic District, Market East, the Convention Center and Chinatown, City Hall, Rittenhouse Square, University City, West Fairmount Park, Spruce Hill and many other locations.

## Regional Rail

SEPTA Regional Rail, Philly's extensive commuter train service, connects you with all of the surrounding areas to conveniently take you to popular destinations like East Falls, Manayunk, Chestnut Hill, Mt. Airy, Ardmore's Suburban Square, Villanova, Swarthmore, Doylestown and Downingtown. Leaving on a jet plane? SEPTA's Airport Line will take you from Center City to Philadelphia International Airport in under 25 minutes.

## Bus

SEPTA's extensive bus system serves a number of neighborhoods and even more destinations throughout the five-county region. Routes are designed to connect at nearby intersections, as well as with terminals, loops and transportation centers, where riders can continue their journeys. Several "Night Owl" bus routes run 24 hours a day.

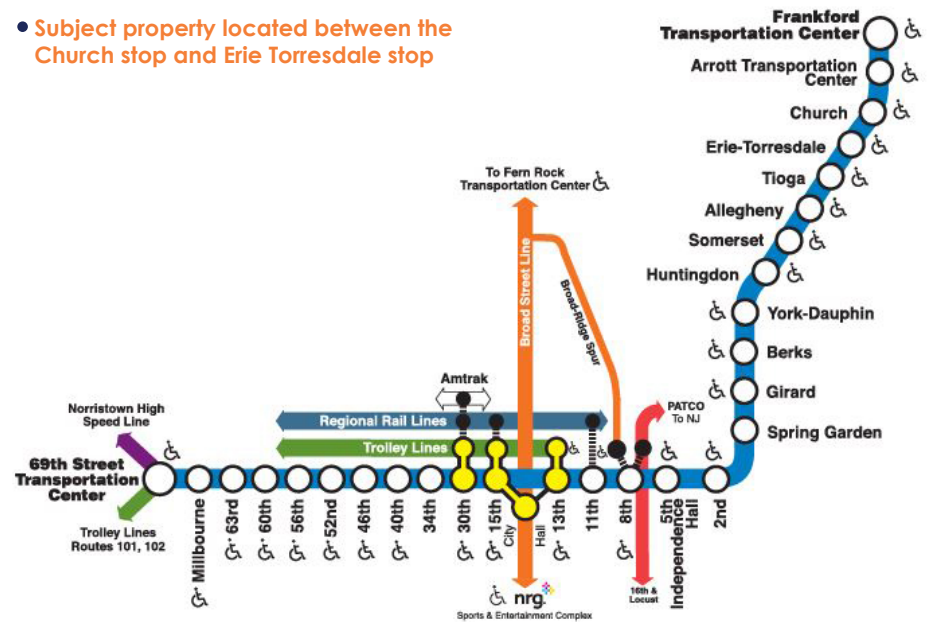
## PATCO

In addition to SEPTA, Center City is also served by the PATCO train line. Connecting Philadelphia to parts of Southern New Jersey, PATCO — known locally as "The Speed Line" — transports more than 38,000 riders every day with 13 station stops. Continue your travels in Philly by transferring to SEPTA's Market-Frankford Line from the 8th & Market Street stop or to the Broad Street Line from the 12-13th & Locust Street station (additional fare required).

Source: <https://www.visitphilly.com/getting-around/>

## MARKET-FRANKFORD LINE

- Subject property located between the Church stop and Erie Torresdale stop





# LOCATION OVERVIEW

## Center City District

Center City District (CCD) is a business improvement district started in 1991. The CCD's mission is to keep Philadelphia's downtown, called Center City, clean, safe, beautiful and fun. Center City, comprised of a number of different and vibrant neighborhoods, reflects different aspects of the city and the people who live there. Starting from the east, Old City is a nightlife stalwart, with bars, restaurants, cafes and galleries offering a fun contrast to the wealth of history (Independence Hall, Liberty Bell) in the area.

South of Old City sits the Society Hill. Whereas the Hill remains largely residential (and is home to many of the still-standing colonial-era houses in Philly), South Street remains a busy thoroughfare for the adolescent-to-teen crowd, cramming dozens of eateries, galleries, sneaker stores, risque lingerie emporiums and the like on to a single street.

Midtown Village lies, as you might expect, midway between the historic monuments of Independence Mall and the upscale cosmopolitan scene of Rittenhouse Square. Continuing west, Rittenhouse Square offers fine dining selections, some of the best shopping in the city and one of the city's greatest and most-well-known public spaces, Rittenhouse Square.

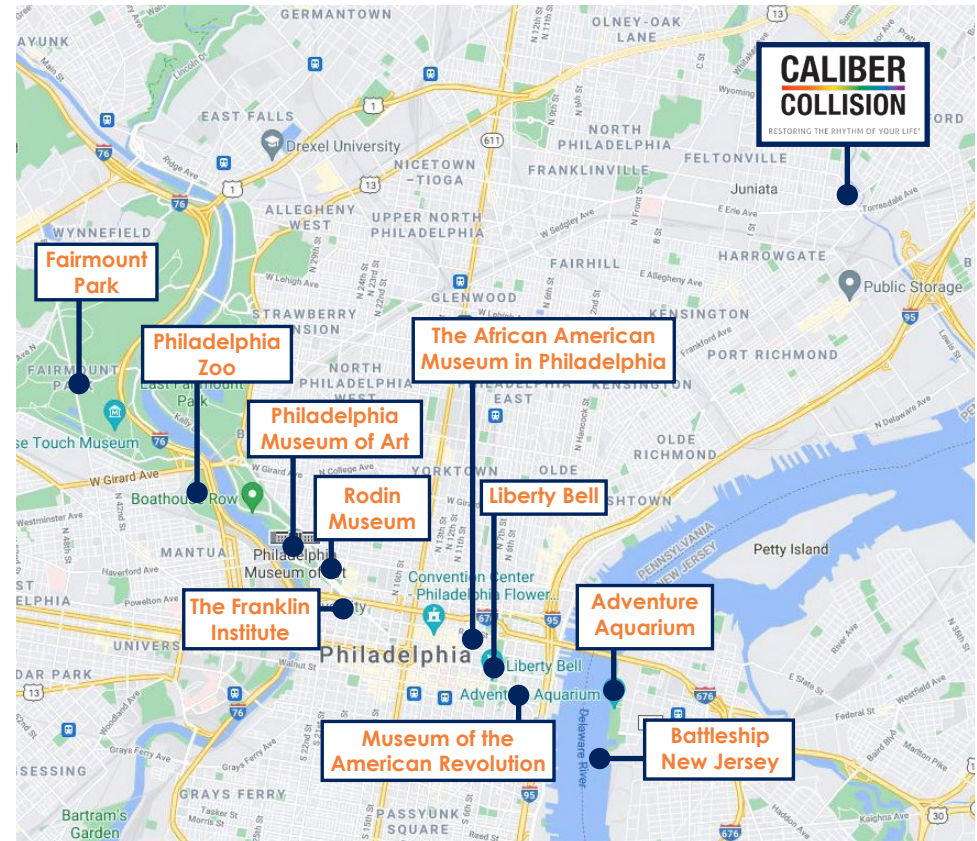
## Business Center

Downtown Philadelphia is a dense and diverse employment center, where 42% of all Philadelphia jobs are concentrated. Center City has more than 305,500 wage and salaried workers, 9,500 freelancers and those compensated as partners, 43 million square feet of commercial office space and 510,000 square feet of coworking space, making it the largest central business district in the region, and the ninth largest in the country.

Diversification is the defining strength of downtown's economy. Professional, business and financial services, real estate and information – prime office-using industries – provide 40%, 121,300 of down town's jobs, with education and health services, the largest sector citywide, also strongly represented.

There are 101 regional colleges and universities that award close to 90,000 degrees and certificates annually. In 2017, Philadelphia received \$992 million in NIH grants to carry out cutting-edge medical research, ranking fourth nationally. Combined research spending at Drexel, Temple, Thomas Jefferson and the University of Pennsylvania totaled \$1.9 billion in 2017, while together with the Children's Hospital of Philadelphia applied for 391 patents. With 15 institutions of higher learning in or near Center City, companies can recruit young, educated graduates, as well as offer a wide array of continuing education opportunities for their employees.

Source: <https://www.visitphilly.com/areas/philadelphia-neighborhoods/center-city/>,  
<https://www.centercityphila.org/doing-business/why-center-city/business-center>,  
<https://www.centercityphila.org/doing-business/why-center-city/innovation-hub>



## COMPANIES IN PHILADELPHIA





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

Source: <https://www.visitphilly.com/>, <http://www.inventpa.com/>



**8.4 MILES**  
NORTHEAST  
PHILADELPHIA, PA



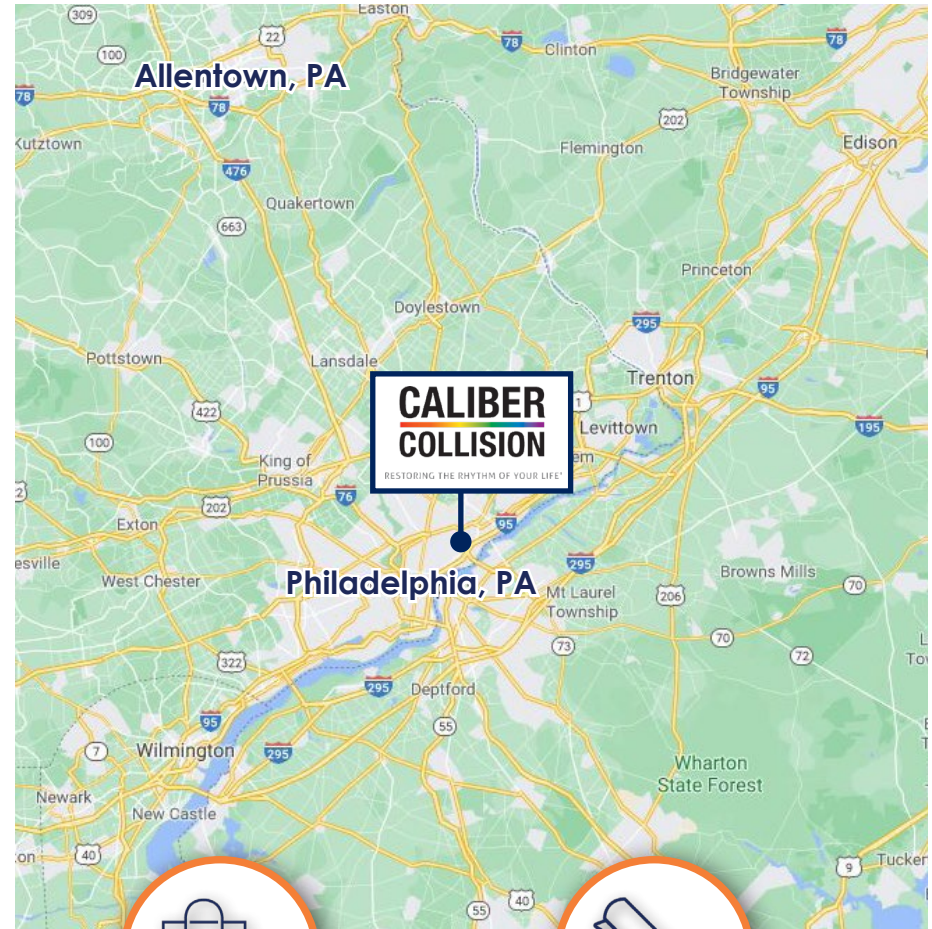
**17.4 MILES**  
PHILADELPHIA  
INTERNATIONAL AIRPORT



**37.6 MILES**  
PHILADELPHIA  
PREMIUM OUTLETS



**4.5 MILES**  
LA SALLE  
UNIVERSITY





POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	38,907	374,513	849,676
2020 Population	39,753	386,277	881,871
2025 Population	40,176	391,003	896,497

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2010 Households	13,064	126,949	305,640
2020 Households	13,260	130,274	316,939
2025 Households	13,380	132,335	324,646

INCOME	1-MILE	3-MILE	5-MILE
Median Household Income	\$30,756	\$33,759	\$37,700
Per Capita Income	\$15,030	\$16,191	\$20,609
Average Household Income	\$44,780	\$47,711	\$56,232

## POPULATION

In 2020, the population in your selected geography is 881,871. The population has changed by 5.83% since 2000. It is estimated that the population in your area will be 896,497 five years from now, which represents a change of 1.66% from the current year. The current population is 47.79% male and 52.21% female. The median age of the population in your area is 33.5, compare this to the Entire US average which is 38.2. The population density in your area is 11,211.63 people per square mile.

## HOUSEHOLDS

There are currently 316,939 households in your selected geography. The number of households has changed by 5.94% since 2000. It is estimated that the number of households in your area will be 324,646 five years from now, which represents a change of 2.43% from the current year. The average household size in your area is 2.70 persons.

## INCOME

In 2020, the median household income for your selected geography is \$37,700, compare this to the Entire US average which is currently \$62,990. The median household income for your area has changed by 27.24% since 2000. It is estimated that the median household income in your area will be \$44,226 five years from now, which represents a change of 17.31% from the current year.

The current year per capita income in your area is \$20,609, compare this to the Entire US average, which is \$34,935. The current year average household income in your area is \$56,232, compare this to the Entire US average which is \$90,941.

## EDUCATION

The highest level of 2020 educational attainment in your selected area is as follows: 6.71% percent graduate degree, 12.31% percent bachelor's degree, 5.63% percent associate degree, 16.67% percent some college, 37.57% percent high-school graduate, 13.29% percent some high school and 7.82% percent elementary.

The U.S. averages are 11.79% percent graduate degree, 19.22% percent bachelor's degree, 8.26% percent associate degree, 20.70% percent some college, 27.38% percent high-school graduate, 7.28% percent some high school and 5.38% percent elementary.

## HOUSING

In 2000, there were 188,880 owner occupied housing units in your area and there were 110,299 renter occupied housing units in your area. The median rent at the time was \$432.

## EMPLOYMENT

In 2020, there are 267,575 employees in your selected area, this is also known as the day-time population. The 2000 Census revealed that 55.66% of employees are employed in white-collar occupations in this geography, and 44.21% are employed in blue-collar occupations. In 2020, unemployment in this area is 5.76%. In 2000, the average time traveled to work was 36.2 minutes.

