



SINGLE TENANT CALIBER COLLISION FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

# CALIBER COLLISION

N456 Speel School Rd, Appleton, WI 54915

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# CALIBER COLLISION

N456 Speel School Rd | Appleton, WI 54915

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

**SALE PRICE** **\$2,608,000**

**CAP RATE** **5.75%**

## INVESTMENT SUMMARY

List Price:	\$2,608,000
NOI:	\$150,000
Cap Rate:	5.75%
Price / SF:	\$210.66
Building Size:	12,380 SF
Land Acreage:	1.09 Acres

## LEASE SUMMARY

Lease Type:	Double Net Lease
Taxes / Insurance:	Tenant Reimburses Landlord
Roof / Structure:	Landlord Responsibility
Parking Replacement:	Landlord Responsibility
Parking Repairs:	Tenant Responsibility
HVAC Replacement:	Landlord Responsibility
HVAC Repairs:	Tenant Responsibility
Term Remaining:	9.5 Years Remaining
Term Expiration:	07/31/2031
Increases:	2% Annual Increases
Guarantor:	Wand Newco 3, Inc. (Corporate Guarantee)

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- NN Lease Structure | Minimal Landlord Responsibilities.
- Subject Property is adjacent to Lowe's Home Improvement.
- Caliber Collision is considered Recession and Internet Resistant.
- Proven Growth in Acquisition – Effective February 2019, ABRA Auto Body & Glass and Caliber Collision merged to form an Entity that operates more than 1,400 collision centers in 40 States Nation-Wide which makes them the Largest Collision Repair Operator in America.
- The population within a Five-Mile Radius Exceeds 151,000 people.
- Average Household Income within a 3 Mile Radius Exceeds \$80,000.
- National Tenant's Surrounding Investment Property: Lowes, GNC, Planet Fitness, Burger King, O'Reilly Auto Parts, NAPA Auto Parts, McDonald's, Hilton, Domino's Pizza, and many more.



# CALIBER COLLISION

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## LEASE ABSTRACT



### LEASE SUMMARY

Lease Type:	Double Net Lease
Taxes / Insurance:	Tenant Reimburses Landlord
Roof / Structure:	Landlord Responsibility
Parking Replacement:	Landlord Responsibility
Parking Repairs:	Tenant Responsibility
HVAC Replacement:	Landlord Responsibility
HVAC Repairs:	Tenant Responsibility
Term Remaining:	9.5 Years Remaining
Term Expiration:	07/31/2031
Increases:	2% Annual Increases
Options:	(2) 5 Year Options
Guarantor:	Wand Newco 3, Inc. (Corporate Guarantee)

### ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 1:	\$150,000	\$12,500
Year 2:	\$153,000	\$12,750
Year 3:	\$156,060	\$13,005
Year 4:	\$159,181	\$13,315
Year 5:	\$162,364	\$13,530
Year 6:	\$165,612	\$13,801
Year 7:	\$168,924	\$14,077
Year 8:	\$172,302	\$14,358
Year 9:	\$175,748	\$14,645
Year 10:	\$179,263	\$14,938
Option 1 (Years 11 - 15):	2% Annual Increases	
Option 2 (Years 16 - 20):	2% Annual Increases	









**CALIBER COLLISION TENANT PROFILE**

**CALIBER COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE®

**OVERVIEW**

Company:	Caliber Collision
Founded:	1997
Number Of Locations:	1400+
Vehicles Repaired Annually:	850,000+
Number Of Employees:	10,000+
Headquarters:	Lewisville, Texas
Website:	<a href="http://www.calibercollision.com">www.calibercollision.com</a>

**TENANT HIGHLIGHTS**

- Largest Collision Repair Operator in the US - Over 1400 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 40 states along with the District of Columbia. They have experienced rapid growth in the past 5 years growing from approximately 150 locations to over 1400 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 bodywork, and services.



# RETAILER

60,805+ VPD

Tri-County Expressway

**A** APPVION

**MENARDS®**

**Tuffy**  
Tire & Auto  
Service

**SUBWAY**  
eat fresh.

**TACO  
BELL**

**Hilton**

**McDonald's**

**Wendy's**

E College Ave 34,505+ VPD

Subject  
Property

**BURGER  
KING**

**NAPA AUTO PARTS**

**LOWE'S** **DOLLAR TREE**  
**cricket** **planet fitness** **festival**  
wireless **Advance America** **GNC**



60,805+ VPD

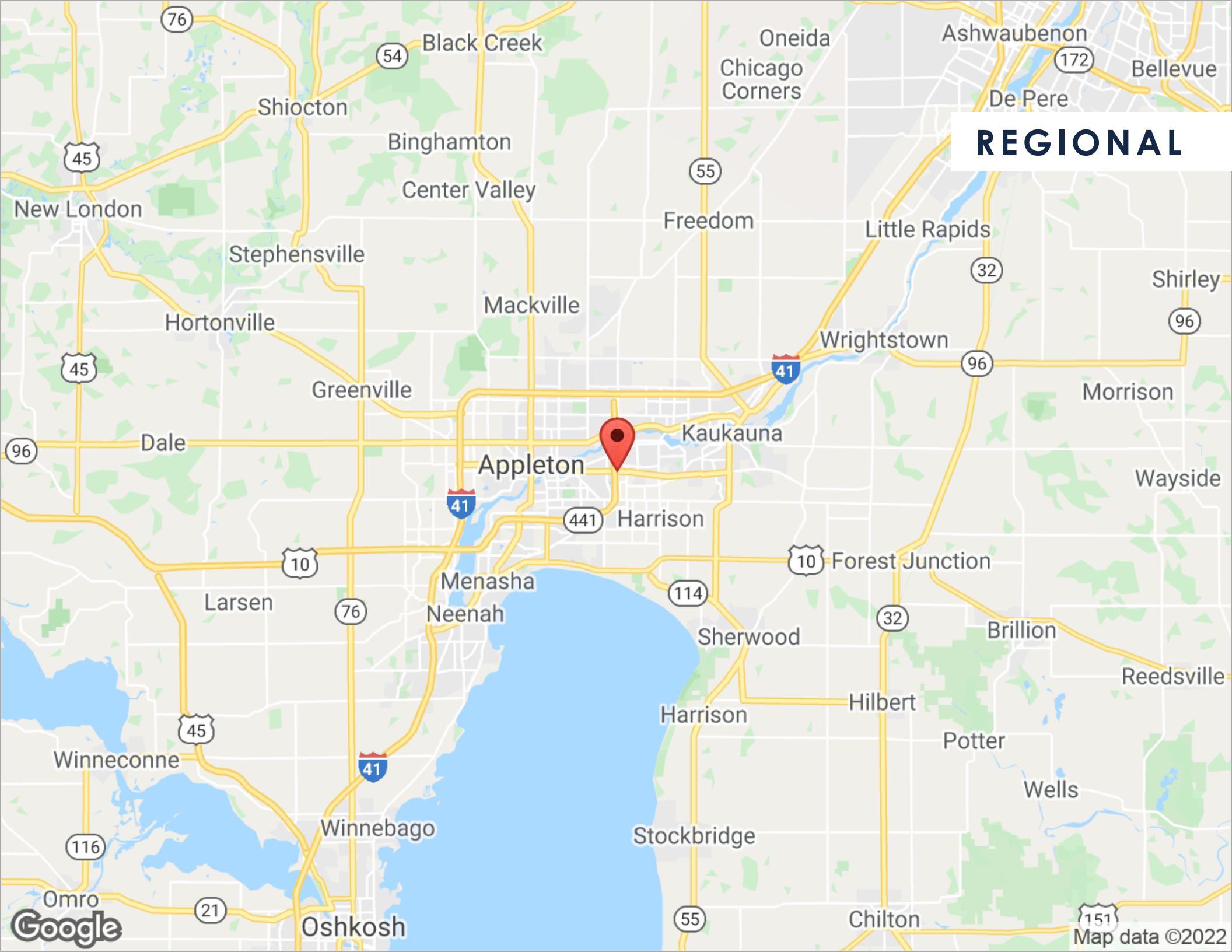
Tri-County Expressway

AERIAL

LOWE'S

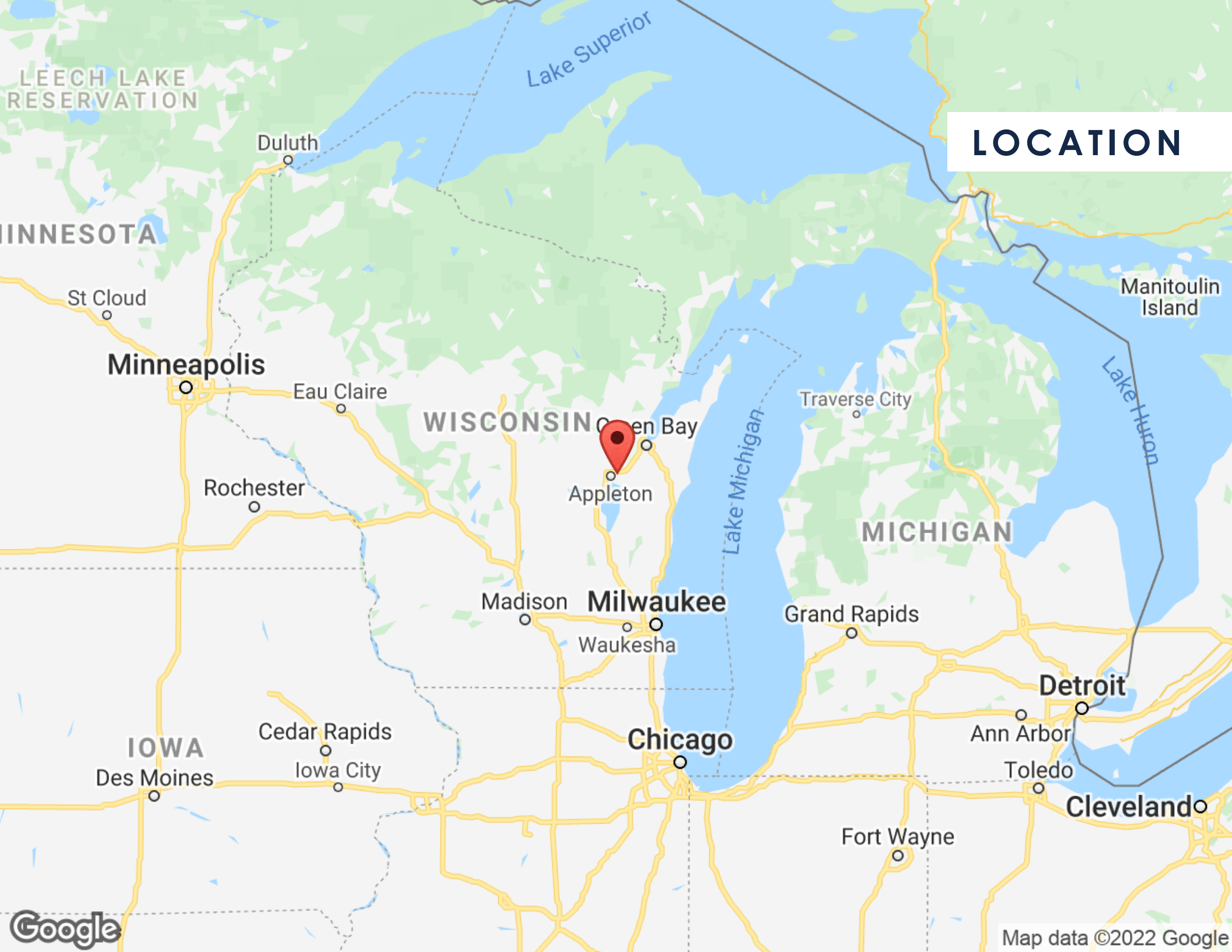






**REGIONAL**





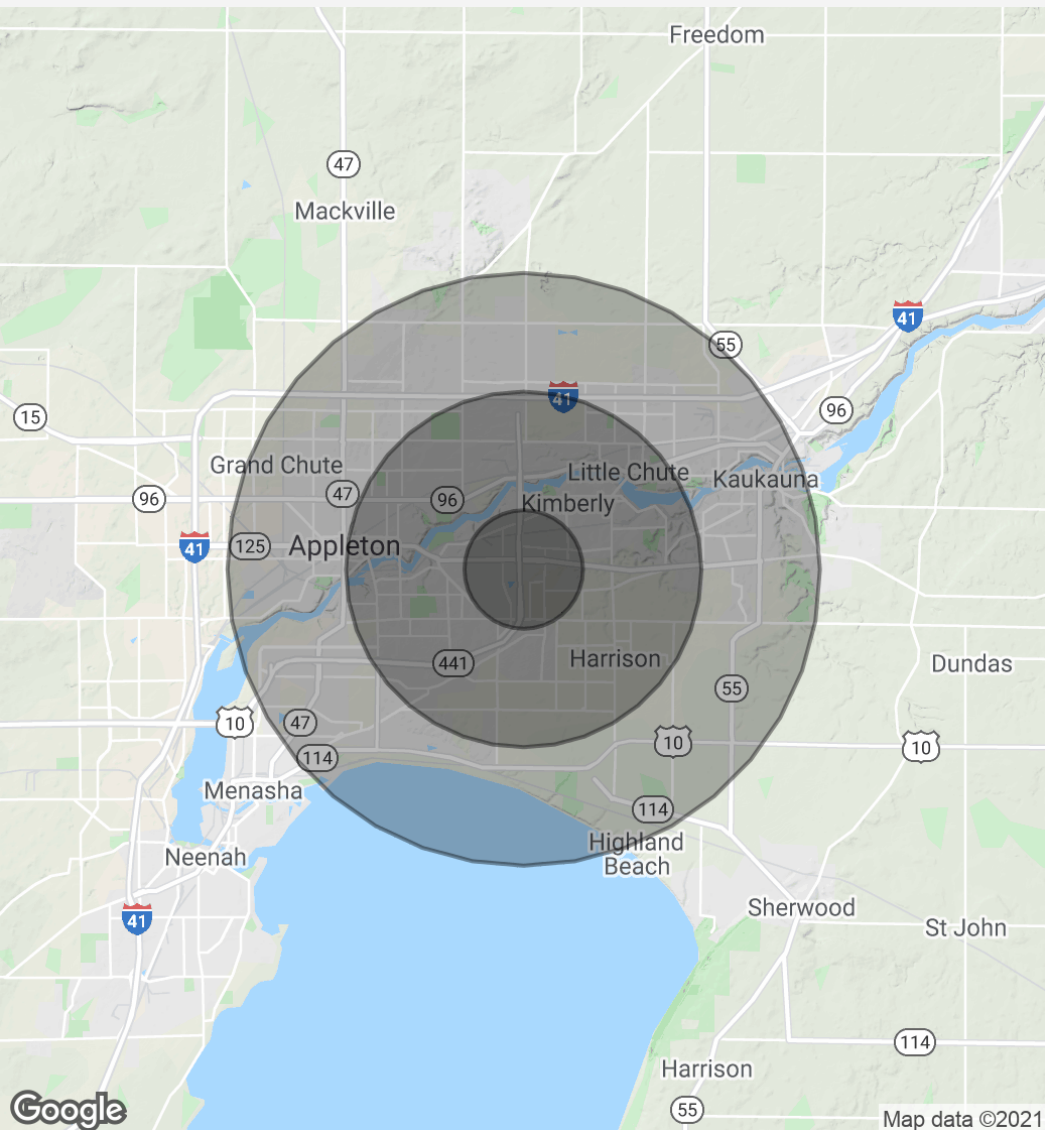
## LOCATION



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## DEMOGRAPHICS



Population:	1 Mile	3 Mile	5 Mile
2010 Population	7,877	70,247	143,967
2021 Population	8,299	73,451	151,821
2026 Population Projection	8,484	74,911	155,126
Annual Growth 2010-2021	0.5%	0.4%	0.5%
Annual Growth 2021-2026	0.4%	0.4%	0.4%
U.S. Armed Forces	0	8	10
Population by Race:			
White	7,622	66,436	137,083
Black	128	1,409	3,033
American Indian/Alaskan Native	74	605	1,247
Asian	316	3,491	7,278
Hawaiian & Pacific Islander	5	44	118
Two or More Races	154	1,465	3,062
Hispanic Origin	366	3,888	8,933
Households:			
2010 Households	3,092	27,109	57,569
2021 Households	3,251	28,457	60,861
2026 Household Projection	3,323	29,048	62,222
Annual Growth 2010-2021	0.5%	0.6%	0.6%
Annual Growth 2021-2026	0.4%	0.4%	0.4%
Owner Occupied Households	2,364	20,867	42,491
Renter Occupied Households	959	8,181	19,731
Total Specified Consumer Spending (\$)	\$98.6M	\$871.6M	\$1.8B
Income:			
Avg Household Income	\$97,766	\$78,672	\$77,573



SINGLE TENANT CALIBER COLLISION FOR SALE

# CALIBER COLLISION

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