



SINGLE TENANT CALIBER COLLISION FOR SALE

ACTUAL PHOTO OF SUBJECT PROPERTY

CALIBER COLLISION

W8061 County Rd MMM, Shawano, WI 54166

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CALIBER COLLISION

W8061 County Rd MMM | Shawano, WI 54166

CLICK ON THE FOLLOWING LINKS:  Google Map  Street View

SALE PRICE

\$1,600,000

CAP RATE

6.0%

INVESTMENT SUMMARY

List Price:	\$1,600,000
NOI:	\$96,000
Cap Rate:	6.0%
Price / SF:	\$165.46
Building Size:	9,670 SF
Land Acreage:	1.45 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.
- Strong Corporate Guarantee | Caliber Collision Corporate Guarantee.
- 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.
- Caliber Collision Services all makes and models of gasoline and diesel engine vehicles.
- National Tenant's Surrounding Investment Property: USPS, Family Dollar, Walgreens, Domino's Pizza, Pizza Hut, Dairy Queen, Hardee's, Little Caesars Pizza, NAPA Auto Parts, and many more.

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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
Increases:	2% Annual Increases
Guarantor:	Wand Newco 3, Inc. (Corporate Guarantee)

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 1:	\$96,000	\$8,000
Year 2:	\$97,920	\$8,160
Year 3:	\$99,878	\$8,323
Year 4:	\$101,875	\$8,489
Year 5:	\$103,913	\$8,659
Year 6:	\$105,991	\$8,832
Year 7:	\$108,111	\$9,009
Year 8:	\$110,273	\$9,189
Year 9:	\$112,479	\$9,373
Year 10:	\$114,728	\$9,560
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

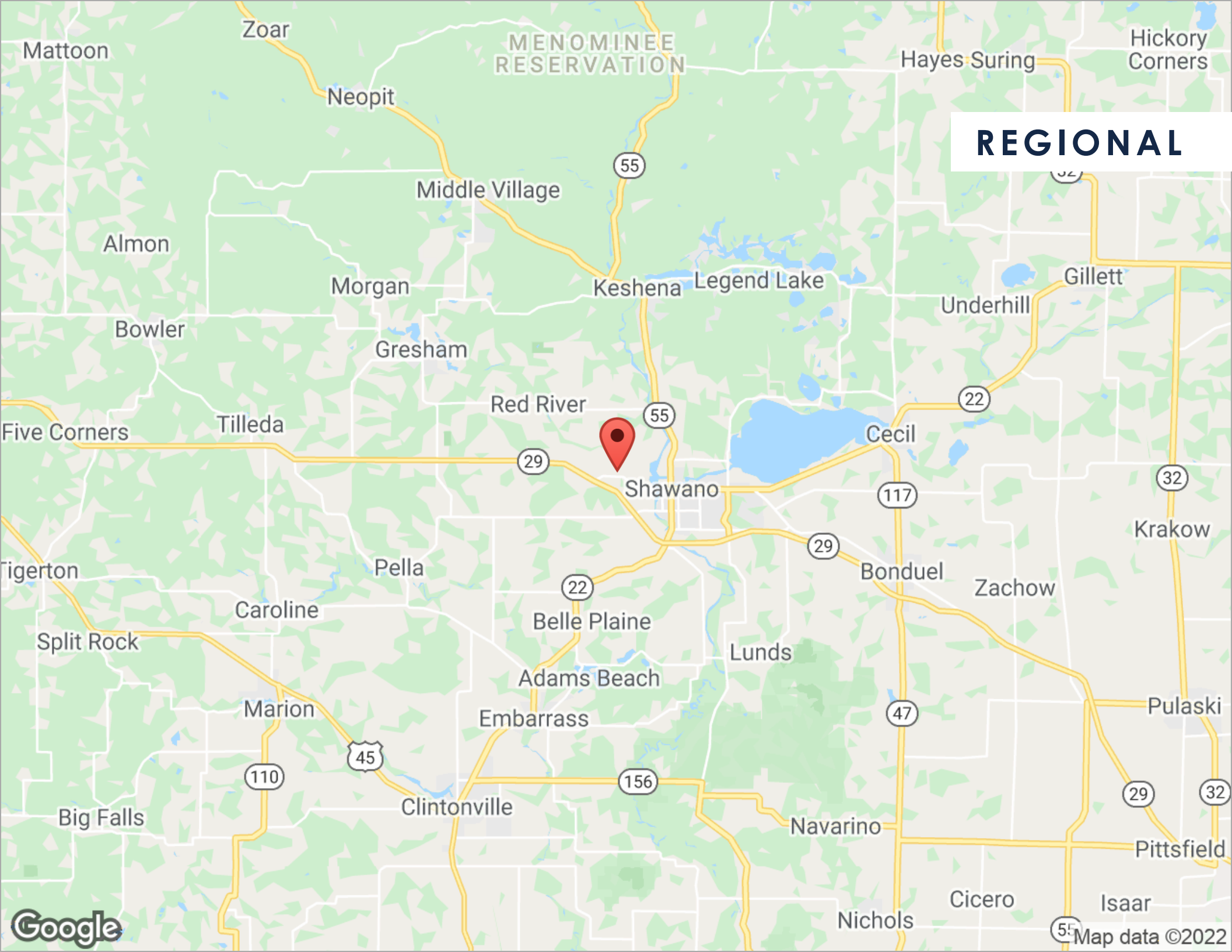
Company:	Caliber Collision
Founded:	1997
Number Of Locations:	1400+
Vehicles Repaired Annually:	850,000+
Number Of Employees:	10,000+
Headquarters:	Lewisville, Texas
Website:	www.calibercollision.com

TENANT HIGHLIGHTS

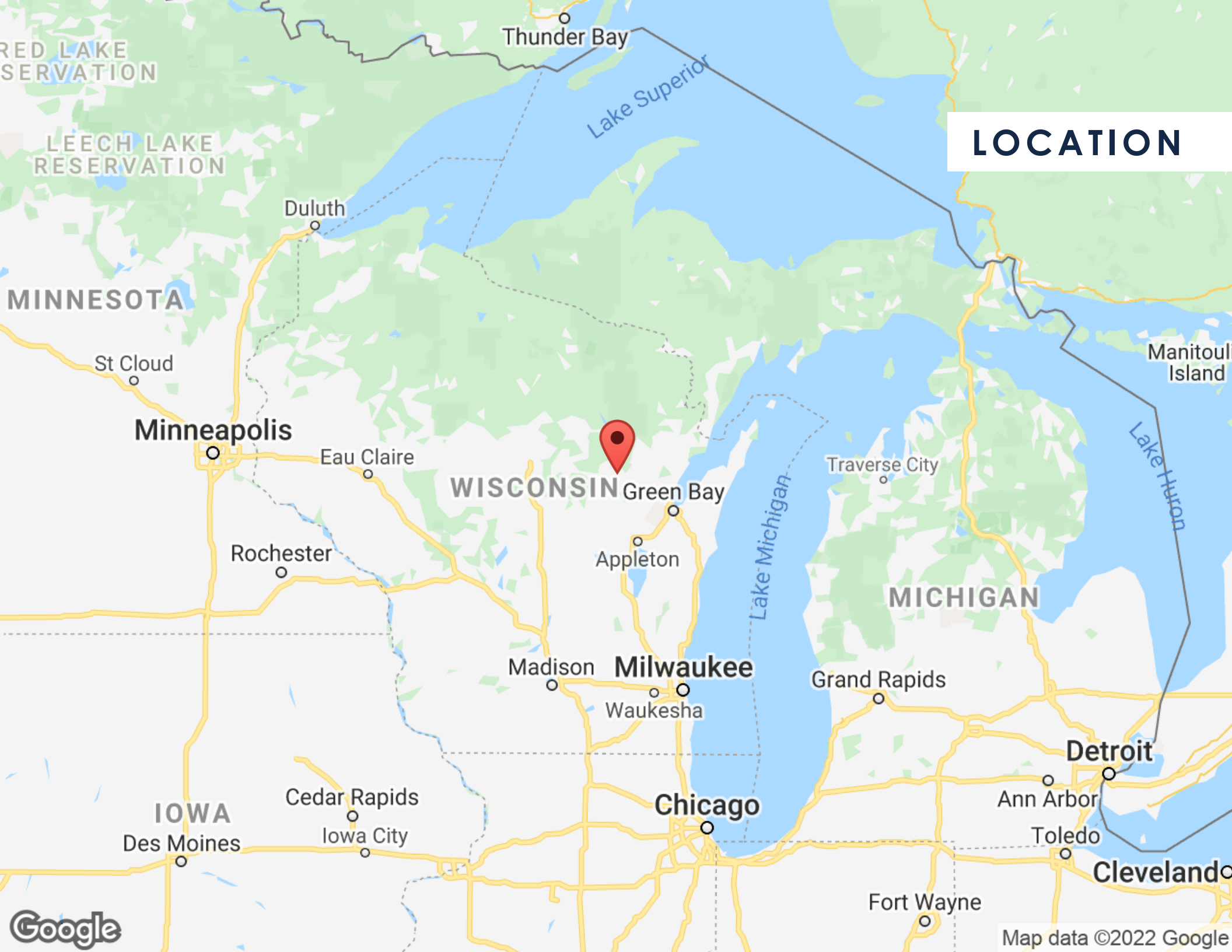
- Largest Collision Repair Operator in the US - Over 1400 Locations
- Recession-Proof Tenant
- Over 850,000 Vehicles Repaired Annually

TENANT OVERVIEW

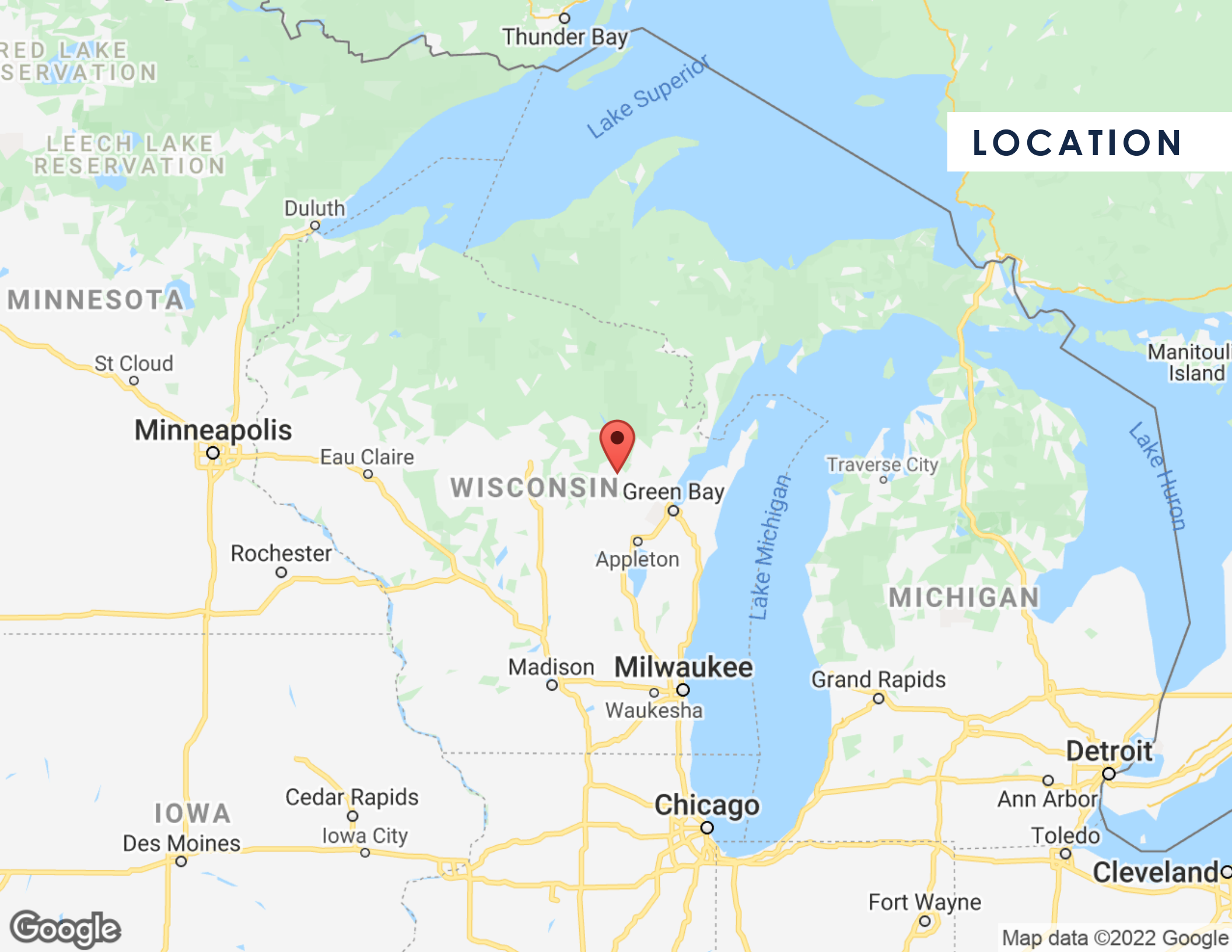
Caliber Collision Centers ® didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to their customers, communities, culture, and the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to 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.



REGIONAL



LOCATION



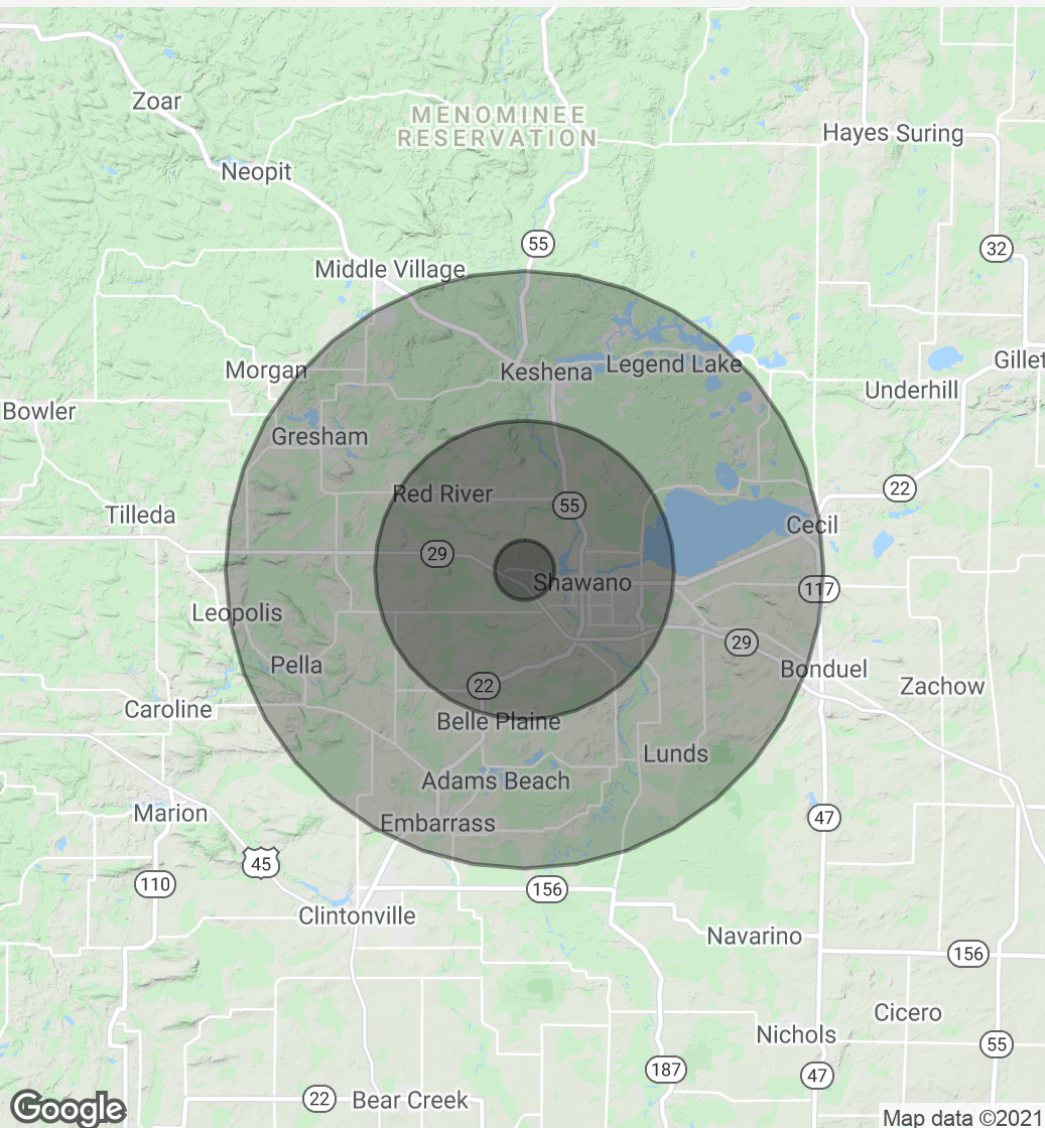
AERIAL



CALIBER COLLISION

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DEMOGRAPHICS



Population:	1 Mile	3 Mile	5 Mile
2010 Population	6,622	11,479	13,601
2021 Population	6,391	11,427	14,098
2026 Population Projection	6,380	11,479	14,273
Annual Growth 2010-2021	-0.3%	0%	0.3%
Annual Growth 2021-2026	0%	0.1%	0.2%
U.S. Armed Forces	2	3	4
Population by Race:			
White	5,142	9,452	11,945
Black	72	120	126
American Indian/Alaskan Native	918	1,434	1,559
Asian	37	68	78
Hawaiian & Pacific Islander	5	11	15
Two or More Races	216	342	376
Hispanic Origin	277	425	484
Households:			
2010 Households	2,830	4,884	5,807
2021 Households	2,754	4,897	6,059
2026 Household Projection	2,753	4,924	6,139
Annual Growth 2010-2021	0.1%	0.1%	0.2%
Annual Growth 2021-2026	0%	0.1%	0.3%
Owner Occupied Households	1,571	3,043	4,071
Renter Occupied Households	1,183	1,881	2,068
Total Specified Consumer Spending (\$)	\$69.3M	\$128.7M	\$163.9M
Income:			
Avg Household Income	\$62,524	\$66,676	\$69,011

SINGLE TENANT CALIBER COLLISION FOR SALE

CALIBER COLLISION

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