

OFFERING MEMORANDUM

-Brand New Roof To Be Installed 2022



6305

Ogden Avenue

BERWYN IL

Colliers

6305 IL

Ogden Avenue

BERWYN

Contacts

Christian Pera
Lead Broker
+1 847 384 2844
christian.pera@colliers.com

Peter Block
Executive Vice President
+1 847 384 2840
peter.block@colliers.com



Summary

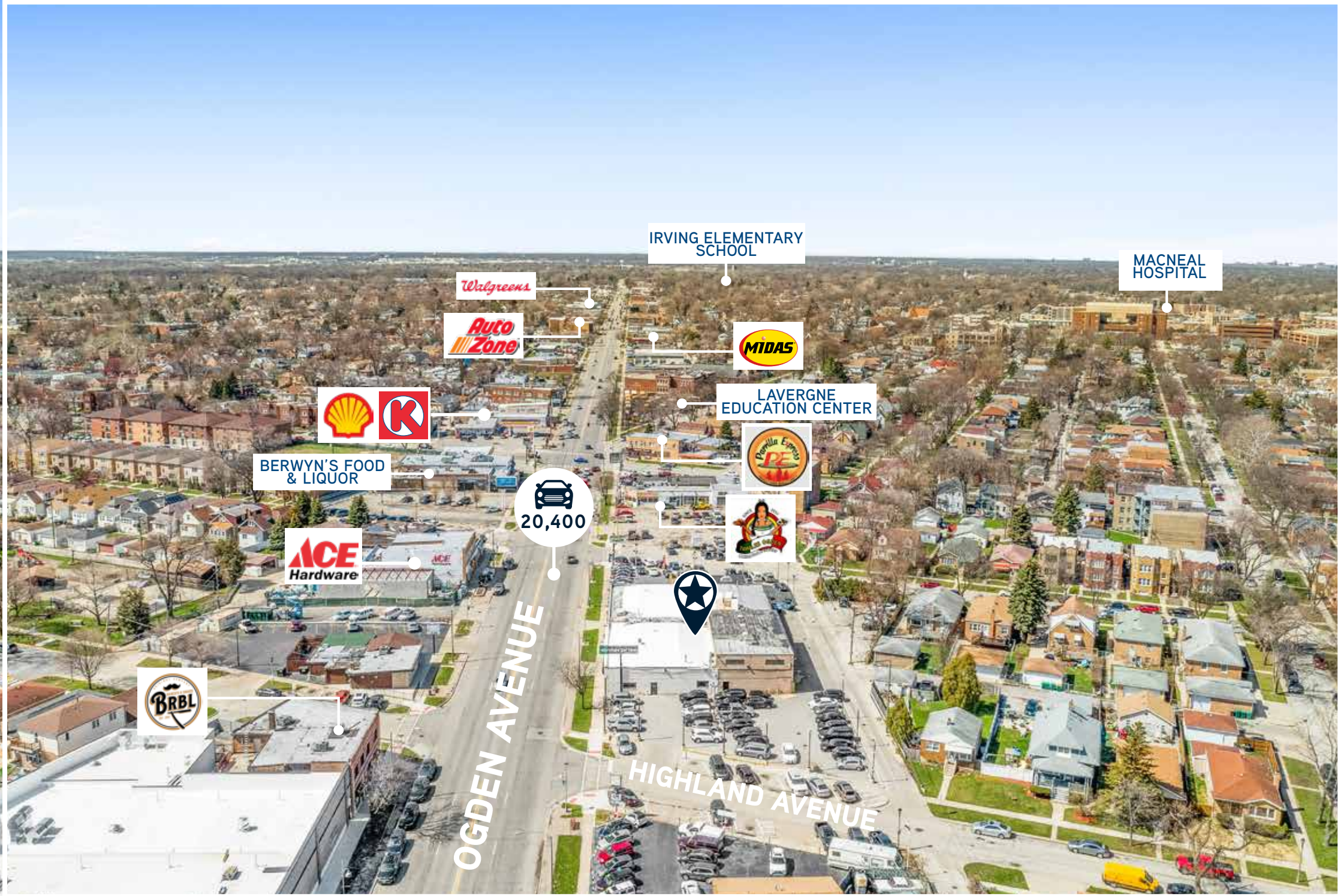
Colliers is pleased to present for sale a two-tenant long-term net leased Caliber Collision and Enterprise Rent-A-Car property located at 6305 Ogden Ave. Berwyn, IL 60402.

The property sits on a prime retail corridor, once known as the Historic Route 66, in the western part of Chicago. The property is surrounded by car dealerships, Ace Hardware and very proximate to McNeal Hospital, the Loyola University Medical Campus and Morton West High School. The Caliber lease has just under 9 years remaining while the Enterprise lease has 1 year left. The landlord will be completing a complete roof replacement in 2022.

This is opportunity to acquire a long-term Caliber Collision at a low price point and correspondingly low rent. The property is offered at \$3,587,345 which corresponds to a 5.25% cap rate and a rent of \$188,335 modified gross.

STRONG INVESTMENT FUNDAMENTALS

- › Fee simple with minimal LL responsibilities (brand new roof will be completed prior to sale)
- › Just under 9 years remaining on the Caliber lease
- › Healthy 5% rent increases every 5 years
- › Corporate Caliber and Enterprise Guarantees
- › Dense Urban Market



Expense Summary

	2021	2020
INCOME	\$316,946.28	\$323,711.26
EXPENSE		
Insurance	\$5,576.62	\$4,491.14
Property Taxes	\$124,979.06	\$139,004.71
Tax Abatement Fees	\$6,610.49	\$1,855.00
TOTAL EXPENSES	\$137,166.17	\$145,350.85
OTHER INCOME		
Utilities	\$8,555.52	\$8,555.52
NET INCOME	\$188,335.63	\$186,915.93

 **\$3,587,345**
PRICE


 **5.25%**
CAP RATE

 **\$188,335***
NOI

 **1950**
YEAR BUILT

 **100%**
OCCUPANCY

 **15,100 SF**
BUILDING SIZE

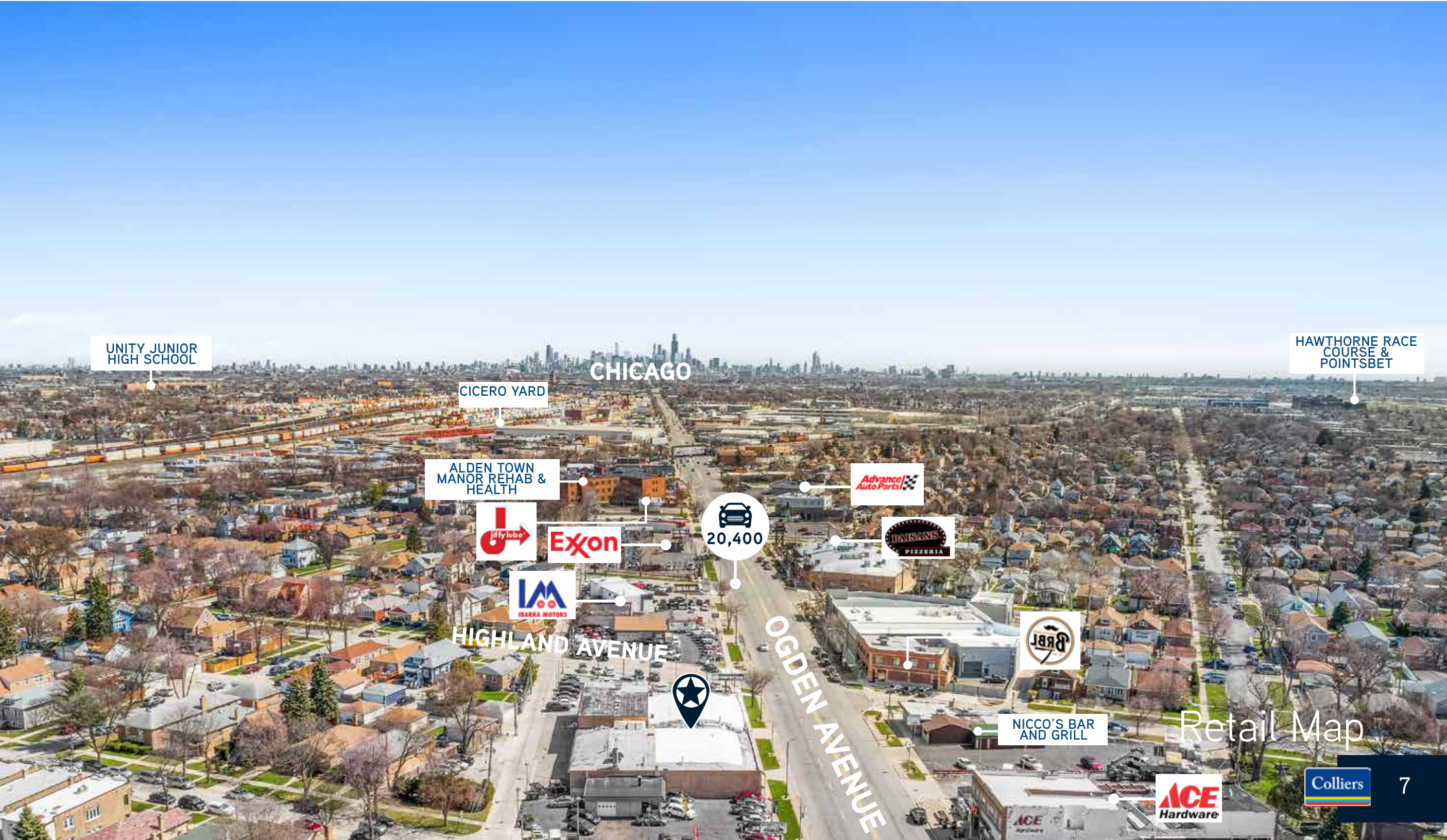
 **9** Years Remaining on Caliber Collision
1 Year Remaining on Enterprise
LEASE TERM

*Based on actual historical income/expenses received

Offering Details

PROPERTY DESCRIPTION	CALIBER COLLISION	ENTERPRISE RENT-A-CAR
PROPERTY ADDRESS	6305 Ogden Ave. Berwyn, IL 60402	6301 Ogden Ave. Berwyn, IL 60402
NOI	\$168,000	\$31,200
BUILDING SIZE	15,100 SF	1,500 SF
LAND SIZE	0.80 acres	0.80 acres
YEAR BUILT/RENOVATED	1950	1950
LEASE SUMMARY		
LEASE TYPE	Fee Simple	Modified Gross
LEASE TERM REMAINING	+/- 9 Years	+/- 1 Year
RENT COMMENCEMENT	February 1th, 2021	June 22nd, 2011
LEASE EXPIRATION	January 31st, 2031	May 31, 2023
RENEWAL OPTIONS	2, 5 years	1, 3 years
ESCALATIONS	5% every 5 years	2% each renewal term
GUARANTOR	Caliber Collision	Enterprise Rent-a-Car

*Based on actual historical income/expenses received





About Caliber

Founded in 1997, Caliber has grown to 1300+ centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 36 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement.

Caliber's more than 20,000 employees.

Largest collision repair company in America with more than 1,235 I-CAR Gold Class Professional certified collision repair centers across 39 states Consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its 1,235+ repair centers Caliber Collision has undergone rapid recent growth by aggressively acquiring various local autobody repair shops Developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers, which include



REVENUE
\$4 billion



HEADQUARTERS
Lewisville, TX



EMPLOYEES
20,000



LOCATIONS
1,235



OWNERSHIP
Private



TENANT
Caliber Collision



FOUNDED
1997



REVENUE
\$22.5 billion



HEADQUARTERS
St. Louis, MO



EMPLOYEES
80,000



LOCATIONS
9,500



OWNERSHIP
Private



TENANT
Enterprise



FOUNDED
1957

About Enterprise

Enterprise Fleet Management has been ranked as the largest fleet management provider in the United States, according to Automotive Fleet's 2021 Fact Book.

Enterprise Fleet Management's business experienced 4% fleet growth in 2020 and continues to expand its portfolio across the nation—boasting a recent milestone of 500,000 vehicles on lease.

"Every day, we're demonstrating the short- and long-term value of fleet management to new and existing customers," said Brice Adamson, Executive Vice President at Enterprise Fleet Management. "The future is bright—and our business continues to thrive—as we see more companies outsourcing fleet management to refocus on their core business needs."

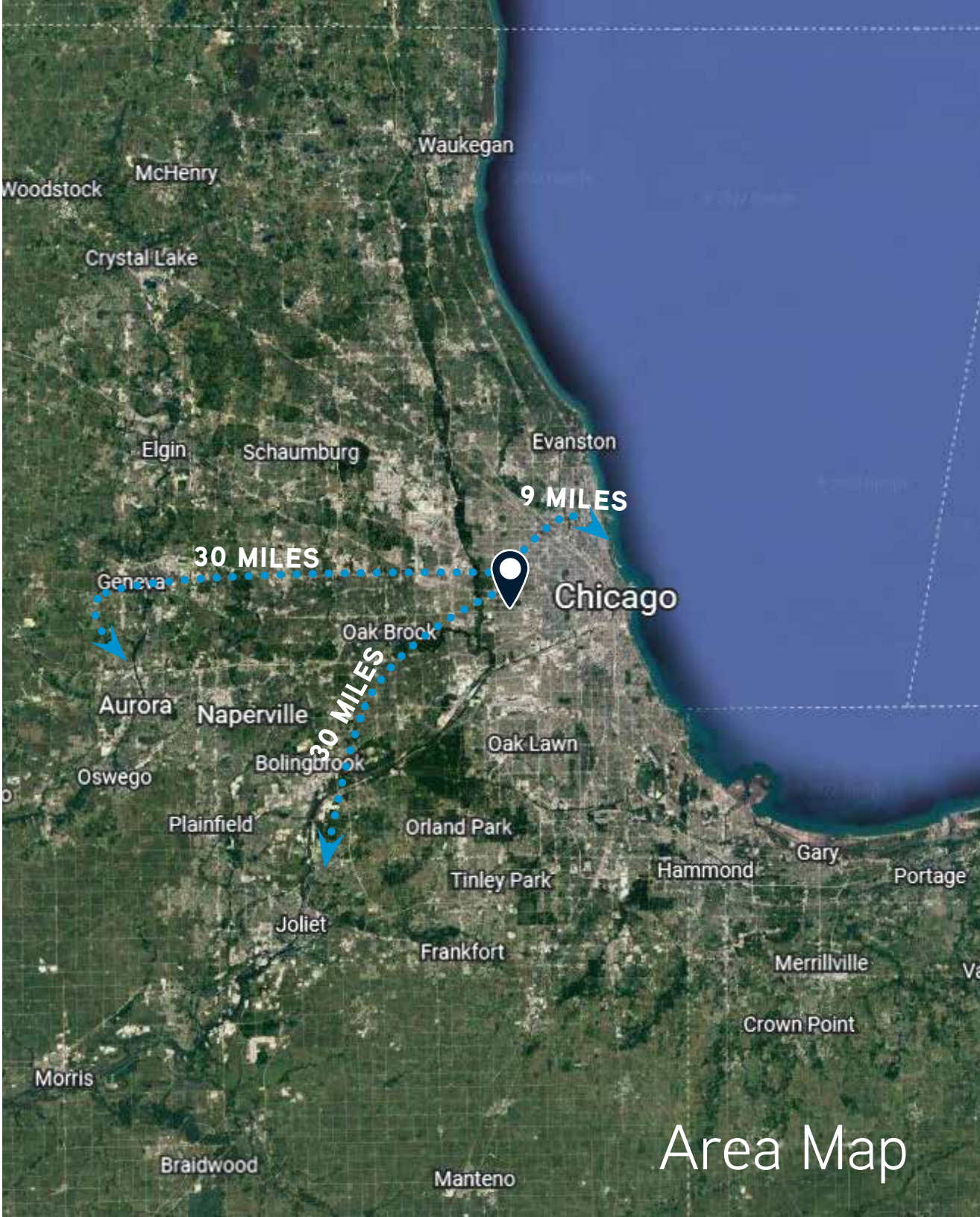
Today, Enterprise Fleet Management operates a network of more than 50 fully staffed offices to provide full-service management for companies, government agencies and organizations that operate mediumsized fleets of 20 or more vehicles, as well as for those seeking an alternative to employee reimbursement programs.

The company also operates one of the nation's largest maintenance approval facilities, with more than 150 Automotive Service Excellence (ASE)-certified technicians. Enterprise Fleet Management's National Service Department is a recipient of the ASE "Blue Seal of Excellence," a recognition it has received for an industry-record 24 consecutive years.



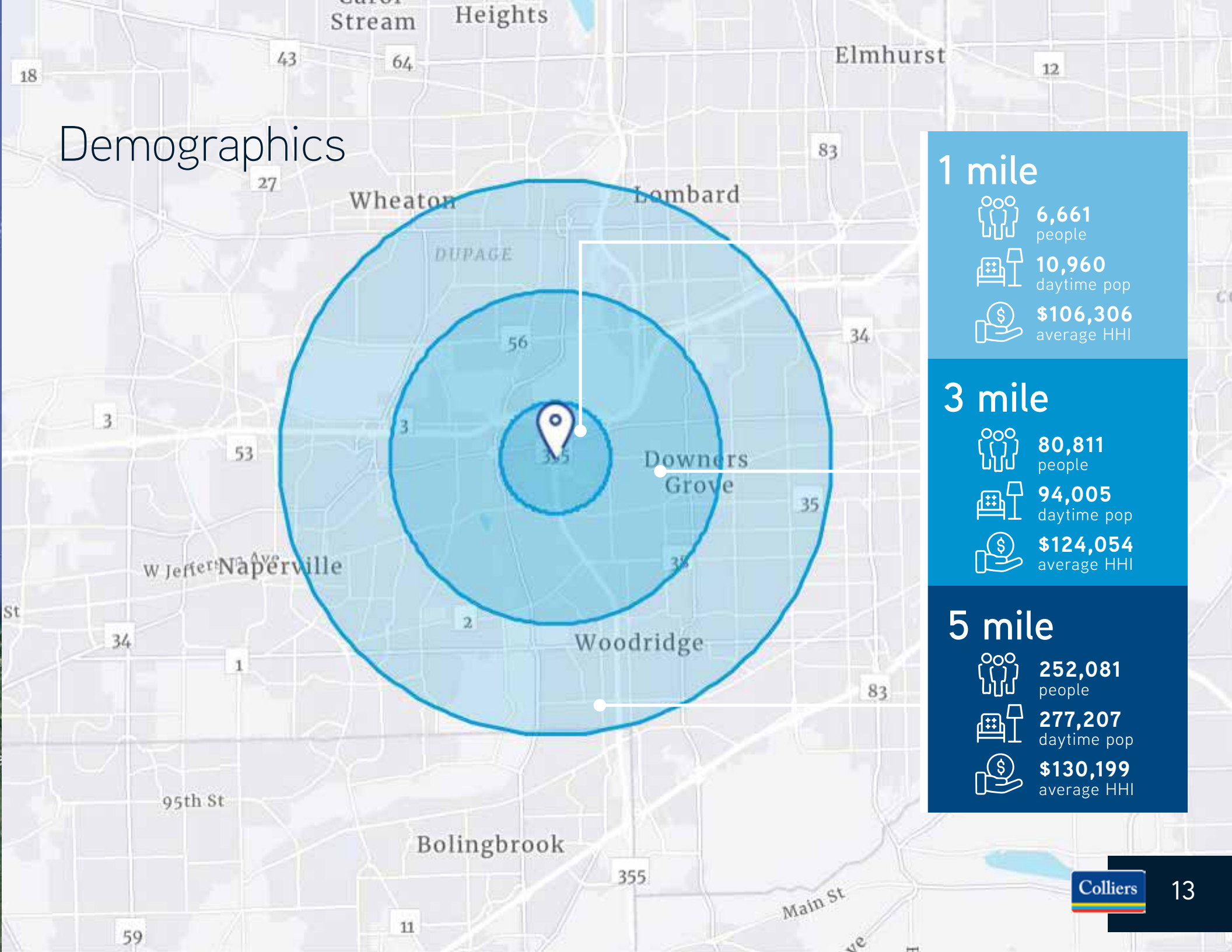
Location Overview

Located in Berwyn, Illinois a Chicago suburb located 7 miles southwest of the City. Berwyn benefits from the ease of access to major traffic arteries and public transportation. The site is located just off of the famous Route 66 (Ogden Avenue) and is just a short drive to I-290 and I-55. For the commuter, the bus stop is less than a block away and the Metra Station serving Chicago is just a short walk away. The rental market in the Chicago suburbs has been in demand and renters makeup 35.6% of the Berwyn population, making this development site extremely desirable.



Area Map

Demographics





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Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 4110 Fir Rd. Mishawaka, IN 46545. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 4110 Fir Rd. Mishawaka, IN 46545 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.