

CALIBER COLLISION[®]

EXCLUSIVE NET-LEASE OFFERING



OFFERING MEMORANDUM

CALIBER COLLISION[®]

27358 Centerline Dr
Wesley Chapel, FL 33544

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some

properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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CALIBER

COLLISION

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CALIBER
COLLISION





Investment Highlights

PRICE: \$7,422,103 | CAP: 4.85% | RENT: \$359,972

CALIBER COLLISION

Optimal Lease Structure

- ✓ Brand New Construction | Property Built in 2019 For Caliber Collision
- ✓ Property Located In Income Tax Free State
- ✓ Pandemic Resistant Business
- ✓ Brand New 15 Year NNN Lease Signed in 2019 | +/- 12.50 Years Remaining
- ✓ Corporate Lease Guaranty | Over 1,200 Locations Nationwide & Approximately \$3.6 Billion in Revenue (2020)
- ✓ True Triple Net | Zero Landlord Responsibilities
- ✓ Tenant Renewal Options: Two (2) Periods of Five (5) Years, Bringing the Potential Lease Term to Over 25 Years

Compelling Location Fundamentals

- ✓ Large Automotive Dealership Presence | Toyota, Lexus, Honda, Mazda, Chevrolet, Ford, Lincoln, Kia, Nissan, and Hyundai
- ✓ High Traffic Counts | Over 53,000 VPD On Wesley Chapel Blvd
- ✓ Dense & Growing Demographics | Five Mile Population Expected Growth of 18% By 2027
- ✓ Dense Retail Corridor | Walmart, Publix, CVS Pharmacy, Walgreens, Dollar General, Dollar Tree, Dick's Sporting Goods, Best Buy, Outback Steakhouse, Chili's, Applebee's, Advance Auto Parts, McDonald's Burger King, Wendy's, Popeye's, Chick-fil-A, Starbucks, Dunkin' Donuts, and Many More

About The Tenant

- ✓ Caliber Collision is the Largest Collision Repair Company in America with More Than 1,200 Locations Nationwide (Caliber & Abra Combined)
- ✓ Annual Revenues of Approximately \$3.6BN Billion (2020) Across All Brands Under Parent Company, Wand Newco 3, Inc (Lease Guarantor)
- ✓ Strategic Partnerships With Car Dealerships & Insurance Companies Nationwide To Continue Growth
- ✓ Caliber Collision has Undergone Rapid Recent Growth by Aggressively Acquiring Various Local Autobody Repair Shops | Expansion Continues Into All Sectors of Automotive Industry Including Collision, Repair, Oil Change, Glass Repair



Representative Photo



Representative Photo



Financial Analysis

PRICE: \$7,422,103 | CAP: 4.85% | RENT: \$359,972

CALIBER COLLISION

PROPERTY DESCRIPTION

Property	Caliber Collision
Property Address	27358 Centerline Dr
City, State, ZIP	Wesley Chapel, FL 33544
Year Built	2019
Building Size Estimated (SF)	16,900
Lot Size Estimated (Acres)	2.49
Type of Ownership	Fee Simple

THE OFFERING

Price	\$7,422,103
CAP Rate	4.85%
Net Operating Income	\$359,972

LEASE SUMMARY

Property Type	Net Leased Auto Repair
Credit Type	Corporate
Tenant	Caliber Bodyworks of Florida, Inc
Guarantor	Wand Newco 3, Inc
Original Lease Term	15 Years
Lease Commencement	August 12, 2019
Lease Expiration	August 30, 2034
Lease Term Remaining	+/- 12.50
Lease Type	Triple Net (NNN)
Rental Increases	10% Every 5 Years
Renewal Options Remaining	Two, Five Year Options

LEASE SUMMARY

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Current - 8/30/2022	\$359,972	\$29,998	-
9/1/2022 - 8/30/2023	\$359,972	\$29,998	-
9/1/2023 - 8/30/2024	\$359,972	\$29,998	-
9/1/2024 - 8/30/2025	\$395,969	\$32,997	10.00%
9/1/2025 - 8/30/2026	\$395,969	\$32,997	-
9/1/2026 - 8/30/2027	\$395,969	\$32,997	-
9/1/2027 - 8/30/2028	\$395,969	\$32,997	-
9/1/2028 - 8/30/2029	\$395,969	\$32,997	-
9/1/2029 - 8/30/2030	\$435,566	\$36,297	10.00%
9/1/2030 - 8/30/2031	\$435,566	\$36,297	-
9/1/2031 - 8/30/2032	\$435,566	\$36,297	-
9/1/2033 - 8/30/2033	\$435,566	\$36,297	-
9/1/2034 - 8/30/2034	\$435,566	\$36,297	-

INVESTMENT SUMMARY

Marcus & Millichap is pleased to present the exclusive listing for a Caliber Collision located at 27358 Centerline Dr in Wesley Chapel, Florida. The site consists of roughly 16,900 rentable square feet of building space and sits on 2.49 acres. The current annual rent is \$359,972, which is scheduled to increase by 10% every five years throughout the base term and continuing through the two (2), five (5)-year tenant renewal options.

Tenant Overview

CALIBER COLLISION

About Caliber Collision

The Caliber brands have grown to 1,400+ centers nationwide and feature a full range of complementary automotive services, including Caliber Collision, the nation's largest auto collision repair provider, Caliber Auto Care for mechanical repair and quick oil change services in Texas, and Caliber Auto Glass for glass repair and replacement.

In February of 2019, Caliber Collision Centers and Abra Auto Body Repair of America merged, thus uniting the companies' talented teams, trusted brands and industry-leading operations to better serve their customers, insurance clients, and teammates across the U.S. The merger brought the company to 1,000+ units in 37 states and the District of Columbia.

Private equity firm Hellman & Friedman (Abra's majority shareholder since 2014) is the majority shareholder of the combined company. Founded in 1984, Hellman & Friedman (H&F) is one of the oldest and most experienced private equity investment firms operating today. We are well respected for our distinctive investment philosophy and focused approach targeting large-scale equity investments in companies in select sectors. H&F has offices in San Francisco, New York and London.

General Information

Founded	1997
Website	https://www.caliber.com/
CEO	Steve Grimshaw
Headquarters	Lewisville, TX

Caliber Collision's Service Commitment:

"We're driven to change the image of the automotive service experience and committed to Restoring the Rhythm of Your Life®. It's the purpose behind each thing we do and in the hearts of every teammate. We are here to provide exceptional service, removing the hassle and stress of car care. That means you can rest easy knowing your car is in the hands of our skilled technicians whose training goes above and beyond industry standards. Caliber will not only get you safely back on the road but back to what matters most".

abra®

H&F

**CALIBER
COLLISION**

Exceptional service runs in the family

**CALIBER
COLLISION**

**CALIBER
AUTO CARE**

**CALIBER
AUTO GLASS**

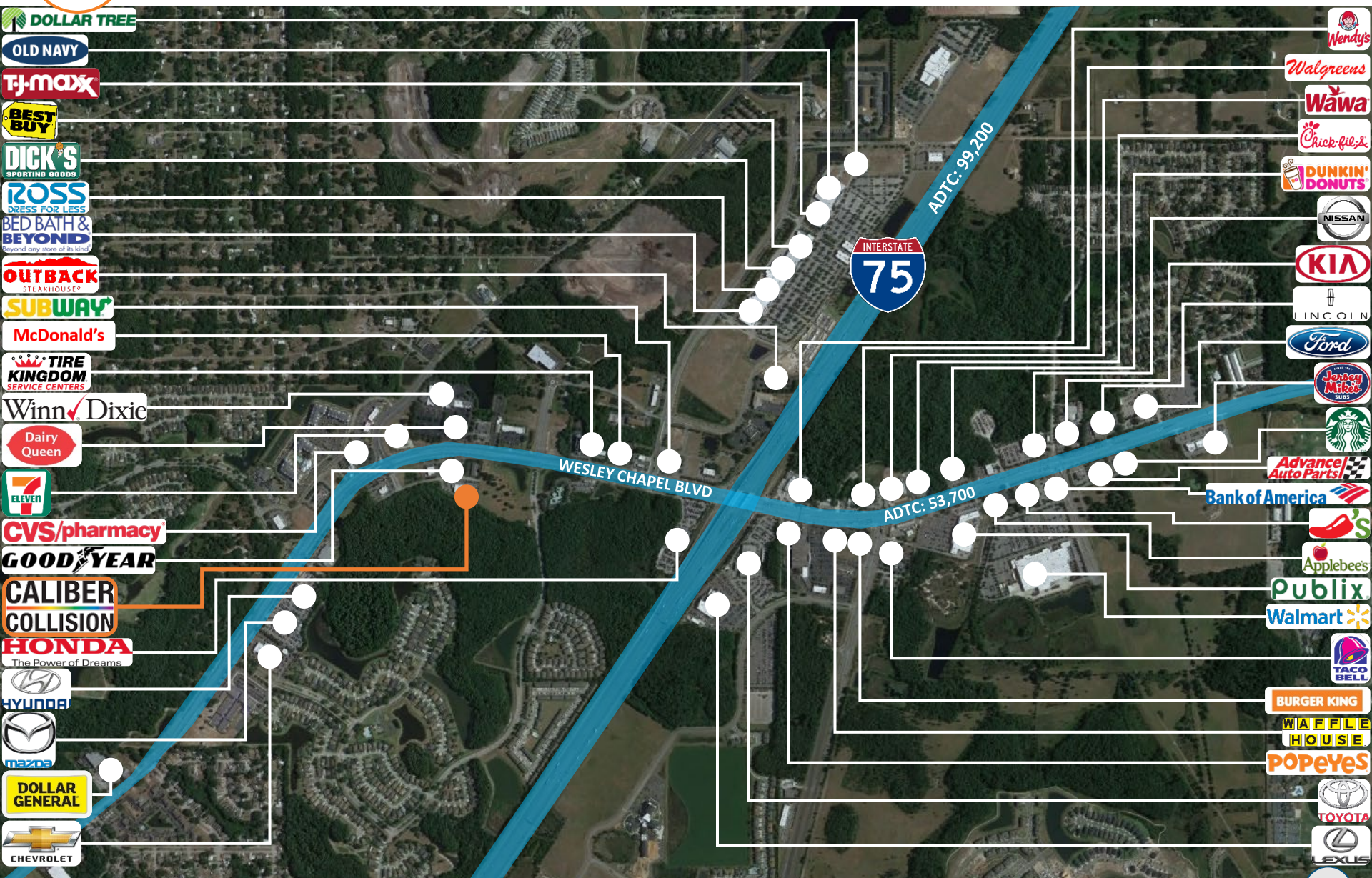
**CALIBER
FLEET CARE**



Surrounding Area

Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION





Property Photo

Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION





Property Photo

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CALIBER COLLISION





Property Photo

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CALIBER COLLISION





Location Overview

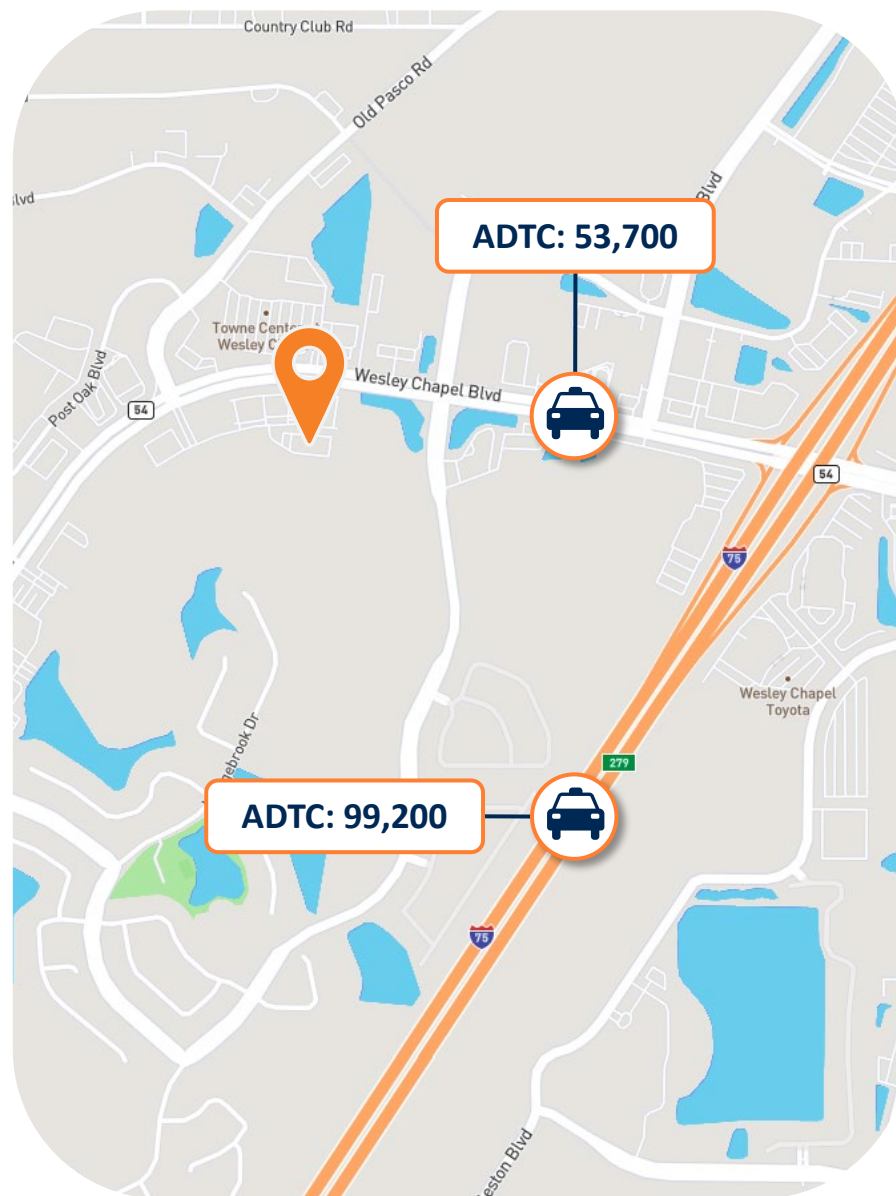
Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION

This Caliber Collision investment property is positioned just off of Wesley Chapel Boulevard which experiences an average daily traffic count exceeding 53,700 vehicles. Interstate Route 75 intersects with Wesley Chapel Boulevard just east of the property and brings an additional 99,200 vehicles into the immediate area on average daily. There are more than 94,000 individuals living within a five-mile radius of the subject property and over 283,200 living within a ten-mile radius. Furthermore, this location benefits from being surrounded by an affluent suburban community with average household income exceeding \$81,000 within a five-mile radius.

The subject property benefits from being positioned near a retail corridor consisting of national and local tenants, academic institutions and shopping centers all within close proximity of this property. Major national tenants in the area include: Walmart, Publix, CVS Pharmacy, Walgreens, Dollar General, Dollar Tree, Dick's Sporting Goods, Best Buy, Outback Steakhouse, Chili's, Applebee's, Advance Auto Parts, McDonald's, Burger King, Wendy's, Popeye's, Chick-fil-A, Starbucks, Dunkin' Donuts, as well as several others. There is a strong presence of automotive dealerships for brands such as Toyota, Lexus, Honda, Mazda, Chevrolet, Ford, Lincoln, Kia, Nissan, and Hyundai. This Caliber Collision is located within a five-mile radius of The Shops at Wiregrass shopping mall which features 97 unique shops, services, and dining options. This location further benefits from being situated within approximately six-miles of six academic institutions with a combined total enrollment exceeding 3,700 students.

Tampa is a major city on the Gulf Coast of the U.S. state of Florida. The city's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the seat of Hillsborough County. With a population of 384,959 according to the 2020 census, Tampa is the third-most populated city in Florida after Jacksonville and Miami and is the 52nd most populated city in the United States. The city is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area which is a four-county area composed of roughly 3.1 million residents, making it the second largest metropolitan statistical area in the state and the fourth largest in the Southeastern United States, behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. As of 2018, Tampa's annual growth rate is 1.63%.

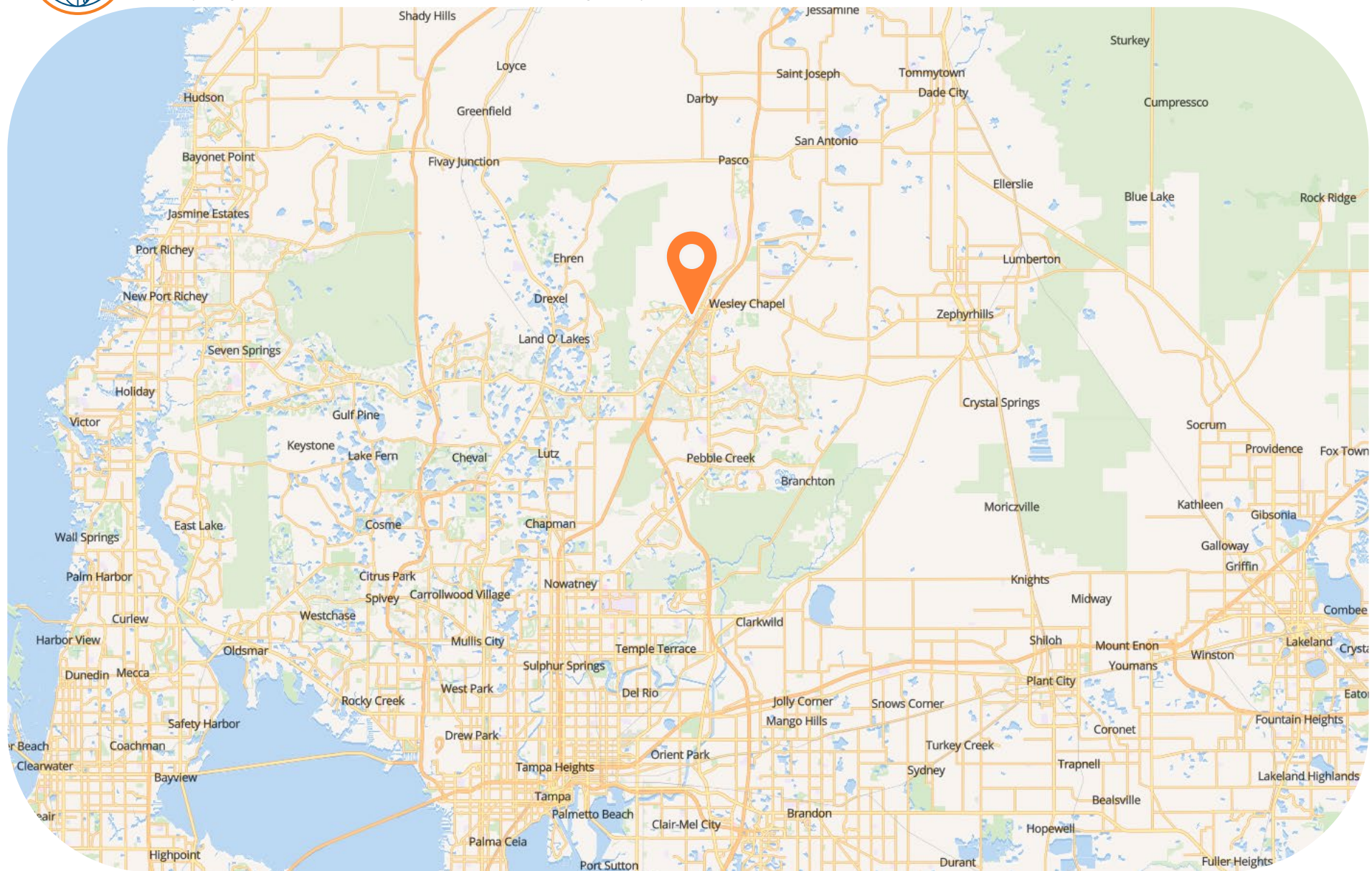




Local Map

Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION

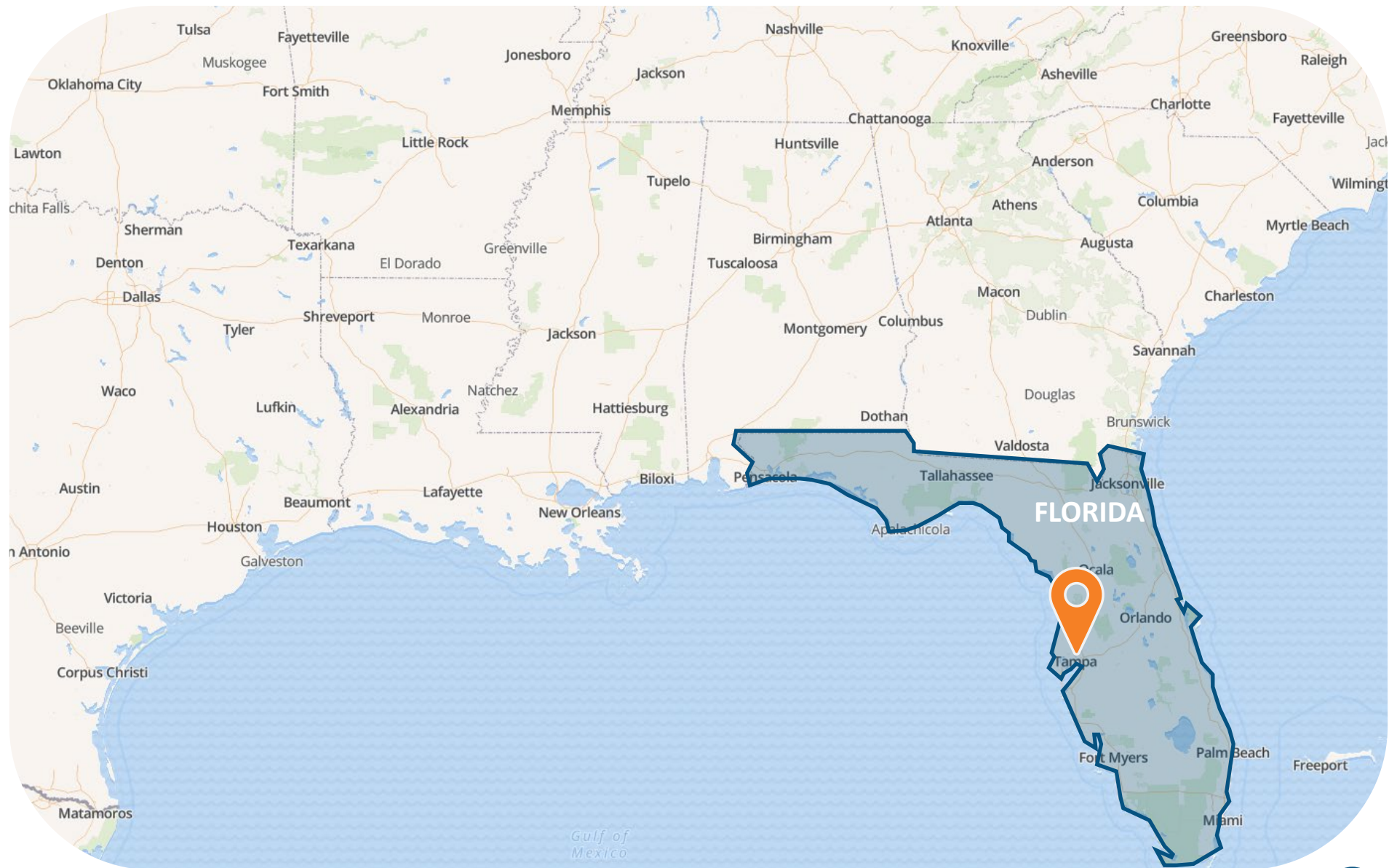




Regional Map

Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION

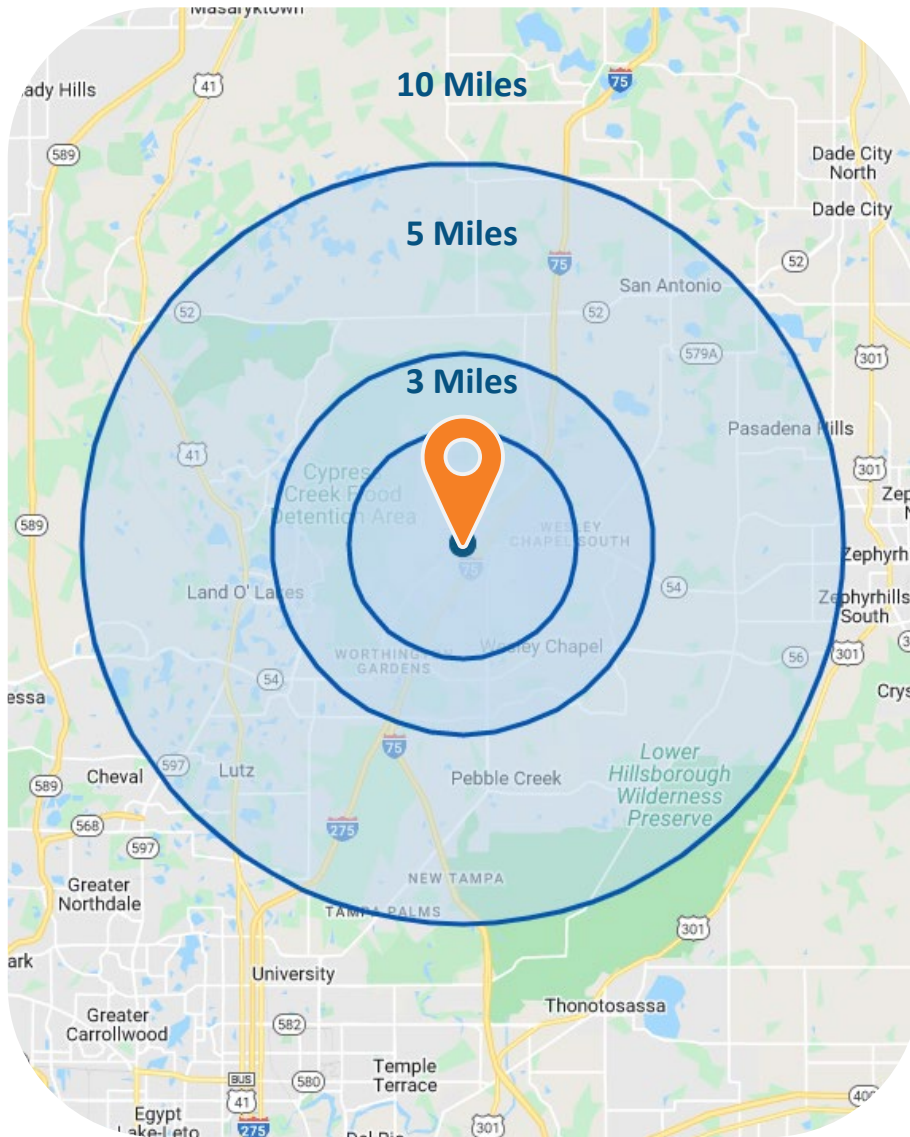




Demographics

Property Address: 27358 Centerline Dr, Wesley Chapel, FL 33544

CALIBER COLLISION



POPULATION TRENDS

	3 Miles	5 Miles	10 Miles
2010 Population	24,632	67,543	203,769
2022 Population	32,083	94,033	283,271
2027 Population Projection	37,927	111,639	330,694

POPULATION BY RACE (2022)

	3 Miles	5 Miles	10 Miles
White	11,282	66,407	147,060
Black	1,892	11,673	25,144
American Indian/Alaskan Native	98	503	1,100
Asian	763	5,692	12,691
Hawaiian & Pacific Islander	20	153	376
Two or More Races	420	2,551	5,596
Hispanic Origin	5,452	30,835	69,332

HOUSEHOLD TRENDS

	3 Miles	5 Miles	10 Miles
2010 Households	4,416	24,916	55,998
2022 Households	5,016	28,243	62,995
2027 Household Projection	5,318	29,939	66,662

AVERAGE HOUSEHOLD INCOME (2022)

	3 Miles	5 Miles	10 Miles
AVERAGE HOUSEHOLD INCOME (2022)	\$70,221	\$81,020	\$87,386

MEDIAN HOUSEHOLD INCOME (2022)

	3 Miles	5 Miles	10 Miles
MEDIAN HOUSEHOLD INCOME (2022)	\$59,062	\$65,880	\$70,718
HOUSEHOLDS BY HOUSEHOLD INCOME (2022)			
<\$25,000	1,007	5,047	9,907
\$25,000 - \$50,000	1,070	5,666	12,185
\$50,000 - \$75,000	1,348	5,659	11,488
\$75,000 - \$100,000	484	3,650	9,212
\$100,000 - \$125,000	404	3,194	7,529
\$125,000 - \$150,000	303	1,769	4,239
\$150,000 - \$200,000	298	2,126	4,958
\$200,000+	101	1,133	3,477



Market Overview

City: Wesley Chapel | County: Pasco County | State: Florida



Tampa is a major city on the Gulf Coast of the U.S. state of Florida.

The city's borders include the north shore of Tampa Bay and the east shore of Old Tampa Bay. Tampa is the largest city in the Tampa Bay area and the seat of Hillsborough County. With a population of 384,959 according to the 2020 census, Tampa is the third-most populated city in Florida after Jacksonville and Miami and is the 52nd most populated city in the United States. The city is part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area which is a four-county area composed of roughly 3.1 million residents, making it the second largest metropolitan statistical area in the state and the fourth largest in the Southeastern United States, behind Washington, D.C., Miami, and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. As of 2018, Tampa's annual growth rate is 1.63%.

Tampa's economy is driven by tourism, health care, finance, insurance, technology, construction, and the maritime industry. The bay's port is the largest in the state, responsible for over \$15 billion in economic impact. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Hillsborough County alone has an estimated 740,000 employees, a figure which is projected to increase to 922,000 by 2015. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. Tampa Convention Center, built at the site of Fort Brooke. Several Fortune 1000 companies are headquartered in the metropolitan area, including Bloomin' Brands, WellCare, TECO Energy, and Raymond James Financial.

Tampa is currently represented by teams in three major professional sports leagues: the National Football League, the National Hockey League, and Major League Baseball. The NFL's Tampa Bay Buccaneers and the NHL's Tampa Bay Lightning call Tampa home, while the Tampa Bay Rays of the MLB play across the bay in St. Petersburg. As indicated by their names, these teams, plus several other sports teams, represent the entire Tampa metropolitan area. Tampa Bay's current professional teams have won eight combined championships in their respective leagues.

Marcus & Millichap



OFFERING MEMORANDUM

CALIBER COLLISION[®]

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