



SINGLE TENANT CALIBER COLLISION FOR SALE

SUBJECT PROPERTY

CALIBER COLLISION

392 Naugatuck Ave, Milford, CT 06460

Exclusively Listed By:

ANTHONY MINUTO

Associate Advisor

248.702.0297

anthonym@encorereis.com

AYSON SHAMMAMI

Senior Director

248.702.0727

ayson@encorereis.com

DENO BISTOLARIDES

Managing Partner

248.702.0288

denob@encorereis.com

In conjunction with:

BRIAN BROCKMAN

Bang Realty

Brian@bangrealty.com

513.657.3645

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CALIBER COLLISION

392 Naugatuck Ave | Milford, CT 06460

CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

SALE PRICE

\$1,891,000

CAP RATE

5.5%

INVESTMENT SUMMARY

List Price:	\$1,891,000
NOI:	\$104,040
Cap Rate:	5.5%
Price / SF:	\$139.64
Building Size:	13,542 SF
Land Acreage:	1.25 Acres
Year Built:	1935

LEASE SUMMARY

Lease Type:	Double Net Lease
Taxes / CAM / Insurance:	Tenant Responsibilities
Roof / Structure:	Landlord Responsibility
Parking Repairs:	Tenant Responsibility
HVAC Replacement:	Landlord Responsibility
HVAC Repairs:	Tenant Responsibility
Term Remaining:	9.5 Years Remaining
Term Expiration:	9/30/2031
Increases:	2% Annual Increases
Guarantor:	Wand Newco 3, Inc. (Corporate Guarantee)

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Strong Corporate Guarantee | Caliber Collision Corporate Guarantee.
- Caliber Collision is considered Recession and Internet Resistant.
- Proven Growth in Acquisition – Effective February 2019, ABRA Autobody & Glass and Caliber Collision merged to form an entity. that operates more than 1,400 collision centers in 40 states nationwide which makes them the Largest Collision Repair Operator in America.
- Caliber Collision's Merge With Abra Strengthened Their Leadership in the Industry with Approximate Annual Revenue of \$4 Billion.
- Caliber Collision Services all makes and models of gasoline and diesel engine vehicles.
- National Tenant's Surrounding Investment Property: Citgo Gas Station, Dunkin' Donuts, McDonald's, Hertz Car Rental, Walgreens, Taco Bell, Dollar Tree, Subway, and many more.

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Bradley Moncton | Director of Capital Markets
(Direct) 248.702.0936 | bmoncton@encorereis.com

CALIBER COLLISION TENANT PROFILE

CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

OVERVIEW

Company:	Caliber Collision
Founded:	1997
Number Of Locations:	1,400+
Number Of Employees:	10,000+
Vehicles Repaired Annually:	850,000+
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 19 states along with the District of Columbia. They have experienced rapid growth in the past 5 years growing from approximately 150 locations to over 1,400 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.

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Connecticut Turnpike 114,700+ VPD



RETAILER

DUNKIN'

Mobil

US Hwy 1 23,430+ VPD



US Hwy 1



Walmart



Subject Property



West Shore Middle School

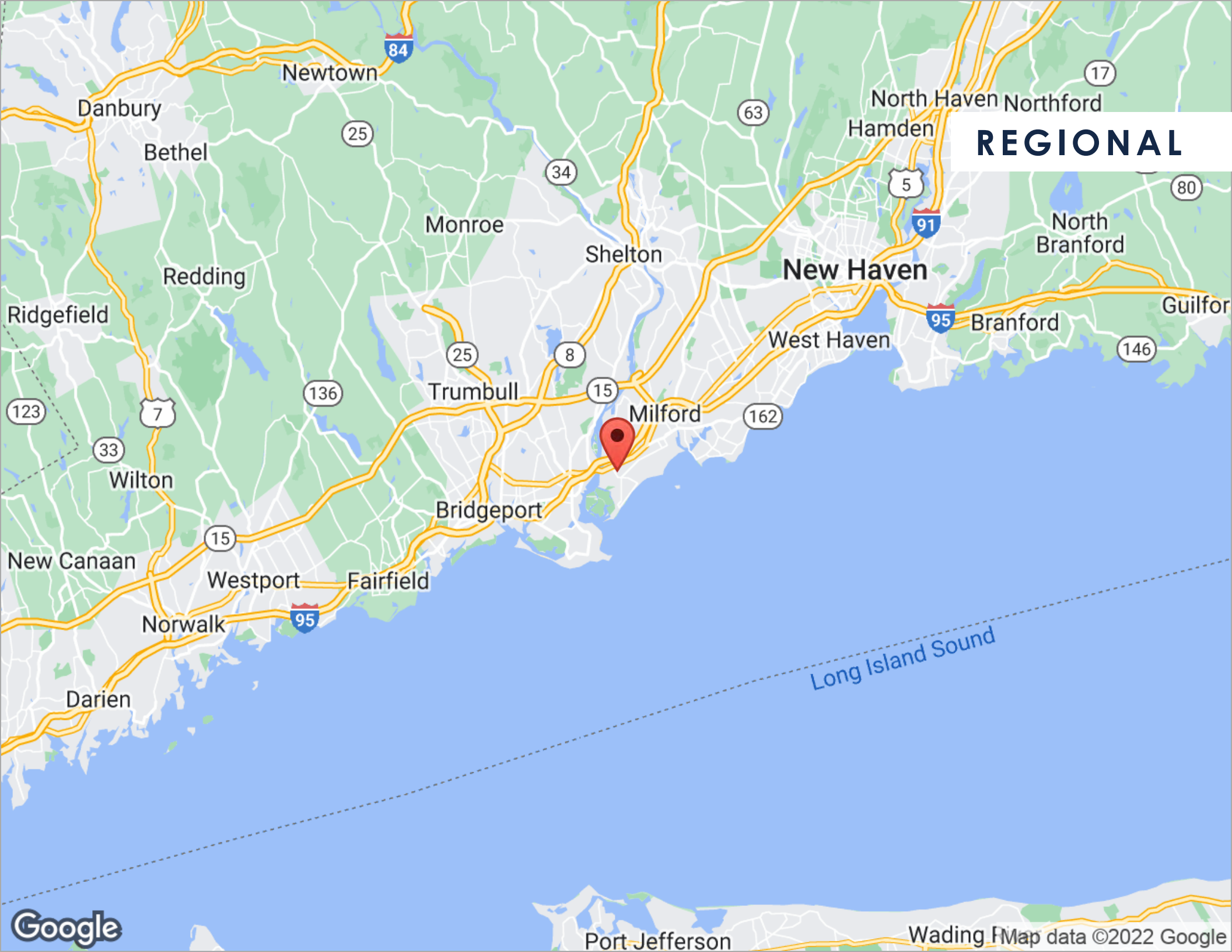
Housatonic River

AERIAL

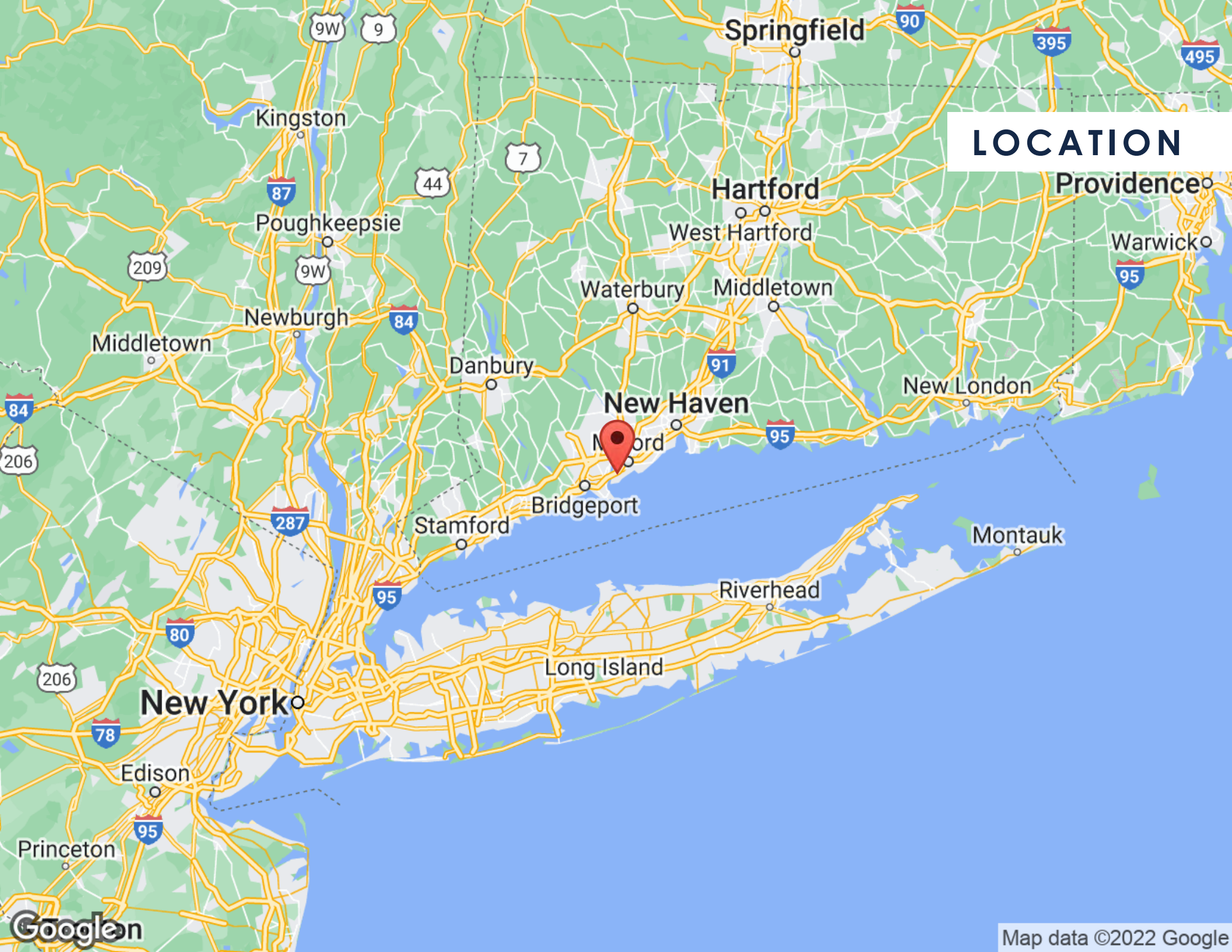
Naugatuck Ave

13,050+ VPD





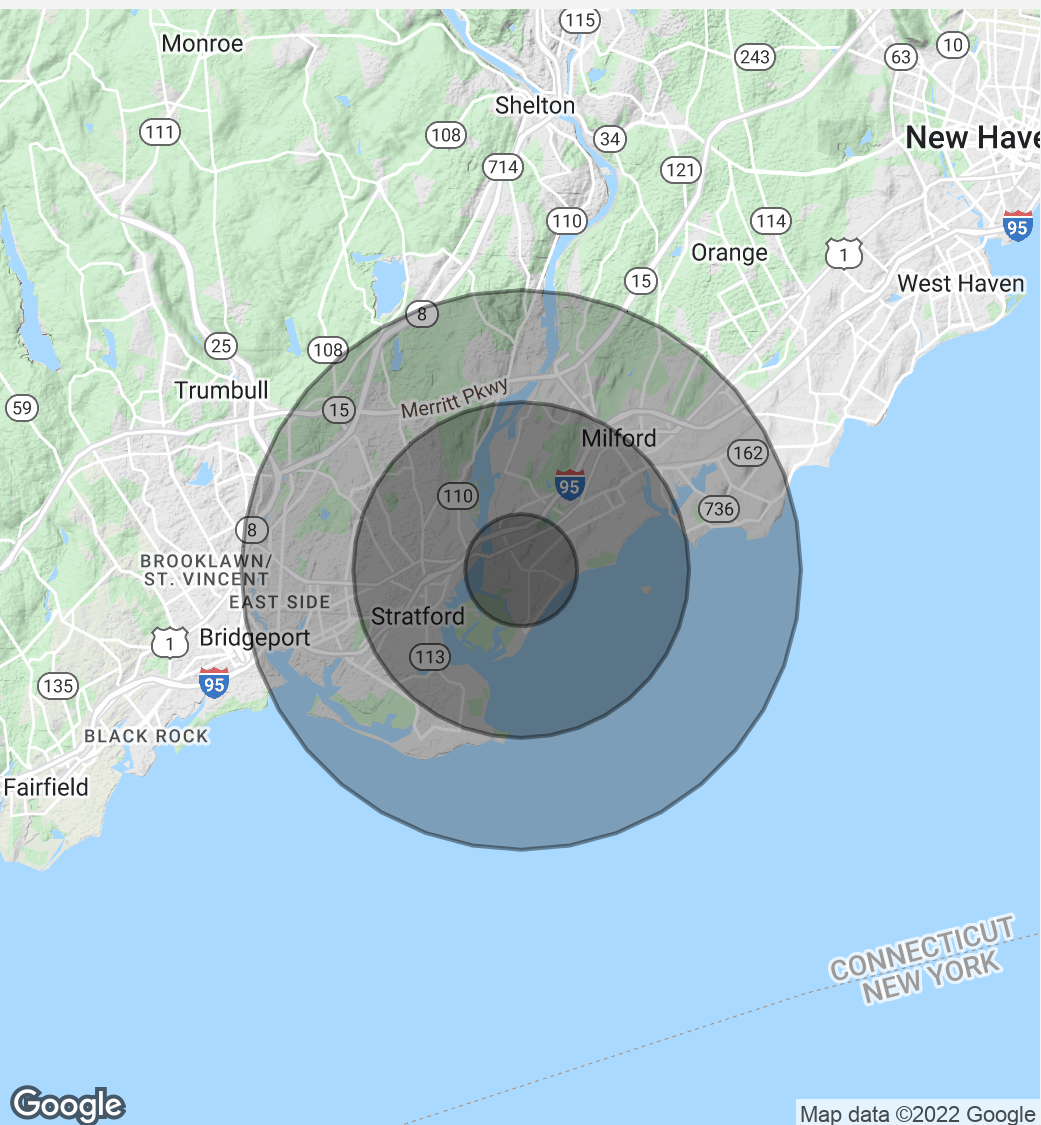
REGIONAL



LOCATION

CALIBER COLLISION

392 Naugatuck Ave | Milford, CT 06460



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
2010 Population	11,235	64,411	148,956
2021 Population	11,376	66,112	152,721
2026 Population Projection	11,396	66,194	152,784
Annual Growth 2010-2021	0.1%	0.2%	0.2%
Annual Growth 2021-2026	0%	0%	0%
U.S. Armed Forces	0	32	58
Population by Race:			
White	9,877	51,423	110,137
Black	593	9,394	32,077
American Indian/Alaskan Native	35	286	904
Asian	602	3,428	5,999
Hawaiian & Pacific Islander	11	60	185
Two or More Races	257	1,521	3,419
Hispanic Origin	1,198	10,262	38,163
Households:			
2010 Households	4,639	25,645	57,387
2021 Households	4,688	26,384	59,007
2026 Household Projection	4,694	26,427	59,059
Annual Growth 2010-2021	0.5%	0.5%	0.4%
Annual Growth 2021-2026	0%	0%	0%
Owner Occupied Households	3,450	19,355	39,458
Renter Occupied Households	1,244	7,073	19,601
Total Specified Consumer Spending (\$)	\$159M	\$904.8M	\$1.9B
Income:			
Avg Household Income	\$100,639	\$101,927	\$94,134

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ENCORE REAL ESTATE INVESTMENT SERVICES

6755 Daly Road

West Bloomfield, MI 48322

Encoreinvestmentrealestate.com

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