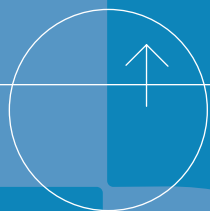




CP PARTNERS



Caliber Collision

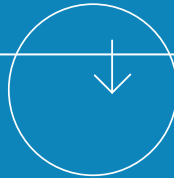
BRAND NEW 15-YEAR CORPORATE LEASE

FOREST PARK, GA

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED GEORGIA BROKER #77666



CONTACT LISTING TEAM



JUSTIN STARK

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

SCOTT REID PARASELL, INC.

scott@parasellinc.com

PH: 949.942.6585

GA LIC# 77666

IN ASSOCIATION WITH PARASELL, INC.

P. 949.942.6585

A LICENSED GEORGIA BROKER #77666

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Dense infill site with significant demographics and job growth





Caliber Collision

5548 OLD DIXIE HWY, FOREST PARK, GA 30297

\$4,426,980

PRICE

5.00%

CAP

HIGHLIGHTS

- > New 15-year lease – corporate guaranty
- > Dominant corporate tenant – largest operator in the collision space (1,400+ locations with over \$4 billion in revenue)
- > Rental increases – 10% rental increase every five years through the primary term and option periods
- > Strategic location in immediate proximity to Atlanta's largest employment hub, Hartsfield-Jackson Airport, and downtown Atlanta

LEASE TERM:

15 Years

LEASE TYPE:

Corporate NN

NOI:

\$221,349

PRICE/SF:

\$203.14

RENT/SF:

\$10.16

OPTIONS:

Three, 5-Year Options

LEASABLE AREA:

21,793 SF

LAND AREA:

2.31 AC

Longstanding corporate Caliber Collision situated within one of the top transportation and logistics hubs in the U.S.



Strategically positioned and recently extended Caliber Collision with sound real estate fundamentals

THE OFFERING

- > Long term corporate net lease to the nation's leading collision repair provider
- > Caliber Collision recently extended the lease for 10 years, with fixed 10% rental increases
- > Corporate guaranty: CH Hold Corp
- > Longstanding & proven location – the subject property has successfully operated for over a decade
- > Pandemic and internet resistant tenancy – best-in-class management alignment with major insurance carriers

HIGH QUALITY ASSET WITH STRONG REAL ESTATE FUNDAMENTALS

- > Highly adaptable 21,609 square foot industrial facility
- > Oversized lot and facility providing Caliber Collision with ample space to meet demand
- > Sound real estate fundamentals creating long term value
- > Long term transferable roof warranty through 2040

STRATEGIC COMMERCIAL LOCATION IN ONE OF THE STRONGEST LOGISTICS CORRIDORS IN THE COUNTRY

- > Ingrained value due to it's close proximity and easy access to a confluence of major thoroughfares and Hartsfield-Jackson Atlanta Airport
- > Significant employment base and job creation from regional distribution centers for top companies including: Costco, Walmart, Amazon, FedEx, Caterpillar, Coca Cola, Kroger, multiple third party logistics operators, etc.
- > The subject property is immediately off Interstate 75 which is the major arterial through the state providing easy access to downtown Atlanta
- > Explosive and expanding demographics with a population over 1M within 15 miles of the subject property

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



INCOME & EXPENSE

		PRICE
Price:		\$4,426,980
Capitalization Rate:		5.00%
Price Per Square Foot:		\$203.14
Lot Size (AC):		2.31
Total Rentable Area (SF):	100.00%	21,793
INCOME		PSF
Scheduled Rent	\$10.16	\$221,349
Effective Gross Income	\$10.16	\$221,349
EFFECTIVE GROSS INCOME		\$221,349
EXPENSE		PSF
Taxes	NNN	\$0
Insurance	NNN	\$0
CAM	NN	\$0
NET OPERATING INCOME		\$221,349





RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY			
TENANT	SQ. FT.	TERM		CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/ FT
Caliber Collision - Forest Park GA	21,793	5/26/2022 - 5/25/2027		\$221,349	\$18,446	\$221,349	\$10.16
		5/26/2027 - 5/25/2032			\$20,290	\$243,484	\$11.17
		5/26/2032 - 6/25/2037			\$22,319	\$267,832	\$12.29
		Three, 5-Year Renewal Options					
		Option 1			\$24,551	\$294,616	\$13.52
		Option 2			\$27,006	\$324,077	\$14.87
		Option 3			\$29,707	\$356,485	\$16.36
OCCUPIED		21,793			\$18,446	\$221,349	\$10.16
VACANT		0					
CURRENT TOTALS		21,793					



SITE PLAN



21,793
RENTABLE SF



2.31
ACRES



**1,250+****LOCATIONS IN THE
UNITED STATES****\$4 B****REVENUE
(FY, 2020)**

CALIBER The Nation's Largest Auto **COLLISION** Collision Repair Provider

ABOUT CALIBER COLLISION

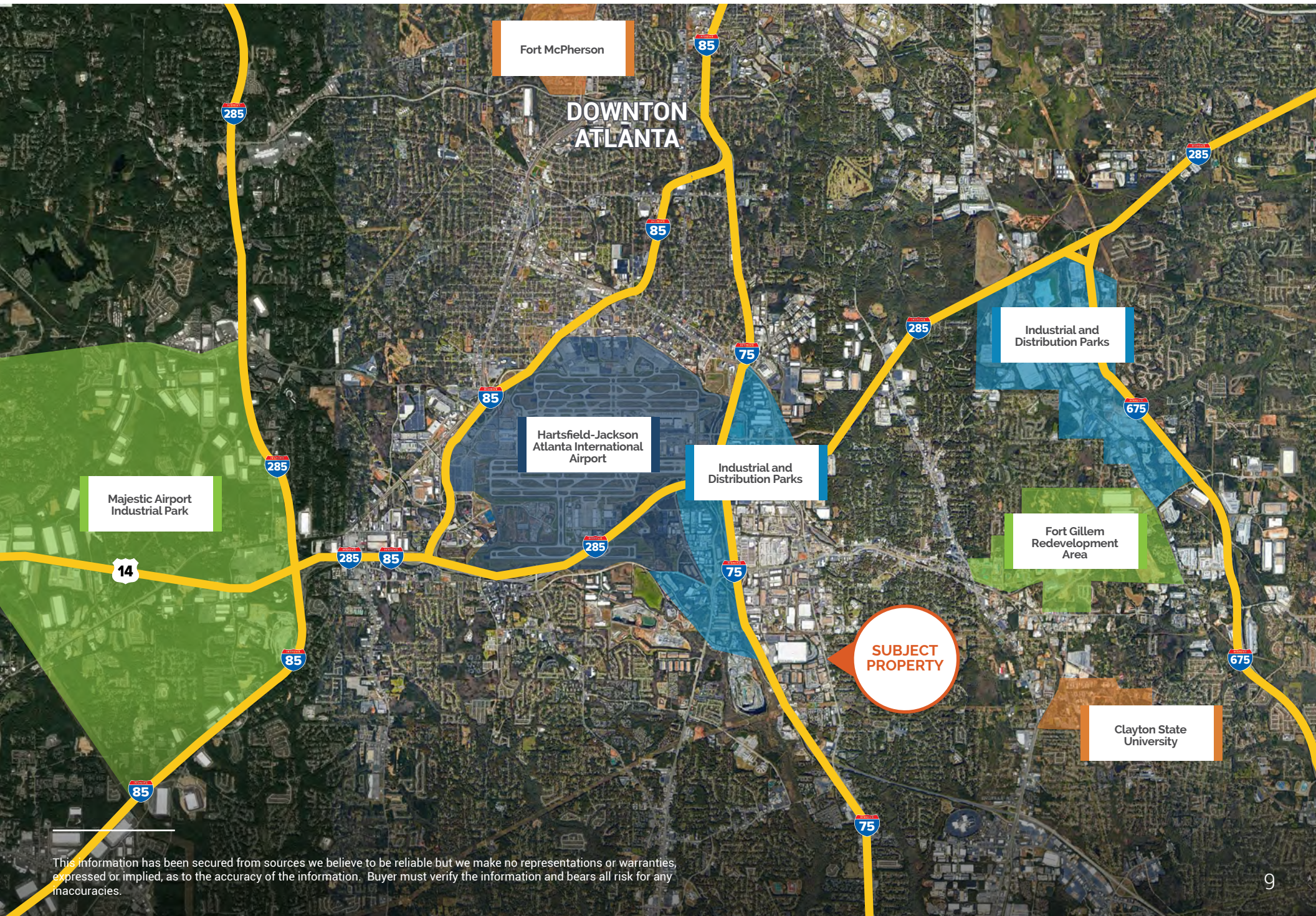
- > Founded in 1997, the Caliber portfolio of brands has grown to 1,250+ centers nationwide and features a full range of complementary automotive services
- > Services include Caliber Collision, the nation's largest auto collision repair provider across 35 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- > The company has over 21,000 teammates committed to getting customers back on the road safely
- > Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- > Caliber Collision's revenue reached \$4 billion in FY2020

AWARDS AND RECOGNITION

- > Recognized as one of Forbes magazine's America's Best Large Employers
- > Named to the Inc. 2021 Best in Business list and awarded a gold medal in the Extra Large Company Size (500+ employees) category, the only auto services provider to be recognized



SURROUNDING INDUSTRIAL AREA



Fort McPherson

DOWNTON
ATLANTA

Hartsfield-Jackson
Atlanta International
Airport

Industrial and
Distribution Parks

Industrial and
Distribution Parks

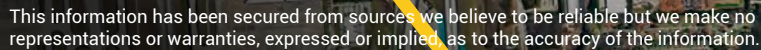
Fort Gillem
Redevelopment
Area

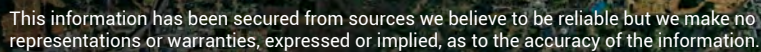
Clayton State
University

SUBJECT
PROPERTY

Majestic Airport
Industrial Park

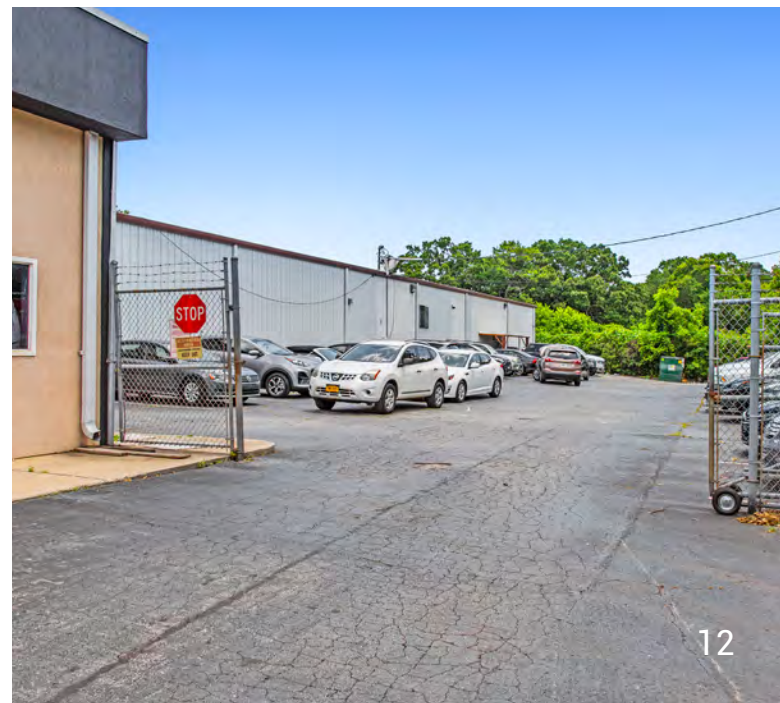
This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.







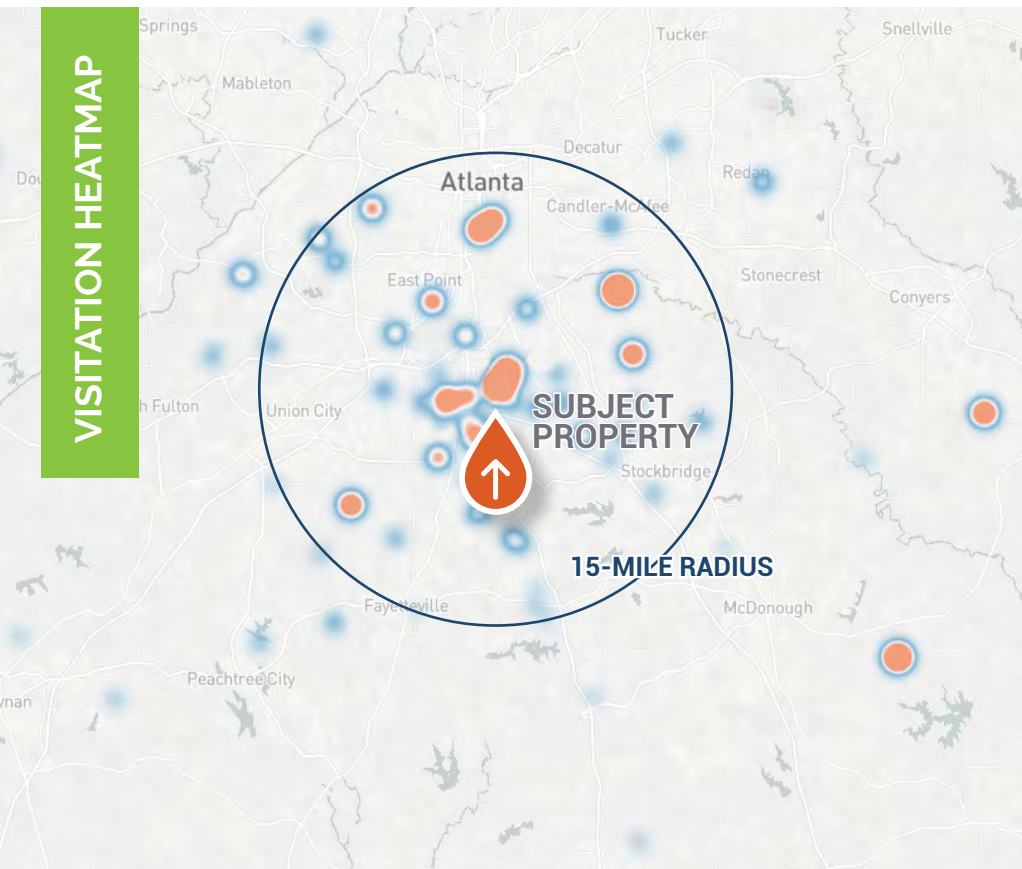
PROPERTY PHOTOS





TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS**. ORANGE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

[VISIT PLACER.AI](#) →



14.5 K
VISITS

OVER PAST 12 MONTHS



125
MINUTES

AVERAGE DWELL TIME

Ring Radius Population Data

	5-MILE	10-MILES	15-MILES
2019	171,783	628,285	1.3M

Ring Radius Income Data

	5-MILE	10-MILES	15-MILES
Average	\$51,400	\$61,670	\$77,892
Median	\$41,911	\$46,516	\$54,568

THE **AVERAGE HOUSEHOLD INCOME** FOR INDIVIDUALS WHO VISITED THE SUBJECT PROPERTY IN THE LAST 12 MONTHS IS **\$62.7K**

The information contained on this page has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Forest Park, Georgia

AN ATLANTA SUBURB

- > A city in Clayton County with a population of 19,933 residents
- > Located just nine miles south of Atlanta and home to many restaurants and shopping centers
- > A family friendly community with more than 70 acres of scenic walking trails and several parks and playgrounds

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

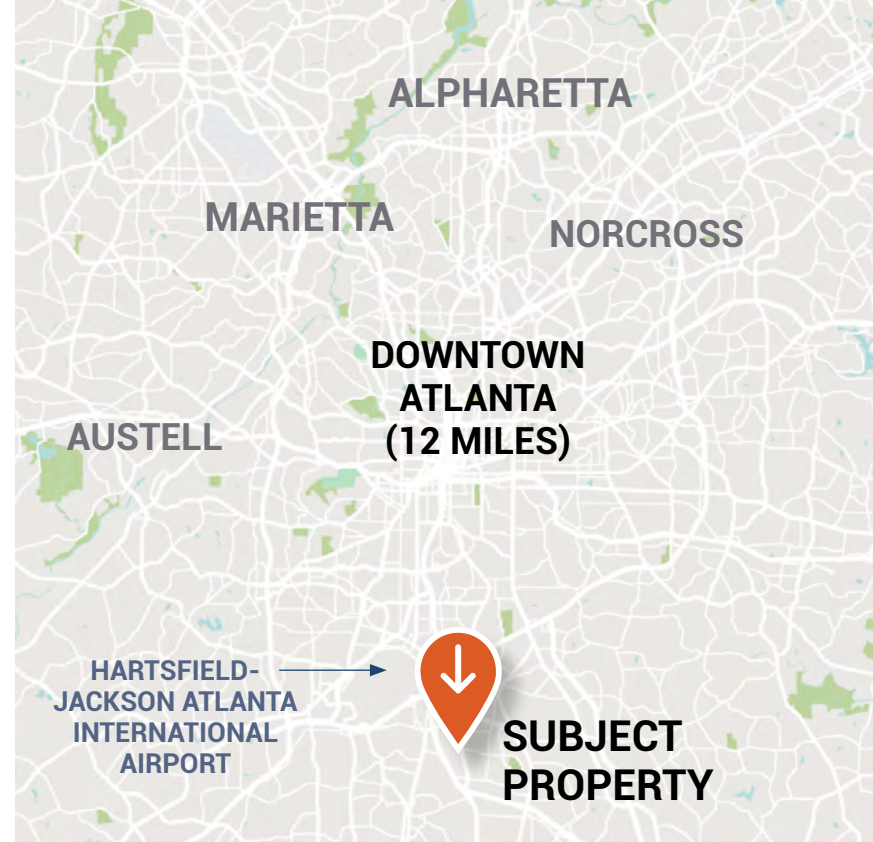
- > The world's busiest airport by passenger traffic since 1998, briefly losing its title in 2020 due to the effect of the COVID-19 pandemic, and regaining it in 2021
- > In 2021, ATL handled over 75.5 million passengers
- > The primary hub of Delta Air Lines and Delta's Technical Operations Center

THE CITY OF ATLANTA

- > The capital and most populous city of Georgia with 497,642 people living within the city limits
- > It is the cultural and economic heart of the much larger Atlanta metropolitan area of 6.089 million people
- > In 2020, the MSA had a total GDP of \$425 billion, giving Atlanta the tenth largest economy of cities in the U.S. and the 20th largest in the world
- > The nation's third-largest concentration of Fortune 500 companies and the global headquarters of The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Georgia-Pacific, Chick-fil-A, Norfolk Southern Railway, Newell Brands, and UPS
- > The national leader for motion picture and television production, and a top ten global leader, Atlanta plays a significant role in the entertainment industry

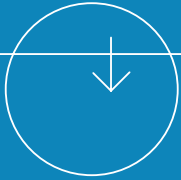
6M

ATLANTA MSA
POPULATION
(ESTIMATED)



DOWNTOWN ATLANTA

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



JUSTIN STARK

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

**SCOTT REID
PARASELL, INC.**

scott@parasellinc.com

PH: 949.942.6585

GA LIC# 77666

IN ASSOCIATION WITH PARASELL, INC.

P. 949.942.6585

A LICENSED GEORGIA BROKER #77666

Copyright © 2022 CP Partners Commercial Real Estate, Inc.

California DRE LIC# 01499268

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



CP PARTNERS