

Caliber Collision

9699 S Compass Drive
Perrysburg, OH 43551

OFFERING MEMORANDUM



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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc.(“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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Overview

- Newly Constructed – 14,704 SF prototype with 92 parking spaces on 2-acre site
- Approximately 76,000 people within a 5-mile radius; median household income of over \$69,000
- 58 miles and a 1-hour drive to the next closest Caliber Collision, located in Monroeville, OH
- Closest competition is The Wreck Center, a 3.4-mile drive west of the site

Highlights

- Located on the southwest corner of Crossroads Parkway and S Compass Drive, with total traffic counts of 7,821 vehicles per day
- Directly next to a Meijer with a Walmart Supercenter, Target, Michael’s, Home Depot, Lowe’s and Kohl’s within ½ mile of the site
- New 640,000-SF Amazon Fulfillment Center opened Fall of 2020 across from site, employing approximately 15,000 people

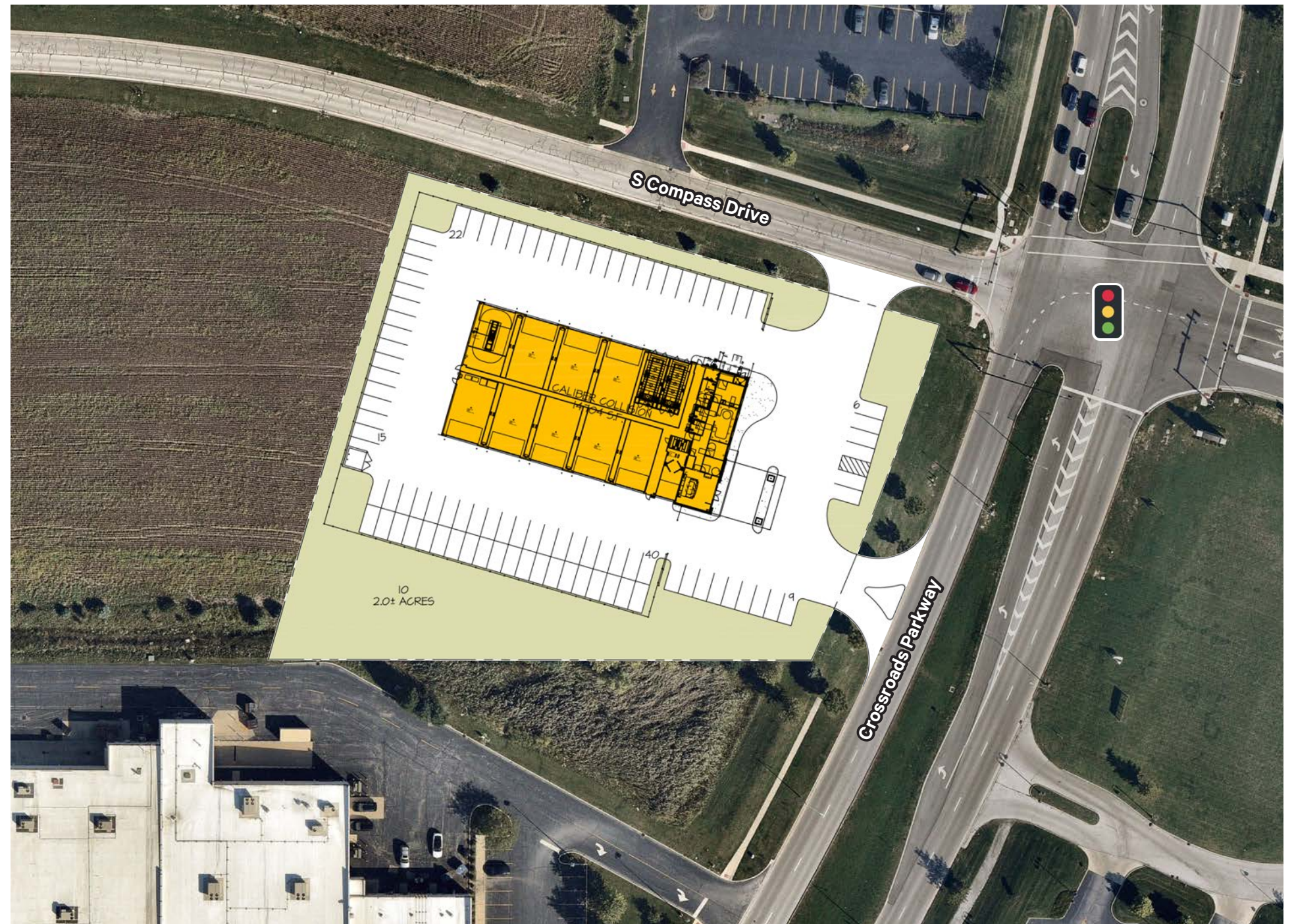
PROPERTY OVERVIEW

Address:	9699 S Compass Drive Perrysburg, OH 43551
Tenant:	Caliber Holdings LLC
Asking Price:	\$5,467,200
NOI:	\$287,028
Cap Rate:	5.25%
GLA:	14,704 SF
Site Size (AC):	2.0 AC
Occupancy:	100%
Year Built:	2022
Parking Spaces:	92

LEASE OVERVIEW

Lease Structure:	NNN
Lease Term:	15-Years
Landlord Obligations:	None
Tenant Obligations:	CAM, Taxes, Insurance, Repairs
Guarantor:	Wand Newco 3, Inc.
Rental Increases:	10% Every 5 Years
Options:	2x5
Projected RCD	12/12/2022

Site Plan



Tenant Overview

Founded in 1997, Caliber Collision is the largest collision repair company in the nation. With over 1,100 state-of-the-art repair centers and 13,000 employees across the US, the company serves over 850,000 customers every year. In February 2019, Caliber Collision merged with Abra Auto Body and Glass, widening Caliber’s reach to over 37 states and the District of Columbia. As a result of the merger, Caliber Collision is now a subsidiary of private equity firm, Hellman & Friedman.

RENT SCHEDULE

9699 S COMPASS DRIVE PERRYSBURG, OH 43551	PSF	MONTHLY	ANNUAL
Years 1-5	\$19.52	\$23,919	\$287,028
Years 6-10	\$21.47	\$26,311	\$315,731
Years 11-15	\$23.62	\$28,942	\$347,303
Option 1	\$25.98	\$31,836	\$382,034
Option 2	\$28.58	\$35,020	\$420,238



CALIBER COLLISION
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Site Aerial

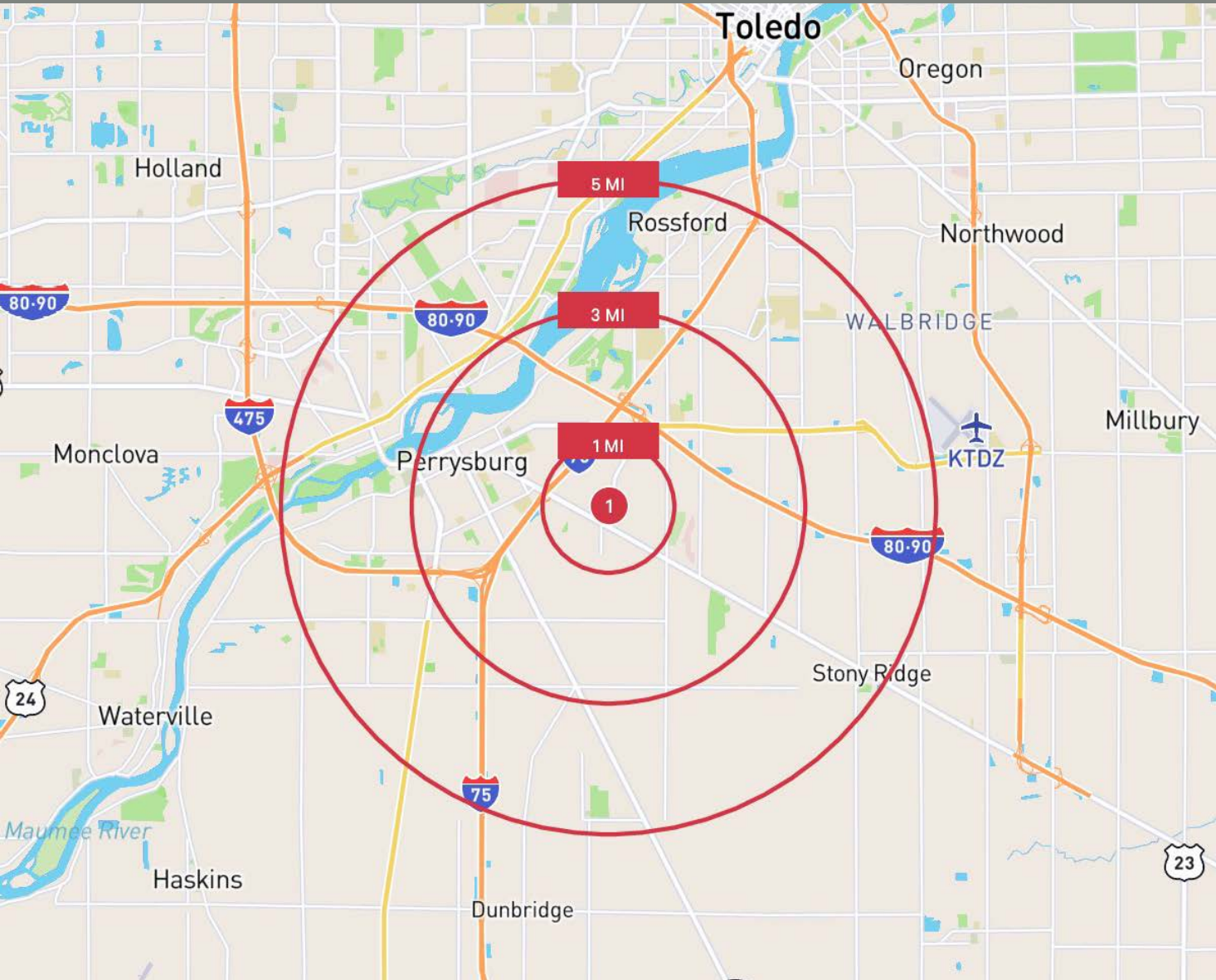


CALIBER COLLISION
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Regional Map



Demographics



	1 Mile	3 Miles	5 Miles
2021 Population - Current Year Estimate	2,948	24,981	79,004
2026 Population - Five Year Projection	2,944	25,177	78,965
2010 Population - Census	2,412	23,085	75,104
2021-2026 Annual Population Growth Rate	-0.03%	0.16%	-0.01%
2021 Median Age	43.6	43.7	41.9
2021 Households - Current Year Estimate	1,442	10,771	34,456
2026 Households - Five Year Projection	1,449	10,898	34,625
2010 Households - Census	1,188	9,803	31,713
2021-2026 Annual Household Growth Rate	0.10%	0.23%	0.10%
2021 Average Household Size	1.98	2.29	2.27
2021 Average Household Income	\$111,176	\$108,940	\$101,539
2021 Median Household Income	\$79,389	\$78,661	\$75,562
2021 Housing Units	1,547	11,428	36,497
2021 Vacant Housing Units	105 (6.8%)	657 (5.7%)	2,041 (5.6%)
2021 Occupied Housing Units	1,442 (93.2%)	10,771 (94.3%)	34,457 (94.4%)
2021 Population 25 and Over	2,192	18,272	57,151
2021 Population - High School Diploma	473 (21.6%)	3,950 (21.6%)	12,491 (21.9%)
2021 Population - Bachelor's Degree	609 (27.8%)	4,844 (26.5%)	14,447 (25.3%)
2021 Population - Graduate or Professional Degree	420 (19.2%)	3,128 (17.1%)	8,761 (15.3%)
2021 Businesses	243	1,206	3,013
2021 Employees	4,259	17,290	45,376

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