





EXCLUSIVELY LISTED BY:

TABLE OF CONTENTS

03  
Executive Overview

09  
Tenant Overview

04  
Financial Overview

10  
Area Overview





# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **New Location** – In 2021, Caliber Collision took over the previous operations at this property and signed a brand new 10-year lease. This new location continues Caliber's aggressive growth strategy.
- **Strategically Positioned** – The property is situated in the Louisville MSA and is the only national collision operator in the submarket.
- **Attractive Increases** – Lease provides a strong hedge against inflation with 10% increases every 5 years.
- **Industry Leader** – With ±1,500 locations and counting, Caliber Collision is the #1 collision operator in the country.



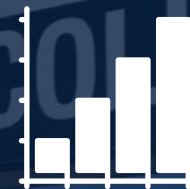




**\$2,200,000**  
LIST PRICE



**\$115,413**  
NOI



**5.25%**  
CAP RATE

### BUILDING INFO

Address	185 Arnold Drive Shepherdsville, KY 40165
GLA	±13,578 SF
Lot (Acres)	± 1.02 AC



## TENANT SUMMARY

Tenant Name	Caliber Collision
Lease Expiration Date	9/30/2031
Term Remaining	±8 Years 11 Months
NOI	\$115,413
Rental Increases	10% Every 5 Years
Options	2, 5 Year Options
Landlord Responsibilities	Roof/Structure/Parking Lot/HVAC

## ANNUALIZED OPERATING DATA

TERM	MONTHLY NOI	ANNUAL NOI	RENT/SF/YR	CAP RATE
Current - 9/30/2026	\$9,617.75	\$115,413	\$8.50	5.25%
10/1/2026 - 9/30/2031	\$10,579.53	\$126,954.30	\$9.35	5.77%
Option 1	\$11,637.48	\$139,649.73	\$10.29	6.35%
Option 2	\$12,801.23	\$153,614.70	\$11.31	6.98%

## FINANCING INQUIRIES

For financing options reach out to:

Gregory Kavoklis  
(818) 206-5835  
gregory.kavoklis@matthews.com





amazon

BLUE SKY  
SELF STORAGE

DOLLAR  
GENERAL



FREEDOM ELEMENTARY  
475 STUDENTS



NORTH BULLITT HIGH  
1,102 STUDENTS

GINNY LAWSON  
REALTOR

6

BULLITT ATHLETICS

ADVANCE ELECTRIC  
MOTOR & PUMP

TOOLING VENTURES  
MACHINE MAINTENANCE

PRESTON HWY ± 10,000 VPD

CARRELL ROGERS  
CARPET ONE FLOOR & HOME

DD  
Dance Designs  
Dance Complex



LODIE DR



DOLLAR  
GENERAL

CREATIVE BUISNESS  
METAL FABRICATOR

CALIBER  
COLLISION

SUBJECT PROPERTY

FIRE SPECIALTY  
EQUIPMENT



ARNOLD DR

POOLS AND BEYOND

TOM  
SONDERGELD  
PLUMBING

MIRKWOOD STUDIO  
SIGN SHOP





# TENANT OVERVIEW





## TENANT OVERVIEW

Founded in 1997, Caliber has grown to 1,500 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 40 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement.

With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 24,000 teammates are committed to getting customers back on the road safely — and back to the rhythm of their lives — every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.

**1,500+**

State of the Art Repair Centers

**#1**

Largest Collision Repair Company in  
the Nation

**850,000+**

Vehicles Restored Every Year



A nighttime photograph of a city skyline, likely New Orleans, featuring the Louisiana State Capitol building with its distinctive golden dome. The city lights are reflected in the water in the foreground. A large, white, sans-serif text overlay reads "AREA OVERVIEW".

# AREA OVERVIEW



## ECONOMY

The economy of Shepherdsville, KY employs 7.25k people. The largest industries in Shepherdsville, KY are Retail Trade (1,105 people), Health Care & Social Assistance (1,105 people), and Manufacturing (775 people) Throughout most of the 20th century, Shepherdsville's economy was based on agriculture.

## ATTRACTIONS

**Forest Edge Winery** offers visitors a taste of some of the best Kentucky wines. The winery offers tastings, tours, and wine-pairing advice. It has a variety of unique wines and serves as a peaceful retreat for wine lovers of all kinds.

**Wight - Meyer Vineyard & Winery** is a 16-acre winery that offers award-winning wines and a large outdoor patio perfect for sipping and snacking. Visitors can enjoy a complete sensory experience while tasting wines and basking in the beauty of rural Kentucky.

**Bullitt County History Museum** is a great place to learn about the country's past. It is housed in the county courthouse and is staffed by volunteer members of the Bullitt County Genealogical Society. The museum has two display rooms featuring exhibits related to the county's heritage.

**Heritage Hill Golf Course** was Rated a Top 10 New Course in America in 2008 and continues to be a gem of Kentucky golf courses. The 18-hole course features many elevation changes which provide for a fun challenge.

## DEMOGRAPHICS

### POPULATION

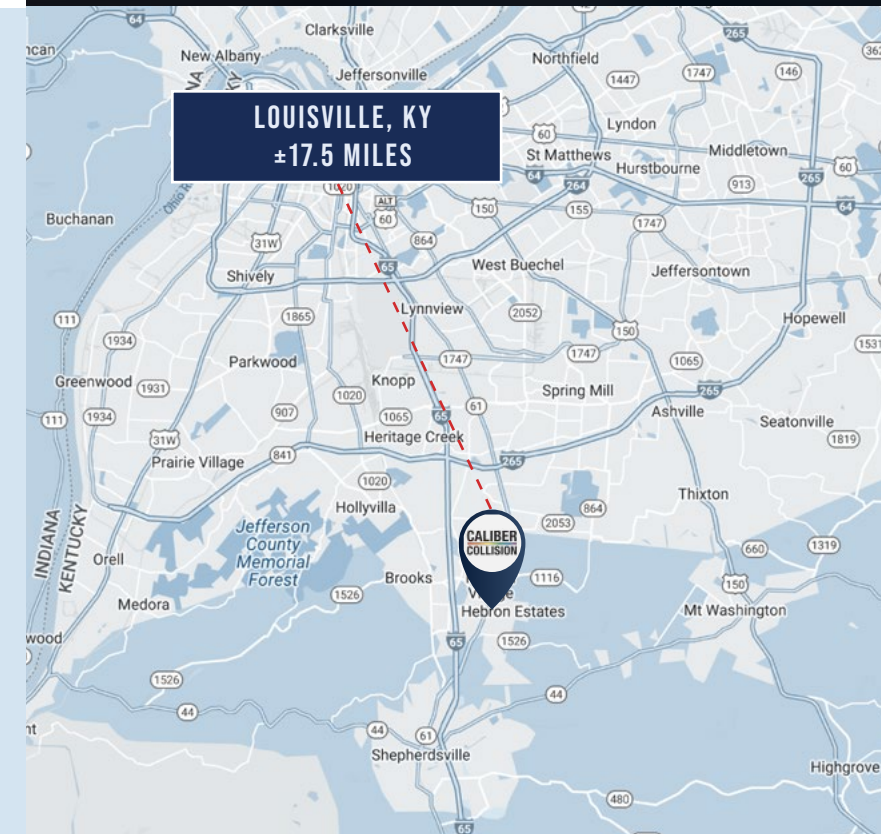
	3-MILE	5-MILE	10-MILE
Five Year Projection	23,204	70,373	254,873
Current Year Estimate	22,641	68,302	252,842
Growth Current Year-Five Year	2.49 %	3.03 %	0.8 %

### HOUSEHOLD

	3-MILE	5-MILE	10-MILE
Five Year Projection	9,114	27,089	102,034
Current Year Estimate	8,819	25,947	99,386
Growth Current Year-Five Year	3.34 %	4.4 %	2.66 %

### INCOME

	3-MILE	5-MILE	10-MILE
Average Household Income	\$76,708	\$73,318	\$73,518





# LOUISVILLE, KY

With a metro population of over 1.3 million residents, Louisville is Kentucky's largest metropolitan area and the 29th largest city in the United States. The city is on the border of Kentucky and Indiana, which is separated by a portion of the Ohio River. Louisville is located in Jefferson County, where neighborhoods are teeming with history and culture. Louisville has the largest collection of Victorian-style homes in the country. A variety of 19th century homes can be spotted in the Louisville neighborhoods. Louisville has a booming art and food scene. It is a culinary destination as it is home to Restaurant Row and Fourth Street Live where delicious eateries and a fun nightlife awaits locals and visitors. A variety of museums are all just blocks away from each other for people looking to discover Louisville's history and admire classical and contemporary artworks from around the world. Various parks are located along the Ohio River where locals can escape the busy city and participate in outdoor activities. Louisville is also the home of the Kentucky Derby. Thousands of people from all over the world visit the Churchill Downs Racetrack to witness one of the most prestigious horse races in the world. Louisville is also a college town as it is the home to the University of Louisville where it has 3 campuses spread out across the city. There are lots of cultural gems to discover in Louisville.

Due to the low cost of living and the high quality of life, more young professionals, families, and retirees are moving to Louisville to escape more populated and expensive states such as California and New York. Louisville is an amenity-rich location that is also close in proximity to major employers. It is an ideal location for people who are looking for an affordable and hip place to live.





## LOUISVILLE ECONOMY

Louisville has a promising economy with health care and tourism as its major sectors. The city has a gross domestic product of \$73.8 billion and is home to 4 Fortune 1000 company headquarters. These companies are Humana, Yum Brands, Brown-Forman, and Texas Roadhouse. Over the next decade, Louisville will see a 38.3% job growth.

Louisville has a thriving health services industry. Fortune 500 healthcare insurance companies such as Humana Inc. and Kindred Healthcare are headquartered in Louisville. Norton Healthcare is also headquartered in Louisville. These three healthcare companies are the nation's leading health insurance firms. Louisville has been central to advancements in heart surgery, hand surgery, and cancer treatments

Louisville is also the worldwide air hub for UPS. The company accounts for over 20% of total employment in Louisville. Due to Louisville's central location in the United States, UPS can access two-thirds of America's cities within 24 hours by truck and three-fourths within a two-hour flight.

## MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
United Parcel Service, Inc.	25,090
Jefferson County Public Schools	14,484
Norton Healthcare, Inc.	13,828
Ford Motor Company	13,020
Humana Inc.	12,360
UofL Health Inc.	12,000
The Kroger Company	9,300
Baptist Healthcare System Inc.	7,346
Walmart Inc.	6,650
University of Louisville	6,620





# LOUISVILLE ENTERTAINMENT

The Highlands neighborhood in Louisville is home to local boutiques, businesses, and Restaurant Row, which are all within walking distance from residential properties. Victorian-style homes can also be spotted in the Highlands neighborhood as it was built in 1774.

Restaurant Row is located in the neighborhood of the Highlands and is Louisville's most densely restaurant-populated spot. It is a 3-mile stretch of local and national restaurants, bars, and breweries that are all within walking distance of each other on Bardstown Road and Baxter Avenue. Bardstown Road and Baxter Avenue are the perfect places to discover the food and bar scene in Louisville.

Popular eateries include Jack Fry's and Seviche. Established in the 1930s, Jack Fry's is an upscale bistro where visitors can listen to live jazz music and taste Modern American dishes. Established in 2005, Seviche is a delicious Latin American restaurant where Chef Anthony Lamas gives guests an unforgettable dining experience. Popular breweries include Great Flood, Cumberland Brewery, and Holy Grale. Both Great Flood and Cumberland Brewery offer their own brews, while Holy Grale is the place to discover exotic beers from around the world.

## THE KENTUCKY DERBY

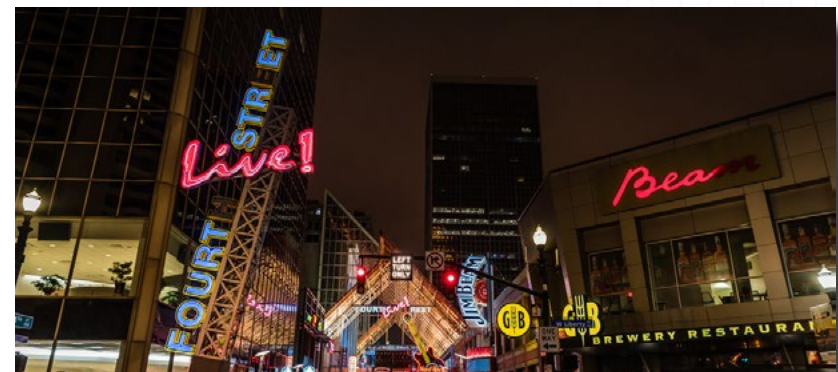
The Kentucky Derby, presented by Woodford Reserve, is a top rank stakes race for 3-year-old Thoroughbreds. The event takes place annually at the Churchill Downs Racetrack on the first Saturday of May. Over 155,000 people come to spectate and bet at one of the most popular horse races in the globe each year. Legendary horses such as Secretariat, Barbaro, and American Pharoah competed in the Kentucky Derby.

## FOURTH STREET LIVE

Fourth Street Live is a 25,000 square foot dining and entertainment center located on 4th Street in Downtown Louisville. It contains several bars, restaurants, and entertainment venues such as Guy Fieri's Smokehouse, Bourbon Raw, Hard Rock Café, and Jim Beam Urban Stillhouse. It is the place to visit for a fun-filled night in Louisville.

## LOUISVILLE BATS

Louisville is home to the Louisville Bats, a Minor League Baseball team that plays in the International League as the Triple-A affiliate of the Cincinnati Reds. The team plays games at the Louisville Slugger Field. The Bats won the International League in 2001 and the American Association championships in 1984, 1985, and 1995.







# UNIVERSITY OF LOUISVILLE

## UNIVERSITY OF LOUISVILLE

Established in 1798, the University of Louisville is a public research university with 3 campuses spread out in Jefferson County. The Belknap Campus, which is the main campus, is made up of 287 acres where 8 of the university's schools are located. The Health Sciences Center is home to the University of Louisville Hospital, the School of Medicine, the School of Nursing, the School of Public Health and Information Services, and the School of Dentistry. The ShelbyHurst Campus is made up of 230 acres where business and technology offices such as the Center for Predictive Medicine and the Information Technology Resources Center for the US Department of Homeland Security are located. The University of Louisville has more than 200 degree programs across all 12 schools, thus the university attracts a variety of students. Currently, over 20,000 students are enrolled at the university as of Fall 2020.

## ATHLETICS

The University of Louisville is known for its Louisville Cardinals athletics. The Louisville Cardinals participate in 9 men's sports and 12 women's sports. In 2019, the football team won the Music City Bowl against the Mississippi State Bulldogs. The field hockey team currently ranks fifth in the nation and won the university's first NCAA Tournament game during the 2019-2020 school year. The volleyball team advanced to the final 8 teams of the NCAA championship, which was the university's highest finish in school history, during the 2019-2020 school year.



## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Caliber Collision** located at **185 Arnold Drive, Shepherdsville, KY 40165** ("Property"). The 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
4. 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.

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If you wish not to pursue negotiations leading to the acquisition of the Property 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 Matthews Real Estate Investment Services 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.





**CALIBER COLLISION**

**NOW HIRING**

**EXCLUSIVELY LISTED BY:**