

SERVICE FIRST IS NOW

CALIBER AUTO CARE

KATY, TEXAS



Marcus & Millichap

NNN DEAL GROUP

OFFERING MEMORANDUM

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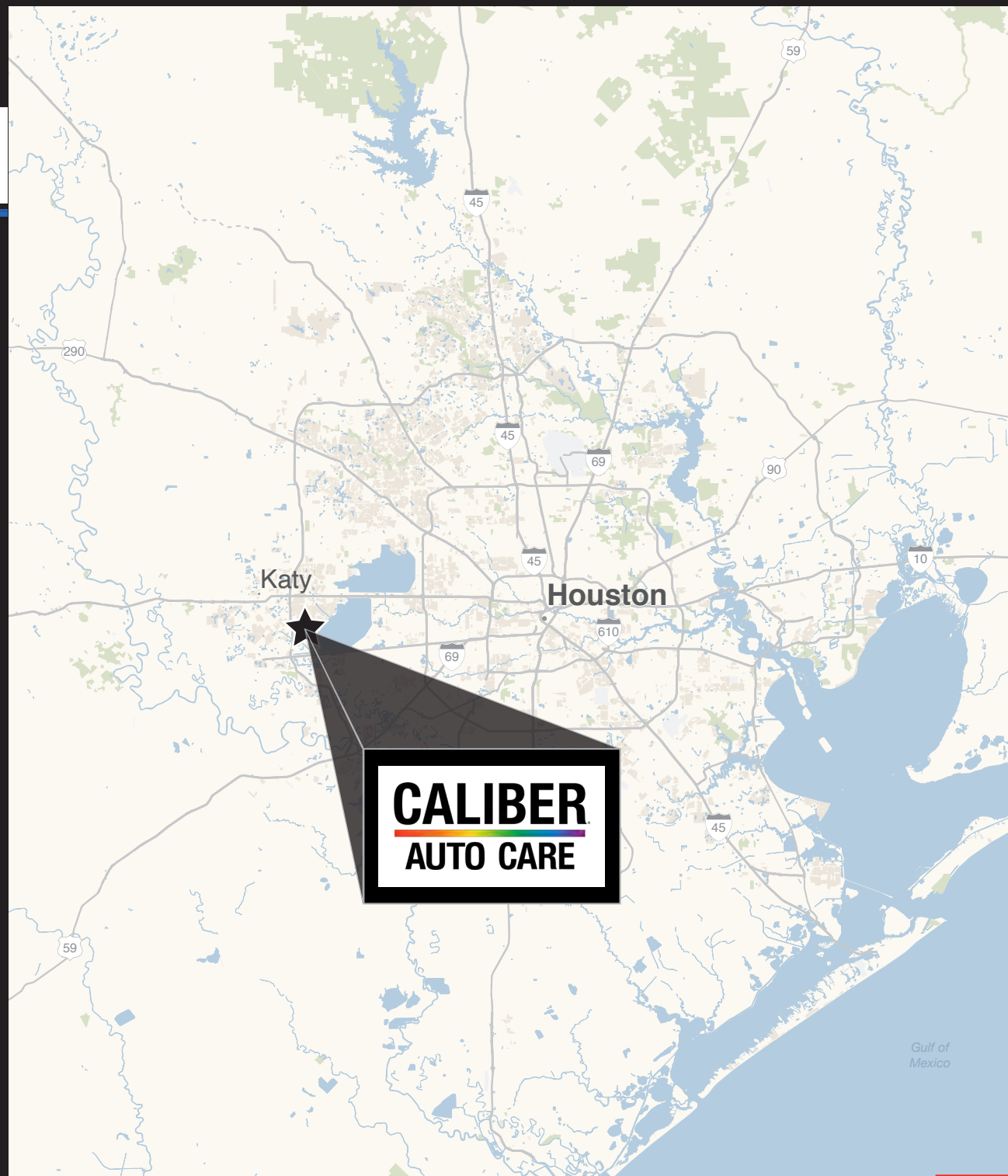


TABLE OF CONTENTS

Investment Summary	4
Investment Highlights.....	5
Aerial Map	6
Site Plan	7
Caliber Auto Care	8
Caliber Collision Article	9
Locations Map.....	10
Why Caliber Collision?	11
Tenant Summary	12
Hellman & Friedman	13
MACRS Depreciation	14
Location Overview.....	15
Location Highlights.....	19
Demographics	20

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SERVICE FIRST IS NOW

CALIBER AUTO CARE

2044 S MASON RD
KATY, TX 77450

PRICE : \$5,260,000

CAP : 5.35%

RENT : \$281,405

OVERVIEW

PRICE	\$5,260,000
GROSS LEASABLE AREA (GLA)	10,540 SF
LOT SIZE	1.44 Acres
CURRENT OPERATING INCOME	\$281,405*
YEAR BUILT	2018

LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START	7/16/2018
LEASE EXPIRATION	7/31/2033
REMAINING TERM	10.7 years
RENEWAL OPTIONS	2x5
INCREASES	10% every 5 years
LANDLORD OBLIGATIONS	None at all

*Priced on current net operating income. Rent escalation scheduled for 8/2023, to \$309,546, which calculates to a 5.88% cap rate against list price.

ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$281,405
6-10	\$309,546
11-15	\$340,500
OPTION 1	\$374,550
OPTION 2	\$412,005



CLICK TO VIEW COMPANY VIDEO

Marcus & Millichap
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INVESTMENT HIGHLIGHTS



Over 10 years Remaining on a True NNN Lease



Built in 2018 specifically for Caliber Auto Care on a highly visible corner



10% rent increases every 5 years (next increase Aug 1st, 2023)



Excellent Visibility - Mason Rd is the main North South retail trade corridor of the region



Caliber Auto Care shares the same Strong Corporate Guarantee as all 1560+ Caliber Locations



Easy access to 1-10 (Katy Freeway) with multiple points of Ingress/Egress



Surrounded by major National retailers and dense suburban population, over 17,000 within 1 Mile

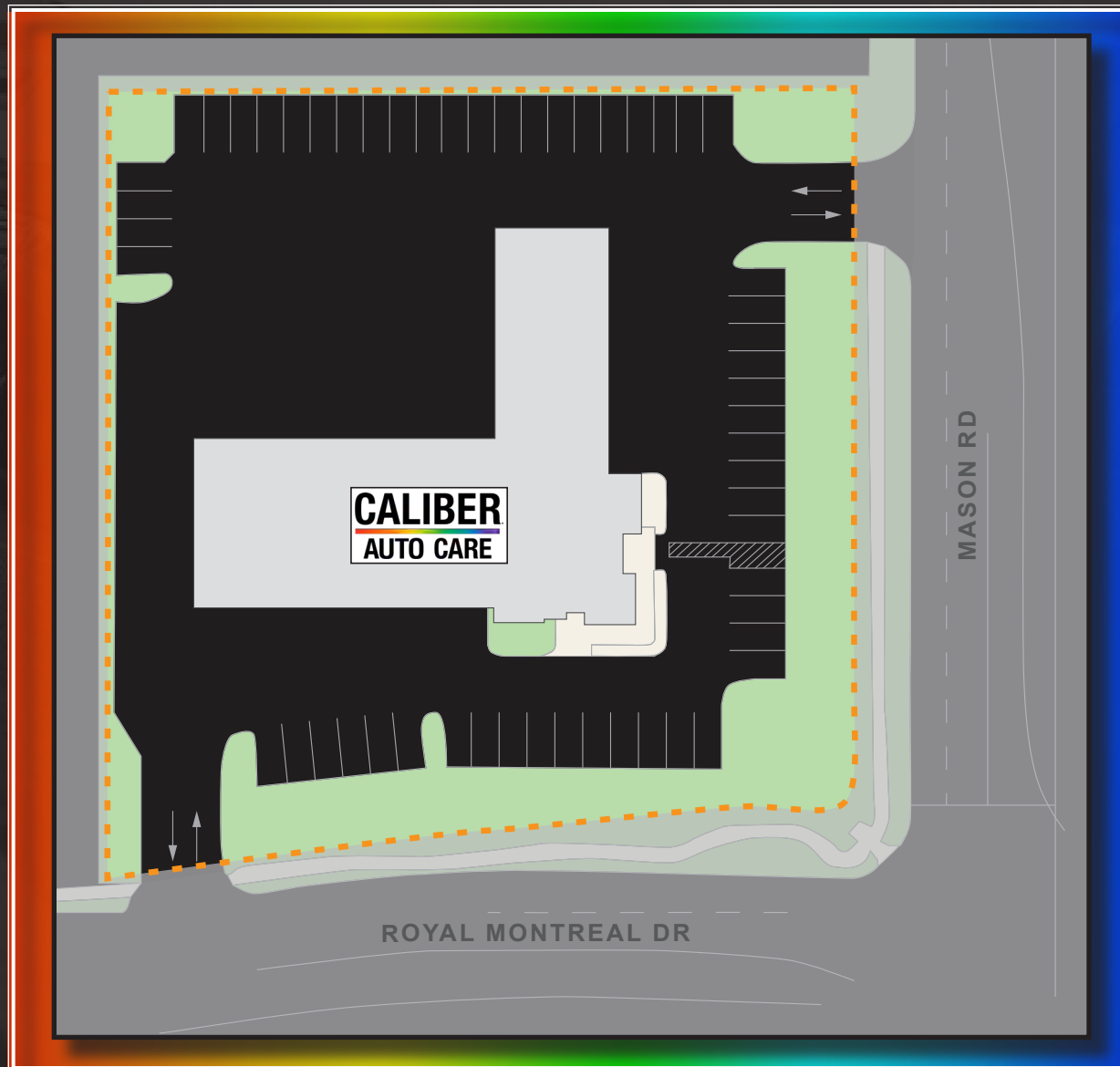


Katy, Texas is an affluent suburb, just 30 Miles West of Downtown Houston, with a rapidly growing population and economy



- Public Storage
- Little Caesars
- SONIC
- CRUNCH
- BR baskin robbins
- Bank of America
- Big Z's Pizza House & Brew
- POPEYES LOUISIANA KITCHEN
- CALIBER AUTO CARE
- Your Great Outdoors - Construction Company
- Hat Creek Burger Company
- Edible Arrangements
- Pointe of Grace Dance Studio
- Simply Smile Dental Studio
- Sherwin Williams
- AutoZone
- PAPA JOHN'S
- CVS pharmacy
- ACE The helpful place.
- Showcase Gymnastics
- One11 Coffee Roasters
- Sweet Intensity - Dessert shop
- Victoria's Mexican Grill and Bar
- O'Reilly AUTO PARTS
- CHIPOTLE
- at&t
- CHASE
- H-E-B
- EXPRESS OIL CHANGE
- TIRE ENGINEERS
- Krispy Kreme DONUTS
- ALDI
- Advance Auto Parts
- Wendy's
- goodwill
- Life Storage
- Grace Fellowship Church
- Tellepsen Arena
- Memorial Parkway Elementary School
- Affordable Storage Westgreen
- SUBWAY
- Memorial Parkway Junior High School
- Harris County Public Library
- Walmart Neighborhood Market
- Hayes Elementary School
- Energy Corridor 10 Miles Houston 30 Miles

SITE PLAN



SERVICE FIRST IS NOW

CALIBER AUTO CARE

Caliber is inspired to serve and is committed to delivering excellence and quality service to auto care.

Caliber Auto Care was designed by a team of customer service experts on a mission to change the image of the automotive service industry. The centers make quick oil changes, tire issues, unexpected check engine lights, mechanical repairs, and state inspections easier and more convenient than ever. They also offer five-star amenities such as an enclosed **indoor children's playground**, **Starbucks® coffee**, **shuttle service/valet**, a **business center** with **free WiFi**, optional **contactless drop off** services, and is **pet friendly**.

Currently serving Dallas-Fort Worth, Houston, and San Antonio with more service areas coming soon.

Why Caliber Auto Care

We do things The Caliber Way. This means Caliber Auto Care is committed to building trust through transparency. Our team will always educate you on your car's health and offer straightforward solutions and pricing, so you can make the right decision for you and your family. We know how important your car is to you, so we make it easy to schedule and complete all your repair and maintenance services in one place.

FEATURED SERVICES INCLUDE:



Mechanical Repairs



Tires



Quick Oil Changes



CALIBER COLLISION[®]

RESTORING THE RHYTHM OF YOUR LIFE

CALIBER COLLISION: A SUCCESSFUL NET LEASE INVESTMENT IS NO ACCIDENT

Caliber is on a growth trajectory, either through new construction or taking over existing real estate, always in high-population areas with easy access.

By Jonathan Hipp | Globe St

One of the lessons that the net lease investment industry has learned over the past year is that reliance on human need makes for strong growth and recession resistance. We saw that fact play out in such sectors as pharmacy, casual dining—as long as there were drive through or curbside pickup options—and even in the industrial market.

The same can be said for the automotive industry in general and collision repair specifically. For net lease investors, the unfortunate news that accidents will always happen is the good news as well. Collisions, be they due to weather conditions, system failures or simply bad driving, are a fact of life on the road. Collision repair, on its surface, may not be the sexiest-sounding investment type. But considered as a recession- and internet-resistant asset that promises long-term and steady growth, it really cannot be beat.

Caliber Collision is the largest auto body repair company in the nation, boasting more than 1500 locations and rated the highest in customer satisfaction among its competition. There are 32 Caliber Auto-Care locations within the State of Texas. Over the years, it has forged partnerships with an impressive 57 car dealerships throughout the US and no fewer than 34 insurance carriers, including such household names as AAA, GEICO, Farmers, Liberty Mutual, Allstate and USAA.

Owned by OMERS Private Equity, which is AAA rated by Standard & Poor's, Caliber has become a \$4 billion a year behemoth. This is supercharged by an aggressive stance of expansion, typified by the nearly \$3-billion Caliber/Abra Auto Body Repair merger agreement from 2018.

This impressive track record is set against an auto-parts and service industry that boasts cap rates under six percent and trending downward and typical lease terms north of 10 years. Caliber is clearly a hot investment type, as affirmed by both CoStar and LoopNet, who report that in 2019, with 1,200 locations, 47 Calibers were sold and by comparison, Starbucks with a whopping 15,000 locations, traded 87. As a market-maker in net lease, Caliber's activity seems to be the go-to asset class, growing more popular every year.

It's important to note as well that, since this type of service center requires special permitting to build, existing assets are even more valuable. Nevertheless, Caliber is on a growth trajectory, either through new construction or taking over existing real estate, always in high-population areas with easy access.

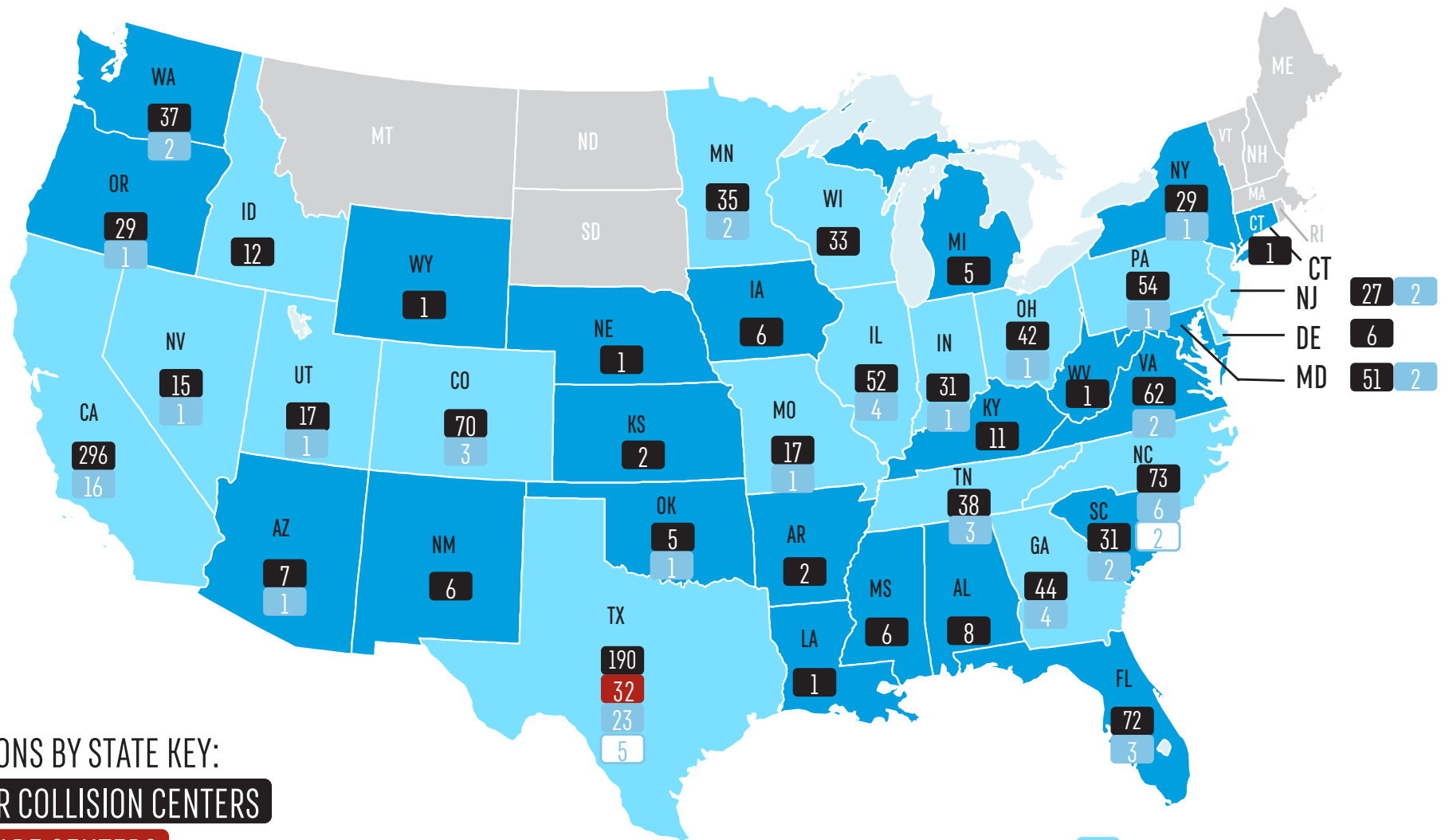
Buy or build, the strategy opens more opportunities for smart investors to get involved. As noted above, the collision industry as a whole is trading at a sub-six percent cap rate. By comparison, new construction sites occupied by Caliber are trading below a five cap, with 15-year lease terms and 10 percent bumps every five years.

At a time when used car sales are booming and there's a shortage of available new cars, this industry has sparked investors' attention. It's no accident that net-leased Calibers are thriving.

[CLICK TO VIEW ARTICLE](#)



LOCATIONS MAP



LOCATIONS BY STATE KEY:

CALIBER COLLISION CENTERS

AUTO CARE CENTERS

PROTECH CENTERS

AUTO GLASS CENTERS

Auto Glass Service Areas

Non-Auto Glass Service Areas

CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

Founded in 1997, Caliber Collision is now the nation's leading auto collision repair provider. Headquartered in Lewisville, TX, the Company operates a chain of repair centers offering various auto repair services at over 1,564 locations across the United States. The Company's commitment to the highest quality service, accurate estimates, and on-time delivery has allowed them to become the most trusted name in the industry. Caliber offers repair services from dent removal, collision repair, glass replacement, auto body rust repair & much more, providing more repairs and referred to by more insurance agents than any other collision repair provider in the country. Over the last five years, Caliber Collision has expanded its presence in the industry significantly, becoming the market leader through aggressive acquisition activity and improving its customer service, aiming to provide faster, more reliable maintenance for a fair price.

WHY CALIBER?

- O.E. Certified Repair Centers with State-of-the-Art Equipment
- 100% Automotive Service Excellence Certified & iCar Gold Class Technicians
- On-site car rentals in partnership with Enterprise Rent-a-Car
- Written Lifetime Warranties
- Data-driven diagnostic scanning solutions
- Referred by more insurance agents than any other company

COMPANY HIGHLIGHTS

1,564+	32	40+	24,000+	1.8 MILLION
AUTO BODY REPAIR CENTERS	AUTO CARE FACILITIES TEXAS	STATES SERVICES	TOTAL EMPLOYEES	CAR LIVES RESTORED ANNUALLY

AWARDS

2021 BEST IN BUSINESS
GOLD MEDAL WINNER

FORBES 2021 LIST OF
"AMERICA'S BEST LARGE EMPLOYERS"

SERVICES OFFERED

CALIBER
COLLISION®

CALIBER
AUTO CARE

CALIBER
AUTO GLASS

CALIBER
FLEET CARE



#1
LARGEST
COLLISION
REPAIR
COMPANY



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NNN DEAL GROUP

CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

TENANT SUMMARY

OMERS has been the parent company for Caliber Collision since 2013. Once the merger with Abra took place in February 2019, Hellman & Friedman became the majority ownership, with Omer being minority shareholder.

OMERS Private Equity (Toronto, Canada & Lewisville, Texas): A Worldwide company. OMERS Private Equity has been making private equity investments since 1987 on behalf of OMERS, one of Canada's largest pension plans with in excess of \$60.8 billion of assets. They manage over \$6.5 billion of investments globally. Being part of a pension fund has its advantages. It affords the ability to focus on investing in businesses for long-term value creation rather than near-term earnings. Capital is readily available eliminating the need to fundraiser. It also provides the opportunity to leverage the relationships of the other investment entities and resources of OMERS.

OMERS bought Caliber Collision repair services in November 2013. Caliber is one of the largest independent provider of auto collision repair services in the United States with a network of 157 collision centers located in California, Texas, Arizona, Nevada, Oklahoma, and Colorado. The Company has approximately 3,700 employees and repairs more than 450,000 vehicles annually.

OMERS Administrative Corp – Standard & Poor's AA+ Rated

Moody's Rated B2

1997

FOUNDED

\$4.1B

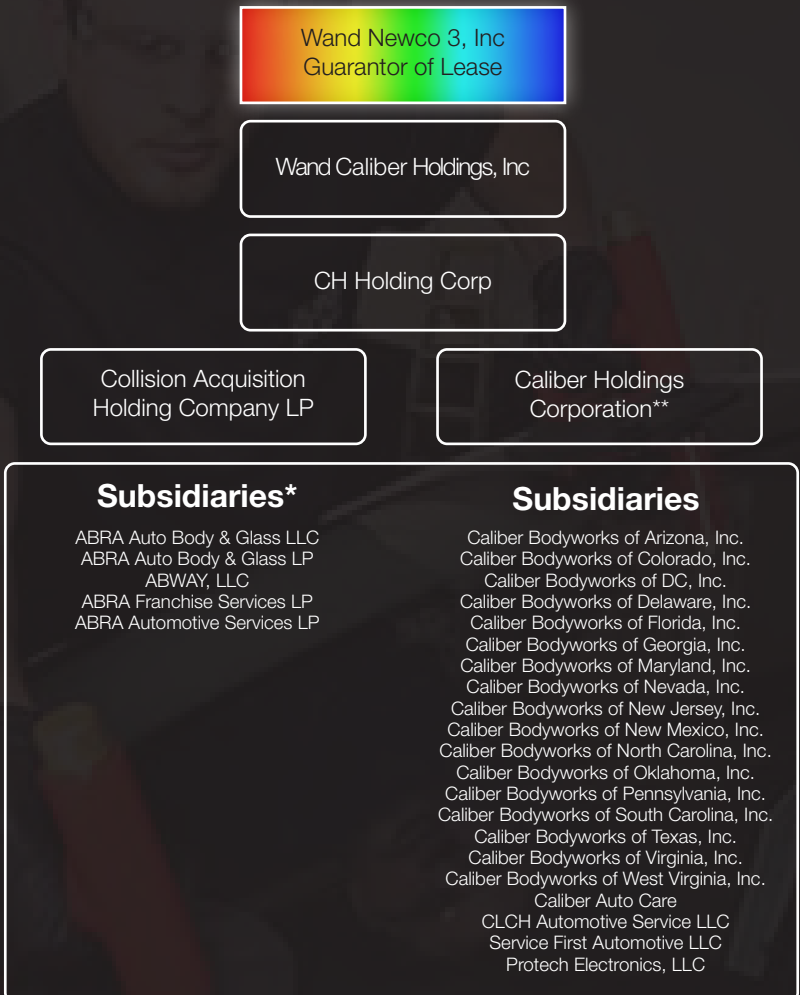
REVENUE AS OF 2021

PRIVATE

OWNERSHIP



OWNERSHIP BREAKDOWN



** Omers minority shareholder

** Hellman & Friedman - majority ownership via merger with Abra 2/2019

Hellman & Friedman

“CALIBER MAJORITY OWNERSHIP VIA MERGER WITH ABRA”

1984

FOUNDED

100+

COMPANIES OWNED

\$85B

TOTAL ASSETS

HF.COM

WEBSITE

- ❖ One of the most experienced and successful investment organizations in the private equity industry
 - ❖ Founded in 1984, H&F has raised over \$35 billion of committed capital and invested in more than 100 companies
 - ❖ H&F is currently investing its tenth fund, with \$24.4 billion of committed capital, and over \$85 billion in assets under management as of March 2022
 - ❖ Offices in San Francisco, New York and London with more than ~50 investment professionals
- ❖ Investment philosophy focused on businesses with strong, defensible franchises and predictable revenue and earnings growth which generate attractive returns on the capital
- ❖ Strong investment experience across distribution and consumer-oriented businesses



“Find great companies & make them better”

Marcus & Millichap

MACRS DEPRECIATION

Modified Accelerated Cost Recovery System

COST SEGREGATION BENEFITS

Cost segregation identifies personal property (generally 5- or 7-year recovery), land improvements (generally 15-year recovery), and other short-lived properties that have been erroneously classified as building property (39- or 27.5-year recovery), which can result in cost savings.

- **MACRS allows for greater accelerated depreciation over longer time periods**
- **Deduct greater amounts during the first few years of an asset's life, and relatively less later**
- **Any property that is being depreciated can elect the MACRS accounting and do a cost segregation**
- **Take advantage of the new 100% bonus depreciation rules that started in 2018**
- **Greatly reduce recapture on projects with rehab, renovation or capital expenditures**

Subject property qualifies for tax savings via accelerated depreciation via cost segregation.

Call today to see if cost segregation is right for you!

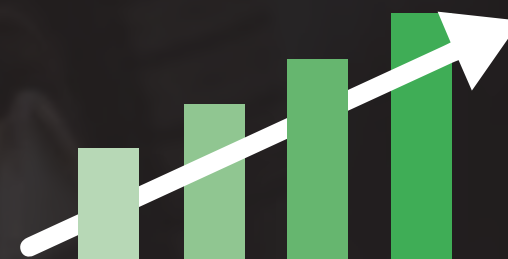
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LOCATION OVERVIEW

KATY, TEXAS

Katy, Texas is one of the fastest-growing and most desirable suburbs in the Houston area. The area is well linked by the Katy Freeway (I-10), the Grand Parkway and the Westpark Tollway link Katy to the nearby Energy Corridor and all of Houston. The energy corridor, just a few miles east of Katy is the region's second largest employment center, with over 94,000 employees and over 300 companies, including BP, ConocoPhillips, Citgo, Sysco, Shell and Dow Chemical.

From historic homes and shops in Old Town Katy, to new homes and upscale restaurants in some of the nation's largest and most popular master planned communities, Katy has it all. The actual City of Katy has a population of about 20,000, but the overall Katy area is home to more than 300,000 people and receives a steady stream of accolades from national publications and groups for its high quality of life, its highly regarded schools and its educated and affluent population.

Some of the biggest retail and entertainment complexes in the Houston region are in the Katy area, including Katy Mills Mall, home to more than 200 premium outlet stores, and LaCenterra at Cinco Ranch, offering dozens of shops, restaurants, salons and cafes in a pedestrian friendly Main Street atmosphere. The University of Houston and Houston Community College both have campuses in Katy. The Greater Katy area forms the western part of the Greater Houston metropolitan area.

Katy ranks among the top school districts in the country, offering students excellent education. Many large, mid-size and small businesses call Katy home, and the City of Katy is proactive in economic development to create a business-friendly environment. Katy is home to Academy Sports and Outdoors headquarters, just a few miles north on the same street as the subject property.

Whether you're a young professional, growing family, retired senior or business owner, Katy offers the best of both worlds - the charm of a small town, but all the conveniences of a large city. It is rich in traditions and heritage and boasts a community pride that is unmatched.



Katy Conference Center

LOCATION OVERVIEW

HOUSTON

As the fifth most populous metro area in the United States, Houston houses more than 7.1 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. The market is composed of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled, primarily to the north and west.

METRO HIGHLIGHTS



CORPORATE GROWTH

Houston is a top destination for corporate relocations, due to its business-friendly environment. More than 20 Fortune 500 companies are headquartered in the metro.



HIGHER EDUCATION

Over 40 post-secondary educational institutions are in the metro. Roughly 32 percent of citizens ages 25 and older have a bachelor's degree, with 11 percent also holding a graduate or professional degree.



LOW COST OF LIVING, DOING BUSINESS

Houston has a lower cost of living than many major metros, no state income tax and a median home price below the national level.

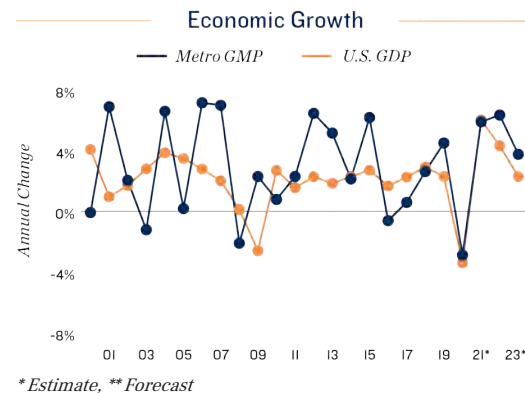


LOCATION OVERVIEW

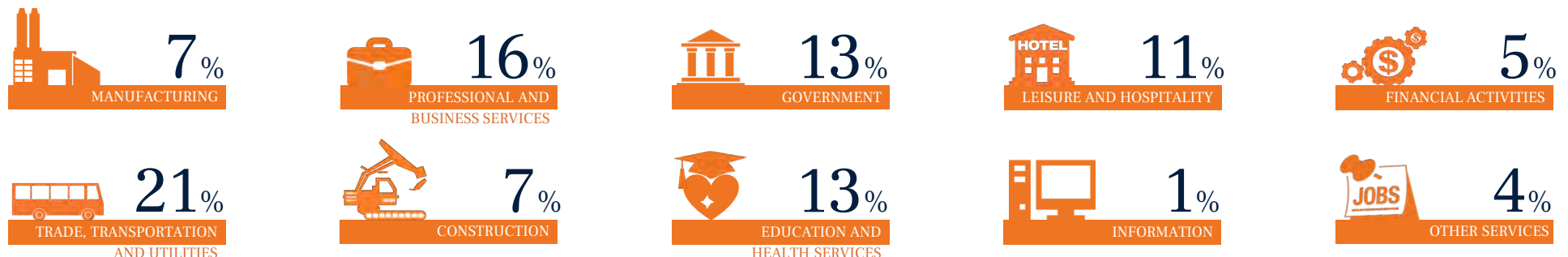
ECONOMY

- The economy is diversifying to include biotechnology, distribution, nanotechnology and logistics. The metro remains the center of energy production.
- Local product manufacturing is a large segment of the economy and includes paper, electrical and electronic machinery, iron, steel and petrochemicals.
- Health care is gaining economic prominence. Specialized medical education and training institutions boost the local economy and supply a growing hospital system.
- The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions of dollars in revenue.

MAJOR AREA EMPLOYERS
Memorial Hermann Health System
H-E-B
The Kroger Co.
ExxonMobil Corp.
Shell Oil Co.
Houston Methodist Hospital
United Airlines
Walmart
CHI St. Luke's Health
Schlumberger



SHARE OF 2021 TOTAL EMPLOYMENT



LOCATION OVERVIEW

DEMOGRAPHICS

- The Houston metro is expected to add 720,700 people through 2025, translating to the formation of roughly 263,600 households, generating demand for housing.
- The homeownership rate of 61 percent slightly trails the national rate of 64 percent. The median home price of roughly \$282,000 is \$40,000 below the U.S. average.
- The metro's median household income exceeds \$68,000, surpassing the national rate by roughly \$5,000.

2021 Population by Age



QUALITY OF LIFE

The metro's favorable location and climate translates to an abundance of outdoor activities. More than a dozen state parks and recreation areas lie within a short drive of Houston, as well as more than 500 local parks and open spaces, various cultural venues and museums. Johnson Space Center is a popular tourist and educational destination. The metro is also known internationally for its medical community and is home to Texas Medical Center, the largest of its kind in the world. Houston hosts four professional sports teams: the Houston Texans, the Houston Astros, the Houston Rockets and the Houston Dynamo.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS

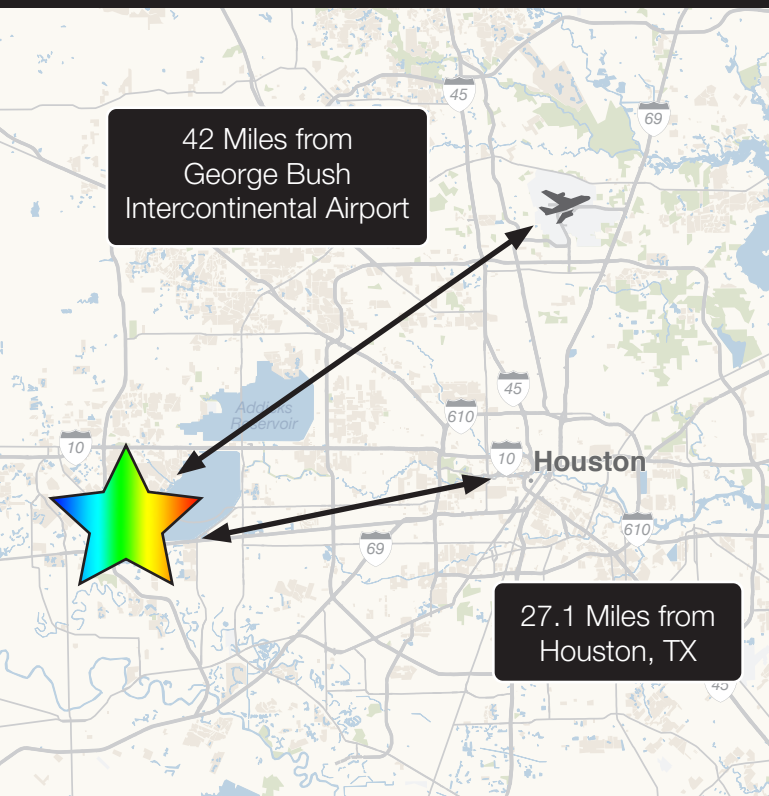


EDUCATION



ARTS & ENTERTAINMENT





MAJOR EMPLOYERS KATY, TEXAS

COMPANY	EMPLOYEES
Katy Mills	2,900
Katy Independent School District	1,827
Amazon	1,300
Igloo	1,061
Typhoon Texas	755
Wal Mart Stores #3226	388
HEB Grocery/Gas	340
Costco	292
City of Katy	265
American Furniture Warehouse	252

LOCATION HIGHLIGHTS

KATY, TEXAS



337,400
TOTAL POPULATION
WITHIN 5-MILE RADIUS



2.5 MILES
FROM **I-10**



\$140,080
AVERAGE HOUSEHOLD
INCOME WITHIN 5-MILE RADIUS



28,445 VPD
S MASON RD



10 MI
FROM THE ENERGY
CORRIDOR, HOME TO
OVER **300 COMPANIES**
AND OVER **94,000**
EMPLOYEES



30 MI
WEST OF
DOWNTOWN HOUSTON

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	17,372	132,316	337,400
2022 Estimate	17,083	120,532	287,911
Growth 2022 - 2027	1.69%	9.78%	17.19%
2000 Census	11,690	58,778	96,952
2010 Census	16,272	96,833	191,401
Growth 2000 - 2010	39.19%	64.74%	97.42%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	5,989	45,334	111,732
2022 Estimate	5,785	40,852	94,963
Growth 2022 - 2027	3.51%	10.97%	17.66%
2000 Census	3,542	18,632	31,059
2010 Census	5,396	32,355	62,652
Growth 2000 - 2010	52.35%	73.65%	101.72%

HOUSEHOLDS BY INCOME (2022 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	19.59%	20.91%	16.31%
\$150,000 - \$199,999	13.98%	14.14%	12.51%
\$100,000 - \$149,999	22.40%	23.04%	22.66%
\$75,000 - \$99,999	13.31%	11.40%	12.88%
\$50,000 - \$74,999	13.85%	13.00%	14.78%
\$35,000 - \$49,999	6.72%	6.56%	8.02%
\$25,000 - \$34,999	3.93%	4.60%	5.29%
\$15,000 - \$24,999	3.26%	3.04%	3.79%
\$10,000 - \$14,999	0.79%	0.95%	1.15%
Under \$9,999	2.17%	2.37%	2.61%
2022 Est. Average Household Income	\$150,581	\$157,876	\$140,080
2022 Est. Median Household Income	\$110,436	\$115,591	\$102,840
2022 Est. Per Capita Income	\$50,996	\$53,516	\$46,218

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	17,083	120,532	287,911
Under 4	4.7%	5.4%	6.6%
5 to 14 Years	14.8%	15.6%	16.6%
15 to 17 Years	6.2%	5.7%	5.3%
18 to 19 Years	3.7%	3.3%	3.0%
20 to 24 Years	7.0%	6.1%	5.9%
25 to 29 Years	5.4%	4.9%	5.5%
30 to 34 Years	4.8%	5.0%	6.2%
35 to 39 Years	5.8%	6.4%	7.6%
40 to 49 Years	15.4%	15.8%	15.7%
50 to 59 Years	15.2%	14.3%	12.5%
60 to 64 Years	6.4%	6.0%	5.2%
65 to 69 Years	4.5%	4.6%	3.9%
70 to 74 Years	3.0%	3.1%	2.7%
Age 75+	3.4%	3.7%	3.4%
2022 Median Age	38.2	38.2	35.6

2022 Population 25 + by Education Level	10,897	76,946	180,092
Elementary (0-8)	1.50%	1.10%	1.58%
Some High School (9-11)	2.23%	2.02%	3.13%
High School Graduate (12)	11.48%	13.20%	15.68%
Some College (13-15)	18.04%	19.78%	21.38%
Associates Degree Only	8.09%	6.69%	7.73%
Bachelors Degree Only	38.22%	35.30%	30.69%
Graduate Degree	19.24%	20.84%	18.31%

SERVICE FIRST IS NOW

CALIBER AUTO CARE

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KATY, TEXAS



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