



SINGLE TENANT PROPERTY FOR SALE

CALIBER COLLISION | 2% ANNUAL RENTAL INCREASES

CALIBER COLLISION

2118-2140 W 1st St, Springfield, OH 45504

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CALIBER COLLISION

TABLE OF CONTENTS

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Contents

COVER PAGE	1
EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
PROPERTY PHOTOS	5
AERIAL	6
AERIAL	7
LOCATION MAP	8
DEMOGRAPHICS MAP & REPORT	9
TENANT PROFILES	10
BACK PAGE	11

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY



OFFERING SUMMARY		LEASE SUMMARY		PROPERTY HIGHLIGHTS	
List Price:	\$1,843,000	Lease Type:	Double "NN" Net	<ul style="list-style-type: none">• Single Tenant Caliber Collision Consisting of (2) Buildings Totaling +/- 15,376 SF Situated on 1.00 Acre• Initial 10 Year Double "NN" Net Lease w/ (2) Five Year Option Periods• Attractive 2% Annual Rental Increases In Initial Term & Option Periods• Located Approx. 25 Miles East of Dayton, OH & 45 Miles West of Columbus, OH• Multiple Car Dealerships Within Immediate Area of Subject Property• Corporate Guaranty Lease Passive Net Lease Investment• Caliber Collision Is The Largest Collision Repair Company w/ Over 1,600 Locations In 41 States	
NOI:	\$115,200	Taxes*/Insurance/CAM:	Tenant Responsibility		
Cap Rate:	6.25%	Roof/Structure/Lot/HVAC:	Landlord Responsibility		
Total Land Acreage:	1.0 Acres	Term Remaining:	9+ Years		
Total Building Size:	15,376	Original Lease Term:	10 Years		
Price / SF:	\$119.86	Commencement Date:	December 10, 2022		
		Current Term Expiration:	December 31, 2032		
		Options:	(2) 5 Year Options		
		Increases:	2% Annual Increases		
		Guarantor:	Corporate		

LEASE ABSTRACT

CALIBER COLLISION

LEASE SUMMARY

Lease Type:	Double "NN" Net
Taxes / Insurance / CAM:	Tenant Responsibility
Roof / Structure:	Landlord Responsibility
Term Remaining:	9+ Years
Original Lease Term:	10 Years
Commencement Date:	December 10, 2022
Current Term Expiration:	December 31, 2032
Options:	(2) 5 Year Options
Increases:	2% Annual Increases
Guarantor:	Corporate

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT
CURRENT RENT	\$115,200
December 2023	\$117,504
December 2024	\$119,854
December 2025	\$122,251
December 2026	\$124,696
December 2027	\$127,190
December 2028	\$129,733
December 2029	\$132,328
December 2030	\$134,975
December 2031	\$137,674
Options 1 & 2	2% Annually

PHOTOS



Troy Rd 16,328 VPD

CALIBER
COLLISION

AERIAL



68

22,146 VPD

CAM
SUPPLY
A Winsupply Company

Quick Lane
TIRE & AUTO CENTER

TOYOTA

CHEVROLET

68

Upper Valley Business Park
Development +/- 600,000 SF

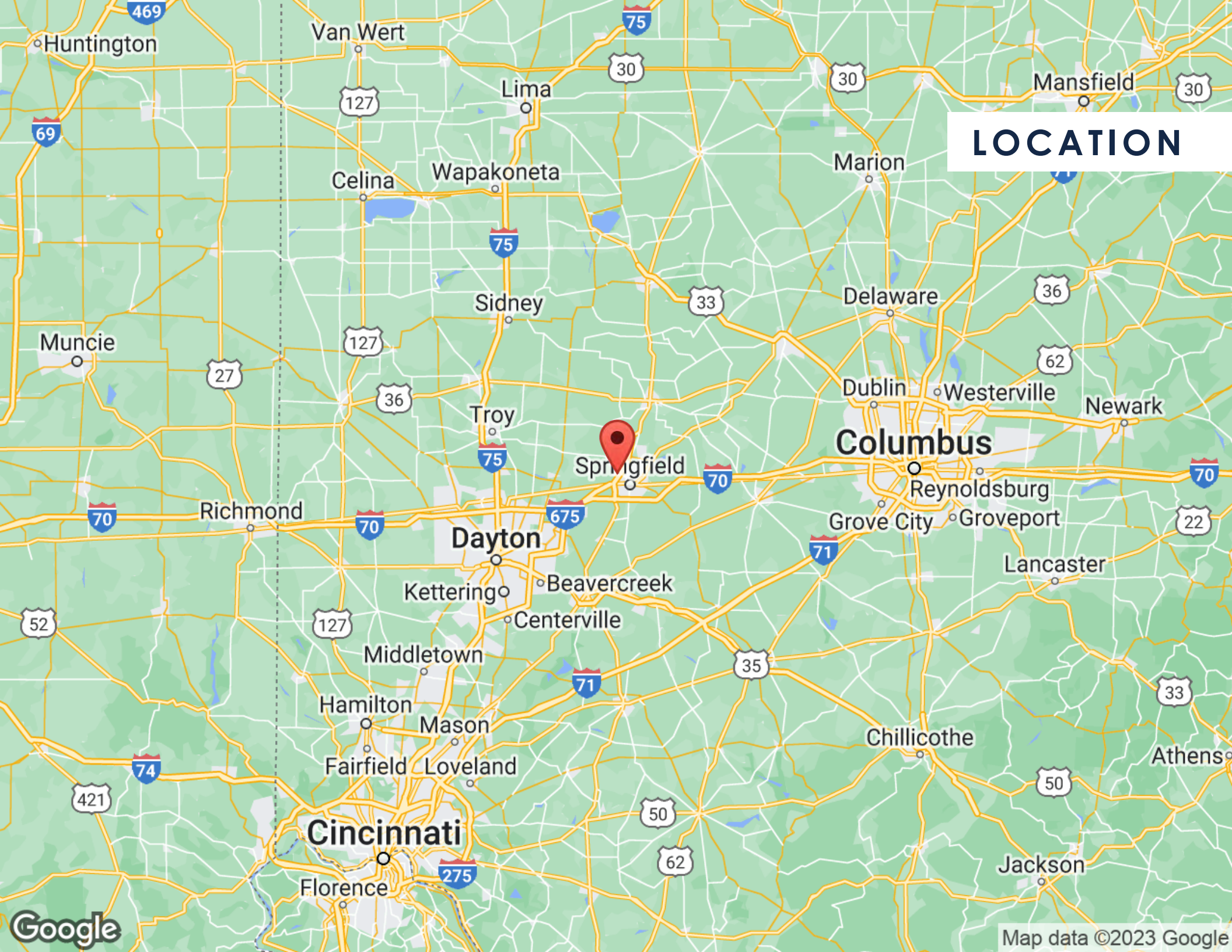
**CALIBER
COLLISION**

Troy Rd 16,328 VPD

22,146 VPD

Commerce Circle
Industrial Park



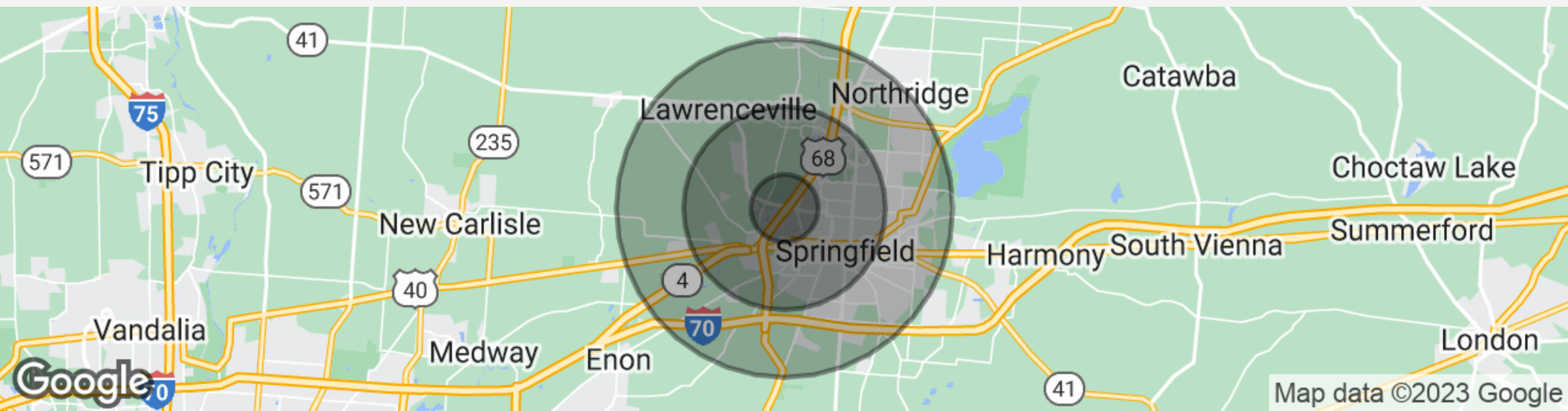


LOCATION

CALIBER COLLISION

2118-2140 W 1st St | Springfield, OH 45504

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,103	37,350	79,415
Average Age	34.9	36.7	39.3
Average Age (Male)	32.6	35.7	37.6
Average Age (Female)	35.5	37.0	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	979	17,052	37,041
# of Persons per HH	2.1	2.2	2.1
Average HH Income	\$53,326	\$47,632	\$50,937
Average House Value	\$95,128	\$97,729	\$101,229

* Demographic data derived from 2020 ACS - US Census

TENANT PROFILES



OVERVIEW

Company:	Caliber Collision
Founded:	1997
Number Of Locations:	1600+
Vehicles Repaired Annually:	850,000+
Number Of Employees:	30,000+
Headquarters:	Lewisville, Texas
Website:	www.calibercollision.com

TENANT HIGHLIGHTS

- Largest Collision Repair Operator in the US - Over 1600 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 40 states along with the District of Columbia. They have experienced rapid growth in the past 5 years growing from approximately 150 locations to over 1600 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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