

INTERACTIVE OFFERING MEMORANDUM

# CALIBER COLLISION

210 N CHESTER PIKE | GLENOLDEN, PA 19036



## EXCLUSIVELY LISTED BY:

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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Corporate Guarantee** – Caliber Collision is the #1 auto body repair provider in the country with 1,600+ locations across 41 states.
- **Long-term Remaining** – Caliber signed a 15-year lease in 2017 after a conversion from a smaller collision tenant, leaving 9+ years remaining on the lease.
- **Strong Rent Growth** – 10% increases every 5 years helps tackle inflation
- **Recent Renovation** – The subject property underwent significant renovation in 2019 and benefitted from a new roof in 2021 that came with a 20-year roof warranty.
- **Minimal Landlord Responsibilities** – Tenant takes care of taxes, insurance, and maintenance excluding structural related items.
- **Low Rent/Price** – Many new construction Caliber Collision deals are in the \$5M price range paying \$250,000+ in annual rent, however, at this location they're only paying \$124,000.
- **7th Largest MSA** – Philadelphia is the 7th most populous MSA with an estimated 6.3M residents. More specific to the subject property, there are 435,000 residents within a 5-mile radius.
- **Expansion Mode** – Caliber has more than doubled their store count since 2018 when they opened its 600th store to now having 1,600+ stores as of 2023 via acquisitions, establishing themselves as a dominant force in their respective industry







**\$1,911,000**  
LIST PRICE



**\$124,188**  
NOI



**6.50%**  
CAP RATE

### BUILDING INFO

Address	210 N Chester Pike Glenolden, PA 19036
GLA	±17,527 SF
Lot (Acres)	±1.24 AC



## TENANT SUMMARY

Tenant Name	Caliber Collision
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof & Structure	Landlord
Original Lease Term	15 Years
Lease Start Date	7/8/2017
Lease Expiration Date	7/31/2032
Term Remaining on Lease	±9.25 Years
Options	Two, 5-Year Options
Increases	10% Every 5 Years

The property was renovated in 2019, and a new roof was installed in 2021 that came with a 20-year roof warranty, allowing the property to operate virtually NNN.

## ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 7/31/2027	\$10,349.00	\$124,188.00	6.50%
8/1/2027 - 7/31/2032	\$11,383.90	\$136,606.80	7.15%
Option 1	\$12,522.29	\$150,267.48	7.86%
Option 2	\$13,774.52	\$165,294.23	8.65%

## FINANCING INQUIRIES

For financing options reach out to:

GREG KAVOKLIS  
(818) 206-5835  
gregory.kavoklis@matthews.com





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ROBIN Ford  
Delco's SUV and Truck Headquarters

CVS  
pharmacy

ACCURATE AUTO & TIRE

SCULLY PROPANE SERVICE  
CORPORATION

HONG KONG CHINESE RESTAURANT

CHESTERPIKE ANIMAL HOSPITAL

LUMINOUS SMILES

SUBJECT PROPERTY

W COOKE AVE ± 19,000 VPD

N CHESTER PIKE ± 19,000 VPD



DOWNTOWN PHILADELPHIA



SHARON HILL AUTO SALES

JUST IN TIME AUTO SALES



SUBURBAN MATERIALS



HONG KONG CHINESE RESTAURANT

CHESTERPIKE ANIMAL HOSPITAL

FNESCO CAR CARE CENTER

LUMINOUS SMILES

SUBJECT PROPERTY





# TENANT OVERVIEW





## TENANT OVERVIEW

With more than 1,600 I-CAR Gold Class Professional certified collision repair locations spread across 40 states, Caliber Collision Centers is the biggest collision repair business in America. Caliber routinely ranks among the top companies in the industry for customer satisfaction, and all repairs are covered by a signed, lifetime warranty that is available at any of its 1,600+ service facilities. Each year, the firm fixes more than 450,000 vehicles. Via aggressively acquiring numerous regional auto body repair businesses, Caliber Collision has recently developed remarkable partnerships with 57 auto insurance companies across the United States, including AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.



**OWNERSHIP**  
PRIVATE



**FOUNDED**  
1997



**HEADQUARTERES**  
LEWISVILLE, TX



**ANNUAL REVENUE**  
±\$4B



## OWNERSHIP OVERVIEW

Hellman & Friedman (H&F), one of the older and most seasoned private equity investment firms in operation today, was founded in 1984. The Business enjoys a solid reputation for its unique investing methodology and laser-like concentration on making sizable equity investments in businesses operating in particular industries. San Francisco, New York, and London all have offices for H&F. Hellman & Friedman has invested in more than 100 firms and secured over \$80 billion in committed capital. Hellman & Friedman acquired Ultimate Software for \$11 billion in cash, it was revealed in February 2019. The company Ultimate Software has merged with Kronos Inc. to form the Ultimate Kronos, Group name. Scout24, a European automotive digital marketplace, was purchased by Hellman & Friedman in December 2019 for 2.9 billion euros. The company announced that H&F had purchased At Home in July, 2021.



**HEADQUARTERED**  
SAN FRANCISCO, CA



**ANNUAL REVENUE**  
±\$25B



**OWNERSHIP**  
PRIVATE



**FOUNDED**  
1984

## PORTFOLIO COMPANIES







# AREA OVERVIEW



# GLENOLDEN, PA

Glenolden is a borough in Delaware County that was incorporated in 1894. What began as a two-street settlement quickly grew into a residential area with booming businesses and a train station. Glenolden Station's provider is Southeastern Pennsylvania Transportation Authority (SEPTA), which provides southbound services to Wilmington and Newark, and northbound services to Philadelphia.

Not far from Glenolden is the Philadelphia International Airport. Shopping and dining options can be found at MacDade Mall. Take a stroll through Glenolden Park, where you can rest under a towering collection of oaks that overlook Muckinipattis Creek, or take the kids to play at the playground for the afternoon.

## ECONOMY

Glenolden's economy is primarily driven by small businesses and retail establishments, including restaurants, shops, and service providers. The borough has a mix of national chains and locally owned businesses, with many located along Chester Pike, the borough's main commercial corridor.

Glenolden's proximity to Philadelphia and major highways also makes it a convenient location for commuters to work in other parts of the region. Additionally, the borough has a small industrial park, which is home to a number of manufacturing and distribution companies.

The largest employers in Glenolden include the Southeastern Pennsylvania Transportation Authority (SEPTA), which operates a regional rail station in the borough, and the Glenolden School District, which employs teachers and support staff for its schools.

Overall, Glenolden's economy is relatively stable, with a mix of businesses and industries supporting the local community. However, like many small towns, the borough has been impacted by the COVID-19 pandemic and resulting economic downturn, with some businesses struggling to stay afloat.

## DEMOGRAPHICS

### POPULATION

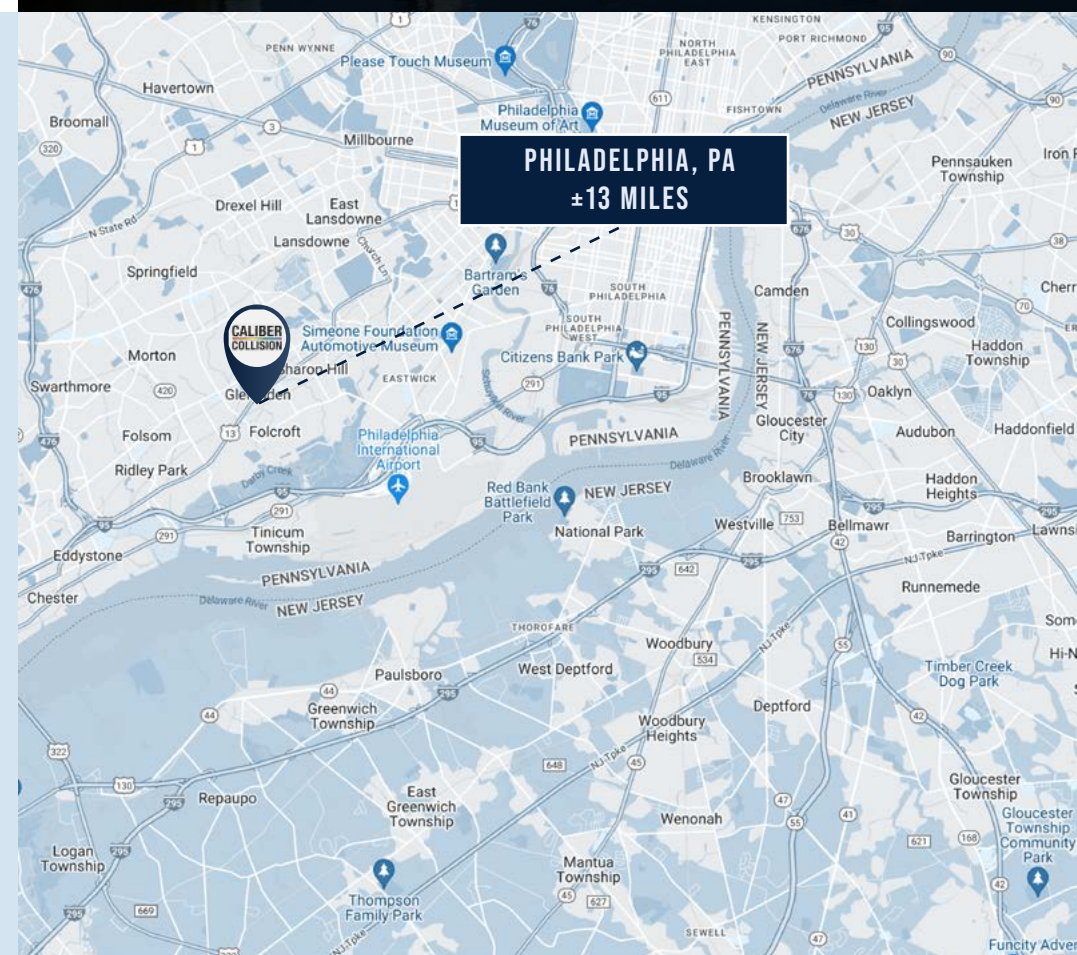
	1-MILE	3-MILE	5-MILE
Five Year Projection	26,726	179,284	426,831
Current Year Estimate	26,509	178,061	424,667
2010 Estimate	26,631	178,258	422,275

### HOUSEHOLD

	1-MILE	3-MILE	5-MILE
Five Year Projection	10,407	69,540	161,367
Current Year Estimate	10,326	69,082	160,673
2010 Estimate	10,386	69,249	160,369

### INCOME

	1-MILE	3-MILE	5-MILE
Average Household Income	\$75,470	\$78,451	\$76,515





# PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania and the sixth-most populous U.S. city, with a 2019 census-estimated population of 1.604 million. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.1 million ranks it as the eighth-largest combined statistical area in the United States.

Philadelphia is the birthplace of the United States Marine Corps and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize the displacement of homeowners in gentrifying neighborhoods.





## ECONOMY

The Philadelphia area's many universities and colleges make it a top study destination, as the city has evolved into an educational and economic hub. According to Fortune, the Philadelphia area had a cumulative revenue of \$418.2 billion in 2019. Philadelphia is the center of economic activity in Pennsylvania and is home to five Fortune 1000 companies: Comcast NBC Universal, Aramark, FMC, Urban Outfitters, and Carpenter Technology. Philadelphia has also emerged as an information technology and biotechnology hub. The biggest tech companies in the city include Comcast, Day & Zimmerman, Clarivate, Spectra, and many more. The Philadelphia skyline is expanding, with a market of almost 81,900 commercial properties, including several nationally prominent skyscrapers.

## MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
University of Pennsylvania and Health System	46,554
Thomas Jefferson University and Jefferson Health	32,000
Children's Hospital of Philadelphia	22,051
Comcast Corp.	17,607
University of Louisville	6,620





# TOURISM

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors — leisure, business, and convention — traveling to Philadelphia. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 46 million tourists in 2019 who spent \$7.64 billion. The money visitors spend supports local businesses, creates jobs, and generates taxes, helping to build quality of life in Philadelphia.

## LIBERTY BELL

“Proclaim liberty throughout all the land unto all the inhabitants thereof.” This inscription on the cracked but mighty bell is one reason it became a symbol to abolitionists, suffragists, and other freedom-seekers around the world. The bell draws people from around the nation to snag a photo in front of the soaring glass walls overlooking Independence Hall.

## ROCKY STEPS

Since Rocky’s first triumphant run on the silver screen in 1976, the steps of the Philadelphia Museum of Art have become an international destination. Travelers from around the world embark up the stairs, pumping their fists in the air as they cherish the spectacular view of the Benjamin Franklin Parkway and the city skyline.

## INDEPENDENCE HALL

While historical attractions abound in Philly, Independence Hall holds monumental significance to the development of the nation. In 1776, the Founding Fathers signed the Declaration of Independence in the building’s Assembly Room. Just 11 years later, representatives from a dozen states met here to lay the framework for the U.S. Constitution. Today, the UNESCO World Heritage Site is the centerpiece of Independence National Historical Park, and guided tours are available year-round.

## READING TERMINAL MARKET

Center City’s 126-year-old Reading Terminal Market serves as both a dazzling tourist destination and a source for fresh produce, seafood, meats, and cheese for locals. The public space also provides open seating where customers can enjoy meals from dozens of restaurants, including Pennsylvania Dutch cuisine and acclaimed DiNic’s hot roast pork sandwiches. Retail merchants sell housewares, jewelry, linens, and more.





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **210 N Chester Pike, Glenolden PA, 19036** ("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. Neither 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.

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**Net Lease Disclaimer** – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.