



CALIBER
COLLISION

CALIBER COLLISION

2550 Richmond Ter - Staten Island, NY 10303

In Cooperation With SIG RE Services NY LLC - Lic. #10991233211
BoR: Andrew Ackerman - Lic. NY #10491210161

www.SIGnnn.com

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 12,888 SF Caliber Collision Located at 2550 Richmond Ter in Staten Island, NY. This Deal Includes a Triple Net Lease Structure With Minimal Landlord Responsibilities, Appealing For Passive Investors, Providing For a Secured Investment.

Sale Price

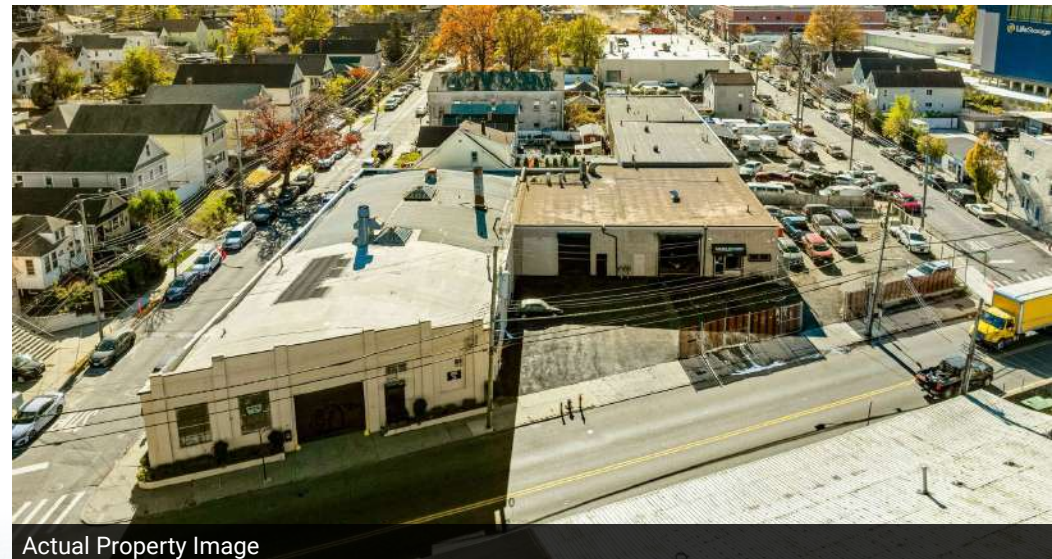
\$5,188,000

OFFERING SUMMARY

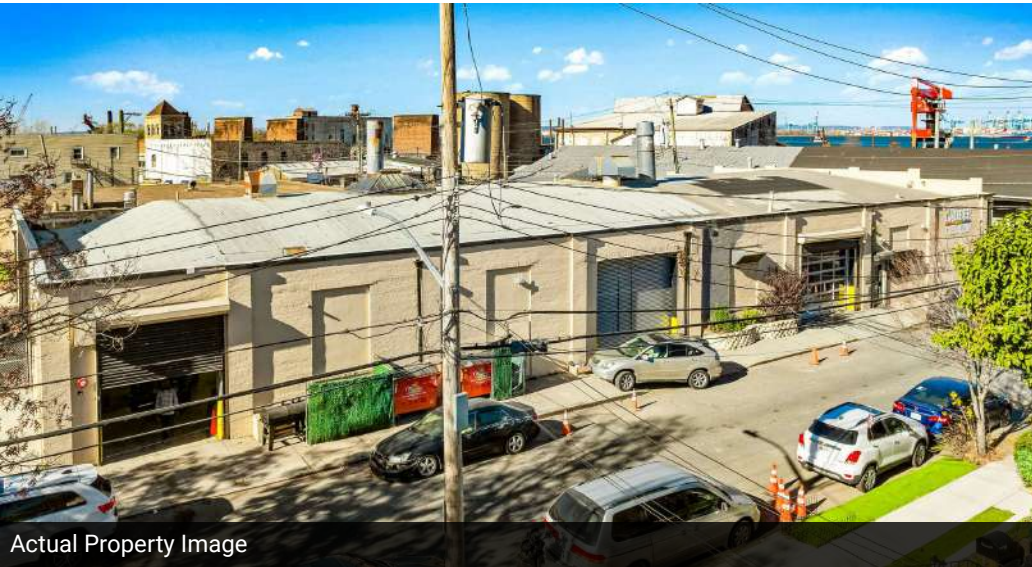
| | |
|-------------|-----------|
| Cap Rate: | 4.68% |
| NOI: | \$242,880 |
| Price / SF: | \$402.55 |
| Guarantor: | Corporate |

BUILDING INFORMATION

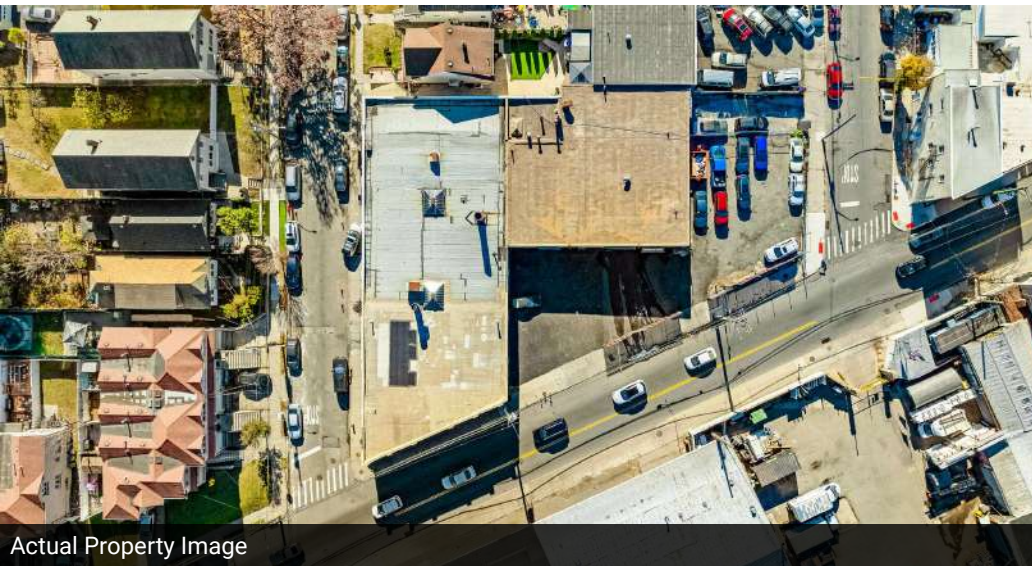
| | |
|-------------------|-------------------------|
| Street Address: | 2550 Richmond Ter |
| City, State, Zip: | Staten Island, NY 10303 |
| County: | Staten Island |
| Building Size: | 12,888 SF |
| Lot Size: | 0.27 Acres |



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Staten Island - New York City MSA - Location Provides Excellent Visibility and Urban Accessibility; Part of the Attractive Staten Island Market, Characterized By a Dense Population and Growing Commercial Demand
- Long History of Collision Center Tenancy in a Location That Has a High Barrier to Entry; Resulting in the Continuation of Successful Operations For the Foreseeable Future
- Caliber Collision is the Nation's Largest Collision Repair Provider, With More Than 1,700 Convenient Locations in 40 States and Growing; Stable Income Generation Backed By a Nationally Recognized Tenant Brand, Making It a Low-Risk, High-Reward Investment
- Below Market Rent: The Property is Leased Below the Market Rate, Offering the Possibility of Upside in the Future, Thus Making This Opportunity a Safe Investment
- Triple Net Lease Structure With Minimal Landlord Responsibilities, Appealing For Passive Investors
- The Location Has a Strong Customer Base and a 4.8-Star Rating From Over 200 Reviews, Indicating Consistent Operational Performance According to the Chamber of Commerce



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

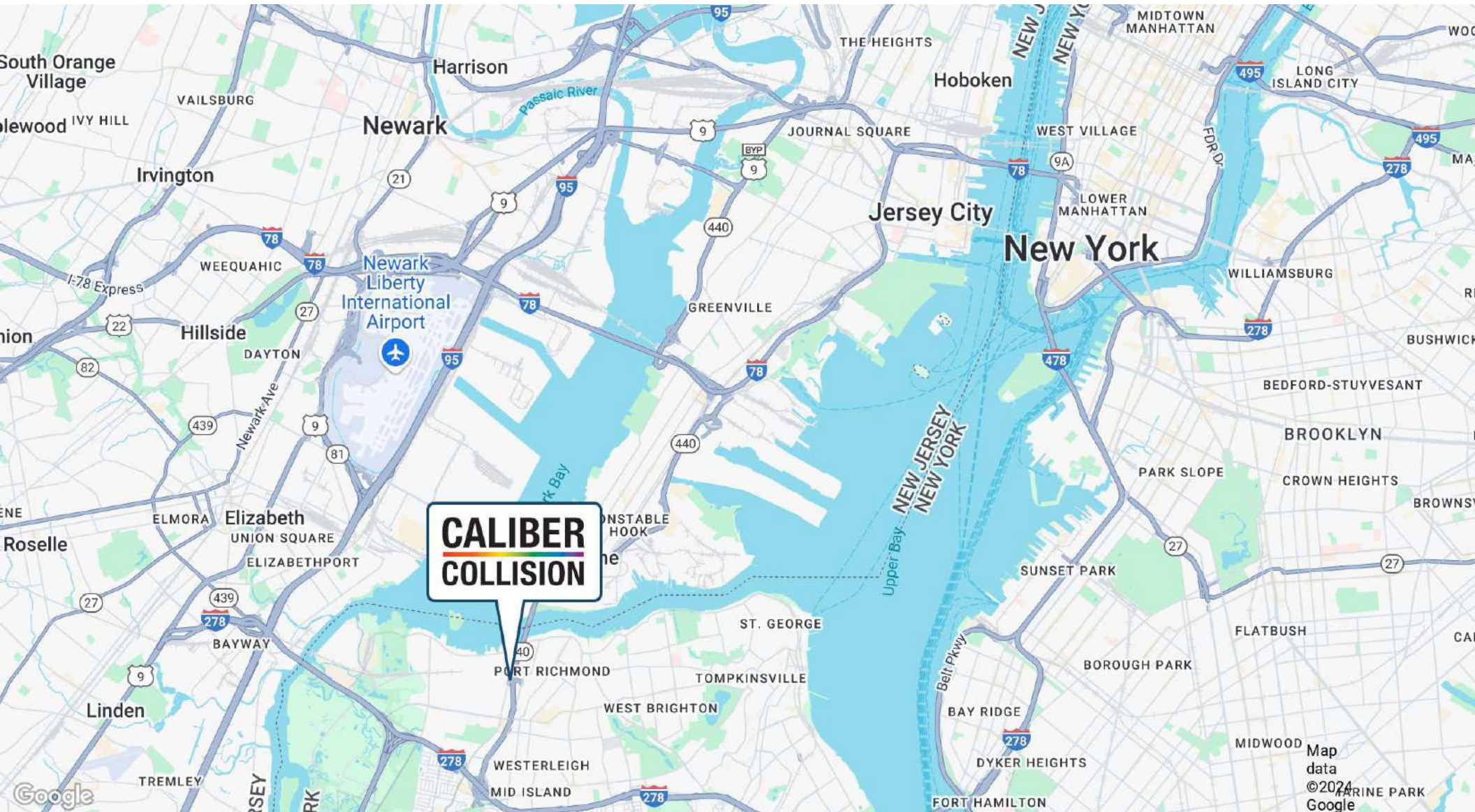
| | |
|---------------------------|----------------------------|
| Tenant: | Caliber Collision |
| Premises: | 11,155 SF |
| Base Rent: | \$200,880 |
| Rent Per SF: | \$18.01 |
| Lease Commencement: | 09/07/2019 |
| Lease Expiration: | 09/30/2029 |
| Lease Term: | 4.5+ Years Remaining |
| Renewal Options: | 2 x 5 Year Options |
| Rent Increases: | 8% Every 5 Years |
| Lease Type: | Triple Net (NNN) |
| Use: | Automotive |
| Property Taxes: | Tenant's Responsibility |
| Insurance: | Tenant's Responsibility |
| Common Area: | Tenant's Responsibility |
| Roof & Structure: | Landlord's Responsibility |
| Repairs & Maintenance: | Tenant's Responsibility |
| HVAC: | Landlord's Responsibility |
| Utilities: | Tenant's Responsibility |
| Right Of First Refusal: | No |
| Guarantor: | Corporate |
| Additional Tenant: | Bones Auto Body |
| Premise: | 1,733 SF |
| Lease: | \$3,500 NNN Month to Month |



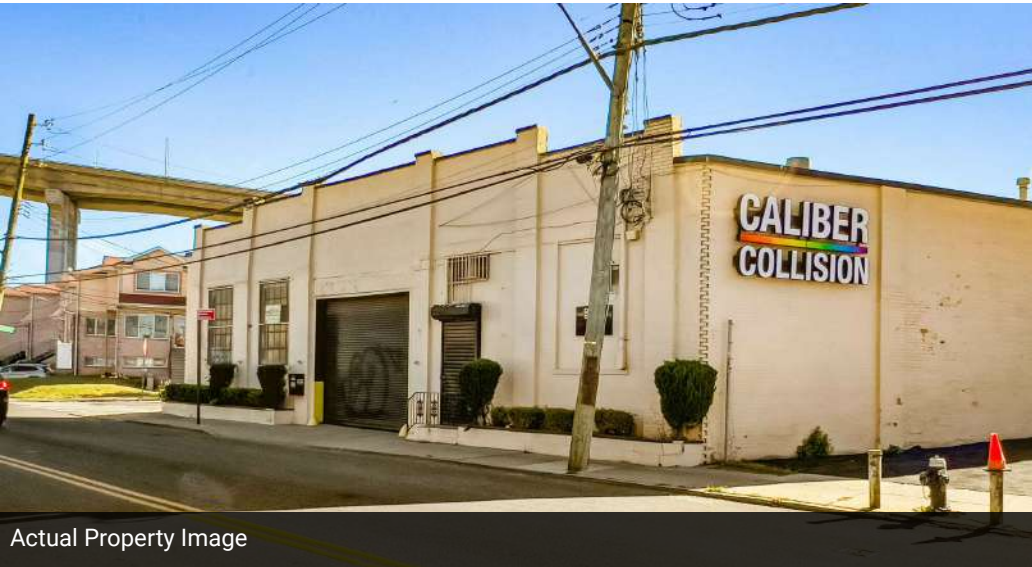
SECTION 3

PROPERTY INFORMATION

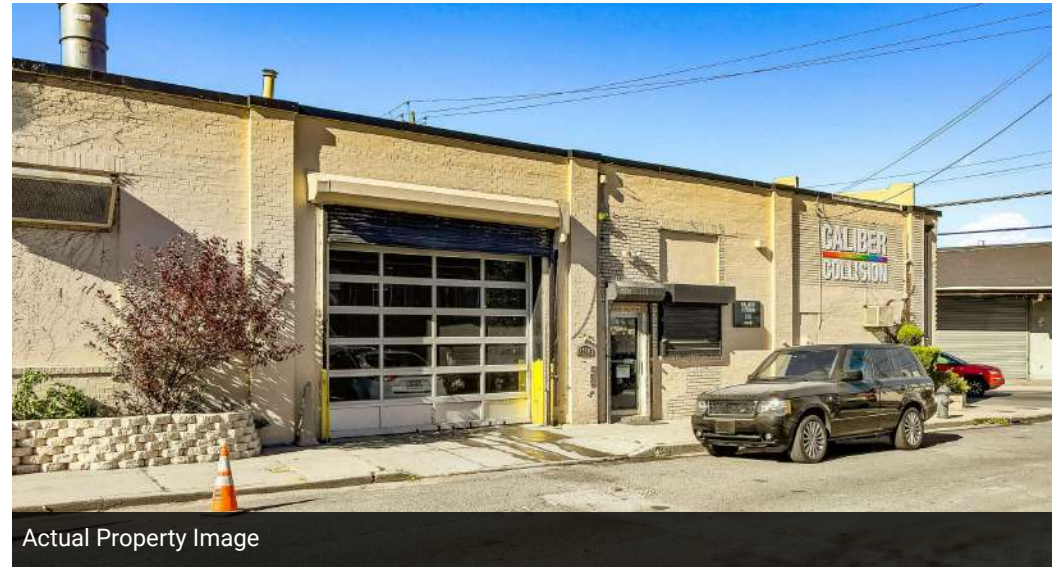
LOCATION MAP



PROPERTY IMAGES



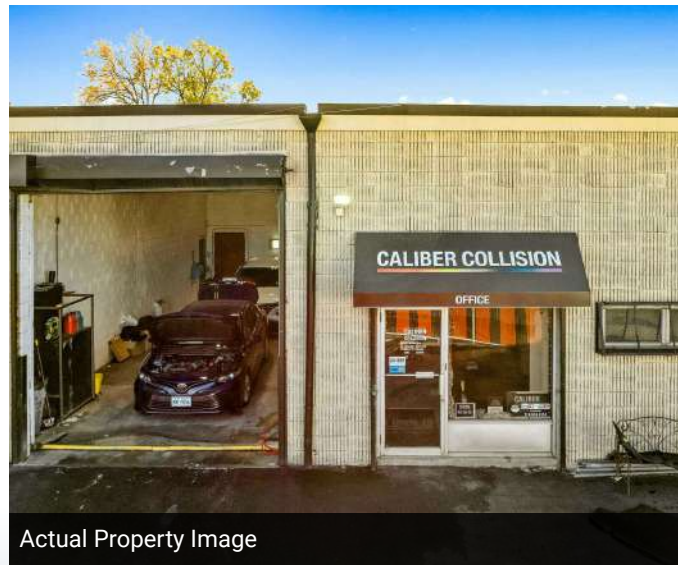
Actual Property Image



Actual Property Image



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AERIAL MAP



AERIAL MAP

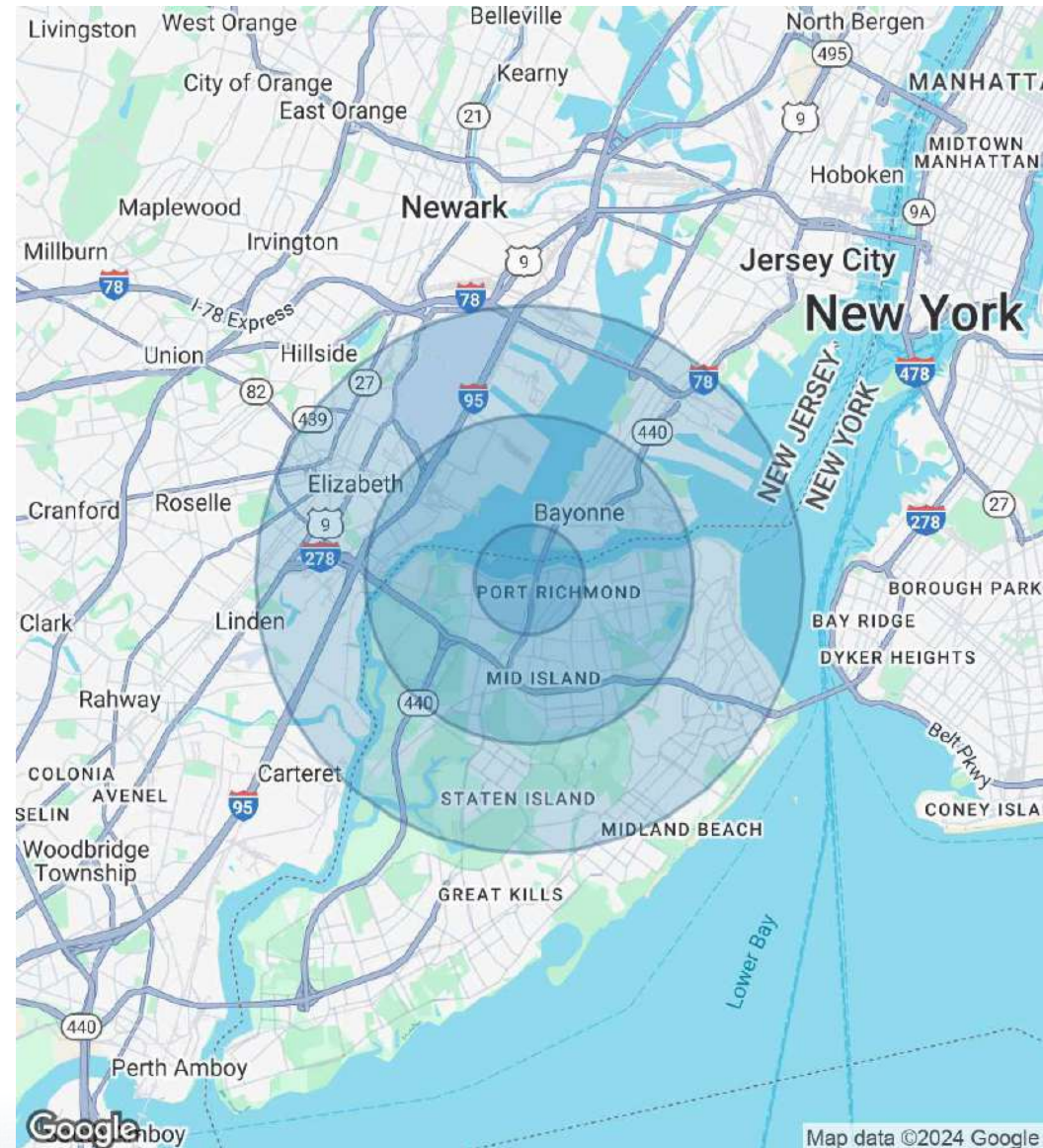


DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 37,432 | 225,100 | 562,574 |
| Average Age | 37 | 39 | 40 |
| Average Age (Male) | 36 | 38 | 38 |
| Average Age (Female) | 38 | 40 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 11,737 | 76,671 | 196,635 |
| # of Persons per HH | 3.2 | 2.9 | 2.9 |
| Average HH Income | \$93,530 | \$111,551 | \$105,367 |
| Average House Value | \$551,212 | \$617,624 | \$592,414 |

| TRAFFIC COUNTS | | |
|------------------|--|-------------|
| Richmond Terrace | | 15,814 VPD |
| State HWy 440 | | 44,512 VPD |
| I-278 | | 153,354 VPD |
| Forest Ave | | 49,606 VPD |





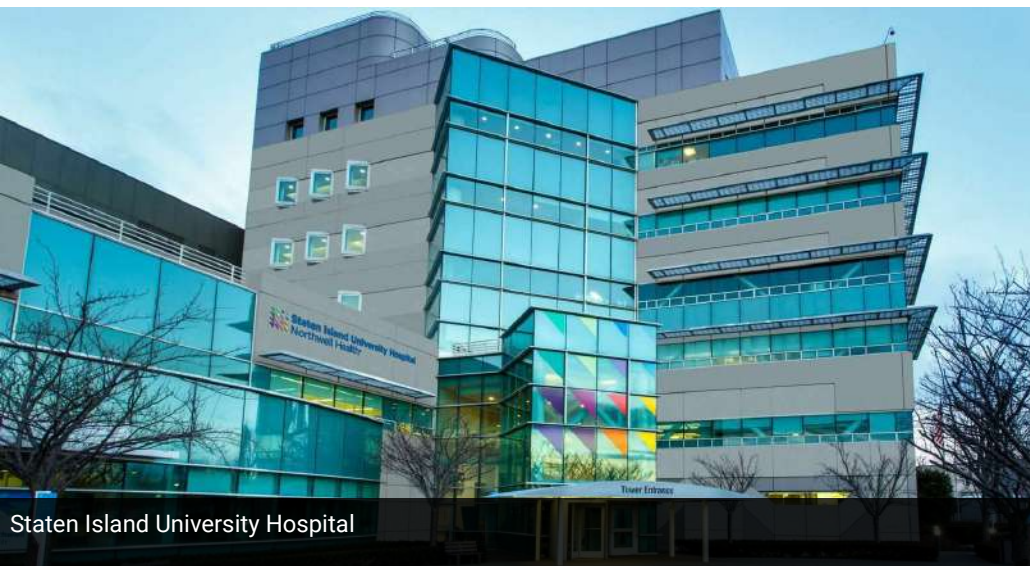
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Staten Island, NY



Staten Island University Hospital

STATEN ISLAND, NY

Staten Island is one of the five boroughs of New York City and is often referred to as the "borough of parks" due to its abundance of green spaces. Staten Island is located in the southernmost part of New York City and is bordered by New Jersey to the west and the Atlantic Ocean to the south. The borough is connected to Brooklyn via the Verrazzano-Narrows Bridge and to New Jersey via the Goethals Bridge, Outerbridge Crossing, and Bayonne Bridge. Staten Island borough has a 2024 population of 492,925.

Staten Island's economy is unique within the context of New York City, combining aspects of a suburban and urban economy. Healthcare is the dominant sector, driven by Staten Island University Hospital (a Northwell Health affiliate) and Richmond University Medical Center. Staten Island's economy has a strong retail component, supported by shopping hubs like Staten Island Mall and smaller commercial corridors in neighborhoods like St. George, Tottenville, and Great Kills. Staten Island continues to see steady residential and commercial development. North Shore waterfront redevelopment, including mixed-use spaces and residential housing. The College of Staten Island (CSI), part of the CUNY system, is both a major educational institution and employer. Staten Island is a key part of NYC's transportation network, with its bridges facilitating goods movement.

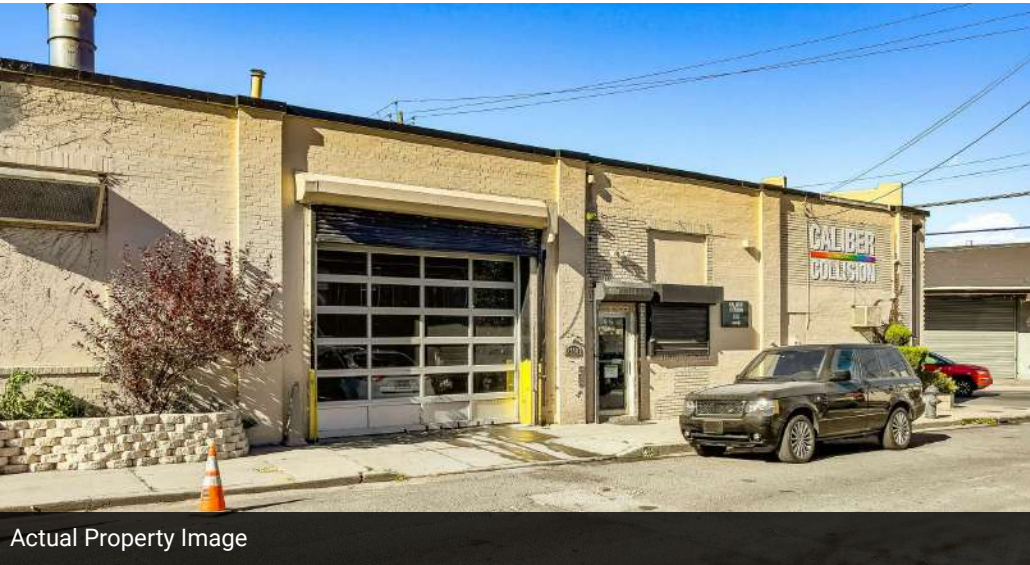
Staten Island offers a wide variety of attractions, ranging from historical landmarks and cultural sites to parks, beaches, and family-friendly destinations. It is an Historic Richmond Town a living history village showcasing Staten Island's colonial and 19th-century past. taten Island Museum located in Snug Harbor, this museum combines art, natural science, and local history. St. George Theatre is a beautifully restored 1929 theater offering live performances, concerts, and film screenings. National Lighthouse Museum Celebrates the history of lighthouses and their role in maritime navigation. Staten Island Greenbelt is one of the largest networks of parks and natural preserves in NYC. Clove Lakes Park is known for its serene lakes, paddle boating, and walking paths. Richmond County Fair is an annual festival with rides, food, and entertainment at Historic Richmond Town.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

| | |
|---------------|----------------|
| Company: | Private |
| Founded: | 1997 |
| Locations: | 1,800+ |
| Headquarters: | Lewisville, TX |
| Website: | caliber.com |

CALIBER COLLISION

Founded in 1997, the Caliber portfolio of brands has grown to more than 1,800 centers nationwide and features a full range of complementary automotive services, including Caliber Collision, the nation's largest auto collision repair provider across 41 states, and Caliber Auto Glass for auto glass repair and replacement. With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 30,000 teammates are committed to getting customers back on the road safely—and back to the rhythm of their lives. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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