

CALIBER COLLISION

14 S SANATOGA RD

Pottstown, PA 19464



INTERACTIVE OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

CALIBER COLLISION

14 S Sanatoga Rd | Pottstown, PA 19464

EXCLUSIVELY LISTED BY



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TABLE OF CONTENTS

PROPERTY OVERVIEW	03
FINANCIAL OVERVIEW	04
TENANT OVERVIEW	05
AREA OVERVIEW	07

INVESTMENT HIGHLIGHTS

- **Strong Guarantee** – Caliber Collision is the nation’s largest collision repair provider with over 1,600 locations in 41 states. Over the last five years, Caliber Collision significantly expanded its footprint from 674 stores in 2019 to 1,630 stores in 2022. The tenant accounts for an estimated 8.3% of total industry revenue, displaying stronger market share, profit, and revenue growth compared to its competitors.
- **Recent Business Acquisition** – In July 2021, Caliber Collision bought the pre-existing body shop and executed a 10-year lease with two, five-year options demonstrating commitment to the site. The current lease has over 6.75 years remaining providing a passive source of income to the landlord.
- **Annual Rental Increases**– The lease term includes 2% annual increases offering the landlord the unique ability to hedge inflation in the near term.
- **Recession Resistant Tenant**– The automobile service and repair industry proved to be one of the most resilient and productive asset classes in commercial real estate throughout the pandemic. The collision repair sector is not heavily affected by immediate changes in the economy.
- **Strategic Location** – This site is ideally situated within 30 miles of downtown Philadelphia and directly off US-422, which experiences 46,000+ vehicles per day. Additionally, it is located less than a mile from the Philadelphia Premium Outlets, a 553,000-square-foot open-air outlet mall with 135+ tenants, significantly boosting local traffic.



PROPERTY & FINANCIAL OVERVIEW



\$1,270,866

LIST PRICE



\$91,688

NOI



7.21%

CAP RATE



±9,240 SF

GLA



±0.90 AC

LOT SIZE

TENANT SUMMARY

Tenant Trade Name	Caliber Collision
Type of Ownership	Fee Simple
Lease Guarantor	Caliber Collision
Lease Type	NN
Landlords Responsibilities	Roof, Structure, & Parking
Original Lease Term	10 Years
Rent Commencement Date	7/24/2021
Lease Expiration Date	7/31/2031
Term Remaining on Lease	±6.75 Years
Increases	2% Annually
Options	Two, Five-Year

ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Current - 2025	\$7,640.70	\$91,688.40	\$9.92	7.21%
2025 - 2026	\$7,793.51	\$93,522.17	\$10.12	7.36%
2026 - 2027	\$7,949.38	\$95,392.61	\$10.32	7.51%
2027 - 2028	\$8,108.37	\$97,300.46	\$10.53	7.66%
2028 - 2029	\$8,270.54	\$99,246.47	\$10.74	7.81%
2029 - 2030	\$8,435.95	\$101,231.40	\$10.96	7.97%
2030 - 2031	\$8,604.67	\$103,256.03	\$11.17	8.12%
Option 1	\$8,776.76	\$105,321.15	\$11.40	8.29%
Option 2	\$9,654.44	\$115,853.27	\$12.54	9.12%



CALIBER COLLISION

TENANT OVERVIEW

Caliber Collision is a leading provider of automotive repair services, specializing in collision repair, painting, and glass repair. Founded in 1997, the company has grown to become the largest collision repair chain in the United States. With over 1,500 locations nationwide, Caliber Collision is known for delivering high-quality, reliable repair work that restores vehicles to their pre-accident condition. Their commitment to customer satisfaction is demonstrated through various initiatives like their written lifetime warranty and partnerships with major insurance providers, ensuring a seamless and stress-free repair process.

One of Caliber Collision's key strengths is its extensive network, allowing them to serve a wide range of customers across the country. The company prides itself on its highly trained technicians who are certified by the National Institute for Automotive Service Excellence (ASE) and undergo continuous training to stay current with the latest automotive technologies. This ensures that Caliber Collision can work on all types of vehicles, from traditional cars to high-tech hybrids and electric vehicles, maintaining the highest repair standards in the industry.

**HEADQUARTERS
IRVINE, CA**

**YEAR FOUNDED
1997**

**# OF LOCATIONS
1,600+**



HERITAGE FIELD
AIRPORT
± 1.6 MILES AWAY

PHILADELPHIA PREMIUM OUTLETS

FINISH LINE
VANS
Nike Factory Store
OLD NAVY
Bath & Body Works
SHOE DEPT.
five BELOW
AÉROPOSTALE
RALPH LAUREN



E

**Albitz
Garage**



JOHN KENNEDY
POTTSTOWN
Ford

COSTCO
WHOLESALE
Chick-fil&



APARTMENTS AT SANATOGA GREENE
310 UNITS

U-HAUL

SANATOGA
CAR WASH

Sanatoga Corp.
Appliance Specialists

**CALIBER
COLLISION**

SUBJECT PROPERTY



E HIGH ST ± 18,500 VPD

BENJAMIN FRANKLIN HWY ± 46,900 VPD

S SANATOGA RD

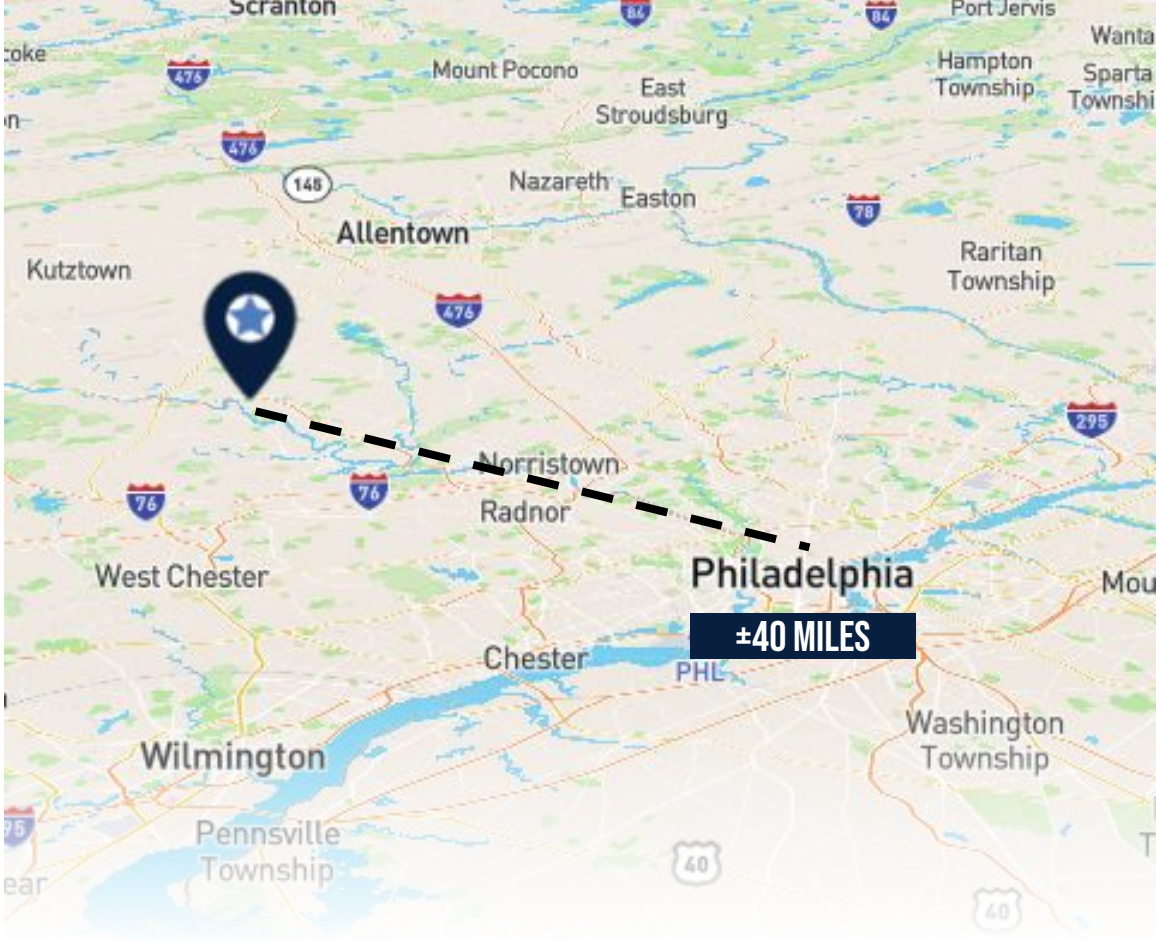
AREA OVERVIEW

POTTSTOWN, PA

Pottstown, Pennsylvania, is a historic borough located in Montgomery County along the Schuylkill River. Founded in 1752 by ironmaster John Potts, the town quickly became an industrial hub during the 18th and 19th centuries, known for its iron and steel production. Today, remnants of its industrial past can still be seen in the town’s architecture and historical sites, such as Pottsgrove Manor, the former home of John Potts, which now serves as a museum.

In recent years, Pottstown has undergone revitalization efforts, blending its historical charm with modern amenities. The downtown area features a variety of locally owned shops, restaurants, and cultural attractions. The Steel River Playhouse and annual events like the Carousel of Flavor food festival draw both residents and visitors. The borough is also home to beautiful parks and trails along the Schuylkill River, offering recreational opportunities for nature lovers and outdoor enthusiasts.

Pottstown’s strategic location between Philadelphia and Reading makes it a convenient spot for commuters, while its tight-knit community and affordable living attract families and young professionals alike. With a strong focus on education, the town is home to the Pottstown School District and the Montgomery County Community College’s West Campus, further contributing to its appeal as a place to live, work, and grow.



PHILADELPHIA, PA MSA

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	5,431	41,626	102,620
Current Year Estimate	5,382	40,677	101,045
2020 Census	5,257	39,952	98,730
Growth Current Year-Five-Year	0.91%	2.33%	1.56%
Growth 2020-Current Year	2.38%	1.81%	2.34%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,139	16,195	40,296
Current Year Estimate	2,106	15,707	39,399
2020 Census	2,057	15,271	38,153
Growth Current Year-Five-Year	1.55%	3.11%	2.28%
Growth 2020-Current Year	2.39%	2.85%	3.27%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$103,728	\$125,974	\$121,447

PHILADELPHIA, PA MSA

Philadelphia, Pennsylvania, stands as a dynamic and historically significant city that blends its rich past with a vibrant contemporary culture. Often dubbed the "City of Brotherly Love," it holds a special place in American history as the birthplace of the nation. Its cobblestone streets and colonial-era architecture provide a backdrop to pivotal events like the signing of the Declaration of Independence and the Constitutional Convention.

Beyond its historical significance, Philadelphia is a melting pot of cultures, with diverse neighborhoods each offering a unique flavor and identity. The city's renowned museums, including the Philadelphia Museum of Art and the Barnes Foundation, showcase an impressive array of artistic treasures, while its lively music scene, encompassing everything from classical orchestras to underground venues, attests to its creative energy.



1. Philadelphia is often referred to as the "Birthplace of America" due to its pivotal role in the American Revolution.
2. The Declaration of Independence and the U.S. Constitution were both debated and adopted here.
3. Philadelphia is known for its cultural diversity and is home to vibrant neighborhoods representing a wide range of ethnic backgrounds.
4. The city boasts a rich arts and culture scene, including renowned museums like the Philadelphia Museum of Art and the Barnes Foundation.
5. Philadelphia is home to prestigious universities such as the University of Pennsylvania, Drexel University, and Temple University, contributing to a thriving academic environment.
6. Philadelphia is home to prestigious universities such as the University of Pennsylvania, Drexel University, and Temple University, contributing to a thriving academic environment.
7. Philadelphia features historic neighborhoods like Society Hill and Old City, known for their well-preserved architecture and cobblestone streets.
8. The city's food scene is famous for its Philly cheesesteaks, soft pretzels, and diverse culinary offerings, making it a hub for food enthusiasts.
9. Philadelphia is a hub for medical and research institutions, including the University of Pennsylvania's Penn Medicine and Children's Hospital of Philadelphia (CHOP).

BUSINESS

Philadelphia, Pennsylvania's business economy is marked by a diverse and robust landscape that spans healthcare, education, technology, finance, and manufacturing sectors. Anchored by prominent institutions like the University of Pennsylvania and the Children's Hospital of Philadelphia, the city's healthcare and research industries thrive. Philadelphia's historical significance contributes to a strong tourism industry, while its central location and transportation infrastructure make it a strategic hub for commerce and logistics. The city's burgeoning tech scene, with a focus on startups and innovation, complements its established financial and legal sectors. As a historical, cultural, and economic crossroads, Philadelphia's business economy continues to evolve through a blend of tradition and modern innovation.

PHILADELPHIA TOP ATTRACTIONS



INDEPENDENCE NATIONAL HISTORICAL PARK



PHILADELPHIA MUSEUM OF ART



READING TERMINAL MARKET



EASTERN STATE PENITENTIARY



PHILADELPHIA ZOO



FRANKLIN INSTITUTE

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 **14 S Sanatoga Rd, Pottstown, PA, 19464** (“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.

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

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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 Owner 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 of this Offering Memorandum.

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