



INTERACTIVE OFFERING MEMORANDUM

# CALIBER COLLISION

23309 HARBOR VIEW RD, CHARLOTTE HARBOR, FL 33980



## EXCLUSIVELY LISTED BY:

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# INVESTMENT HIGHLIGHTS

- **Market Leader:** America's largest collision repair company with 1,800+ locations in over 40 states, employing 25,000 people.
- **Resilient Investment:** Nearly \$7 billion in revenue in 2023, demonstrating robust financial performance.
- **Corporate Guarantee:** Lease guaranteed by Corporate CH Hold Corp.
- **Strategic Location:** Conveniently located near major transportation routes, including U.S. 41 (Tamiami Trail) ( $\pm 45,000$  VPD) and Interstate 75 ( $\pm 21,594$  VPD), providing easy access to surrounding areas like Punta Gorda, Fort Myers, and Sarasota. This central location helps drive both customer traffic and business efficiency for Caliber Collision.
- **NN Lease:** Landlord has limited responsibilities.
- **Recent Renovations:** Replaced Roof (2022).
- **Lease Extension:** Recently extended lease by 5 years to 2030 with rental increase tied to CPI.
- **Below Market Rent:** Site benefits from rent that is significantly cheaper than the national average for Caliber Collision.
- **Spacious Lot:** 5 building  $\pm 1.23$  AC  $\pm 390$  SF frontage lot allowing for ample vehicle storage and 12 bays for simultaneous repairs Includes two mix rooms.
- **Minimal Competition in the Area:** Charlotte Harbor and Punta Gorda have limited competition in the immediate vicinity for automotive repair services, particularly in the specialized collision repair market. This gives Caliber Collision a competitive edge, contributing to its market leadership and the stability of the property as an income-producing asset.





# FINANCIAL OVERVIEW



**\$1,250,000**  
LIST PRICE



**±12,000 SF**  
GLA



**6.62%**  
CAP RATE

## BUILDING INFO

|          |  |
|----------|--|
| Address  | 23309 HarborView Rd,<br>Charlotte Harbor, FL |
| GLA      | ±12,000 SF                                   |
| Lot Size | ±1.23 AC                                     |

## TENANT SUMMARY

|                         |                         |
|-------------------------|-------------------------|
| Tenant Trade Name       | Caliber Collision       |
| Type of Ownership       | Fee Simple              |
| Lease Type              | NN                      |
| Roof and Structure      | Landlord Responsibility |
| Original Lease Term     | 5 Years                 |
| Lease Expiration Date   | 2/28/2030               |
| Term Remaining on Lease | ±5 Years                |
| Increase                | Tied to CPI             |

## ANNUALIZED OPERATING DATA

| LEASE COMMENCE    | MONTHLY RENT | ANNUAL RENT | INCREASES |
|-------------------|--------------|-------------|-----------|
| Current Years 1-5 | \$6,897.75   | \$82,773    | CPI       |









**CIRCLE K**

THE ALL NEW  
**HARBOR NISSAN**

*Walgreens*

**CVS pharmacy**

**GENE GORMAN**  
TIRE & AUTO REPAIR

**TIRES PLUS**  
TOTAL CAR CARE

**A THRU 2**  
BODY SHOP

**KING TIRE SERVICES**

**SIMON & DAVID AUTO SALE**  
**gerber**  
COLLISION & GLASS

± 45,000 VPD

**ExtraSpace Storage**

**ROOMS TO GO**

**KFC**

**SCHOOL HOUSE SQUARE**

COLLISION REPAIR SPECIALISTS  
**AMERICAN AUTO BODY**

**Davita**  
**Suncoast Credit Union**  
**CrossFit**  
**OLLIE'S BARGAIN OUTLET**  
"GOOD STUFF CHEAP"

**CIRCLE K**

**ADAS**  
CALIBRATIONS OF FLORIDA

**CALIBER COLLISION**  
SUBJECT PROPERTY

**MIKE'S MATTRESS**  
Voted BEST MATTRESS STORE

HARBOR VIEW RD ± 8,400 VPD

**ORTEGA'S ELECTRO BAKE AUTO**

**FLY PGD**  
Charlotte County Airport Authority



# TENANT OVERVIEW



## CALIBER COLLISION

With more than 1,700 I-CAR Gold Class Professional certified collision repair locations spread across 41 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 1,700+ 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**  
H&F PRIVATE



**FOUNDED**  
1997



**HEADQUARTERS**  
LEWISVILLE, TX



**ANNUAL REVENUE**  
±\$4B



# MARKET OVERVIEW

## CHARLOTTE HARBOR, FL

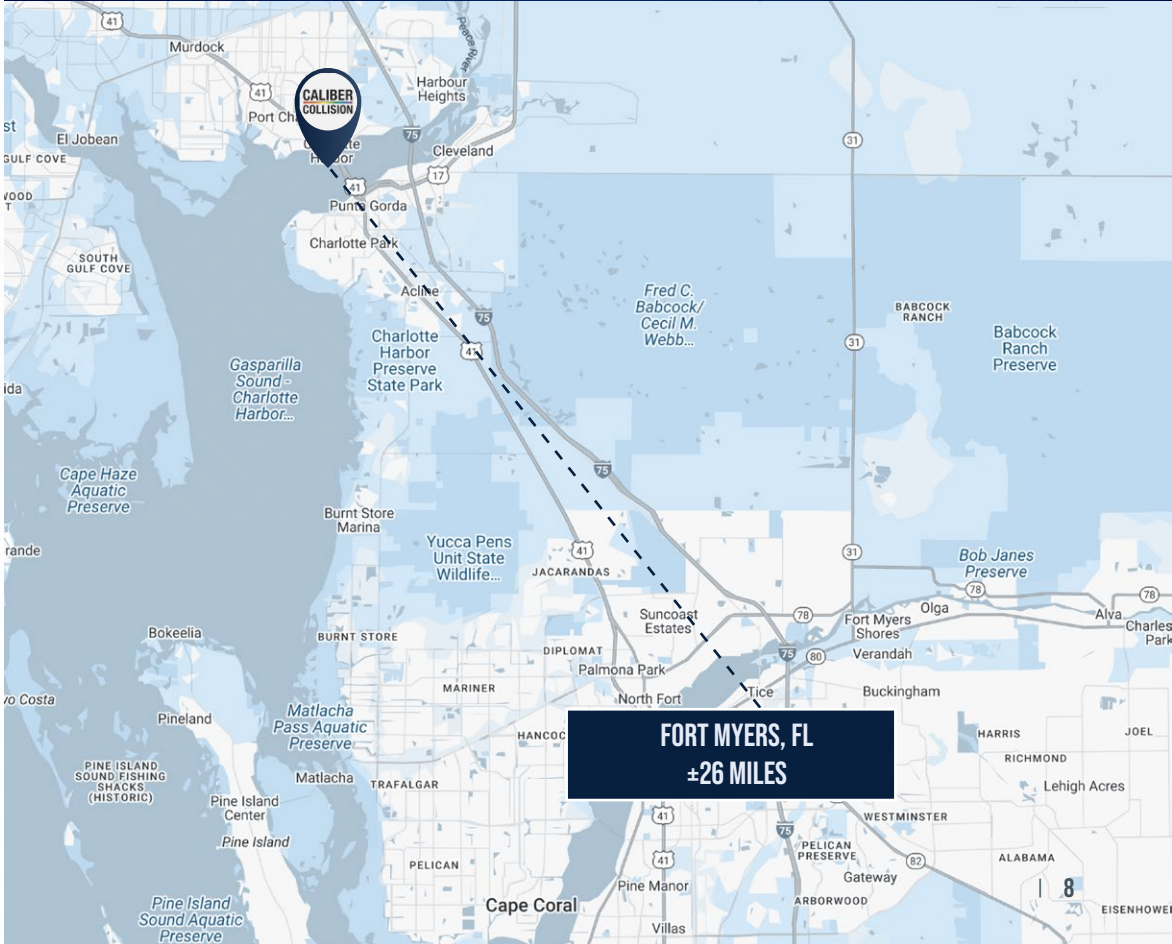
Charlotte Harbor, Florida, is a coastal area known for its blend of natural beauty, economic activity, and recreational opportunities. Located on the southwest Gulf Coast, it features a mix of residential neighborhoods, commercial areas, and waterfront attractions. The region supports a diverse economy with industries such as tourism, healthcare, retail, and real estate development. Charlotte Harbor is also a popular destination for boating, fishing, and other outdoor activities, thanks to its access to the Gulf of Mexico and the Peace and Myakka Rivers. Its strategic location near major highways and airports makes it an appealing area for residents, businesses, and visitors alike.

## ECONOMY

The economy of Charlotte Harbor, Florida, is supported by a mix of industries, creating a balanced and resilient foundation for growth. Key sectors include healthcare, tourism, real estate, and retail, all of which benefit from the area’s desirable coastal location and growing population. Tourism plays a significant role, driven by the region’s waterfront attractions, outdoor recreational activities, and seasonal visitors. The healthcare sector is bolstered by a combination of medical facilities and services catering to both residents and retirees. Additionally, real estate development continues to thrive as demand for housing and commercial properties rises. With ongoing infrastructure investments and access to major transportation routes, Charlotte Harbor’s economy remains positioned for steady advancement.

## DEMOGRAPHICS

| POPULATION               | 1-MILE   | 3-MILE   | 5-MILE   |
|--------------------------|----------|----------|----------|
| 2025 Estimate            | 3,449    | 44,034   | 99,429   |
| 2030 Projection          | 3,806    | 47,706   | 107,468  |
| HOUSEHOLDS               | 1-MILE   | 3-MILE   | 5-MILE   |
| 2025 Estimate            | 1,608    | 19,973   | 45,092   |
| 2030 Projection          | 1,770    | 21,723   | 48,849   |
| INCOME                   | 1-MILE   | 3-MILE   | 5-MILE   |
| Average Household Income | \$83,792 | \$75,714 | \$80,158 |





# NEARBY ATTRACTION

## SUNSEEKER RESORT

The Sunseeker Resort Charlotte Harbor, which opened in December 2023, is a premier waterfront destination located between Sarasota and Fort Myers along Florida's Gulf Coast. The resort spans over 22 acres and offers 785 guest accommodations, including 189 Signature Sunsuites™.

## DINING

Guests can enjoy a diverse culinary experience with 20 unique dining outlets, including seven stand-alone restaurants, 11 bars and lounges, two poolside offerings, and the 25,000-square-foot Harbor Yards Food Hall, which houses 11 individual concepts.

## ACTIVITIES

Located near historic Punta Gorda and pristine beaches like Englewood and Captiva Island, the resort offers access to various outdoor adventures, including kayaking, fishing, biking the Cape Haze Pioneer Trail, and romantic sunset cruises.





# MSA - FORT MYERS, FL

## ATTRACTIONS

### EDISON AND FORD WINTER ESTATES

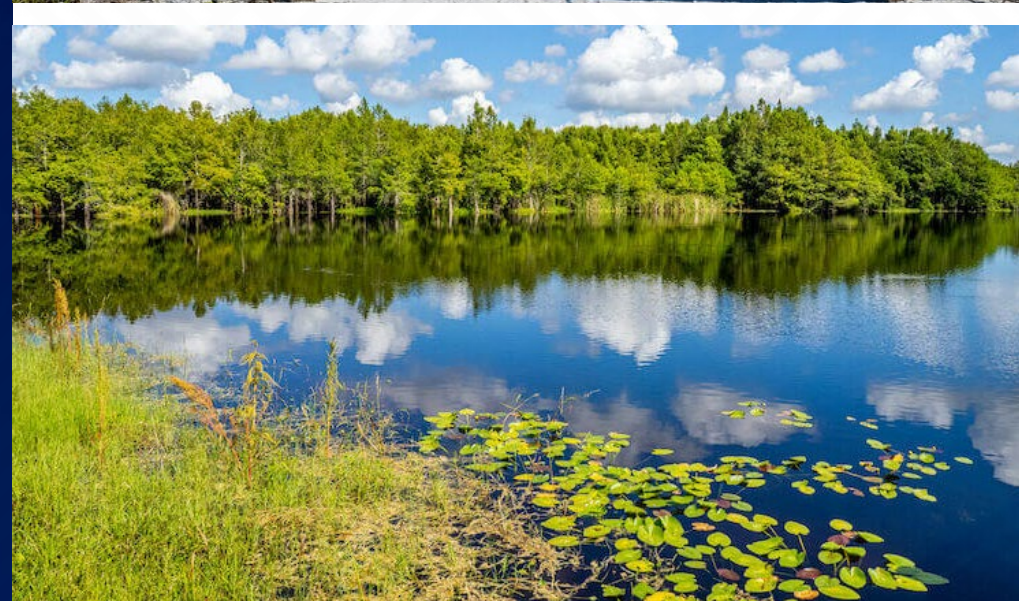
The Edison and Ford Winter Estates is a captivating historical and cultural landmark that offers a glimpse into the lives of two of America's most iconic inventors, Thomas Edison and Henry Ford. This 20-acre estate includes their meticulously preserved winter homes, lush botanical gardens, a museum, and Edison's original research laboratory.

### FORT MYERS BEACH

Fort Myers Beach, located on Estero Island in Florida, is a picturesque destination renowned for its white sandy shores, turquoise waters, and laid-back atmosphere. This seven-mile stretch of beach is a haven for sun-seekers, water sports enthusiasts, and nature lovers alike. Visitors can enjoy activities such as swimming, parasailing, paddleboarding, and kayaking, or simply relax and take in stunning Gulf Coast sunsets. The beachfront is lined with charming shops, restaurants, and lively entertainment spots.

### SIX MILE CYPRESS SLOUGH PRESERVE

Six Mile Cypress Slough Preserve is a tranquil 3,500-acre wetland, offering visitors a chance to experience the natural beauty and biodiversity of Southwest Florida. This protected ecosystem features a serene, elevated boardwalk trail that winds through lush cypress swamps, oak hammocks, and diverse plant life. The preserve is a haven for wildlife, including alligators, turtles, otters, and a variety of bird species such as herons and woodpeckers.





# FORT MYERS ECONOMY

The economy of Fort Myers is driven by a mix of tourism, real estate, healthcare, and small business development. Tourism is one of the primary economic pillars, with millions of visitors flocking to Fort Myers each year to enjoy its sunny weather, white-sand beaches, and nearby barrier islands like Sanibel and Captiva. The city benefits from a steady influx of seasonal visitors and retirees, which supports the hospitality, retail, and entertainment sectors. Real estate is another significant driver of the local economy, with Fort Myers experiencing ongoing population growth and development. Both residential and commercial construction are booming, fueled by a high demand for housing, offices, and retail spaces as the city continues to attract new residents and businesses.

Healthcare and small business development also play vital roles in Fort Myers' economy. The region is home to a growing number of healthcare facilities and retirement communities, driven by its popularity among retirees. This sector generates significant employment opportunities and contributes to the overall economic stability of the area. Additionally, Fort Myers has a strong entrepreneurial spirit, with many small businesses thriving in the city's supportive environment. The River District, in particular, has become a hub for innovative startups and creative ventures. These demand drivers, combined with Fort Myers' strategic location and favorable tax environment, position the city as a dynamic and attractive economic center on Florida's Gulf Coast.

**\$2.9 BILLION IN TOURISM REVENUE**  
- FORT MYERS FLORIDA WEEKLY

**#1 FASTEST GROWING CITY IN AMERICA**  
- NEWS-PRESS





## 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 **23309 Harbor View Rd, Charlotte Harbor, FL 33980** ("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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