

# CALIBER COLLISION<sup>®</sup>

RESTORING THE RHYTHM OF YOUR LIFE

102 N 18TH AVE  
BRIGHTON, CO 80601



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

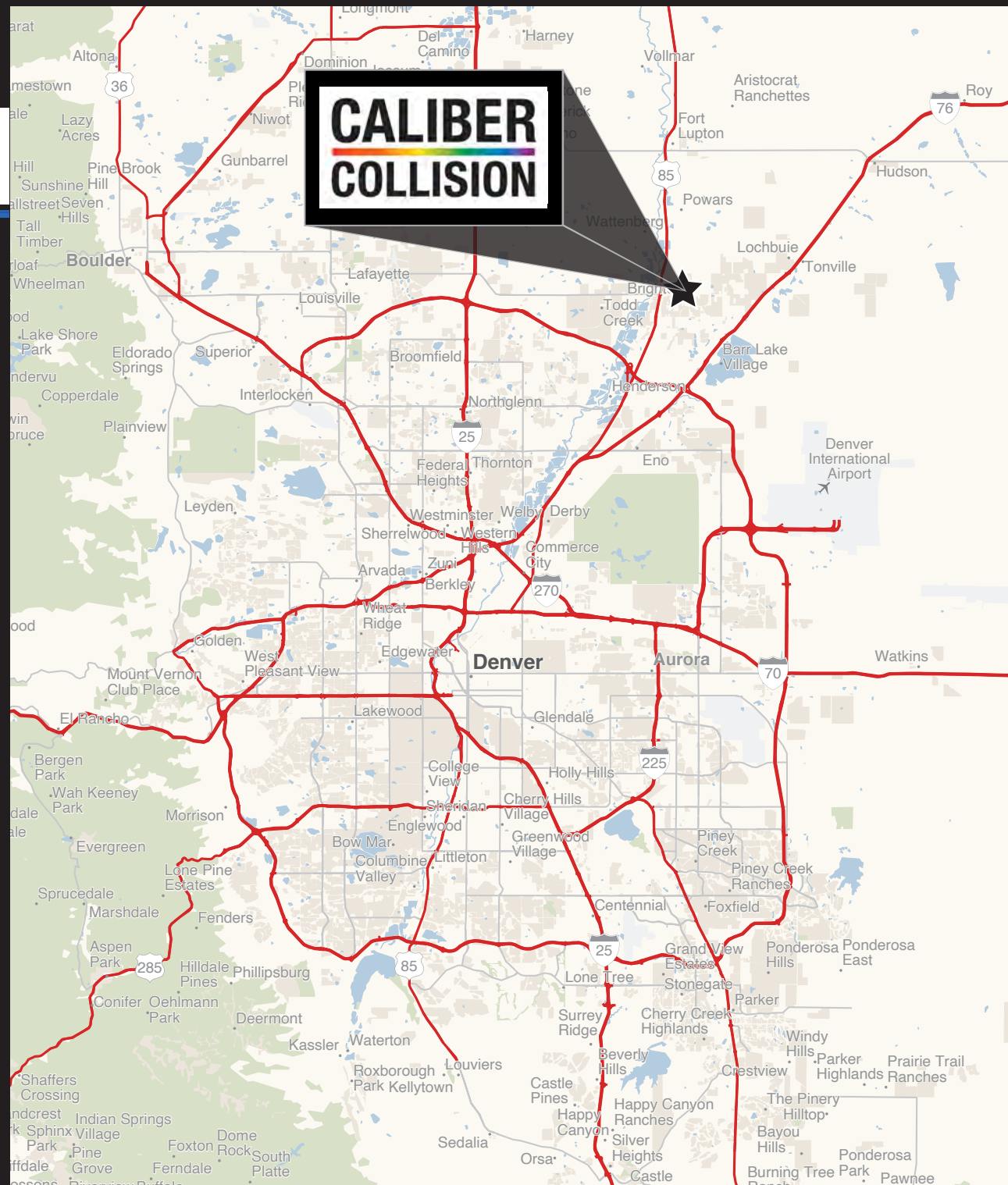
REPRESENTATIVE PHOTO, ACTUAL SITE UNDER CONSTRUCTION

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**Marcus & Millichap**  
**NNN DEAL GROUP**

**LIOR REGENSTREIF**  
 EXECUTIVE MANAGING DIRECTOR INVESTMENTS  
 EXECUTIVE DIRECTOR, NET LEASED DIVISION  
 EXECUTIVE DIRECTOR, RETAIL DIVISION  
 ENCINO OFFICE  
 Tel 818.212.2730  
 Lior.Regenstreif@marcusmillichap.com  
 CA 01267761



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## INVESTMENT SUMMARY

**PRICE** : \$6,734,000

**CAP** : 6.00%

**RENT** : \$404,040

### OVERVIEW

PRICE	\$6,734,000
GROSS LEASABLE AREA (GLA)	16,100 SF
LOT SIZE	2.66 Acres
NET OPERATING INCOME	\$404,040
YEAR BUILT	2024

### ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$404,040
6-10	\$444,444
11-15	\$488,889
OPTION 1	\$537,778
OPTION 2	\$591,556

### LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	Q2 2024
LEASE EXPIRATION (ESTIMATE)	Q2 2039
RENEWAL OPTIONS	2x5
INCREASES	10% every 5 years
LANDLORD OBLIGATIONS	None at all



CLICK TO VIEW COMPANY VIDEO

Marcus & Millichap  
NNN DEAL GROUP

# INVESTMENT HIGHLIGHTS

NNN

**Brand New 15-Year Absolute Net Lease, zero landlord obligations**



**Brand New 2024 Construction**



**Regular 10% rent increases every 5 years hedge against inflation**



**Strong corporate guaranty from the largest auto body repair company in the U.S. backed by over 1,700 locations**



**Well located in a rapidly growing Denver suburb just 20 miles north of the city center**



**Strategically positioned retail trade area, off of the city's main thoroughfare, across from Safeway and Walgreens**



ACTUAL SITE PHOTOS



ACTUAL SITE

# CALIBER COLLISION<sup>®</sup>

RESTORING THE RHYTHM OF YOUR LIFE

## CALIBER COLLISION: A SUCCESSFUL NET LEASE INVESTMENT IS NO ACCIDENT

**Caliber is on a growth trajectory, either through new construction or taking over existing real estate, always in high-population areas with easy access.**

By Jonathan Hipp | Globe St

One of the lessons that the net lease investment industry has learned over the past year is that reliance on human need makes for strong growth and recession resistance. We saw that fact play out in such sectors as pharmacy, casual dining—as long as there were drive through or curbside pickup options—and even in the industrial market.

The same can be said for the automotive industry in general and collision repair specifically. For net lease investors, the unfortunate news that accidents will always happen is the good news as well. Collisions, be they due to weather conditions, system failures or simply bad driving, are a fact of life on the road. Collision repair, on its surface, may not be the sexiest-sounding investment type. But considered as a recession- and internet-resistant asset that promises long-term and steady growth, it really cannot be beat.

Caliber Collision is the largest auto-repair company in the nation, boasting more than 1500 locations and rated the highest in customer satisfaction among its competition. Over the years, it has forged partnerships with an impressive 57 car dealerships throughout the US and no fewer than 34 insurance carriers, including such household names as AAA, GEICO, Farmers, Liberty Mutual, Allstate and USAA.

Owned by OMERS Private Equity, which is AAA rated by Standard & Poor's, Caliber has become a \$4 billion a year behemoth. This is supercharged by an aggressive stance of expansion, typified by the nearly \$3-billion Caliber/Abra Auto Body Repair merger agreement from 2018.

This impressive track record is set against an auto-parts and service industry that boasts cap rates under six percent and trending downward and typical lease terms north of 10 years. Caliber is clearly a hot investment type, as affirmed by both CoStar and LoopNet, who report that in 2019, with 1,200 locations, 47 Calibers were sold and by comparison, Starbucks with a whopping 15,000 locations, traded 87. As a market-maker in net lease, Caliber's activity seems to be the go-to asset class, growing more popular every year.

It's important to note as well that, since this type of service center requires special permitting to build, existing assets are even more valuable. Nevertheless, Caliber is on a growth trajectory, either through new construction or taking over existing real estate, always in high-population areas with easy access.

Buy or build, the strategy opens more opportunities for smart investors to get involved. As noted above, the collision industry as a whole is trading at a sub-six percent cap rate. By comparison, new construction sites occupied by Caliber are trading below a five cap, with 15-year lease terms and 10 percent bumps every five years.

At a time when used car sales are booming and there's a shortage of available new cars, this industry has sparked investors' attention. It's no accident that net-leased Calibers are thriving.

[CLICK TO VIEW ARTICLE](#)



# CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

Founded in 1997, Caliber Collision is now the nation's leading auto collision repair provider. Headquartered in Lewisville, TX, the Company operates over 1,700+ locations across 40 states. The Company's commitment to the highest quality service, accurate estimates, and on-time delivery has allowed them to become the most trusted name in the industry. Caliber offers repair services from dent removal, collision repair, glass replacement, auto body rust repair & much more, providing more repairs and referred to by more insurance agents than any other collision repair provider in the country. Caliber Collision continues to expand its presence in the industry significantly, becoming the market leader through aggressive acquisition activity and improving its customer service, aiming to provide faster, more reliable maintenance for a fair price.

## AMERICA'S LARGEST COLLISION REPAIR COMPANY

### WHY CALIBER?

- O.E. Certified Repair Centers with State-of-the-Art Equipment
- 100% Automotive Service Excellence Certified & iCar Gold Class Technicians
- On-site car rentals in partnership with Enterprise Rent-a-Car
- Written Lifetime Warranties
- Data-driven diagnostic scanning solutions
- Referred by more insurance agents than any other company

### COMPANY HIGHLIGHTS

**1,700+**

TOTAL  
LOCATIONS

**40+**

STATES  
SERVICED

**25,000+**

TOTAL  
EMPLOYEES

**1.8 MILLION**

CAR LIVES  
RESTORED ANNUALLY

### AWARDS

**2021 BEST IN BUSINESS**

GOLD MEDAL WINNER

**FORBES 2021 LIST OF**

"AMERICA'S BEST LARGE EMPLOYERS"

### SERVICES OFFERED

**CALIBER  
COLLISION**

**CALIBER  
AUTO CARE**

**CALIBER  
AUTO GLASS**

**CALIBER  
FLEET CARE**



**#1**  
LARGEST  
COLLISION  
REPAIR  
COMPANY



# CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

## TENANT SUMMARY

OMERS has been the parent company for Caliber Collision since 2013. Once the merger with Abra took place in February 2019, Hellman & Friedman became the majority ownership, with Omer being minority shareholder.

OMERS Private Equity (Toronto, Canada & Lewisville, Texas): A Worldwide company. OMERS Private Equity has been making private equity investments since 1987 on behalf of OMERS, one of Canada's largest pension plans with in excess of \$60.8 billion of assets. They manage over \$6.5 billion of investments globally. Being part of a pension fund has its advantages. It affords the ability to focus on investing in businesses for long-term value creation rather than near-term earnings. Capital is readily available eliminating the need to fundraiser. It also provides the opportunity to leverage the relationships of the other investment entities and resources of OMERS.

**OMERS – Standard & Poor's Rated AA+ | Moody's Rated Aa1**

**Wand Newco 3, Inc Moody's Rated B3**

**1997**

FOUNDED

**\$4.1B**

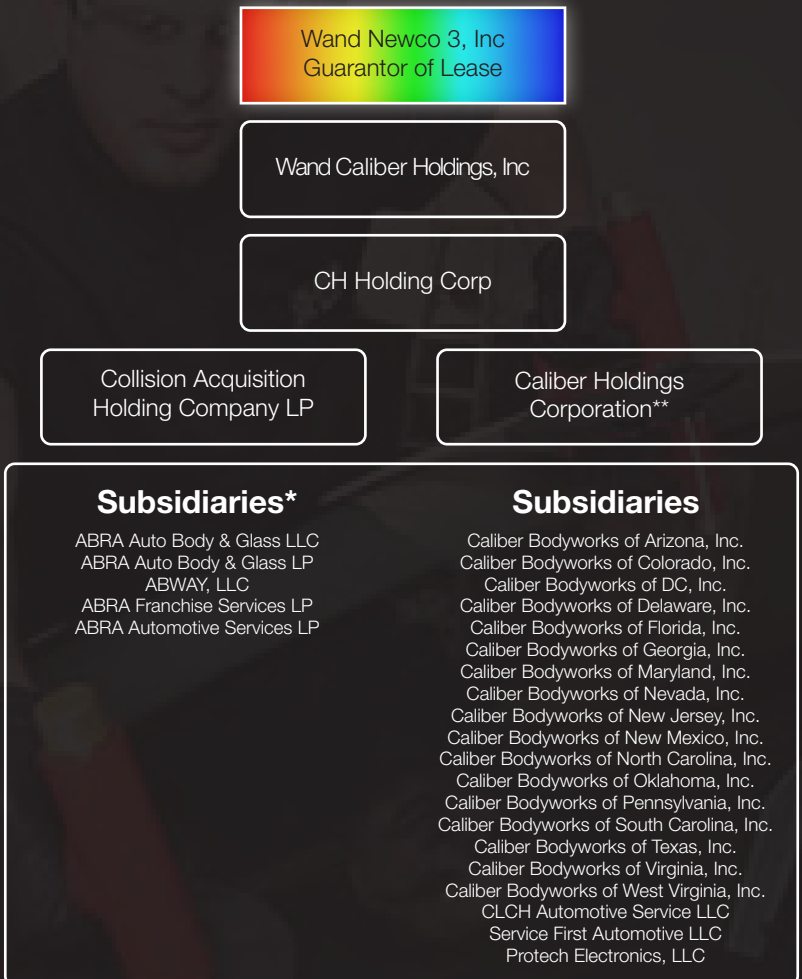
REVENUE AS OF 2021

**PRIVATE**

OWNERSHIP



## OWNERSHIP BREAKDOWN



\*\* Omers minority shareholder

\*\* Hellman & Friedman - majority ownership via merger with Abra 2/2019



# Hellman & Friedman

“CALIBER MAJORITY OWNERSHIP VIA MERGER WITH ABRA”

**1984**

FOUNDED

**100+**

COMPANIES OWNED

**\$85B**

TOTAL ASSETS

**HF.COM**

WEBSITE

- ❖ One of the most experienced and successful investment organizations in the private equity industry
  - ❖ Founded in 1984, H&F has raised over \$35 billion of committed capital and invested in more than 100 companies
  - ❖ H&F is currently investing its tenth fund, with \$24.4 billion of committed capital, and over \$85 billion in assets under management as of March 2022
  - ❖ Offices in San Francisco, New York and London with more than ~50 investment professionals
- ❖ Investment philosophy focused on businesses with strong, defensible franchises and predictable revenue and earnings growth which generate attractive returns on the capital
- ❖ Strong investment experience across distribution and consumer-oriented businesses



**“Find great companies & make them better”**



INDUSTRIAL AREA

Northeast Elementary School

Overland Trail Middle School

SAFeway FAMILY DOLLAR  
 SHERWIN WILLIAMS PHILLIPS 66  
 BURGER KING SUBWAY

Adams County Sheriff's Detention Facility

**CALIBER COLLISION**  
 America's Largest Collision Repair Company

CANAM HWY - 32,000 VPD  
85

TSC TRACTOR SUPPLY CO

AutoZone

O'Reilly AUTO PARTS

NAPA

WALGREENS

E BRIDGE ST / US HWY 7 - 21,833 VPD  
7

N 18TH AVE

Bolt Academy High School

metro by T-Mobile

DQ

Eagle Ridge Academy

Starbucks

TACO BELL

7 ELEVEN

DISCOUNT TIRE CO. INC.

Village Shopping Square

Advance Auto Parts

Pizza Hut

Lucky Lanes of Brighton

Pennock Elementary School

South Elementary School

SD 27J Preschool at The Brighton LRC

Brighton Professional & Medical Center

Brighton High School

Southeast Elementary School

Downtown Denver 20 miles

Denver International Airport 15 miles

Vikan Middle School

**VESTAS WIND TURBINE  
MANUFACTURING PLANT**

1,500 employees with plans to add 1,000 more with new \$40 mil expansion in 2024.

**FUTURE VSK ENERGY SOLAR PANEL  
MANUFACTURING PLANT**

**76 COMMERCE CENTER**

**1.8 MIL SF CLASS A INDUSTRIAL DEVELOPMENT**

VSK Energy Inc., a new joint venture developing a vertically integrated solar manufacturing operation, plans to establish operations in Brighton, Colorado. The \$250 million project is expected to create 900 jobs.

**CALIBER  
COLLISION**

*America's Largest Collision Repair Company*



**E BRIDGE ST / US HWY 7 - 21,833 VPD**

**DOWNTOWN  
BRIGHTON**

**FUTURE AMPRUIS TECHNOLOGIES  
LITHIUM-ION BATTERY PLANT**

After conducting an exhaustive nationwide search, Colorado emerged as the most compelling location for the Company due to its proximity to key suppliers, highly skilled workforce, and the unwavering support of both the City of Brighton and the State of Colorado. Ampruis looks forward to providing generational opportunities by creating more than 300 new local jobs, investing \$190M in Phase 1 with more phases to follow and partnering with local universities and high schools in developing their STEM programs.



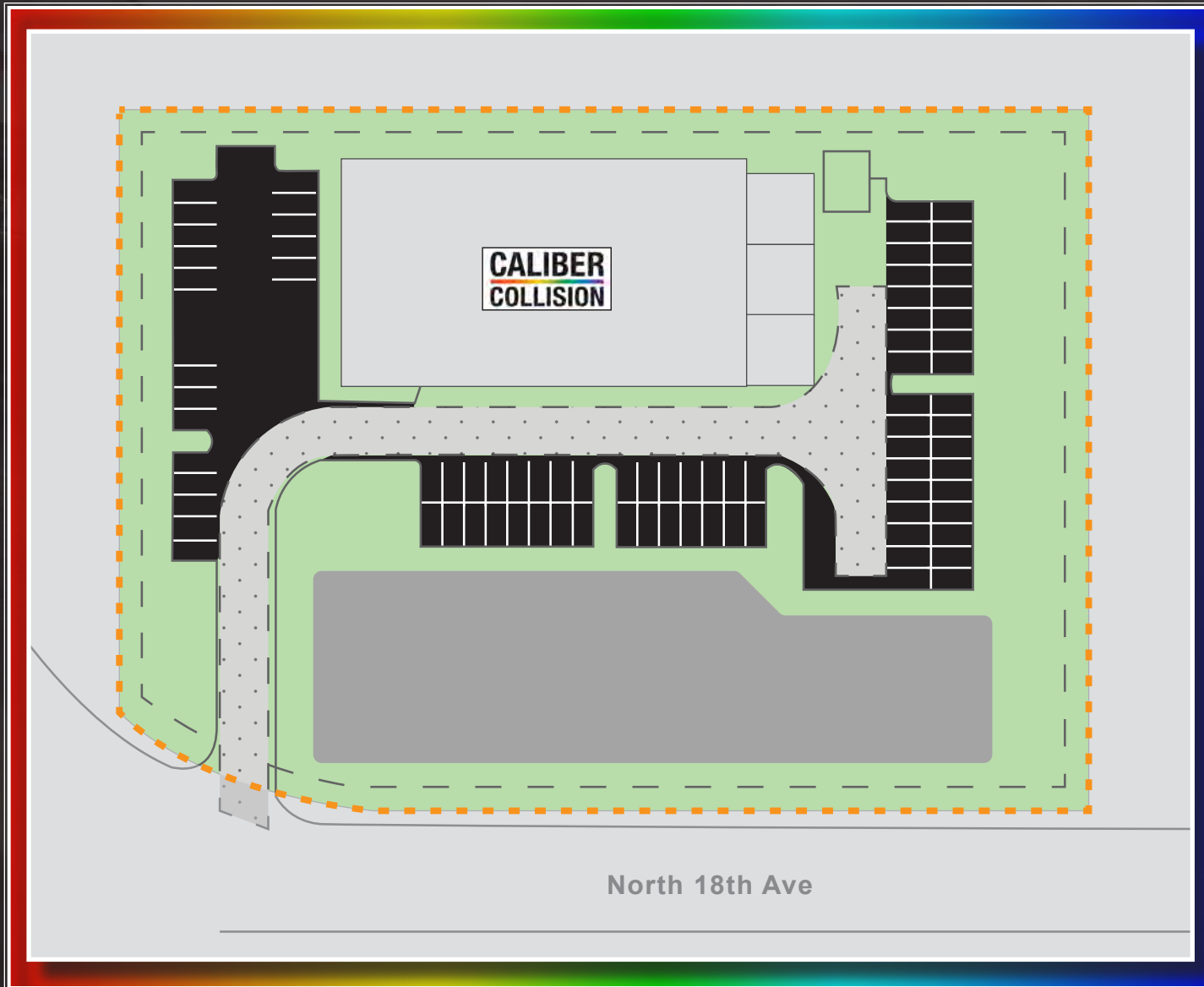
**Rapidly Growing  
Renewable Energy Hub**

**Over 2,200 new jobs coming soon**

**CAVAM HWY 85 - 32,000 VPD**

**I-76 - 41,000 VPD**

# SITE PLAN



# MACRS DEPRECIATION

Modified Accelerated Cost Recovery System

## COST SEGREGATION BENEFITS

Cost segregation identifies personal property (generally 5- or 7-year recovery), land improvements (generally 15-year recovery), and other short-lived properties that have been erroneously classified as building property (39- or 27.5-year recovery), which can result in cost savings.

- **MACRS allows for greater accelerated depreciation over longer time periods**
- **Deduct greater amounts during the first few years of an asset's life, and relatively less later**
- **Any property that is being depreciated can elect the MACRS accounting and do a cost segregation**
- **Take advantage of the new 100% bonus depreciation rules that started in 2018**
- **Greatly reduce recapture on projects with rehab, renovation or capital expenditures**

Subject property qualifies for tax savings via accelerated depreciation via cost segregation.

**Call today to see if cost segregation is right for you!**

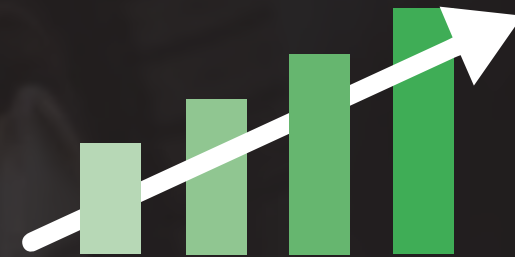
### **KIMBERLY LOCHRIDGE**

Executive Vice President

(971) 213-8686

[Klochridge@engineeredtaxservices.com](mailto:Klochridge@engineeredtaxservices.com)

[www.EngineeredTaxServices.com](http://www.EngineeredTaxServices.com)



Increase Your Cash Flow  
**COST SEGREGATION**



**ACCELERATE  
DEPRECIATION**



**INCREASE  
DEPRECIATION  
EXPENSE  
DEDUCTION**



**PAY LESS  
TAX**



**INCREASE  
CASH FLOW**

\*INFORMATION SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE. ALL INVESTORS UNDERSTAND BROKER IS NOT QUALIFIED TO PROVIDE TAX ADVICE AND THAT SUCH ADVICE MUST BE CONFIRMED FROM AN ACCOUNTANT OR TAX PROFESSIONAL.

# LOCATION OVERVIEW

## BRIGHTON, COLORADO

Brighton is one of the fastest growing cities in the Denver metro area. Given its historic values and authentic culture, Brighton has a unique environment that is great for all ages. With the amount of projected growth and development over the next decade, Brighton is a great place to grow and relocate for businesses and residents alike.

## DENVER, COLORADO

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. Nicknamed the "Mile High City" for its high elevation, Denver has approximately 742,800 residents and houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable.

### METRO HIGHLIGHTS



#### MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



#### EMPHASIS ON SKILLED JOBS

Denver's highly-educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor's degree.



#### THRIVING ALTERNATIVE ENERGY SECTOR

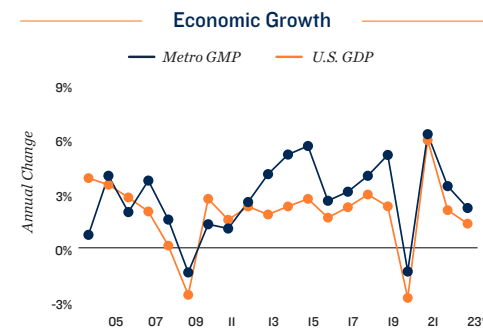
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



# LOCATION OVERVIEW

## ECONOMY

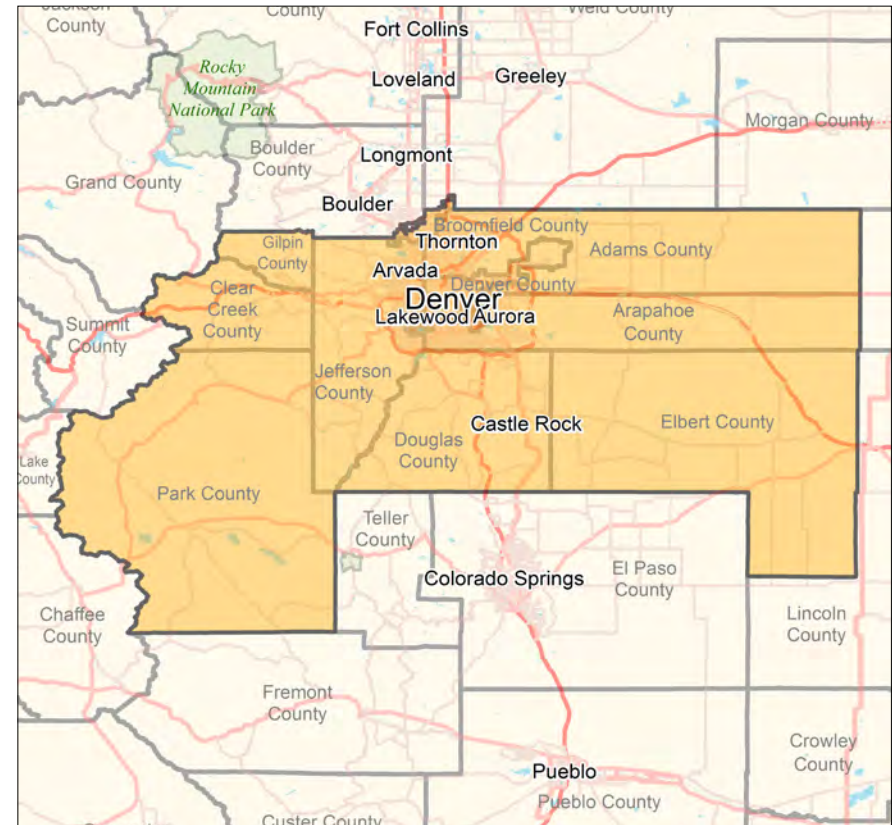
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



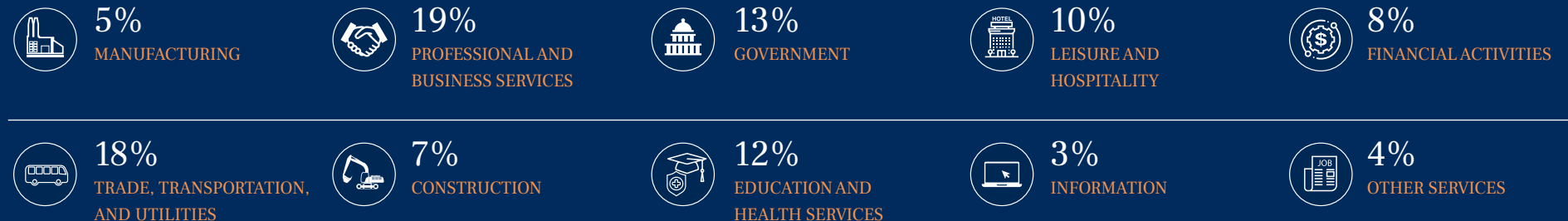
\* Estimate, \*\* Forecast

### MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



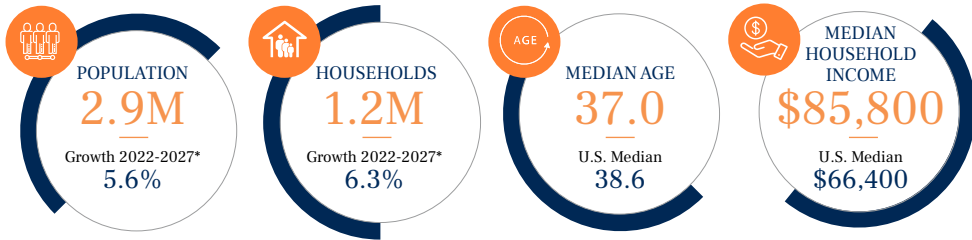
## SHARE OF 2022 TOTAL EMPLOYMENT



# LOCATION OVERVIEW

## DEMOGRAPHICS

- The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



### 2022 POPULATION BY AGE



## QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

## SPORTS

Baseball	<a href="#">MLB</a>   COLORADO ROCKIES
Football	<a href="#">NFL</a>   DENVER BRONCOS
Basketball	<a href="#">NBA</a>   DENVER NUGGETS
Hockey	<a href="#">NHL</a>   COLORADO AVALANCHE
Soccer	<a href="#">MLS</a>   COLORADO RAPIDS
Box Lacrosse	<a href="#">NLL</a>   COLORADO MAMMOTH

## EDUCATION

- UNIVERSITY OF DENVER
- COLORADO UNIVERSITY
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER

## ARTS & ENTERTAINMENT

- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

\* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



# LOCATION HIGHLIGHTS

## BRIGHTON, COLORADO



### MAJOR EMPLOYERS BRIGHTON, CO

COMPANY	EMPLOYEES
Adams County	2,575
School District 27J	2,036
Vestas	1,500
Platte Valley Medical Center	727
City of Brighton	344
King Soopers	343
Wal-mart	329
Transwest	248
Super Target	221
Wells Precast	212



**57,429**

TOTAL POPULATION  
WITHIN 5-MILE RADIUS



**20%  
GROWTH RATE**

RAPIDLY GROWING DENVER  
SUBURB EXPECTED TO  
GROW 20% BY 2025



**\$111,132**

AVERAGE HOUSEHOLD  
INCOME WITHIN 5-MILE RADIUS



**21,833 VPD**

E BRIDGE ST / HWY 7  
STRATEGICALLY POSITIONED  
RETAIL CORRIDOR



**2,200**

NEW JOBS EXPECTED  
SOON IN THE RENEWABLE  
ENERGY INDUSTRY



**20 MI**

NORTH OF  
DOWNTOWN DENVER

# DEMOGRAPHICS / BRIGHTON, CO

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	15,428	46,308	62,978
2022 Estimate	14,984	42,769	57,429
Growth 2022 - 2027	2.97%	8.27%	9.66%
2000 Census	11,881	22,877	28,945
2010 Census	13,466	34,801	45,142
Growth 2000 - 2010	13.34%	52.12%	55.96%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	4,966	15,363	21,390
2022 Estimate	4,765	14,086	19,345
Growth 2022 - 2027	4.21%	9.06%	10.57%
2000 Census	3,777	7,297	9,381
2010 Census	4,215	11,294	14,918
Growth 2000 - 2010	11.58%	54.78%	59.04%

HOUSEHOLDS BY INCOME <small>(2022 Est.)</small>	1 MILE	3 MILES	5 MILES
\$200,000 or More	2.92%	5.26%	7.09%
\$150,000 - \$199,999	9.37%	11.42%	12.09%
\$100,000 - \$149,999	20.81%	24.15%	24.06%
\$75,000 - \$99,999	18.25%	19.77%	18.55%
\$50,000 - \$74,999	17.72%	16.63%	16.03%
\$35,000 - \$49,999	12.24%	9.23%	9.13%
\$25,000 - \$34,999	6.53%	4.95%	4.97%
\$15,000 - \$24,999	7.02%	4.81%	4.28%
\$10,000 - \$14,999	2.64%	1.96%	1.96%
Under \$9,999	2.49%	1.80%	1.84%
2022 Est. Average Household Income	\$87,566	\$102,928	\$111,132
2022 Est. Median Household Income	\$76,733	\$88,156	\$90,636
2022 Est. Per Capita Income	\$29,484	\$34,559	\$38,019

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	14,984	42,769	57,429
Under 4	5.4%	6.5%	6.3%
5 to 14 Years	13.0%	15.1%	14.7%
15 to 17 Years	4.7%	5.2%	5.0%
18 to 19 Years	2.9%	2.9%	2.7%
20 to 24 Years	7.6%	6.6%	6.1%
25 to 29 Years	8.1%	7.3%	7.0%
30 to 34 Years	7.6%	7.9%	7.6%
35 to 39 Years	6.7%	7.8%	7.4%
40 to 49 Years	13.0%	13.7%	13.8%
50 to 59 Years	12.3%	11.2%	12.0%
60 to 64 Years	5.1%	4.9%	5.4%
65 to 69 Years	3.9%	3.8%	4.4%
70 to 74 Years	3.3%	3.0%	3.4%
Age 75+	6.2%	4.2%	4.2%
2022 Median Age	35.4	34.1	35.4

2022 Population 25 + by Education Level	9,945	27,275	37,468
Elementary (0-8)	5.50%	4.43%	4.59%
Some High School (9-11)	11.17%	7.79%	7.43%
High School Graduate (12)	36.43%	32.57%	31.28%
Some College (13-15)	21.96%	23.64%	24.27%
Associates Degree Only	8.16%	8.53%	8.68%
Bachelors Degree Only	9.69%	14.62%	15.30%
Graduate Degree	5.51%	6.39%	6.64%

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Like all real estate transactions, this potential investment carries significant risks. Each buyer or Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular investment. The tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

**By accepting this or any other marketing materials from Marcus & Millichap you agree to release Marcus & Millichap Real Estate Investment Services and its affiliated entities and agents, and hold them harmless, from any claim, cost, expense, or liability arising out of your purchase of this property.**

## NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

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The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.

(B0B24-10-19) (Mandatory 1-20)

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:  
Caliber Collision - 102 N 18th Ave, Brighton, CO

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or real estate which substantially meets the following requirements:

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Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

**Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with

Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

**D One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

**Customer.** Broker is the  seller's agent **D** seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

**D Customer for Broker's Listings - Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction- broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

**D Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

  
\_\_\_\_\_  
Broker

# CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

**LIOR REGENSTREIF**

EXECUTIVE MANAGING DIRECTOR INVESTMENTS

EXECUTIVE DIRECTOR, NET LEASED DIVISION

EXECUTIVE DIRECTOR, RETAIL DIVISION

ENCINO OFFICE

Tel 818.212.2730

Lior.Regenstreif@marcusmillichap.com

CA 01267761

102 N 18TH AVE  
BRIGHTON, CO 80601



**Marcus & Millichap**  
NNN DEAL GROUP

**OFFERING MEMORANDUM**

REPRESENTATIVE PHOTO, ACTUAL SITE UNDER CONSTRUCTION