

CALIBER COLLISION[®]

RESTORING THE RHYTHM OF YOUR LIFE

453 LOWRIES RUN RD
PITTSBURGH, PA 15237

CALIBER
COLLISION

Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

FILE PHOTO

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Marcus & Millichap
 NNN DEAL GROUP

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CALIBER COLLISION[®]

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INVESTMENT SUMMARY

453 LOWRIES RUN RD, PITTSBURGH, PA 15237

PRICE : \$4,403,062

CAP : 6.50%

RENT : \$286,199

OVERVIEW

PRICE	\$4,403,062
GROSS LEASABLE AREA (GLA)	11,304 SF
LOT SIZE	0.85 Acres
NET OPERATING INCOME	\$286,199
YEAR BUILT/RENOVATED	1981/ 2023

LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START	1/22/2024
LEASE EXPIRATION	1/31/2039
RENEWAL OPTIONS	2x5
INCREASES	10% every 5 years
LANDLORD OBLIGATIONS	None at all

ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$286,199
6-10	\$314,819
11-15	\$346,301
OPTION 1	\$380,931
OPTION 2	\$419,024



CLICK TO VIEW COMPANY VIDEO

Marcus & Millichap
NNN DEAL GROUP

INVESTMENT HIGHLIGHTS



Brand new 15 year absolute net lease, zero landlord obligations



New 2024 building renovations



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



Stable investment, Caliber's parent company, Wand Newco 3, Inc, recently upgraded to a Moody's rating of B2



E-commerce and recession resistant industry, as long as there are cars on the road, there will be a need for body work



Conveniently located just 15 minutes north of Downtown Pittsburgh and adjacent to large Target and Sam's Club anchored shopping center



Will primarily serve the northern suburbs of McCandless and Ross Township, with strong demos, dense population, high incomes, and consistent growth

TARGET
CVS pharmacy
STARBUCKS
SUBWAY
SAM'S CLUB
DOLLAR TREE
SportClips (HAIRCUTS)
SHERWIN WILLIAMS
ANYTIME FITNESS
verizon
Great Clips
ANTHROPOLOGIE

Bj's
STARBUCKS
NORDSTROM rack
D&B

GIANT EAGLE
at home
The Home Décor Superstore

THE HOME DEPOT

ROSS PARK MALL
macy's
NORDSTROM
JCP
H&M

JOANN stores inc.
Ashley HOMESTORE
ALDI
goodwill

PNC

SHEETZ

WING GARDEN SUPPLY

bp

Northwood Elementary School

Industrial Area

Industrial Area

Highland Estates

North Hills Middle School

North Hills Senior High School

CALIBER COLLISION
America's Largest Collision Repair Company

TARGET
Durlington
KOHL'S
BEST BUY
PETCO
Where the pets go.
Michaels
Where Creativity Happens

HARBOR FREIGHT TOOLS

AutoZone

THE HOME DEPOT

Northgate High School

giant eagle
FINE WINE & GOOD SPIRITS

giant eagle
DOLLAR TREE
Domino's Pizza
UNITED STATES POSTAL SERVICE
FINE WINE & GOOD SPIRITS

O'Reilly AUTO PARTS
SUBWAY
TACO BELL
DUNKIN'
KFC
MONROE
AUTO SERVICE AND TIRE CENTERS

BIG LOTS!

Northgate High School

Downtown Pittsburgh
7 miles

LOWRIES RUN RD - 10,084 VPD

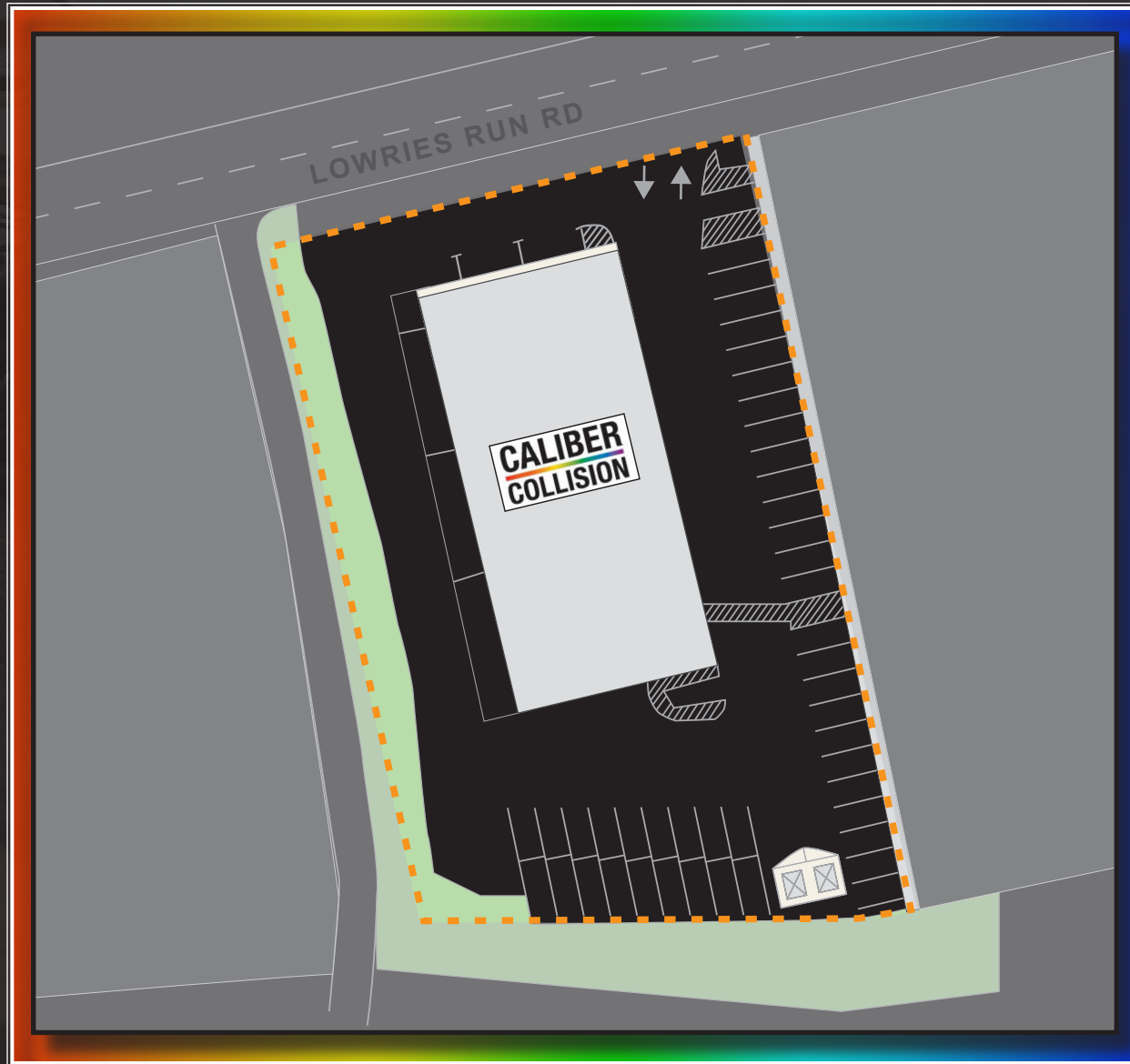
I-279 - 65,892 VPD

MCKNIGHT RD - 19,105 VPD

19

19

SITE PLAN





CALIBER COLLISION

453

ACTUAL SITE, BUILDING CURRENTLY BEING RENOVATED

CALIBER COLLISION[®]

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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 B2

1997

FOUNDED

\$4.1B

REVENUE AS OF 2021

PRIVATE

OWNERSHIP



OWNERSHIP BREAKDOWN

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber Holdings, Inc

CH Holding Corp

Collision Acquisition
Holding Company LP

Caliber Holdings
Corporation**

Subsidiaries*	Subsidiaries
ABRA Auto Body & Glass LLC	Caliber Bodyworks of Arizona, Inc.
ABRA Auto Body & Glass LP	Caliber Bodyworks of Colorado, Inc.
ABWAY, LLC	Caliber Bodyworks of DC, Inc.
ABRA Franchise Services LP	Caliber Bodyworks of Delaware, Inc.
ABRA Automotive Services LP	Caliber Bodyworks of Florida, Inc.
	Caliber Bodyworks of Georgia, Inc.
	Caliber Bodyworks of Maryland, Inc.
	Caliber Bodyworks of Nevada, Inc.
	Caliber Bodyworks of New Jersey, Inc.
	Caliber Bodyworks of New Mexico, Inc.
	Caliber Bodyworks of North Carolina, Inc.
	Caliber Bodyworks of Oklahoma, Inc.
	Caliber Bodyworks of Pennsylvania, Inc.
	Caliber Bodyworks of South Carolina, Inc.
	Caliber Bodyworks of Texas, Inc.
	Caliber Bodyworks of Virginia, Inc.
	Caliber Bodyworks of West Virginia, Inc.
	CLCH Automotive Service LLC
	Service First Automotive LLC
	Protech Electronics, LLC

** 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”

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!

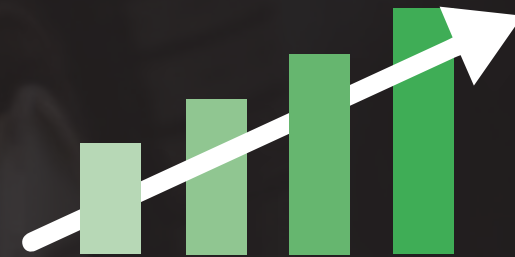
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www.EngineeredTaxServices.com



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

PITTSBURGH, PENNSYLVANIA

The Pittsburgh metro rests at the foothills of the Allegheny Mountains in the southwestern corner of Pennsylvania, outside the congested East Coast corridor. Consisting of Armstrong, Butler, Fayette, Westmoreland, Washington, Allegheny and Beaver counties, the metro contains 2.4 million residents, with around half concentrated in Allegheny County. The region's economy — which was once dominated by the steel industry — has diversified, with the help of the area's many colleges and universities, which provide a steady flow of educated personnel. The city limits of Pittsburgh are located where the Allegheny and Monongahela rivers join to form the Ohio River. Pittsburgh is the most populous city in the metro and the second largest in Pennsylvania, with approximately 310,500 residents.

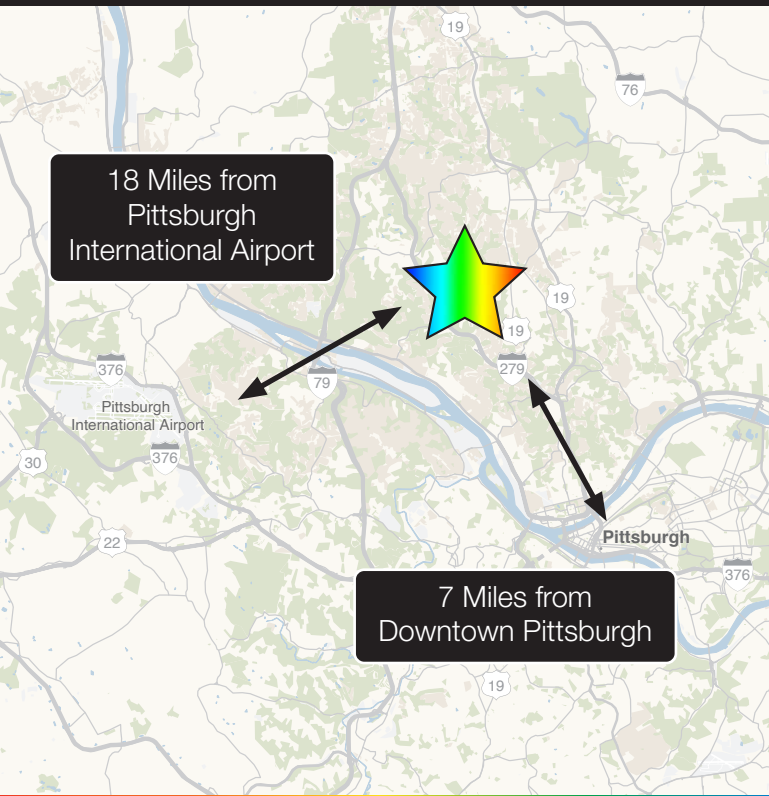
Pittsburgh is a relatively affordable place to live, compared with many other major East Coast metros. In addition, the market has one of the lowest crime rates in the country. There are more than 500 organizations serving southwestern Pennsylvania, such as the Pittsburgh Cultural Trust, which has revitalized downtown. Regional amenities also include three professional sports teams: the Pittsburgh Steelers (NFL), Pirates (MLB) and Penguins (NHL). The Pittsburgh Penguins and the University of Pittsburgh Medical Center (UPMC) built a \$72 million sports medical center and practice rinks. UPMC is one of the busiest transplant centers in the world. In addition, UPMC Children's Hospital of Pittsburgh is one of the highest-ranked children's hospitals in the nation. Nine Fortune 500 companies also call Pittsburgh home, including PNC Financial Services, WESCO International, U.S. Steel, Alcoa, PPG Industries, Viatris, Westinghouse Air Brake, Arconic and Dick's Sporting Goods, and the metro is expected to add around 14,400 people through 2027, which will result in the formation of almost 15,000 households.



PITTSBURGH, PA

LOCATION HIGHLIGHTS

PITTSBURGH, PA



MAJOR EMPLOYERS PITTSBURGH, PA

COMPANY	EMPLOYEES
University of Pittsburgh Medical Center	55,700
U.S. Government	18,844
Highmark Health	17,835
Commonwealth of Pennsylvania	15,473
University of Pittsburgh	13,538
PNC Financial Services Group, Inc.	11,300
Giant Eagle	1,126
Wal-Mart Stores, Inc	10,300
BNY Mellon	7,000
Allegheny County	6,318



159,880

TOTAL POPULATION
WITHIN 5-MILE RADIUS



I-279

STRATEGICALLY POSITIONED
REAL ESTATE



\$103,699

AVERAGE HOUSEHOLD
INCOME WITHIN 5-MILE RADIUS



10,084 VPD

LOWRIES RUN RD

65,892 VPD

I-279



EASY COMMUTE TO THE
CITIES 9 FORTUNE 500
COMPANY HEADQUARTERS,
INCLUDING PNC FINANCIAL,
US STEEL, AND DICK'S
SPORTING GOODS



14,000

NEW RESIDENTS EXPECTED
THROUGH 2027

POPULATION	1 MILE	3 MILES	5 MILES
2027 Projection	4,388	64,284	161,000
2022 Estimate	4,156	63,286	159,880
Growth 2022 - 2027	5.57%	1.58%	0.70%
2000 Census	3,374	62,176	161,217
2010 Census	3,697	60,976	157,040
Growth 2000 - 2010	9.59%	-1.93%	-2.59%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2027 Projections	1,986	29,208	70,034
2022 Estimate	1,867	28,552	68,940
Growth 2022 - 2027	6.39%	2.29%	1.59%
2000 Census	1,444	26,935	65,926
2010 Census	1,648	27,478	67,294
Growth 2000 - 2010	14.12%	2.02%	2.08%

HOUSEHOLDS BY INCOME (2022 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	11.25%	7.56%	8.09%
\$150,000 - \$199,999	13.28%	7.60%	7.94%
\$100,000 - \$149,999	24.07%	20.38%	19.90%
\$75,000 - \$99,999	14.55%	14.13%	14.36%
\$50,000 - \$74,999	13.91%	17.99%	17.27%
\$35,000 - \$49,999	8.95%	11.95%	10.85%
\$25,000 - \$34,999	5.02%	6.76%	6.82%
\$15,000 - \$24,999	5.97%	6.90%	6.92%
\$10,000 - \$14,999	1.29%	3.10%	3.42%
Under \$9,999	1.71%	3.64%	4.44%
2022 Est. Average Household Income	\$131,184	\$102,064	\$103,699
2022 Est. Median Household Income	\$97,276	\$74,495	\$75,452
2022 Est. Per Capita Income	\$58,931	\$46,246	\$45,009

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2022 Estimated Population by Age	4,156	63,286	159,880
Under 4	5.7%	5.7%	5.5%
5 to 14 Years	10.8%	10.2%	10.6%
15 to 17 Years	2.6%	2.9%	3.1%
18 to 19 Years	1.5%	1.6%	1.7%
20 to 24 Years	3.9%	4.3%	4.6%
25 to 29 Years	5.6%	7.4%	6.9%
30 to 34 Years	7.7%	8.5%	7.8%
35 to 39 Years	7.9%	7.4%	7.0%
40 to 49 Years	12.4%	11.8%	11.8%
50 to 59 Years	13.6%	13.1%	13.3%
60 to 64 Years	7.6%	7.4%	7.6%
65 to 69 Years	6.6%	6.4%	6.6%
70 to 74 Years	5.6%	4.8%	4.8%
Age 75+	8.5%	8.6%	8.5%
2022 Median Age	43.2	41.6	42.2

2022 Population 25 + by Education Level	3,135	47,668	119,055
Elementary (0-8)	0.30%	0.64%	0.83%
Some High School (9-11)	1.77%	2.79%	3.44%
High School Graduate (12)	25.10%	25.86%	26.28%
Some College (13-15)	12.12%	14.59%	14.66%
Associates Degree Only	9.07%	9.64%	9.37%
Bachelors Degree Only	33.38%	28.65%	27.36%
Graduate Degree	17.87%	17.46%	17.54%

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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.

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