

# CALIBER COLLISION<sup>®</sup>

RESTORING THE RHYTHM OF YOUR LIFE

RIO RANCHO, NEW MEXICO



Marcus & Millichap  
NNN DEAL GROUP

**OFFERING MEMORANDUM**

FILE PHOTO, ACTUAL SITE UNDER CONSTRUCTION

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**Marcus & Millichap**





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# CALIBER COLLISION<sup>®</sup>

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**HWY 528 & SUNDT RD**  
RIO RANCHO, NEW MEXICO 87124

**PRICE : \$4,973,810**

**CAP : 5.00%**

**NOI : \$248,690.49**

## OVERVIEW

PRICE	\$4,973,810
GROSS LEASABLE AREA (GLA)	11,500 SF
LOT SIZE	1.88 Acres
NET OPERATING INCOME	\$248,690.49
YEAR BUILT	2022

## LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	1/15/2023
LEASE EXPIRATION (ESTIMATE)	1/31/2038
RENEWAL OPTIONS	2x5
INCREASES	10% every 5 years
LANDLORD OBLIGATIONS	None at all

## ANNUALIZED OPERATING DATA

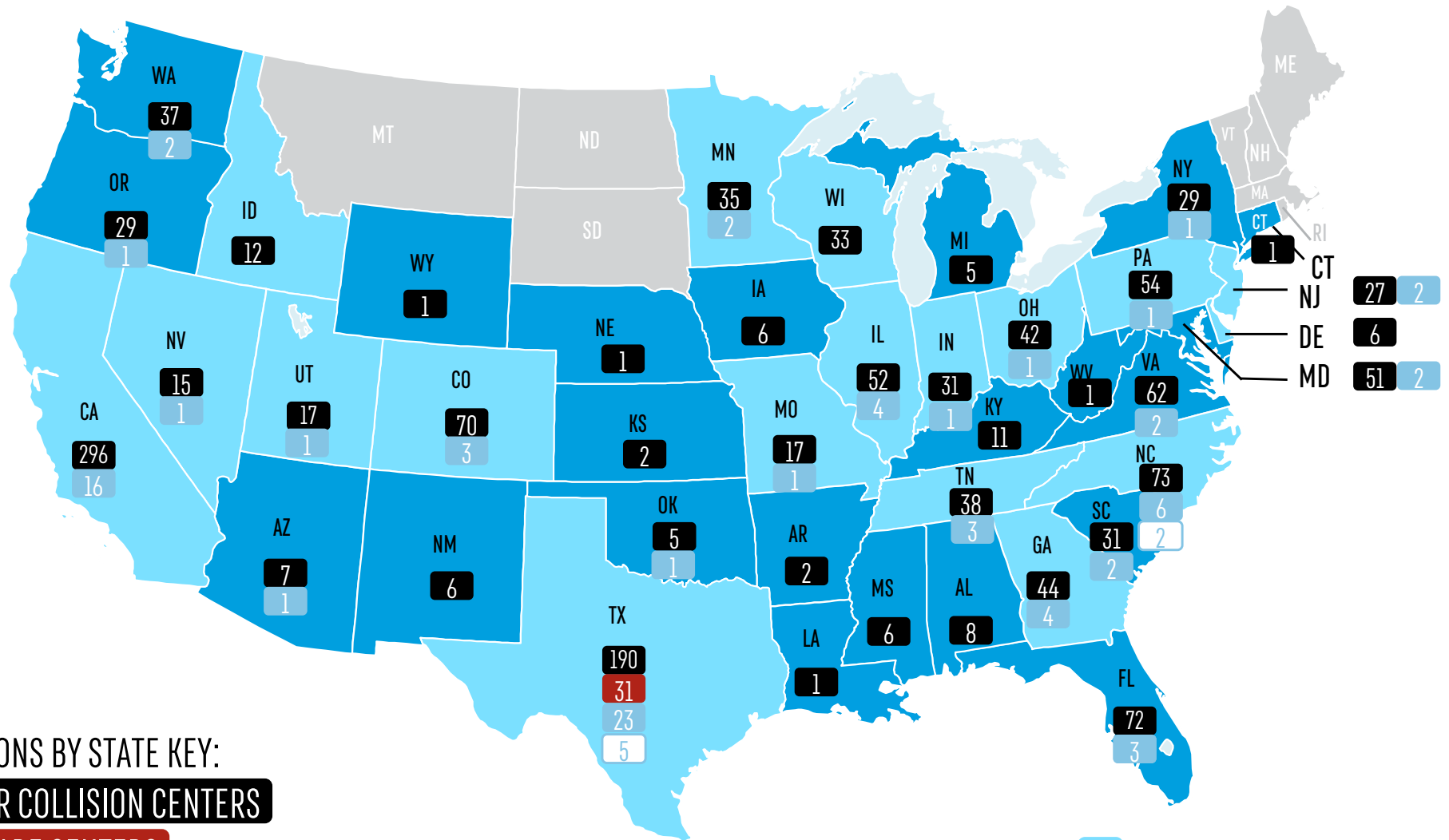
LEASE TERM	Annual Rent
1-5	\$248,690.49
6-10	\$237,559.54
11-15	\$300,915.49
OPTION 1	\$331,007.04
OPTION 2	\$364,107.74



**CLICK TO VIEW COMPANY VIDEO**

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# LOCATIONS MAP



LOCATIONS BY STATE KEY:

**CALIBER COLLISION CENTERS**

**AUTO CARE CENTERS**

**PROTECH CENTERS**

**AUTO GLASS CENTERS**

Auto Glass Service Areas

Non-Auto Glass Service Areas

# CALIBER COLLISION<sup>®</sup>

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 a chain of repair centers offering various auto repair services at over 1,500 locations across the United 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. Over the last five years, Caliber Collision has expanded 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.

## 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

**1,500**

TOTAL  
LOCATIONS

**40**

STATES  
SERVICES

**24,000+**

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



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# CALIBER COLLISION<sup>®</sup>

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## 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 bought Caliber Collision repair services in November 2013. Caliber is one of the largest independent provider of auto collision repair services in the United States with a network of 157 collision centers located in California, Texas, Arizona, Nevada, Oklahoma, and Colorado. The Company has approximately 3,700 employees and repairs more than 450,000 vehicles annually.

OMERS Administrative Corp – Standard & Poor's AA+ Rated

Moody's Rated B2

**1997**

FOUNDED

**\$4.1B**

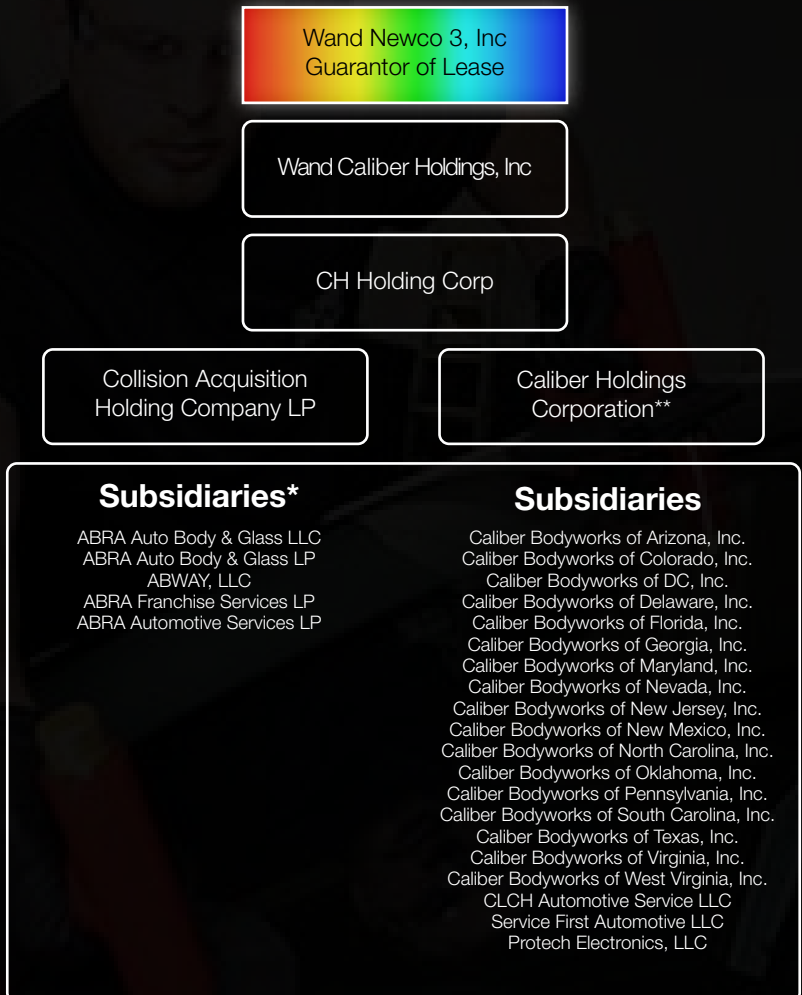
REVENUE AS OF 2021

**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

**58**

COMPANIES OWNED

**\$25B**

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 80 companies
  - ❖ H&F is currently investing out of its seventh fund with more than \$8.9 billion of committed capital
  - ❖ 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
  - ❖ Acquired Grocery Outlet with 3rd generation Read family Co-CEOs in October 2014



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

Marcus & Millichap  
NNN DEAL GROUP



## INVESTMENT HIGHLIGHTS



**Brand new 2022 built-to-suit construction**



**15 year NNN lease scheduled to commence in January 2023**



**Secure and passive income with zero landlord responsibilities**



**Regular 10% rent increases to hedge against inflation**



**Strong corporate guarantee**



**Caliber Collision is the nation's leading auto body repair provider with 1,500 locations**



**Well positioned real estate in a growing and affluent suburb of Albuquerque**



**Strategically located 2.5 miles from the Intel Manufacturing plant, currently undergoing a \$3.5 billion expansion**







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

SUNDT RD - 4,800 VPD

PAT D'ARCO HWY - 528 - 40,600 VPD



**2.7 MILES FROM SITE  
INTEL CORPORATION FACILITY  
1,800 EMPLOYEES**



# 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!**

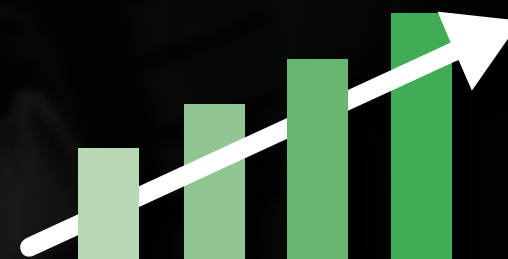
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Increase Your Cash Flow  
**COST SEGREGATION**



**ACCELERATE  
DEPRECIATION**



**INCREASE  
DEPRECIATION  
EXPENSE  
DEDUCTION**



**PAY LESS  
TAX**



**INCREASE  
CASH FLOW**

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# LOCATION OVERVIEW

## RIO RANCHO, NEW MEXICO

Rio Rancho is the third largest city in New Mexico, the fastest growing community in the state, and one of the fastest growing communities in the southwest. Recognized as one of “America’s 50 Best Cities to Live”, Rio Rancho has exceptional public schools and well below national average crime rates. The city has earned several similar awards and recognitions throughout the years from Family Circle Magazine, Fortune Small Business Magazine, Business Week Magazine, and Money Magazine.

The subject property is well located on the area’s main thoroughfare and retail corridor, Hwy 528. Just 10 miles north of Downtown Albuquerque, Rio Rancho is part of the Albuquerque Metropolitan Area. Various major companies have established themselves in Rio Rancho, boosting the city’s local economy.

The Intel Corporation is Rio Rancho’s largest employer, with Intel’s Intel Fab 11X, one of the largest semiconductor fabrication plants, located in the city. The manufacturing plant is currently undergoing a \$3.5 billion dollar expansion. This expansion as well as the 2020 Netflix Expansion in New Mexico has garnered the state national attention for receiving one of the nation’s most impactful economic development deals for the second year in a row. The development project allows nearby businesses to get a boost from the 700 new Intel employees who will be working at the plant each day, as well as 1,000 construction jobs and 3,500 additional jobs in the community.



## ALBUQUERQUE, NEW MEXICO

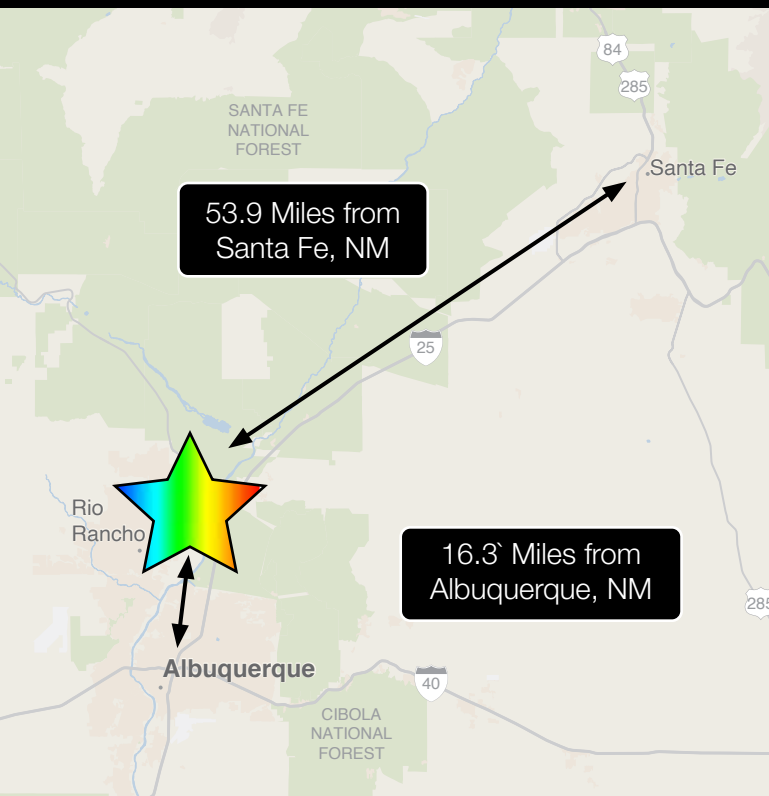
Albuquerque is the largest metro in New Mexico, spanning Bernalillo, Sandoval, Torrance, and Valencia counties. The population has grown to 942,000 residents and population gains are expected to outpace that of the nation through 2026. Albuquerque is the most populous city with roughly 567,400 residents, followed by Rio Rancho with 97,000. Interstates 25 and 40 intersect in the metro and when combined with airport and rail access they provide an ideal location for the transportation and distribution of goods. With unsurpassed research assets, a wealth of experience, new STEM talent and a strong business climate with impactful incentives, New Mexico has become the one of the best places in the world for advanced manufacturing and is poised for economic growth.





ALBUQUERQUE, NEW MEXICO





### MAJOR EMPLOYERS RIO RANCHO, NEW MEXICO

COMPANY	EMPLOYEES
Rio Rancho Public Schools	2,300
Intel Corporation	1,800
Presbyterian Healthcare Services	1,201
City of Rio Rancho	719
Brycon Construction	150
The Neighborhood in Rio Rancho	125
Waste Management	120
Perfection Honda	85
The ASK Academy	57
Turtle Mountain Brewing Co	25

# LOCATION HIGHLIGHTS

## RIO RANCHO, NEW MEXICO



**112,797**

TOTAL POPULATION  
WITHIN 5-MILE RADIUS



**HWY 528**

RIO RANCHO'S  
MAIN CORRIDOR



**\$90,630**

AVERAGE HOUSEHOLD  
INCOME WITHIN 5-MILE RADIUS



**40,600 VPD**

HWY 528



**30 MIN  
DRIVE**

TO DOWNTOWN  
ALBUQUERQUE



**2.5 MILES**

FROM THE INTEL  
MANUFACTURING PLANT

POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	9,629	49,630	118,996
2021 Estimate	9,072	47,368	112,797
Growth 2021 - 2026	6.15%	4.77%	5.50%
2000 Census	6,966	34,245	70,216
2010 Census	7,983	42,767	101,592
Growth 2000 - 2010	14.60%	24.89%	44.68%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2026 Projections	3,611	19,878	45,804
2021 Estimate	3,379	18,866	43,261
Growth 2021 - 2026	6.87%	5.37%	5.88%
2000 Census	2,472	13,052	26,320
2010 Census	2,971	17,085	38,974
Growth 2000 - 2010	20.18%	30.90%	48.08%

HOUSEHOLDS BY INCOME (2021 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	3.18%	6.47%	5.61%
\$150,000 - \$199,999	4.72%	6.31%	6.29%
\$100,000 - \$149,999	17.36%	16.92%	16.44%
\$75,000 - \$99,999	16.37%	16.16%	16.17%
\$50,000 - \$74,999	21.65%	18.86%	20.37%
\$35,000 - \$49,999	15.40%	13.63%	13.71%
\$25,000 - \$34,999	8.04%	6.84%	7.38%
\$15,000 - \$24,999	6.94%	7.33%	6.82%
\$10,000 - \$14,999	2.51%	2.99%	2.87%
Under \$9,999	3.83%	4.49%	4.34%
2021 Est. Average Household Income	\$81,306	\$93,961	\$90,630
2021 Est. Median Household Income	\$66,729	\$69,767	\$68,278
2021 Est. Per Capita Income	\$30,309	\$37,477	\$34,796

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2021 Estimated Population by Age	9,072	47,368	112,797
Under 4	5.3%	4.2%	4.9%
5 to 14 Years	12.5%	11.3%	12.7%
15 to 17 Years	4.0%	3.8%	4.0%
18 to 19 Years	2.5%	2.3%	2.4%
20 to 24 Years	5.5%	5.0%	5.4%
25 to 29 Years	6.3%	5.2%	6.1%
30 to 34 Years	6.7%	5.3%	6.5%
35 to 39 Years	6.3%	5.3%	6.8%
40 to 49 Years	12.2%	11.6%	12.7%
50 to 59 Years	14.1%	14.6%	13.1%
60 to 64 Years	6.4%	7.7%	6.7%
65 to 69 Years	5.6%	7.5%	6.3%
70 to 74 Years	4.4%	6.1%	5.1%
Age 75+	8.3%	10.2%	7.3%
2021 Median Age	40.8	47.0	40.9

2021 Population 25 + by Education Level	6,376	34,803	79,650
Elementary (0-8)	1.71%	1.50%	1.57%
Some High School (9-11)	5.31%	4.63%	4.95%
High School Graduate (12)	29.16%	23.73%	23.61%
Some College (13-15)	26.03%	25.16%	25.46%
Associates Degree Only	7.86%	9.06%	10.01%
Bachelors Degree Only	17.00%	20.48%	20.40%
Graduate Degree	12.45%	15.16%	13.57%



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