



5351 W. SUBLETT RD. | ARLINGTON, TX 76001



SunAuto Tire & Service by Caliber Collision

10+ Years Absolute Net Lease

Strong Corporate Backing | 2021 Construction | Infill DFW Location

Investment Highlights



Lease Structure

Absolute Net Lease limits ownerships exposure to no unexpected capital costs during the lease term. Ideal investment property for a hands-off ownership.



Favorable Lease Terms

10+ years remaining on an original 15-year lease term. 10% rental rate increases every 5-years with the next rent bump in May 2026. Two five-year renewal options are fixed at 110% from the expiring rate offering passive, inflation-hedged income.



Credit Tenancy

Sun Auto Tire & Service is a nationally recognized automotive service brand with over 500 locations across the United States. Sun Auto is a leading operator in the automotive repair industry.



Property Fundamentals

11,105 square feet on 1.69 acres with a 2,005 square foot lube basement custom built in 2021. Combines prominent retail presence with a purpose-built auto/industrial design, creating a highly sought-after facility.



Strategic Location

High visibility near the fully developed intersection of US 287, a north/south connector off Interstate 20, and W. Sublett Road provide a location critical to sourcing automotive repair needs. Surrounding tenancy will continue to drive traffic to the facility.



Offering Summary

PRICE	CAP RATE	GROSS LEASABLE AREA	LOT SIZE	YEAR BUILT
\$7,150,000	6.15%	11,105 SF Building 2,005 SF Lube Basement	1.69 Acres +/-	2021

Lease Summary

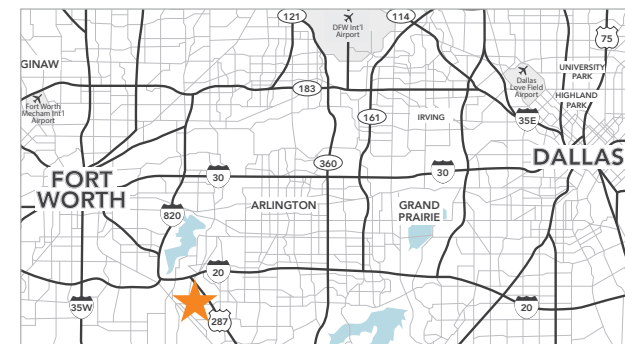
LEASE STRUCTURE:	Absolute Net Tenant responsible for all operating expenses, including roof and structure
TENANT SINCE:	Q2 2020
BASE RENTAL RATE:	\$34,181 per month May 1, 2026: \$37,599 per month May 1, 2031: \$41,359 per month
LEASE EXPIRATION:	April 30, 2036
RENEW OPTIONS:	Option 1 – Five (5) years at 10% increase from expiring rate (\$45,495 per month) Option 2 – Five (5) years at 10% increase from expiring rate (\$50,045 per month)
RIGHT OF FIRST OFFER:	Tenant has a ROFO with a 20-day notice period

Regional Demographics

POPULATION	1-MILE	3-MILES	5-MILES
2020	12,009	74,032	204,838
2025	13,040	75,209	208,309
INCOME	1-MILE	3-MILES	5-MILES
2025 AVG	\$121,361	\$130,512	\$114,788

Source: ESRI

Regional Map



Tenant Summary / Credit Overview

CUSTOMERS SERVED

2,000,000+
Annually

SERVICE BAYS

2,500+

- Caliber Collision's parent company, CH Holding Corp. is a guarantor of the lease
- Caliber Auto Care was acquired by Sun Auto Tire & Service
- Now a Top-5 independent tire dealer and service brand in the USA
- Over 520 retail locations under more than 40 brands
- Sun Auto Tire & Service is majority owned by PE firm Leonard Green & Partners with +\$75 billion in assets



Sun Auto Service offers a comprehensive range of automotive repair services from engine diagnostics and brake repairs to transmission services, all performed ASE-certified technicians.



A/C & HEATING
REPAIR



ALIGNMENTS



BATTERIES



BRAKE REPAIR



ENGINE REPAIR



FLAT REPAIRS /
TIRE REPAIRS



FLUID FLUSHES



OIL CHANGE



PREVENTATIVE
MAINTENANCE



STEERING &
SUSPENSION
REPAIR



TIRE
REPLACEMENT



TIRE ROTATION
& BALANCE



VEHICLE
INSPECTION

Property Overview



- | Business Name | Location Description |
|------------------------|---------------------------------|
| town ARLINGTON | Top left, near residential area |
| Kroger | Top center, near highway |
| PST SUPPLIES PLUS | Top left, near Kroger |
| Great Clips® | Top left, near Kroger |
| LA FITNESS | Top left, near Kroger |
| SunAuto Tire & Service | Top left, near Kroger |
| Wendy's | Top center, near Kroger |
| TACO BELL | Top center, near Kroger |
| Andy's | Top center, near Kroger |
| Starbucks | Top center, near Kroger |
| McDonald's | Top right, near highway |
| SONIC | Top right, near highway |
| DOLLAR GENERAL | Top right, near highway |
| Valero | Bottom center, near highway |
| Public Storage | Bottom center, near highway |
| Jack In the box | Bottom center, near highway |
| BURGER KING | Bottom center, near highway |
| Shell | Bottom right, near highway |
| Denny's | Bottom right, near highway |
| Albertsons | Bottom center, near highway |
| ALTA LANDING | Bottom left, near highway |
| O'Reilly AUTO PARTS | Bottom left, near highway |
| TAKE 5 | Bottom left, near highway |



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STREAM LOCATIONS

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