

CALIBER COLLISION®

BRAND NEW 2025 CONSTRUCTION
NEW 15 YEAR ABSOLUTE NNN LEASE

1300 S MAIN ST
MERIDEN (SOUTHINGTON), CT 06451



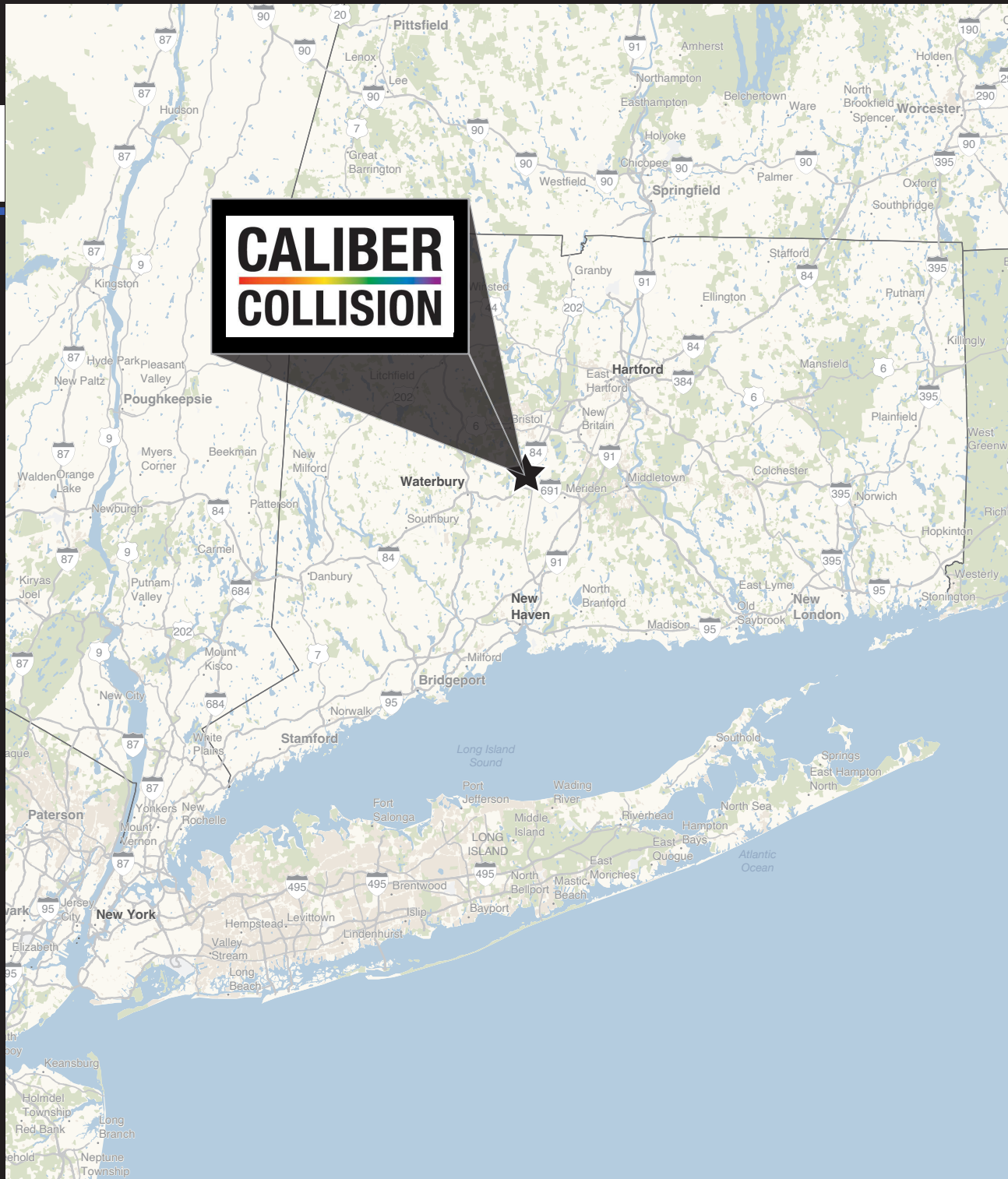
Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

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Marcus & Millichap
NNN DEAL GROUP

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CALIBER COLLISION[®]

INVESTMENT SUMMARY

1300 S MAIN ST, MERIDEN (SOUTHINGTON), CT 06451

PRICE : \$5,195,378

CAP : 6.15%

RENT : \$319,516

OVERVIEW

PRICE	\$5,195,378
GROSS LEASABLE AREA (GLA)	12,424 SF
LOT SIZE	4.09 Acres
NET OPERATING INCOME	\$319,516
YEAR BUILT	2025

LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	3/1/2025
LEASE EXPIRATION (ESTIMATE)	3/1/2040
RENEWAL OPTIONS	2x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATIONS	None At All

ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$319,516
6-10	\$351,467
11-15	\$386,614
OPTION 1	\$425,275
OPTION 2	\$467,802



CLICK TO VIEW COMPANY VIDEO

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INVESTMENT HIGHLIGHTS

NNN

Absolute NNN Lease, zero landlord responsibilities



Brand new 2025 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 1,800 locations



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



Rare Connecticut investment opportunity, part of the densely populated New Haven-Hartford-Waterbury MSA, with 120,000 people living within 5 miles of the subject site





New Haven
20 miles

Hartford
20 miles

CALIBER COLLISION
America's Largest Collision Repair Company

★ **macy's**
Logistics

D-BAT CHESHIRE

NAPOLI
Foods

KURTZ Farms

Bozzuto's Inc.
Others Promise. We Deliver.

THE HOME DEPOT

Manor Inn
GRACES RESTAURANT
BLACKSTONE

Viron Rondo

ExtraSpace Storage

Diana's

Richard's

CHESHIRE CRAFT BREWING

TACTICAL POLICE GEAR

TARGET SPORTS USA

Storage Sense

Count's Weight

Paws
Pet Board & Spa

CK Greenhouses Inc.

PINNACLE

WHOLE FOODS MARKET
Distribution Center

McDonald's

DOMENIC'S & VINNIE'S

Arby's

TOPS
Marketplace

KRZY KRAK
L&S Automotive

JANIE girl Veli 66
DOLLAR TREE

Superior
HEARTH, SPAS & LEISURE

Sam
The Clam's

CRAB

L&S Automotive

JANIE girl Veli 66
DOLLAR TREE

TOPS
Marketplace

Arby's

TA
Travel Centers of America
TACO BELL
POPEYES

AMC THEATRES

Wendy's

Dairy Queen

SUPERIOR RENTAL

Sam
The Clam's

CRAB

L&S Automotive

JANIE girl Veli 66
DOLLAR TREE

TOPS
Marketplace

Arby's

Saba's Southwest Grill & Bar

HEMLOCK HILL RV

Strong Elementary School

Panthorn Park Disc Golf Course

FIREARMS AUCTION

GULF SHRIMP Co.

GYM STORE

FIRE PROTECTION
POWERED BY API GROUP

Hydeaway cafe

NOTO AMERICANO
SICILIAN KITCHEN

HOP HAUS

SOUTHINGTON COFFEE HOUSE	THE BEER BROGG	CVS pharmacy	The Fire Place	Witchdoctor
MONLOTTON	DOLLAR TREE	Happy's	the Y	
NEW HOUSE BAR-B-Q	GAMECRAFT	Pepper Pot	Amigos Juices	
PAVILION	PERMATORY	Oishi	Nina's Txi	

322

84

691

10

322

I-691 - 29,000 VPD

HWY 322 - 10,400 VPD

I-84 - 79,200 VPD

MAIN ST - 5,200 VPD

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 1,800 locations across 41 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

1,800

TOTAL
LOCATIONS

41

STATES
SERVICED

30,000+

TOTAL
EMPLOYEES

\$5.7 BILLION

ESTIMATED
ANNUAL REVENUE

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



Marcus & Millichap
NNN DEAL GROUP

CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

TENANT SUMMARY

OMERS Private Equity 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 OMERS being minority shareholder.

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 fundraise. 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

\$5.7B

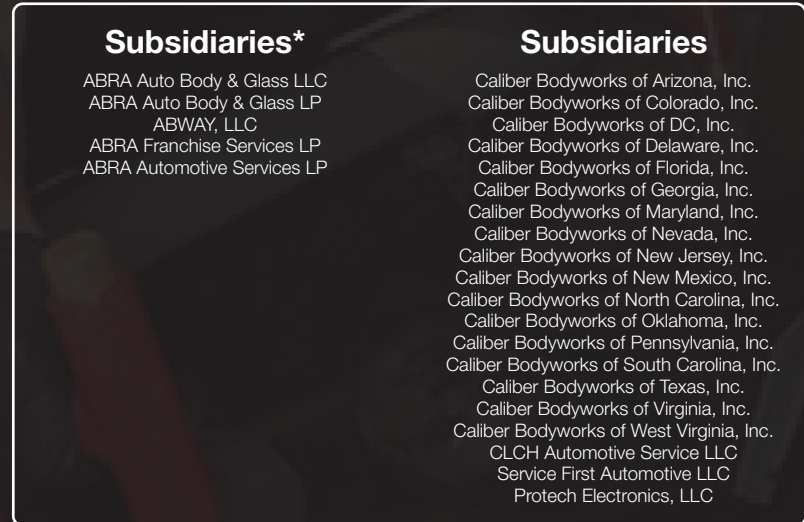
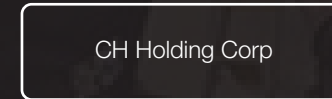
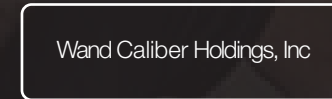
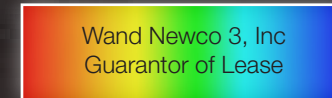
REVENUE AS OF 2022

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”

Marcus & Millichap

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!

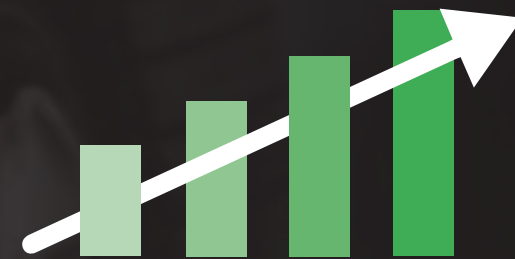
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Increase Your Cash Flow
COST SEGREGATION



**ACCELERATE
DEPRECIATION**



**INCREASE
DEPRECIATION
EXPENSE
DEDUCTION**



**PAY LESS
TAX**



**INCREASE
CASH FLOW**

*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

SOUTHINGTON, CT

A GROWING COMMUNITY WITH ECONOMIC OPPORTUNITY

Southington is a vibrant town known for its **strong economic foundation, pro-business climate, and quality of life**. Southington's position along I-84 provides easy access to regional hubs like Hartford, Waterbury, and New Haven. This connectivity makes Southington an attractive choice for businesses in retail, healthcare, and manufacturing, as well as commuters. With local incentives and streamlined permitting, Southington fosters business growth and new development. Its economy is diverse, with strengths in healthcare, manufacturing, retail, and tourism, creating a prime spot for businesses, investors, and residents looking for growth in Connecticut.



Hartford, CT

HARTFORD

Known nationally for its role in the American insurance industry, the Hartford metro is composed of three counties in the center of Connecticut and houses the state capital in Hartford proper, as well as the University of Connecticut in Storrs. Overall, the region has a diverse economic background, including aerospace, hydrogen/fuel cell technology, laser manufacturing and health care industries. Collectively, over half a million people are employed in local industries. Notable companies with significant operations in the metro include locally headquartered firms Pratt & Whitney, United Technologies Corp. and media giant ESPN.

NEW HAVEN

Home to Yale University and located adjacent to the northern shore of the Long Island Sound, the New Haven metro encompasses all of New Haven County in central Connecticut. The metro has a total population of approximately 870,000 residents and is the third-largest county by population in Connecticut. New Haven is the most populous city with 134,000 people, followed by Waterbury with roughly 113,000 and Meriden with over 59,000. The area features some of the wealthiest communities in the country, including the cities of Cheshire and Woodbridge.



New Haven, CT

DEMOGRAPHICS / MERIDEN (SOUTHINGTON), CT

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	3,325	44,238	121,043
2023 Estimate	3,227	43,876	119,301
Growth 2023 - 2028	3.06%	0.82%	1.46%
2010 Census	3,368	44,500	120,572
2020 Census	3,327	44,426	120,205

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projections	1,295	17,007	48,174
2023 Estimate	1,250	16,822	47,267
Growth 2023 - 2028	3.60%	1.10%	1.92%
2010 Census	1,220	16,286	46,057
2020 Census	1,220	16,728	46,720
Growth 2010 - 2020	0.04%	2.71%	1.44%

HOUSEHOLDS BY INCOME (2023 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	11.15%	10.25%	10.26%
\$150,000 - \$199,999	11.48%	8.75%	10.49%
\$100,000 - \$149,999	23.88%	17.75%	19.29%
\$75,000 - \$99,999	16.76%	13.07%	14.03%
\$50,000 - \$74,999	16.22%	15.67%	15.08%
\$35,000 - \$49,999	7.67%	10.26%	9.83%
\$25,000 - \$34,999	4.96%	6.66%	6.05%
\$15,000 - \$24,999	4.86%	7.80%	7.17%
\$10,000 - \$14,999	1.17%	3.30%	2.69%
Under \$9,999	1.86%	6.49%	5.10%
2023 Est. Average Household Income	\$126,012	\$107,097	\$112,750
2023 Est. Median Household Income	\$94,547	\$74,654	\$82,118
2023 Est. Per Capita Income	\$48,931	\$41,616	\$45,098

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2023 Estimated Population by Age	3,227	43,876	119,301
Under 4	4.5%	5.2%	5.2%
5 to 14 Years	11.0%	11.9%	11.7%
15 to 17 Years	4.5%	4.8%	4.3%
18 to 19 Years	2.3%	2.9%	2.4%
20 to 24 Years	4.9%	6.2%	5.8%
25 to 29 Years	4.9%	6.2%	6.0%
30 to 34 Years	5.3%	6.2%	6.2%
35 to 39 Years	5.9%	6.5%	6.5%
40 to 49 Years	12.5%	12.1%	12.2%
50 to 59 Years	16.1%	14.2%	14.5%
60 to 64 Years	8.6%	7.1%	7.3%
65 to 69 Years	7.0%	5.6%	5.9%
70 to 74 Years	5.3%	4.5%	4.6%
Age 75+	7.4%	6.7%	7.5%
2023 Median Age	45.6	40.1	41.5

2023 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	1.87%	4.75%	3.72%
Some High School (9-11)	3.17%	6.67%	5.45%
High School Graduate (12)	28.23%	31.26%	29.29%
Some College (13-15)	17.30%	16.69%	16.91%
Associates Degree Only	11.35%	8.39%	8.78%
Bachelors Degree Only	20.81%	17.58%	19.84%
Graduate Degree	15.41%	13.28%	14.63%

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FILE PHOTO, ACTUAL SITE UNDER CONSTRUCTION