CALIBER COLLISION | MIDDLETON, WI (MADISON MSA)

NATION'S LARGEST
COLLISION REPAIR COMPANY
(1,800 Locations)

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OFFERED AT $5,924,000
6.00% CAP RATE

ABSOLUTE NNN LEASE | STRONG CORPORATE GUARANTY

EXCLUSIVELY LISTED BY

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LEE & ASSOCIATES
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By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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OFFERING SUMMARY

LIST PRICE	CAP RATE	NOI/MONTH	NOI
$5,924,000	6.00%	$29,621	$355,456

*Actual property

OFFERING SUMMARY

PROPERTY SUMMARY	
Address	8026 Forsythia St., Middleton, WI 53562
County	Dane
Submarket	NW Madison
Property Type	Standalone Industrial Collision Repair
Parcel No.	0708-034-4265-2
Tenant	Caliber Collision
Guarantor	Wand Newco 3 Inc. (Corporate)
Annual Revenues	$7.5 Billion (2024)
Store Locations	1,800 Worldwide
Employees	31,000+
Building Size (GLA)	18,109 SF
Land Size	2.69 Acres
Year Built	2019
Ownership	Fee Simple (land & building)

*Actual property

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INVESTMENT HIGHLIGHTS

NATION'S LARGEST COLLISION REPAIR OPERATOR

- Caliber Collision is the largest collision repair provider in the United States, operating more than 1,800 locations across 41 states
- The company employs over 31,000 teammates and continues to expand its national footprint through strategic acquisitions and new locations
- Caliber maintains longstanding relationships with many of the nation's leading automotive insurance carriers, creating recurring customer demand and a durable business model
- The lease is backed by a corporate guaranty from Wand Newco 3, Inc., the parent company of Caliber Collision, rather than a single operating subsidiary

LONG-TERM ABSOLUTE NET LEASE WITH RENT GROWTH

- Approximately 8 years remaining on the current lease term
- Absolute triple-net (NNN) lease with zero landlord responsibilities
- Attractive 10% rent increases every five years during both the base term and renewal options, providing built-in income growth
- Tenant has two five-year renewal options, extending long-term cash flow potential

HIGH-QUALITY 2019 BUILT-TO-SUIT FACILITY

- Purpose-built 18,109 SF collision repair facility completed in 2019
- Situated on 2.69 acres with 77 parking spaces, providing ample vehicle storage and operational efficiency
- Modern construction designed specifically for Caliber Collision's operational requirements
- Transferable roof warranty enhances long-term ownership value

LEADING NATIONAL COLLISION REPAIR TENANT

- Caliber Collision is the nation's largest collision repair operator with a significant national footprint
- Industry-leading platform benefits from strong insurance relationships and recurring demand driven by the essential nature of collision repair services
- Corporate-backed tenancy provides investors with a stable and experienced operator in a recession-resistant industry

EXCELLENT VISIBILITY AND REGIONAL ACCESS

- Located immediately adjacent to US Highway 12, which carries over 40,900 vehicles per day
- Direct access to major transportation corridors connecting Madison, WI, Interstate 90, Chicago, and Minneapolis
- Less than 7 miles from Downtown Madison and directly across from Middleton Municipal Airport
- Strong visibility and convenient accessibility support efficient customer service and business operations

STRATEGIC LOCATION WITHIN THE MADISON MSA

- Located in Middleton, one of the Madison area's most desirable and fastest-growing communities
- Positioned within the proposed 13-mile rail system connecting Middleton to Downtown Madison and the University of Wisconsin
- Madison is Wisconsin's second-largest city, supported by a diverse economy anchored by government, healthcare, education, and technology sectors
- The region benefits from substantial annual tourism and sustained population and employment growth

ESTABLISHED COMMERCIAL CORRIDOR

- Middleton features a diverse mix of industrial, office, retail, multifamily, and research and development uses that support one of the Madison region's strongest employment centers
- The city is home to numerous corporate headquarters and major employers including Electronic Theatre Controls (ETC), Spectrum Brands, Springs Window Fashions, Gilson, and other advanced manufacturing and technology companies
- The property's location within a mature commercial corridor provides strong surrounding business activity and long-term real estate fundamentals
- High-quality neighboring development and continued investment reinforce the area's long-term stability and desirability

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LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Current Annual Base Rent	$355,456
Rent Commencement	6/17/2019
Lease Expiration	6/16/2034
Initial Lease Term	15 Years
Lease Term Remaining	8 Years
Options to Renew	(2)-5 Year
Rent Increases	10% Every 5 Years
Lease Type	Absolute NNN
Landlord Responsibilties	None
Taxes/Ins/CAM	Tenant Pays
Roof/Structure	Tenant Pays
ROFR	None
Estoppel	10 Days

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM

	TERM	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF	RENT INCREASE
	Years 1-5	6/17/2019	6/16/2024	$323,142	$26,929	$17.84	n/a
Current Term	Years 6-10	6/17/2024	6/16/2029	$355,456	$29,621	$19.62	10%
	Years 11-15	6/17/2029	6/16/2034	$391,002	$32,583	$21.59	10%

RENEWAL OPTIONS - (2) 5-YEAR OPTIONS

	START DATE	END DATE	NOI/YR	NOI/MO	NOI/ SF/ YR	RENT INCREASE
Option 1	6/17/2034	6/16/2039	$430,102	$35,842	$23.75	10%
Option 2	6/17/2039	6/16/2044	$473,112	$39,426	$26.12	10%

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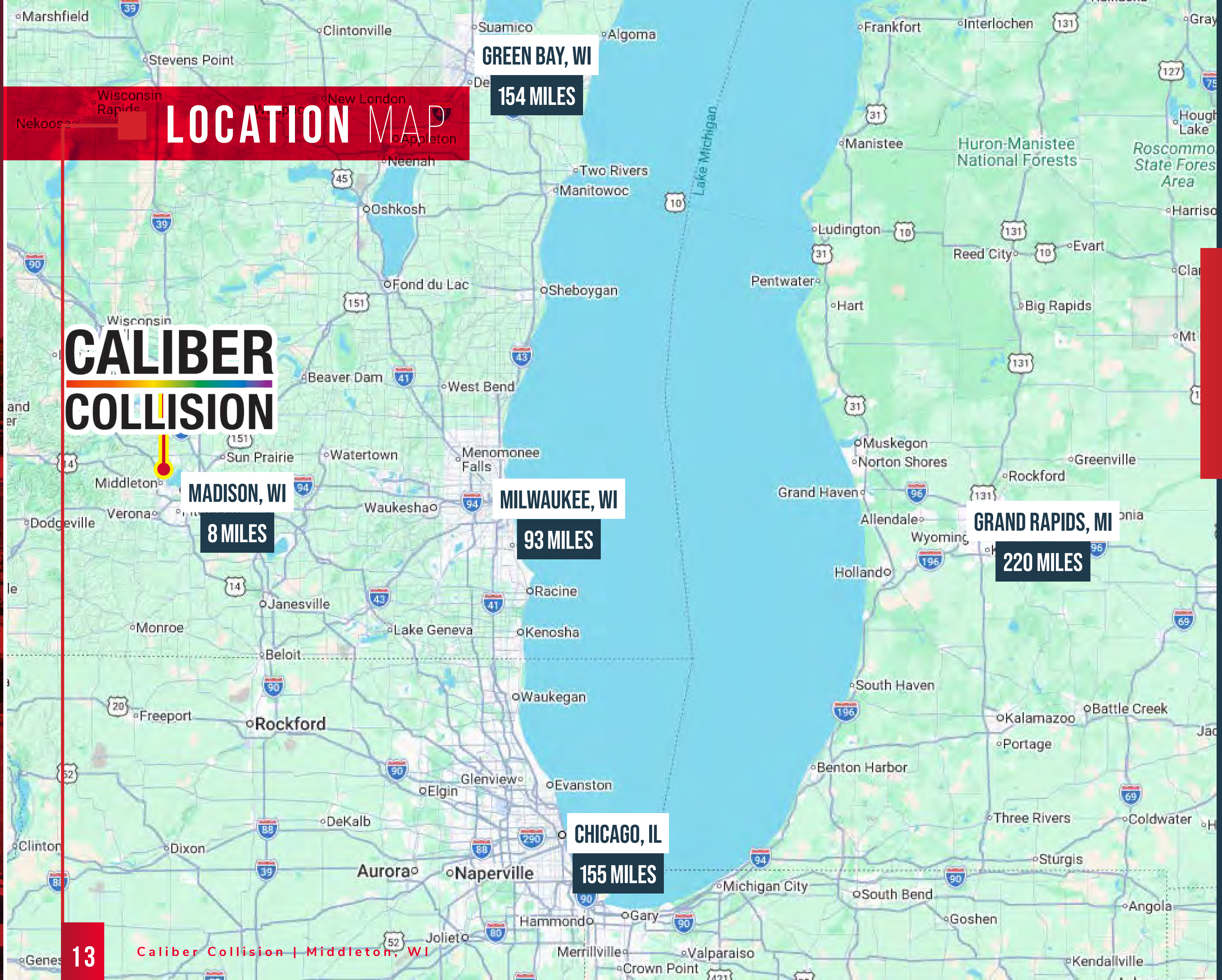
PROPERTY SUMMARY

LOCATION MAP



MARKET AERIAL

PROPERTY PHOTOS

PROPERTY PHOTOS

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AERIAL OVERHEAD

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AERIAL EAST

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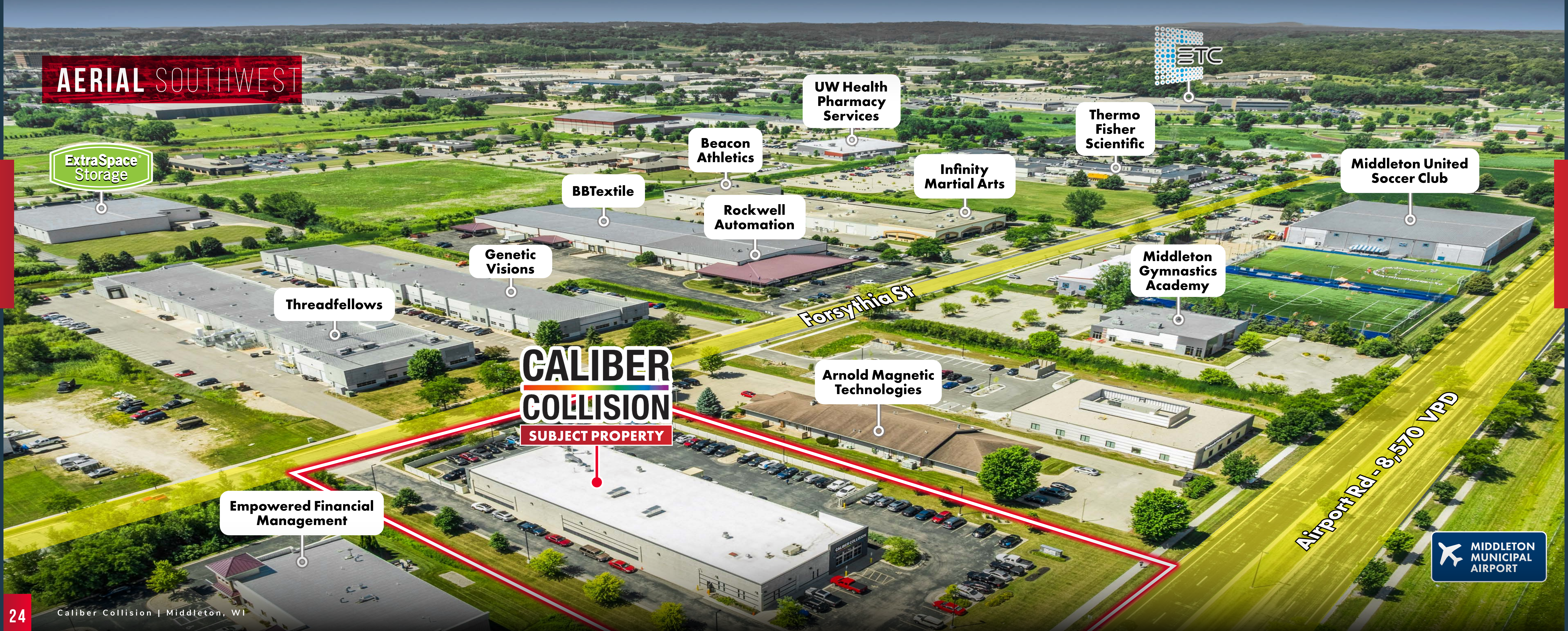
AERIAL SOUTHWEST



AERIAL WEST

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ABOUT CALIBER COLLISION

Trade Name:	Caliber Collision
Industry:	Auto Repair
Revenue (2025):	$7.85 Billion (Estimated)
Area Served:	41 States
Locations:	1,800+
Employees:	30,000+
Corporate Headquarters:	Lewisville, TX
Website:	caliber.com

CALIBER COLLISION

$7.85 B REVENUE

30,000+ EMPLOYEES

1,800+ LOCATIONS

CALIBER COLLISION

- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

NATION'S LARGEST AUTO COLLISION REPAIR PROVIDER

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber Holdings, Inc

CH Holding Corp

CALIBER HOLDINGS CORPORATION

COLLISION ACQUISITION HOLDING COMPANY LP

SUBSIDIARIES

Caliber Bodyworks of Arizona, Inc | Caliber Bodyworks of Colorado, Inc | Caliber Bodyworks of DC, Inc | Caliber Bodyworks of Delaware, Inc | 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

1,800+	LOCATIONS
$7.85B	REVENUE
30K+	EMPLOYEES

RECENT IPO FILING

Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.

The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

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AREA OVERVIEW

DEMOGRAPHICS

COMMUNITY	1 MILE	3 MILE	5 MILE
POPULATION	4,495	39,155	91,306
HOUSEHOLDS	1,816	17,913	43,807
EMPLOYEES	12,872	34,965	60,242
MEDIAN AGE	35.4	39.4	37.6
INCOME	**1 MILE**	**3 MILE**	**5 MILE**
AVERAGE	$164,846	$159,706	$145,845
MEDIAN	$120,547	$115,242	$106,624
EXPENDITURE	**1 MILE**	**3 MILE**	**5 MILE**
TOTAL	$212.73 M	$1.97 B	$4.54 B
EDUCATION	$3.77 M	$34.85 M	$80.43 M
TRANSPORTATION	$30.11 M	$275.78 M	$623.15 M
ENTERTAINMENT	$10.3 M	$94.55 M	$219.56 M

DRIVE TIMES

US-12 .... **1 MIN**
MIDDLETON MUNICIPAL AIRPORT .... **2 MIN**
US-14 .... **3 MIN**
UNIVERSITY OF WISCONSIN .... **18 MIN**
MADISON .... **22 MIN**

TRAFFIC COUNTS

AIRPORT RD .... **8,570 VPD**
US-12 .... **40,950 VPD**
US-14 .... **22,500 VPD**

ABOUT MIDDLETON, WI

MIDDLETON is a 23,115-person city in Dane County that continues to grow, with the Census estimating a 5.7% population increase since 2020. It sits as a Madison suburb and benefits from the broader metro's research and technology ecosystem, while the local population is notably well educated: 61.7% of adults 25+ hold at least a bachelor's degree.

Household income is solid, commute times are short, and the housing market is relatively high-value, giving Middleton a strong profile for employers and households that want suburban access to Madison without losing proximity to a dense regional talent base.

$164K	±30	2000+	61.7%
Average HH income within 1 mile	Miles of shared-use paths and recreational trails	Business in manufacturing, life sciences, and technology	Adults over 25 with Bachelor's Degree or Higher

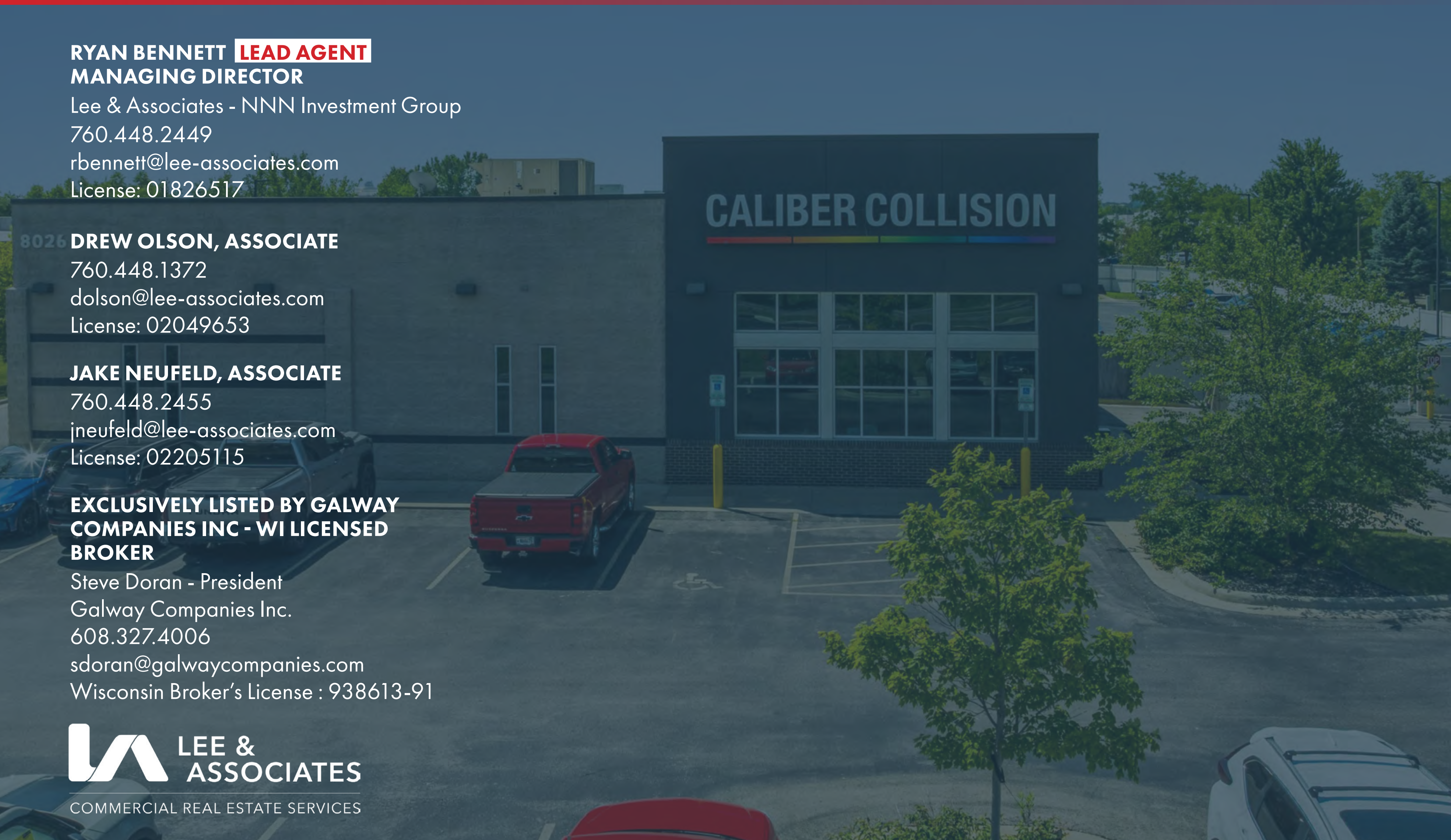
ABOUT MADISON, WI MSA

MADISON is the core of a roughly 709,700-person metropolitan market that spans Columbia, Dane, Green, and Iowa counties and is anchored by Wisconsin's capital, the University of Wisconsin–Madison, and a diversified base of government, education, health care, finance, and technology employers.

The market's talent profile is a clear strength: Dane County is highly educated, incomes are solid, broadband access is widespread, and commute times remain short. Madison itself continues to grow faster than the state average, reinforcing the area's position as one of Wisconsin's most resilient knowledge-economy hubs for employers that value workforce quality, institutional stability, and a compact, accessible metro.

709K+	METRO POPULATION
269K+	CITY POPULATION
52K	UW-MADISON STUDENTS ANNUALLY
$27B	2025 TOURISM ECONOMIC IMPACT

CALIBER COLLISION | MIDDLETON, WI (MADISON MSA)



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