

CALIBER COLLISION®

BRAND NEW 2026 CONSTRUCTION
TAX-FREE STATE

19757 DEERBROOK PARK BLVD
HUMBLE, TX 77338
HOUSTON MSA



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

FILE PHOTO, ACTUAL SITE UNDER CONSTRUCTION

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Marcus & Millichap
NNN DEAL GROUP

LIOR REGENSTREIF

EXECUTIVE MANAGING DIRECTOR INVESTMENTS
EXECUTIVE DIRECTOR, NET LEASED DIVISION
EXECUTIVE DIRECTOR, RETAIL DIVISION
ENCINO OFFICE
Tel 818.212.2730
Lior.Regenstreif@marcusmillichap.com
CA 01267761



CALIBER COLLISION®

INVESTMENT SUMMARY

19757 DEERBROOK PARK BLVD, HUMBLE, TX 77338

PRICE : \$6,663,843

CAP : 5.75%

RENT : \$383,171

OVERVIEW

PRICE	\$6,663,843
GROSS LEASABLE AREA (GLA)	12,400 SF
LOT SIZE	2.22 Acres
NET OPERATING INCOME	\$383,171
YEAR BUILT / RENOVATION	2026

ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$383,171
6-10	\$421,488
11-15	\$463,637
OPTION 1	\$510,001
OPTION 2	\$561,001

LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	MAY 2026
LEASE EXPIRATION (ESTIMATE)	MAY 2041
RENEWAL OPTIONS	2x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATIONS	None At All



[CLICK TO VIEW COMPANY VIDEO](#)

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INVESTMENT HIGHLIGHTS



BRAND NEW CONSTRUCTION

State-of-the-art, built-to-suit facility scheduled to open for business in May 2026

NNN

ABSOLUTE NNN LEASE

Passive, long term 15-year corporate lease with zero landlord responsibilities, featuring built in regular rent increases to hedge against inflation



STRONG CORPORATE GUARANTY

Backed by Wand Newco, Caliber Collision is the #1 collision repair company in the U.S., with over 1,800 locations nationwide



RECESSION RESISTANT INDUSTRY

The automotive repair sector is a resilient industry that consistently demonstrates stable demand even during economic downturns



TAX-FREE ADVANTAGE

Texas is an income tax-free state, enhancing potential investor returns



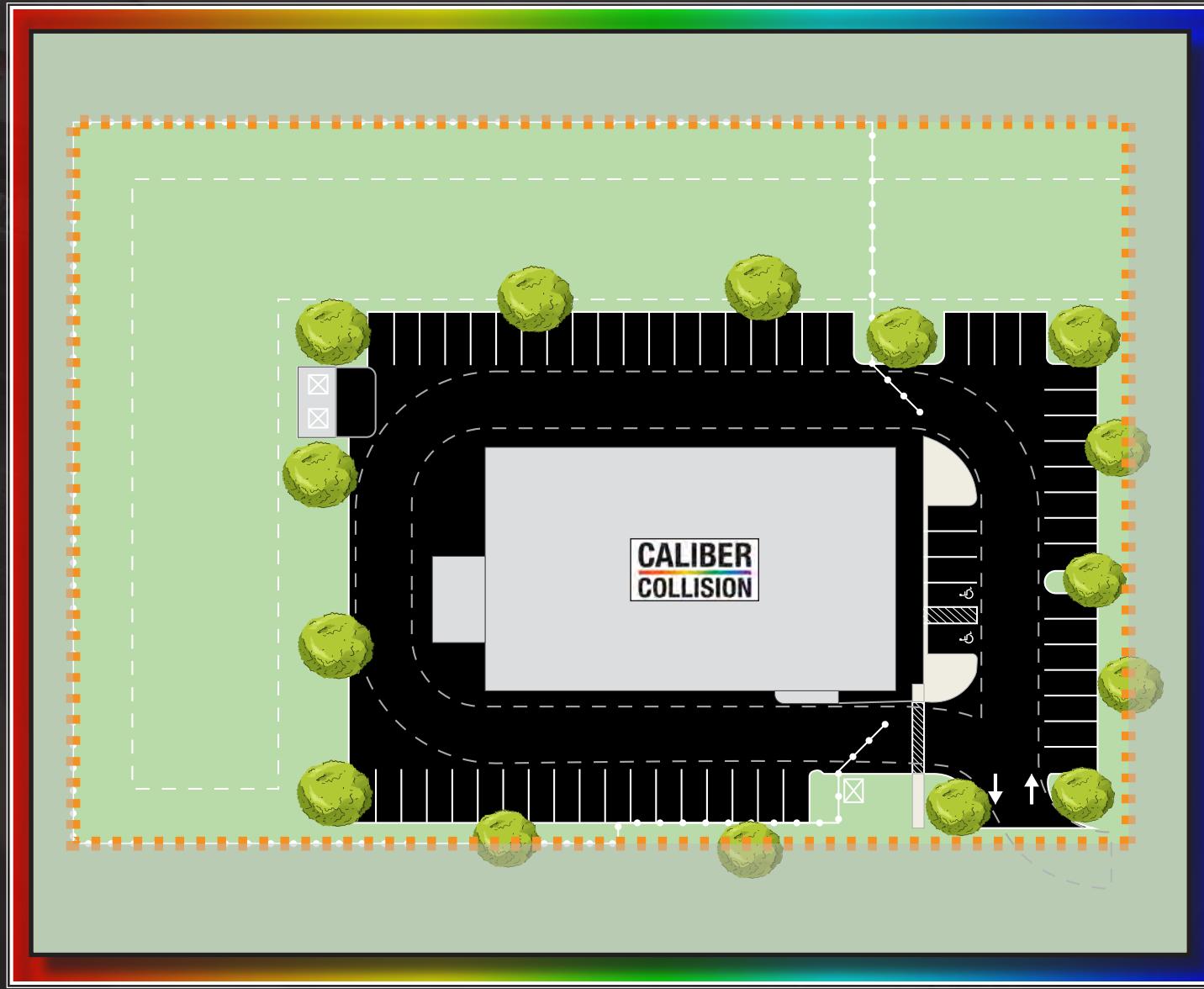
WELL POSITIONED RETAIL CORRIDOR

Located on a busy thoroughfare, right off I-69, just 1 mile from IAH int'l airport, across from large Amazon facility, and surrounded by large destination retailers, Walmart, Sam's Club, and the Deerbrook Mall





SITE PLAN



LOCATION OVERVIEW

HUMBLE, TX

Humble, Texas, is located about 20 miles north of downtown Houston in northeast Harris County. Once known as an oil boomtown, it has grown into a community with strong connections to regional commerce and transportation. The local economy is supported by retail, construction, and manufacturing, with Deerbrook Mall serving as a major commercial anchor. Health care, education, hospitality, and the nearby George Bush Intercontinental Airport, add further stability.

HOUSTON MSA

As the fifth-most populous metro area in the United States, Houston houses more than 7.6 million people in southeastern Texas. Roughly one-third of residents live in the city of Houston. Local population counts also exceed 100,000 residents in Pasadena, Pearland, The Woodlands, Sugar Land and League City. The market consists of nine counties: Harris, Galveston, Brazoria, Fort Bend, Chambers, Montgomery, Austin, Liberty and Waller. The Gulf of Mexico, which borders the metro to the southeast, provides access to markets around the world via the Port of Houston, making it a prime location for exports. Local industries have diversified from oil to technology and health care. Many companies provide goods and services for the large population growth, which has sprawled primarily to the north and west.



Humble Oil & Refining Co – Vintage Advertisement



George Bush International Airport

METRO HIGHLIGHTS

CORPORATE GROWTH



Houston is a top destination for corporate relocations, due to its business-friendly environment. Approximately 24 Fortune 500 companies are headquartered in the metro.

ECONOMY



Houston remains the center of U.S. energy production, and has diversified to include major sectors such as biotechnology, nanotechnology, logistics and health care. The Texas Medical Center alone receives more than 150,000 patient visits each day, highlighting the city's strength in medical services and research.

PORT OF HOUSTON

The Port of Houston is one of the country's busiest for exports, supplying thousands of jobs and generating billions in revenue.

DEMOGRAPHICS



The Houston metro is expected to add 456,000 people through 2029, translating into the formation of roughly 170,000 households, generating demand for housing, retailers, and services.



Deerbrook Mall, Humble, TX

DEMOCRAPHICS / HUMBLE, TX

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	11,853	43,532	116,635
2024 Estimate	11,730	42,072	111,035
Growth 2024 - 2029	1.05%	3.47%	5.04%
2010 Census	8,380	32,375	85,813
2020 Census	11,902	41,777	107,392
Growth 2010 - 2020	42.03%	29.04%	25.15%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	4,214	15,473	41,130
2024 Estimate	4,126	14,929	38,997
Growth 2024 - 2029	2.14%	3.64%	5.47%
2010 Census	2,871	11,162	28,781
2020 Census	4,003	14,181	36,071
Growth 2010 - 2020	39.42%	27.05%	25.33%
HOUSEHOLDS BY INCOME (2024 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	1.96%	2.44%	4.97%
\$150,000 - \$199,999	3.84%	5.10%	7.33%
\$100,000 - \$149,999	21.07%	19.04%	18.81%
\$75,000 - \$99,999	19.66%	15.81%	15.21%
\$50,000 - \$74,999	20.52%	19.68%	20.11%
\$35,000 - \$49,999	12.48%	12.41%	11.76%
\$25,000 - \$34,999	5.42%	8.30%	7.25%
\$15,000 - \$24,999	10.11%	9.85%	7.06%
\$10,000 - \$14,999	2.29%	2.00%	2.58%
Under \$9,999	2.66%	5.38%	4.91%
2024 Est. Average Household Income	\$78,951	\$77,235	\$85,135
2024 Est. Median Household Income	\$73,311	\$67,561	\$72,373
2024 Est. Per Capita Income	\$28,033	\$27,177	\$30,537

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	11,730	42,072	111,035
Under 4	6.9%	7.4%	7.1%
5 to 14 Years	15.3%	15.8%	15.7%
15 to 17 Years	4.3%	4.4%	4.4%
18 to 19 Years	2.7%	2.7%	2.7%
20 to 24 Years	7.3%	7.0%	7.3%
25 to 29 Years	7.8%	7.8%	7.8%
30 to 34 Years	8.2%	8.1%	8.1%
35 to 39 Years	7.4%	7.3%	7.6%
40 to 49 Years	13.0%	13.1%	13.3%
50 to 59 Years	11.0%	11.1%	10.9%
60 to 64 Years	4.7%	4.7%	4.5%
65 to 69 Years	3.9%	3.9%	3.7%
70 to 74 Years	3.4%	3.1%	2.9%
Age 75+	4.0%	3.7%	4.0%
2024 Median Age	33.0	33.0	33.0
2024 Population 25+ by Education Level	7,448	26,422	69,784
Elementary (0-8)	4.06%	3.09%	4.80%
Some High School (9-11)	5.77%	7.02%	6.88%
High School Graduate (12)	25.44%	28.44%	29.98%
Some College (13-15)	37.77%	33.42%	27.26%
Associates Degree Only	3.73%	7.72%	7.42%
Bachelors Degree Only	16.89%	14.27%	14.84%
Graduate Degree	3.16%	3.88%	6.50%

Marcus & Millichap
NNN DEAL GROUP

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 has become the industry leader through aggressive acquisition activity and improving its customer service, aiming to provide faster, more reliable maintenance for a fair price. With stabilized operations, and same store sales having increased 14.3% (2 yr basis), Caliber has successfully realized their expansion mission as America's top collision repair company.

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

1,812

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



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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

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber Holdings, Inc

CH Holding Corp

Collision Acquisition
Holding Company LP

Caliber Holdings
Corporation**

Subsidiaries*

ABRA Auto Body & Glass LLC
ABRA Auto Body & Glass LP
ABWAY, LLC
ABRA Franchise Services LP
ABRA Automotive Services 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.
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



CALIBER COLLISION CORPORATE HEADQUARTERS – LEWISVILLE, TX

“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 100% bonus depreciation rules reinstated and made permanent in July 2025
- 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!

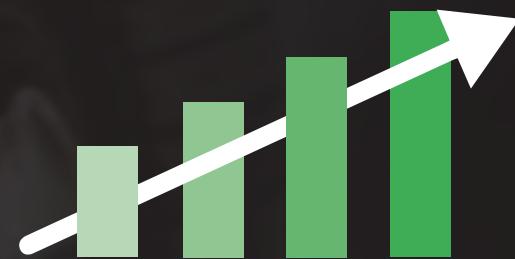
KIMBERLY LOCHRIDGE

Executive Vice President

(971) 213-8686

Klochridge@engineeredtaxservices.com

www.EngineeredTaxServices.com



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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

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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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Regulated by the Texas Real Estate Commission	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at www.trec.texas.gov IABS 1-1

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