

CALIBER COLLISION[®]

BRAND NEW 2024 CONSTRUCTION
NEW 15 YEAR ABSOLUTE NNN LEASE

1200 WOLCOTT ST
WATERBURY, CT 06705



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

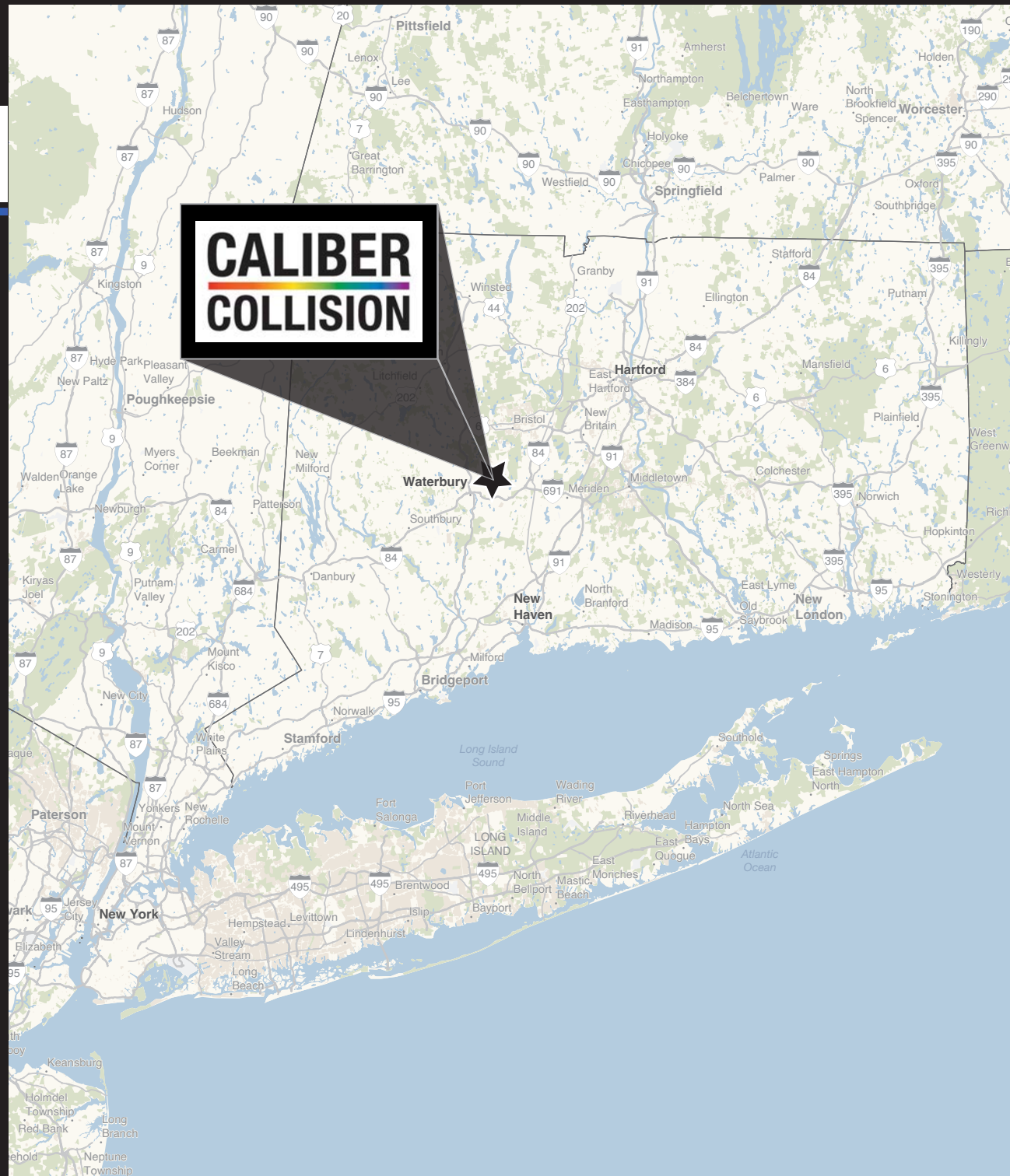
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CALIBER COLLISION[®]

RESTORING THE RHYTHM OF YOUR LIFE

INVESTMENT SUMMARY

1200 WOLCOTT ST, WATERBURY CT 06705

PRICE : \$5,170,732

CAP : 6.15%

RENT : \$318,000

OVERVIEW

PRICE	\$5,170,732
GROSS LEASABLE AREA (GLA)	12,400 SF
LOT SIZE	1.76 Acres
NET OPERATING INCOME	\$318,000
YEAR BUILT	2024

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	12/15/2024
LEASE EXPIRATION (ESTIMATE)	12/31/2039
RENEWAL OPTIONS	2x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATIONS	None At All

ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$318,000
6-10	\$349,800
11-15	\$384,780
OPTION 1	\$423,258
OPTION 2	\$465,584



[CLICK TO VIEW COMPANY VIDEO](#)

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INVESTMENT HIGHLIGHTS

NNN

Absolute NNN Lease, zero landlord responsibilities



Brand new 2024 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 155,000 people living within 5 miles of the subject site



ACTUAL SITE, AS OF OCTOBER 2024



MCDONALD'S

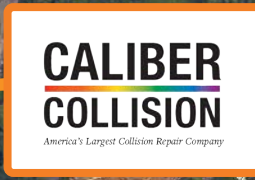


BURGER KING



ALLSTATE TIRE

69



Hartford
21 miles



FINCH BROOK PRESERVE

New York City
100 miles

New Haven
18 miles

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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



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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

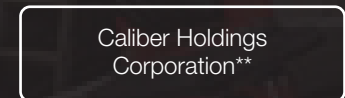
REVENUE AS OF 2022

PRIVATE

OWNERSHIP



OWNERSHIP BREAKDOWN



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

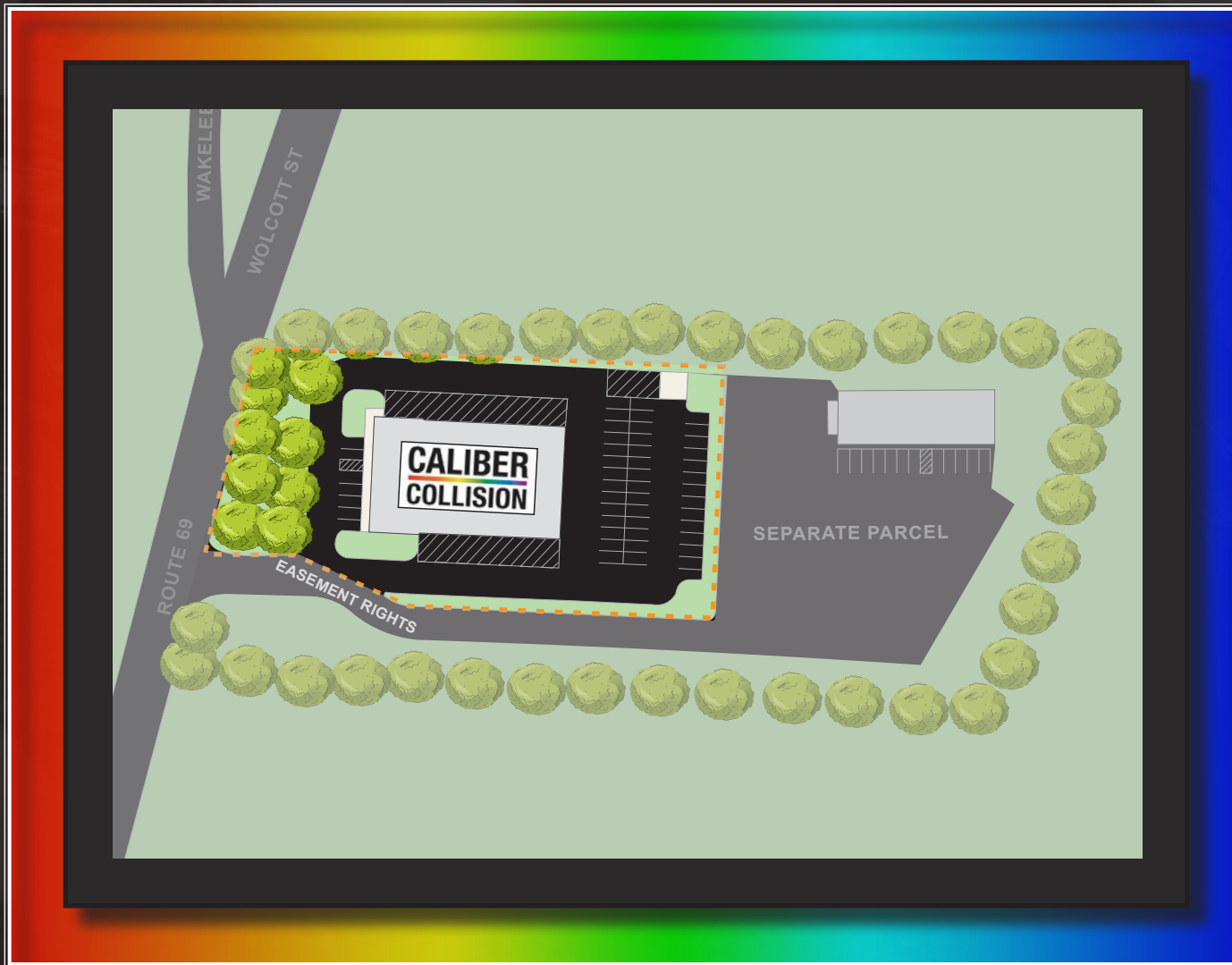
- ❖ One of the most experienced and successful investment organizations in the private equity industry
 - ❖ Founded in 1984, H&F has raised over \$35 billion of committed capital and invested in more than 100 companies
 - ❖ H&F is currently investing its tenth fund, with \$24.4 billion of committed capital, 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



“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!

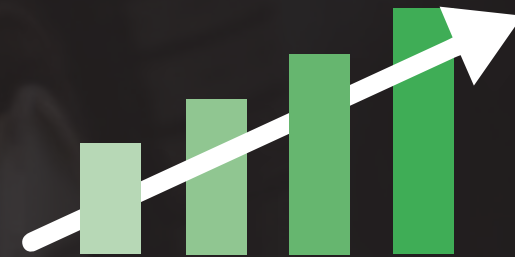
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Increase Your Cash Flow
COST SEGREGATION



**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

WATERBURY, CONNECTICUT

This prime net lease investment opportunity in Waterbury, CT offers a high-quality, stable tenant in a strong regional market. Waterbury is a strategic location within New Haven County, providing easy access to major highways like I-84 and Route 8, making it ideal for logistics, retail, and service industries.

Located in a community experiencing continued growth and revitalization, Waterbury offers a **robust economic base** with a mix of healthcare, education, and manufacturing industries driving demand.

Waterbury, CT – The Hub of Opportunity

Waterbury, CT, known as "The Brass City," is an exciting and vibrant community located in New Haven County. With its rich industrial heritage, Waterbury has evolved into a diverse, modern city offering a blend of economic opportunity, cultural richness, and quality of life. Its **central location** in Connecticut provides convenient access to major transportation routes such as I-84 and Route 8, making it a strategic hub for business and commerce.

The city's **affordable real estate market** has attracted businesses and residents alike, contributing to **steady growth** in commercial, residential, and retail sectors. Waterbury has also been a focus of state and local revitalization efforts, with significant investments made in infrastructure, education, and public services. Major projects like the redevelopment of the Waterbury Green and the Naugatuck Valley's greenway expansion further enhance the city's appeal.

Waterbury is home to a **diverse workforce** fueled by its proximity to higher education institutions like the University of Connecticut and Post University. Key industries such as healthcare, manufacturing, and retail thrive in this supportive business environment. Additionally, the city offers a rich cultural scene, from historic architecture to entertainment venues like the Palace Theater, which hosts concerts and Broadway shows.

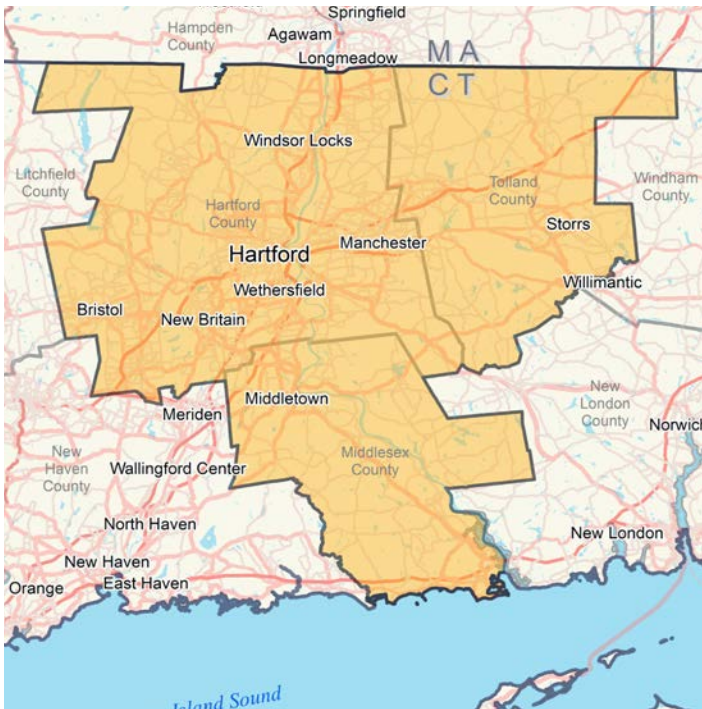


Waterbury, Connecticut

LOCATION OVERVIEW

HARTFORD, CONNECTICUT

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.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

METRO HIGHLIGHTS



EDUCATIONAL ATTAINMENT

Roughly 38 percent of residents ages 25 and older hold a bachelor's degree, while more than 16 percent also have a graduate or professional degree.



AFFLUENT HOUSEHOLDS

Approximately 38 percent of households earn an annual income of at least \$100,000, allowing for a homeownership rate exceeding 65 percent.



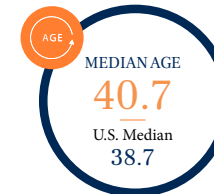
CULTURALLY DIVERSE

The Hartford region is home to more than 150 local arts, cultural and heritage organizations, as well as local athletics, including the UConn Huskies and the Travelers Championship PGA Tournament.

ECONOMY

- A large number of notable financial services and insurance companies are headquartered in the metro, including Cigna, Aetna, the Hartford, and the Phoenix Companies.
- Hartford is a center for medical care, research and education. The city of Hartford is home to Hartford Hospital, the Institute of Living, Connecticut Children's Medical Center and Saint Francis Hospital & Medical Center. The University of Connecticut enrolls more than 32,000 students.
- Notable companies with significant operations in the metro include locally headquartered firms Pratt & Whitney, United Technologies Corp. and media giant ESPN.

DEMOGRAPHICS



DEMOGRAPHICS / WATERBURY, CT

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	6,275	91,516	157,511
2023 Estimate	6,219	89,914	154,665
Growth 2023 - 2028	0.91%	1.78%	1.84%
2010 Census	6,024	87,506	151,480
2020 Census	6,235	89,882	154,614
Growth 2010 - 2020	3.50%	2.72%	2.07%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projections	2,824	35,819	62,049
2023 Estimate	2,788	35,056	60,675
Growth 2023 - 2028	1.29%	2.18%	2.26%
2010 Census	2,663	33,255	57,815
2020 Census	2,775	34,688	59,934
Growth 2010 - 2020	4.20%	4.31%	3.66%

HOUSEHOLDS BY INCOME (2023 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	3.06%	3.97%	5.46%
\$150,000 - \$199,999	2.54%	4.02%	5.90%
\$100,000 - \$149,999	12.57%	13.51%	16.74%
\$75,000 - \$99,999	13.19%	9.95%	11.54%
\$50,000 - \$74,999	16.25%	15.00%	15.31%
\$35,000 - \$49,999	15.71%	13.58%	12.47%
\$25,000 - \$34,999	11.61%	10.42%	9.18%
\$15,000 - \$24,999	12.34%	11.95%	9.80%
\$10,000 - \$14,999	4.97%	6.76%	5.38%
Under \$9,999	7.76%	10.84%	8.23%
2023 Est. Average Household Income	\$67,857	\$70,324	\$83,429
2023 Est. Median Household Income	\$47,881	\$46,235	\$56,894
2023 Est. Per Capita Income	\$30,442	\$27,585	\$32,889

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2023 Estimated Population by Age	6,219	89,914	154,665
Under 4	5.4%	6.4%	5.8%
5 to 14 Years	11.2%	13.3%	12.5%
15 to 17 Years	3.7%	4.5%	4.3%
18 to 19 Years	1.9%	2.3%	2.4%
20 to 24 Years	6.4%	6.9%	6.7%
25 to 29 Years	8.0%	7.4%	6.9%
30 to 34 Years	8.0%	7.3%	6.9%
35 to 39 Years	7.4%	7.0%	6.8%
40 to 49 Years	12.0%	11.8%	12.0%
50 to 59 Years	12.7%	12.4%	13.1%
60 to 64 Years	6.5%	5.7%	6.3%
65 to 69 Years	5.2%	4.5%	5.1%
70 to 74 Years	4.6%	3.9%	4.4%
Age 75+	7.1%	6.4%	7.0%
2023 Median Age	38.6	36.3	38.3

2023 Population 25 + by Education Level	4,438	59,777	105,693
Elementary (0-8)	5.44%	7.37%	5.68%
Some High School (9-11)	9.88%	10.94%	9.02%
High School Graduate (12)	36.25%	36.39%	35.04%
Some College (13-15)	23.53%	18.42%	18.90%
Associates Degree Only	7.34%	7.17%	7.82%
Bachelors Degree Only	10.75%	10.28%	12.61%
Graduate Degree	5.54%	7.10%	9.02%

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