

# OFFERING MEMORANDUM

6.00% CAP



Caliber Collision - \$4,579,200

12501 Pennsylvania Ave, OKC, OK 73120



BROCKMAN  
GROUP

**CALIBER** | COLLISION

**BROCKMAN  
GROUP**

**JB Hochman**

303.668.4930

[JB@Brockman.Group](mailto:JB@Brockman.Group)

**Justin Brockman**

303.993.9803

[Justin@Brockman.Group](mailto:Justin@Brockman.Group)

---

730 KALAMATH ST  
DENVER, CO 80204  
[WWW.BROCKMAN.GROUP](http://WWW.BROCKMAN.GROUP)

# INVESTMENT OVERVIEW

## CALIBER COLLISION



### ADDRESS

12501 Pennsylvania Ave, OKC, OK 73120



### PRICE

\$4,579,200



### NOI

\$274,752



### CAP RATE

6.00%



### SIZE

Building Size: 16,100 SF  
Land Size: 111,514 SF



### YEAR BUILT

2022



### LEASE TYPE

NNN LEASE

09/01/2027

**NOI**  
\$302,198

**CAP RATE**  
6.60%

### Lease Overview

Initial Lease Term	15 Years
Remaining Initial Term	138 Months or 11.5 Years
Initial Lease Term Expiration	August 21, 2037
Tenant	Caliber Collision
Parent Company	Hellman & Friedman
Company Type	Private
Website	<a href="http://www.caliber.com">www.caliber.com</a>
Rent Increase	10% increase every 5 years

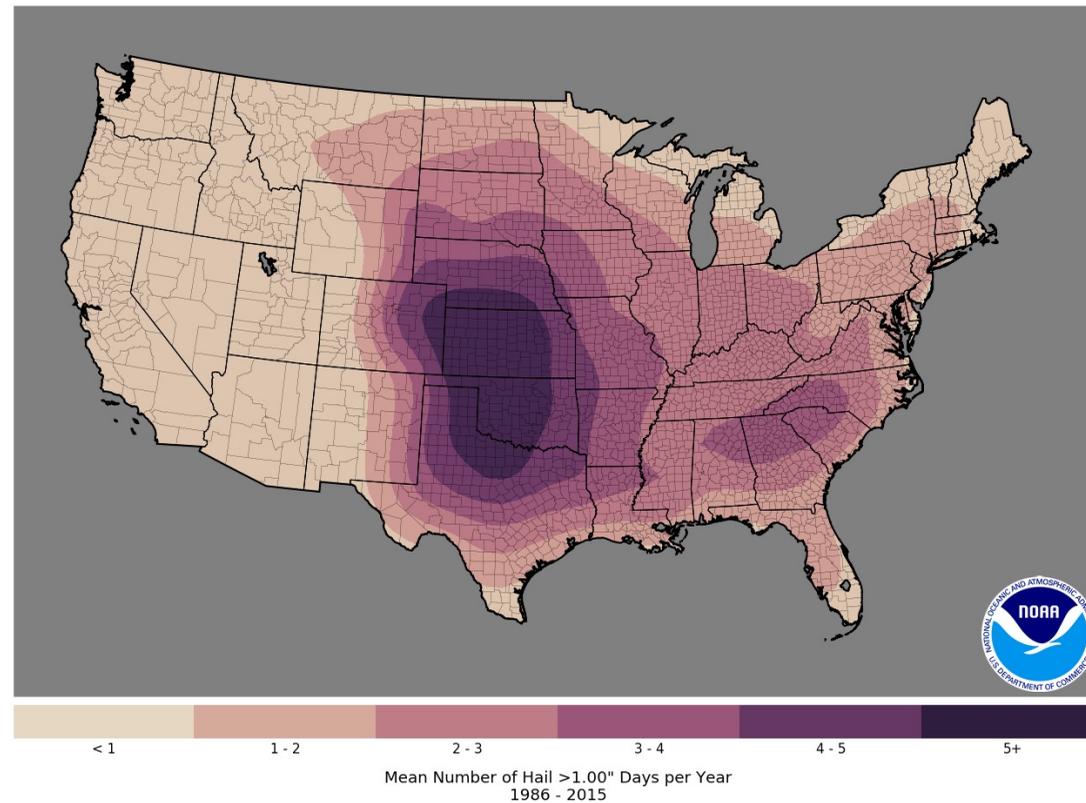
TIME PERIOD	LEASE TERM	CAP RATE	MONTHLY BASE RENT	ANNUAL BASE RENT
YEARS 1-5	Initial Term	6.00%	\$22,896	\$274,752
YEARS 6-10	Initial Term	6.60%	\$25,183	\$302,198
YEARS 11-15	Initial Term	7.26%	\$27,701	\$332,418
YEARS 16-20	Option #1	7.99%	\$30,471	\$365,660
YEARS 21-25	Option #2	8.79%	\$33,518	\$402,226

# AREA MAP



## STRATEGIC LOCATION ADVANTAGE

- Oklahoma City is in one of the most hail-prone regions in the United States, producing consistent annual repair needs.
- Majority of hail damage repairs are covered by insurance, creating stable and reliable income streams.
- Specialized equipment, trained technicians, and insurance Expanding population and vehicle ownership in OKC increases long-term repair demand.
- National operator presence enables rapid response after storms and captures surge demand.



# CALIBER COLLISION



**POPULATION  
IN A 5 MILE RADIUS**

**180,815**



**HOUSEHOLDS  
IN A 5 MILE RADIUS**

**77,834**



**AVG HH INCOME  
IN A 5 MILE RADIUS**

**\$95,955**

## DISCLOSURE

This confidential Offering Memorandum has been prepared by Brockman Group LLC for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Brockman Group LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property herein and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Brockman Group LLC.

Brockman Group LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Brockman Group LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Brockman Group LLC and the Owner of the Property. Brockman Group LLC makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Brockman Group LLC and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Brockman Group LLC and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Brockman Group LLC shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Brockman Group LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Brockman Group LLC at your earliest convenience.



**BROCKMAN  
GROUP**