



# CALIBER COLLISION

4035 & 4039 GLENWAY AVE, CINCINNATI, OH 45205

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## TENANT OVERVIEW

# CALIBER COLLISION

RESTORING THE RHYTHM OF YOUR LIFE®

Founded in 1997, Caliber Collision has rapidly evolved into the largest collision repair company in the United States, boasting over 1,700 centers across 41 states. Headquartered in Lewisville, TX, Caliber has revolutionized customer service standards in the industry. Their unwavering commitment to delivering high-quality service, accurate estimates, and punctual delivery has garnered them the status of the most trusted name in the sector. Caliber offers a comprehensive range of repair services, including dent removal, collision repair, glass replacement, and auto body rust repair. Their growth is driven by both exceptional customer service and an aggressive acquisition strategy, focusing on providing fast, reliable maintenance at fair prices.

Caliber's recognition as one of "America's Best Large Employers in 2021" by Forbes shows its industry excellence. This acclaim is supported by its status as an O.E. Certified Repair Center equipped with state-of-the-art technology, a team of 100% Automotive Service Excellence Certified and iCar Gold Class Technicians, and partnerships for on-site car rentals with Enterprise Rent-a-Car. Caliber's commitment to quality is further demonstrated by their written lifetime warranties and advanced, data-driven diagnostic scanning solutions, making them the preferred choice of more insurance agents than any other company in the country.

## CALIBER COLLISION

The Largest Collision Repair Company in America:

**1,700+**  
LOCATIONS

**41**  
STATES

**27,000+**  
EMPLOYEES



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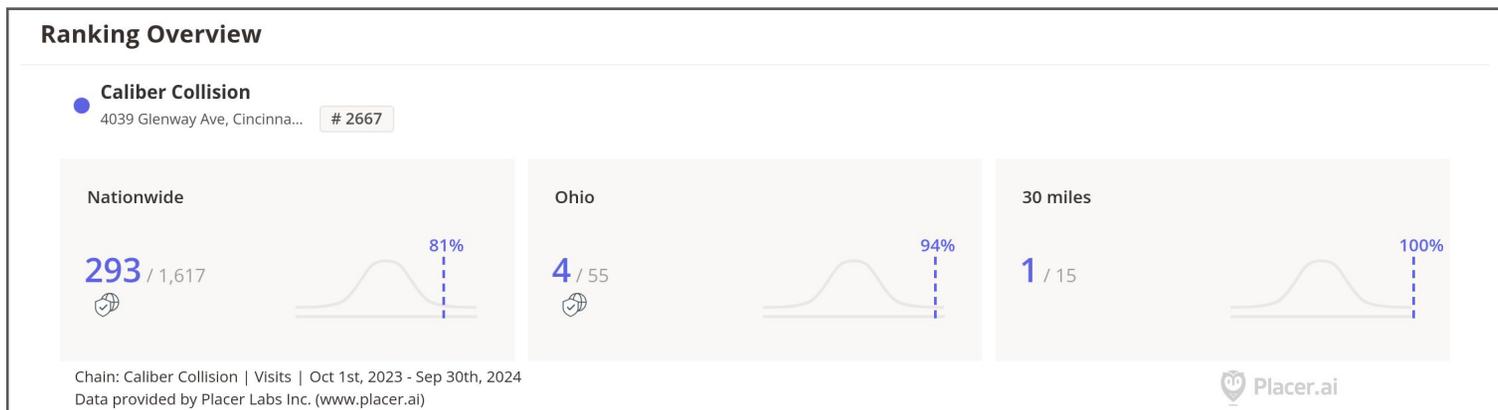
## INVESTMENT HIGHLIGHTS

### **INVESTMENT HIGHLIGHTS:**

- Caliber Collision Location Converted in 2020 With Additional Storage Tenant | 16,886-SF Building on 6 Parcels
- Caliber Has 6+ Years Remaining on a 10-Year NN Lease With 2% Annual Rental Increases in the Base Term and 5% Rental Increases in Each of Two, 5-Year Renewal Options
- Corporately Guaranteed Lease: Caliber Collision is The Largest Collision Repair Company in America
- Storage Tenant Commenced a 5 Year NNN Lease in August, No Landlord Responsibilities
- Ranked #1 Caliber Collision within a 30-Mile Radius and #4 in the State of Ohio by Placer.AI

### **LOCATION HIGHLIGHTS:**

- High Visibility On a Hard Signalized Corner Location With Pylon Signage and Signage Along the Front of the Property
- Proximity to Nationally Recognized Tenants, Including: Kroger, Walgreens, McDonald's, Dollar General, BP, Rally's and More
- Strong Location 4 Miles From Downtown Cincinnati and 2 Miles From Western Hills Neighborhood, a Major Retail Hub in the Area
- Adjacent to Elder and Seton High Schools, Private Schools With 1,300+ Students
- Strong Demographics: Population Exceeds 273,200 Within 5-Miles of the Property and is Expected to Increase by 2027 | Daytime Population Exceeds 380,500
- The Cincinnati MSA Has a Population of Over 2.2 Million | Half of the U.S. Population Lives Within a 12 Hour Drive of Cincinnati



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## PROPERTY PHOTOS

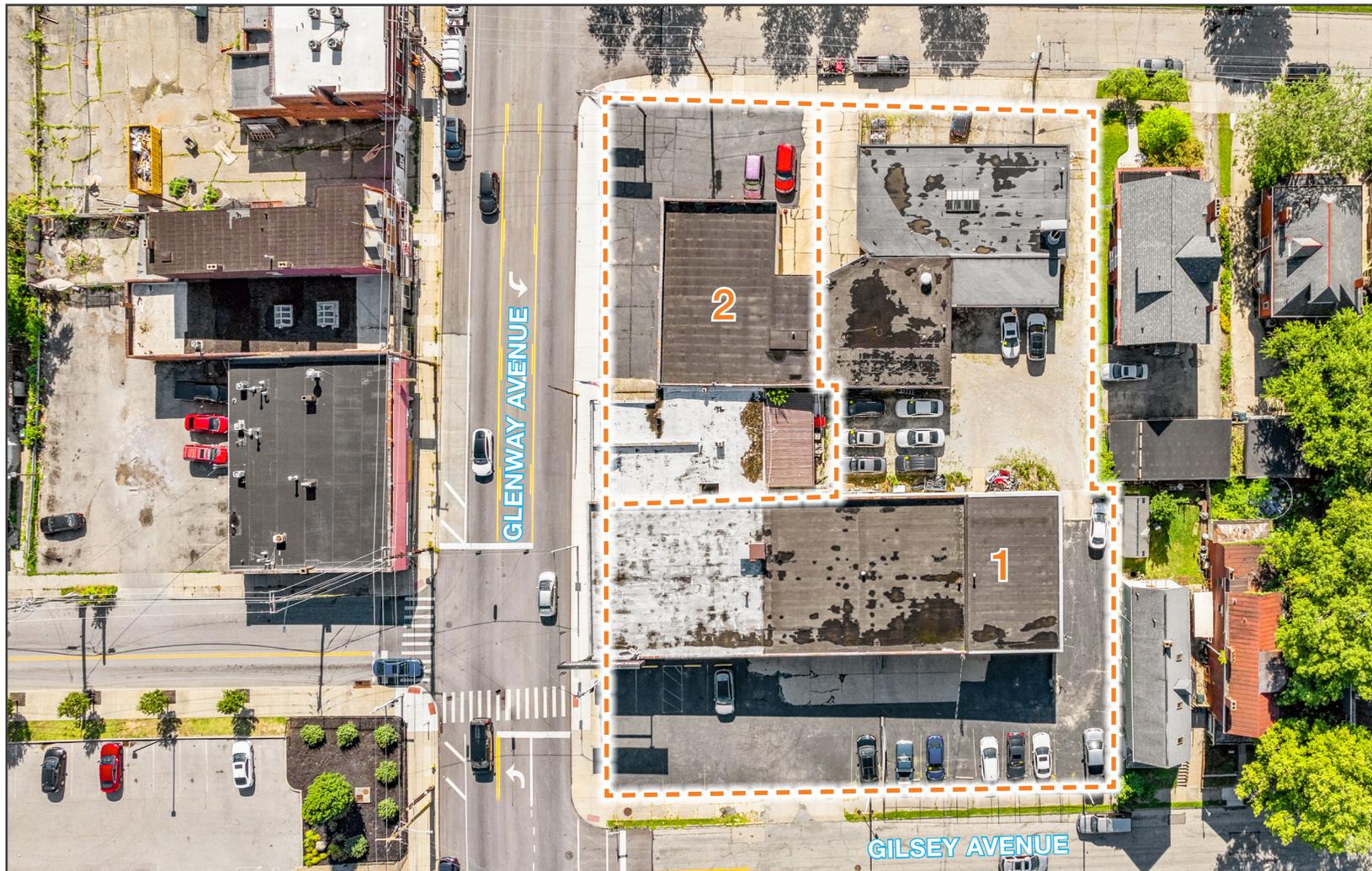


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## RENT ROLL

SUITE	TENANT	GLA	% OF NRSF	MONTHLY RENT	ANNUAL RENT	R/SF	LEASE	LEASE COMMENCE	LEASE EXPIRATION	TERM REMAINING	OPTIONS/INCREASES
1	Caliber Collision	12,485	73.94%	\$6,494.59	\$77,935	\$6.24	NN	11/7/2020	11/30/2030	6.08	2, 5-Year Options / 2% Incr. in Base Term and 5% Incr. in Each Option
2	Leased Storage Space	4,401	26.06%	\$1,250.00	\$15,000	\$3.41	Gross	8/1/2024	9/1/2029	4.75	-
<b>TOTALS</b>		<b>16,886 SF</b>	<b>100%</b>	<b>\$7,745</b>	<b>\$92,935</b>	<b>\$5.50</b>					



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## INVESTMENT SUMMARY

**LIST PRICE**  
**\$1,200,000**

**CAP RATE**  
**6.96%**

**PRICE/SF**  
**\$71.06**

PROPERTY DESCRIPTION	
YEAR BUILT:	1958
GLA:	16,886-SF
OCCUPANCY:	100%
LOT SIZE:	+/-0.90-AC

LEASE ABSTRACT: CALIBER COLLISION	
LEASE TYPE:	Double Net
LEASE TERM REMAINING:	6.33 Years
EXPIRATION DATE:	11/30/2030
OPTION TERMS:	Two, 5-Year
RENTAL INCREASES:	2% Annually and 5% at Start of Each Option
TENANT RESPONSIBILITY:	CAM, Liability Insurance, Taxes, HVAC Repair
LANDLORD RESPONSIBILITY:	Roof, Skylights, Foundation, Structure, Parking lot, Property Insurance, HVAC Replacement only and in ground plumbing (including any necessary replacements)
GUARANTOR:	Corporate

LEASE ABSTRACT: STORAGE SPACE	
LEASE TYPE:	Gross
LEASE TERM REMAINING:	4.75
EXPIRATION DATE:	9/1/2029

INCOME	CURRENT	\$/SF
ANNUAL BASE RENT	\$92,935	\$5.50
CALIBER TAX REIMBURSEMENT	\$14,090	\$0.83
<b>EFFECTIVE GROSS INCOME</b>	<b>\$107,025</b>	<b>\$6.34</b>
EXPENSES	CURRENT	\$/SF
INSURANCE:	\$6,006	\$0.35
TAXES:	\$17,443	\$1.03
<b>TOTAL OPERATING EXPENSES</b>	<b>\$23,449</b>	<b>\$1.38</b>
<b>NET OPERATING INCOME</b>	<b>\$83,576</b>	<b>\$4.95</b>

**NOTES:**

- Landlord Pays for Property Insurance. Tenants Pay for Liability Policy.
- Taxes Based on 2023 Actual.



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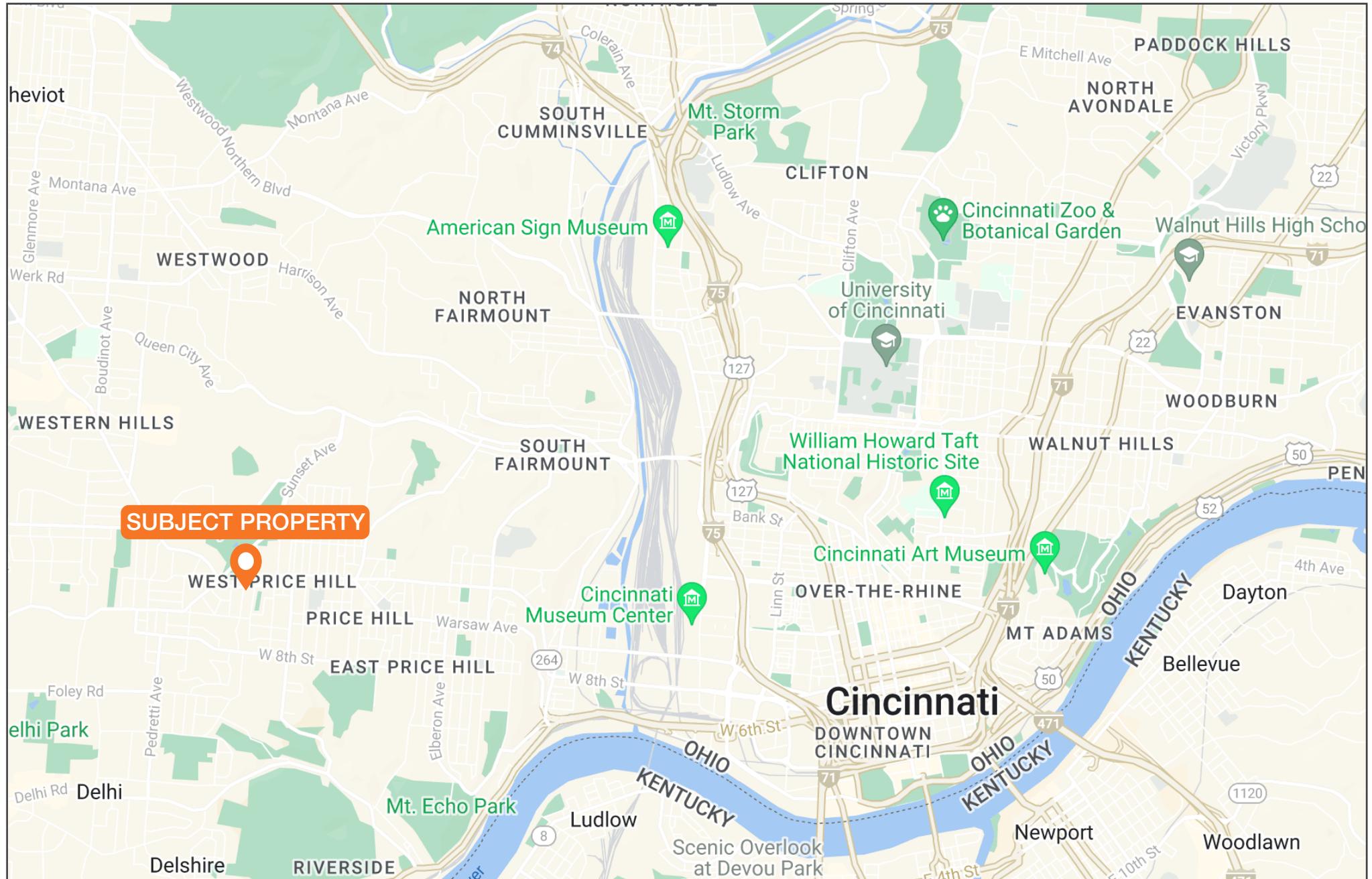
## AERIAL OVERVIEW



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## REGIONAL AERIAL



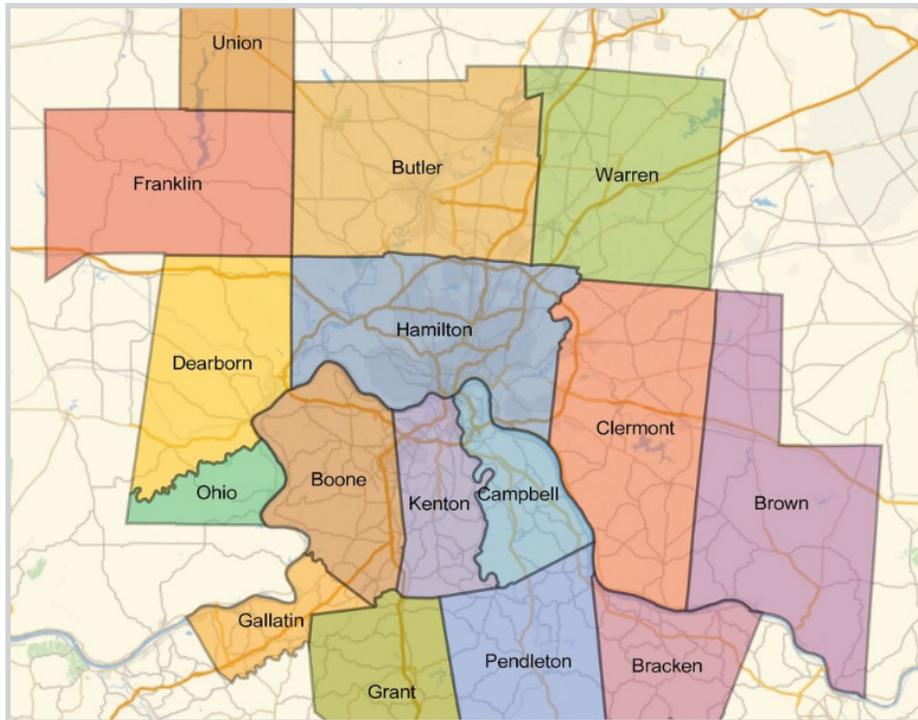
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## MARKET OVERVIEW

### CINCINNATI METRO OVERVIEW

The Cincinnati metro is a 15-county region located within portions of Ohio, Kentucky and Indiana that maintains a population of nearly 2.2 million. The Ohio counties are Hamilton, Brown, Warren, Butler and Clermont. The counties in Indiana are Dearborn, Ohio and Franklin, and the Kentucky counties are Campbell, Grant, Boone, Gallatin, Pendleton, Bracken and Kenton. Seven Fortune 500 companies are located in the metro and provide thousands of jobs: Kroger, Cintas, Procter & Gamble, Fifth Third Bancorp, American Financial Group, Cincinnati Financial, and Western & Southern Financial Group. Revitalization, particularly around Findlay Market and Over-the-Rhine, through the addition of bars, restaurants and river-side parks downtown have drawn residents into the urban core.



### METRO HIGHLIGHTS



#### DIVERSIFYING ECONOMY

Growth in service-oriented industries has lessened the metro's dependence on the manufacturing and transportation sectors.



#### ATTRACTIVE BUSINESS ENVIRONMENT

Companies are drawn to the region's low cost of doing business, while employees enjoy a relatively affordable place to live.



#### CENTRAL DISTRIBUTION POINT

Half of the U.S. population and around 30 major markets are within a one-day drive of Cincinnati. The metro also has access to shipping along the Ohio River.

### ECONOMY HIGHLIGHTS

- State tax credit initiatives, along with lower property, corporate and state taxes, are major incentives that draw companies.
- The area's traditional employment bases in aerospace, automotive, chemistry and financial services will keep contributing to the metro's economic landscape.
- The Cincinnati/Northern Kentucky International Airport ranks as one of the nation's largest cargo airports, positioning the metro as a regional distribution hub.

### DEMOGRAPHIC HIGHLIGHTS



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## DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2028 Projection	20,225	110,389	277,510
2023 Estimate	20,186	110,230	273,266
2020 Census	21,760	113,924	276,308
2000 Census	21,007	113,711	268,475
Daytime Population	14,068	89,430	380,509
<b>HOUSEHOLD INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Average	\$46,054	\$61,408	\$74,873
Median	\$32,916	\$41,799	\$47,677
Per Capita	\$18,743	\$26,188	\$33,127
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2028 Projection	8,224	46,883	121,473
2022 Estimate	8,179	46,658	118,794
2020 Census	8,211	46,761	117,666
2000 Census	8,013	46,131	112,153
<b>HOUSING</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Median Home Value	\$92,214	\$134,460	\$170,396
<b>EMPLOYMENT</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2023 Unemployment	8.01%	7.12%	6.34%
Avg. Time Traveled	27	27	25
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
High School Graduate (12)	36.64%	34.10%	28.43%
Some College (13-15)	18.95%	20.12%	18.88%
Associate Degree Only	8.33%	8.72%	7.89%
Bachelor's Degree Only	10.92%	15.14%	20.28%
Graduate Degree	4.63%	7.66%	13.18%

<b>MAJOR EMPLOYERS</b>	<b>EMPLOYEES</b>
1 Krlp Inc	25,000
2 Transportation Unlimited Inc	6,516
3 Firstgroup America Inc-Laidlaw Transportation	5,075
4 First Services Inc	5,031
5 Cincinnati Childrens Hospital	4,451
6 Chmc Cmnty Hlth Svcs Netwrk	3,047
7 Great American Insurance Co-Great American	3,000
8 Procter & Gamble Company-P&G	2,997
9 Fifth Third Bancorp	2,485
10 Universty of Cincinnti Medcl C	2,387
11 Cleveland Wrecking Company	1,858
12 News Amer Mktg In-Store Svcs L	1,851
13 Fifth Third Bank National Assn-Fifth Third Bank	1,800
14 Western Sthern Fincl Group Inc-Western & Southern	1,800
15 Duke Cmmnications Holdings Inc	1,779
16 Trim Masters Inc	1,723
17 Cinergy Corp	1,700
18 Anesthesia Assoc Cincinnati Inc	1,665
19 Christ Cllege of Nrsing Hlth S	1,508
20 Christ Hospital-Christ Hospital Health Network	1,500
21 Deaconess Long Term Care of MI-Camden Health Center	1,500
22 Commonwealth Title Dallas Inc-Commonwealth Land Title	1,481
23 Western Southern Mutl Holdg Co	1,450
24 McCormick & Schmick Holding	1,433
25 University of Cincinnati-University Hosp A & MBL Care	1,397

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