

# CALIBER COLLISION<sup>®</sup>

ABSOLUTE TRIPLE NET (NNN) LEASE  
BRAND NEW 2025 CONSTRUCTION

6037 WILLIAM PENN HWY  
MURRYSVILLE, PA 15632  
**PITTSBURGH MSA**



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

FILE PHOTO, ACTUAL SITE UNDER CONSTRUCTION

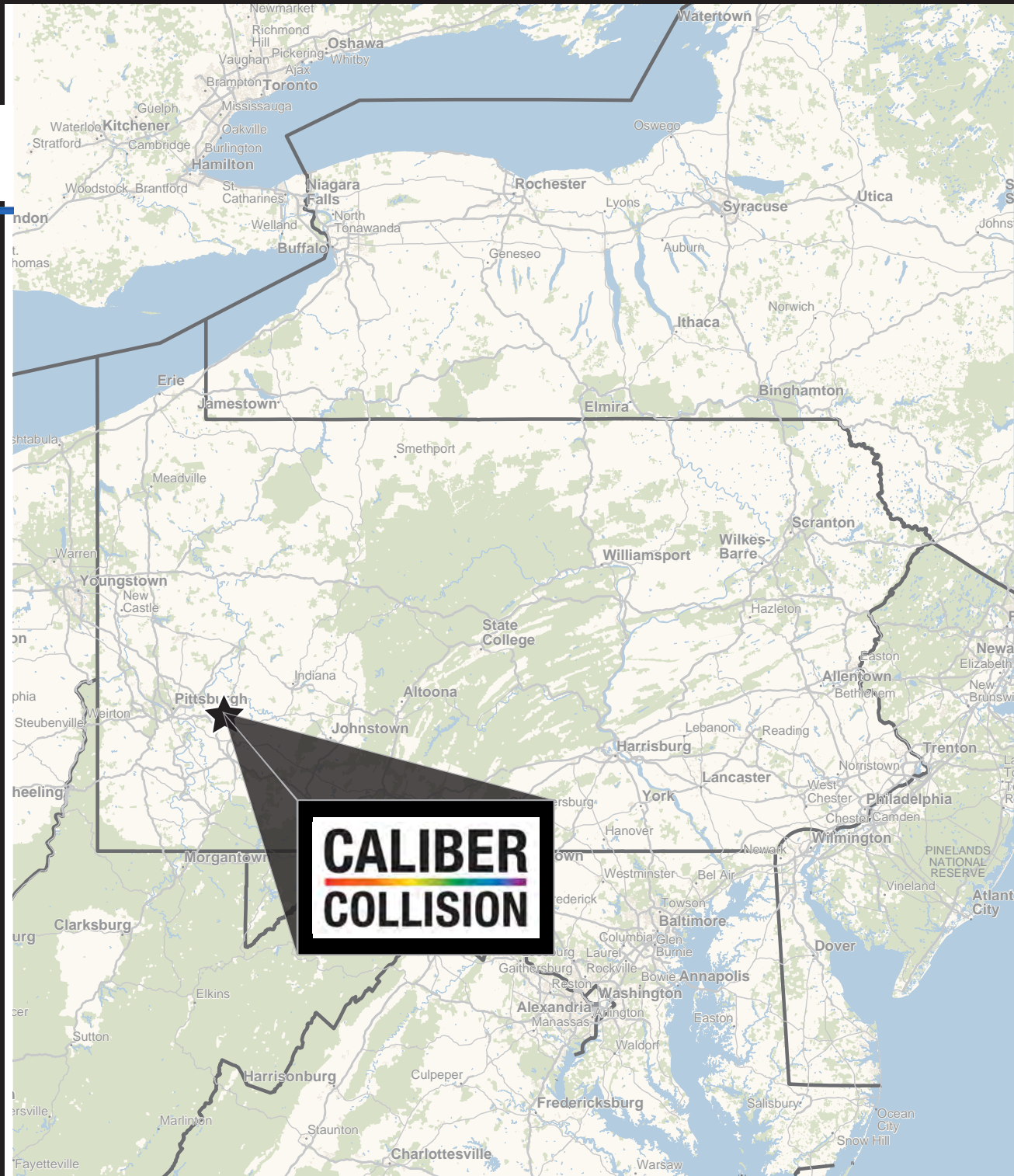
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**Marcus & Millichap**  
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# CALIBER COLLISION<sup>®</sup>

## INVESTMENT SUMMARY

6037 WILLIAM PENN HWY, MURRYSVILLE, PA 15632

**PRICE : \$5,582,800**

**CAP : 6.25%**

**RENT : \$348,925**

### OVERVIEW

PRICE	\$5,582,800
GROSS LEASABLE AREA (GLA)	12,386 SF
LOT SIZE	2.65 Acres
NET OPERATING INCOME	\$348,925
YEAR BUILT	2025

### ANNUALIZED OPERATING DATA

LEASE TERM	Annual Rent
1-5	\$348,925
6-10	\$383,817
11-15	\$422,199
OPTION 1	\$464,419
OPTION 2	\$510,860

### LEASE ABSTRACT

LEASE TYPE	NNN
LEASE TERM	15 Years
LEASE START (ESTIMATE)	7/14/2025
LEASE EXPIRATION (ESTIMATE)	7/31/2040
RENEWAL OPTIONS	2x5
INCREASES	10% Every 5 Years
LANDLORD OBLIGATIONS	None At All



**CLICK TO VIEW COMPANY VIDEO**

**Marcus & Millichap**  
NNN DEAL GROUP

## INVESTMENT HIGHLIGHTS

NNN

**Absolute NNN Lease**, zero landlord responsibilities



**Brand New 2025 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

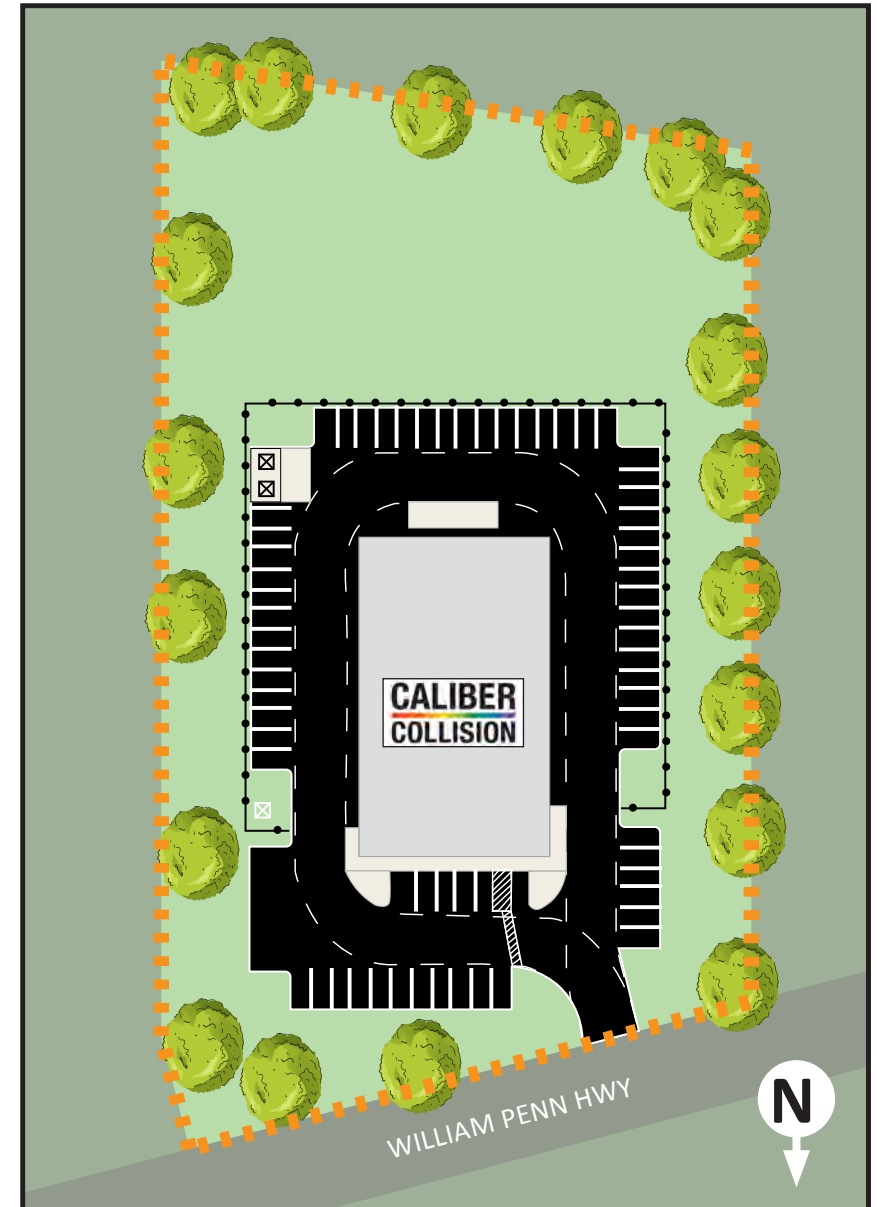


E-commerce and **Recession Resistant Industry**, as long as there are cars on the road, there will be a need for body work



**Highly Affluent Pittsburgh Neighborhood**, Average Household Income is well above national average at \$120,000

## SITE PLAN





Woodbridge  
MONRO  
burn boot camp  
DUNKIN'  
ALDI  
RITE AID  
APR  
Arbys  
CVS pharmacy

ME MedExpress  
Shop 'n Save  
Starbucks  
KFC  
Pep Boys  
Advance Auto Parts  
FINE WINE & GOOD SPIRITS  
DUNKIN'

SHERWIN-WILLIAMS  
AutoZone  
getGo  
Applebee's  
Starbucks  
Market DISTRICT

N.E.W. LUTHERAN HIGH SCHOOL

Sunoco Logistics Partners  
(PIPELINE MANUFACTURING)

MITSUBISHI CHEMICAL  
ADVANCED MATERIALS  
(GLASS FIBER & PLASTICS MANUFACTURING)

Michaels  
Wendy's  
ANYTIME FITNESS  
POOL CITY  
DOLLAR GENERAL

Hallmark  
Panera BREAD  
MilkShake FACTORY  
edible  
tropical CAFE  
Great Clips  
NICKLAS SUPPLY  
SHEETZ

CALIBER COLLISION  
America's Largest Collision Repair Company

FLEXSCREEN  
STEEL CITY PARKOUR

EXPORT Tire

TSC TRACTOR SUPPLY CO

Advance Auto Parts  
DOLLAR TREE  
DOLLAR GENERAL  
Domino's Pizza  
MCDONALDS

DAIRY QUEEN

WMM  
WASTE MANAGEMENT CENTER

WESTMORELAND COUNTRY CLUB

MANOR VALLEY GOLF COURSE

Walmart Supercenter

Wendy's  
verizon  
RITE AID  
Starbucks  
TACO BELL  
FINE WINE & GOOD SPIRITS  
SUBWAY  
Goodwill Industries International, Inc.

Pittsburgh 20 miles

# LOCATION OVERVIEW

## MURRYSVILLE, PA

Murrysville offers a compelling mix of suburban charm, economic growth, and long-term potential. Located just 20 miles east of Pittsburgh, Murrysville benefits from a robust local economy fueled by expanding businesses, retail development, and a growing population. Its top-rated schools, low crime rates, and abundant recreational opportunities attract families and professionals, ensuring steady demand for quality housing.



## PITTSBURGH MSA

The Pittsburgh metro rests at the foothills of the Allegheny Mountains in the southwestern corner of Pennsylvania, outside the congested East Coast corridor. The metro contains 2.4 million residents, with around half concentrated in Allegheny County. The region's economy — which was once dominated by the steel industry — has diversified, with the help of the area's many colleges and universities, which provide a steady flow of educated personnel. The city limits of Pittsburgh are located where the Allegheny and Monongahela rivers join to form the Ohio River. Pittsburgh is the most populous city in the metro and the second largest in Pennsylvania, with approximately 306,100 residents.

## METRO HIGHLIGHTS



Pittsburgh is home to 10 Fortune 500 companies, including PNC Financial Services, WESCO International, U.S. Steel, Alcoa, PPG Industries, Viatris, Westinghouse Air Brake, Arconic, Dick's Sporting Goods, and EQT.



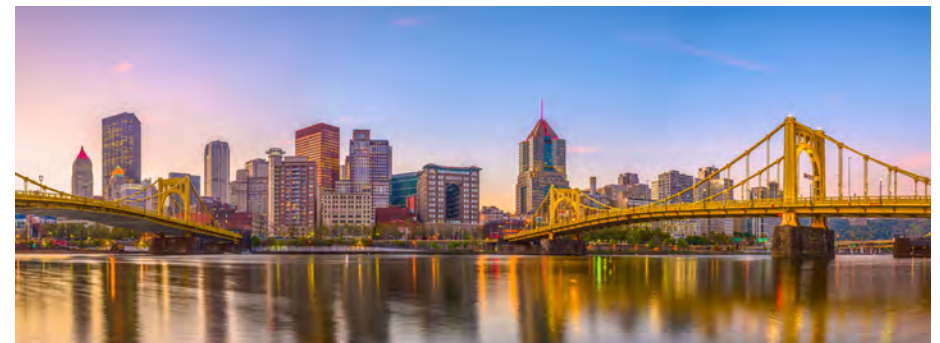
The local high-tech sector is expanding, particularly in automation and manufacturing equipment, software, biotechnology, environmental services and pharmaceuticals.



The local economy benefits from university-related startup companies. Carnegie Mellon University, Duquesne University and the University of Pittsburgh are among the local higher education institutions.



The metro is expected to note the formation of over 9,000 households by the end of 2028, facilitating retail and housing demand across the metro.



# 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**



**#1**  
LARGEST  
COLLISION  
REPAIR  
COMPANY



# CALIBER COLLISION®

RESTORING THE RHYTHM OF YOUR LIFE

## 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**

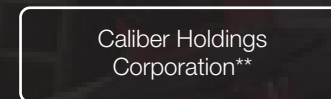
REVENUE AS OF 2022

**PRIVATE**

OWNERSHIP



## OWNERSHIP BREAKDOWN



### Subsidiaries\*

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



**“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 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!

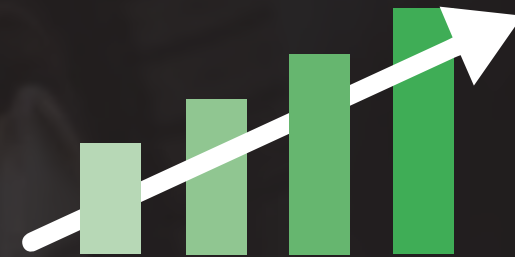
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Increase Your Cash Flow  
**COST SEGREGATION**



**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.

# DEMOGRAPHICS / MURRYSVILLE, PA

POPULATION	1 MILE	3 MILES	5 MILES
2028 Projection	2,822	17,445	42,692
2023 Estimate	2,777	17,111	41,849
Growth 2023 - 2028	1.63%	1.96%	2.01%
2010 Census	2,808	16,195	40,685
2020 Census	2,875	16,952	41,734
Growth 2010 - 2020	2.39%	4.68%	2.58%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2028 Projections	1,173	7,458	17,739
2023 Estimate	1,151	7,286	17,328
Growth 2023 - 2028	1.83%	2.36%	2.37%
2010 Census	1,114	6,621	16,272
2020 Census	1,140	7,186	17,073
Growth 2010 - 2020	2.36%	8.52%	4.92%

HOUSEHOLDS BY INCOME (2023 Est.)	1 MILE	3 MILES	5 MILES
\$200,000 or More	9.06%	11.36%	11.20%
\$150,000 - \$199,999	8.39%	10.81%	11.36%
\$100,000 - \$149,999	18.78%	19.95%	20.82%
\$75,000 - \$99,999	13.45%	13.26%	13.51%
\$50,000 - \$74,999	14.42%	14.81%	14.81%
\$35,000 - \$49,999	10.92%	9.31%	9.17%
\$25,000 - \$34,999	7.39%	6.88%	7.01%
\$15,000 - \$24,999	8.77%	6.63%	6.24%
\$10,000 - \$14,999	3.92%	3.17%	2.60%
Under \$9,999	4.90%	3.84%	3.28%
2023 Est. Average Household Income	\$104,510	\$117,486	\$119,260
2023 Est. Median Household Income	\$74,271	\$84,813	\$87,472
2023 Est. Per Capita Income	\$43,424	\$50,103	\$49,437

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2023 Estimated Population by Age	2,777	17,111	41,849
Under 4	5.2%	3.8%	3.6%
5 to 14 Years	12.2%	11.3%	11.2%
15 to 17 Years	3.4%	3.7%	3.8%
18 to 19 Years	1.9%	2.0%	2.1%
20 to 24 Years	4.4%	4.6%	4.7%
25 to 29 Years	5.7%	4.8%	4.6%
30 to 34 Years	5.8%	4.8%	4.5%
35 to 39 Years	6.0%	5.2%	5.0%
40 to 49 Years	11.7%	11.8%	11.7%
50 to 59 Years	14.9%	16.2%	16.2%
60 to 64 Years	8.0%	8.6%	8.9%
65 to 69 Years	6.8%	7.6%	8.0%
70 to 74 Years	5.5%	6.4%	6.7%
Age 75+	8.7%	9.3%	9.1%
2023 Median Age	44.9	48.6	49.2

2023 Population 25 + by Education Level	1 MILE	3 MILES	5 MILES
Elementary (0-8)	0.58%	0.46%	0.57%
Some High School (9-11)	4.31%	3.45%	3.06%
High School Graduate (12)	28.16%	27.03%	27.17%
Some College (13-15)	14.44%	14.58%	14.97%
Associates Degree Only	10.34%	10.69%	10.54%
Bachelors Degree Only	23.82%	25.35%	25.70%
Graduate Degree	17.82%	18.00%	17.61%

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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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