

OFFERING MEMORANDUM

CALIBER
COLLISION

SINGLE TENANT NET LEASE INVESTMENT OPPORTUNITY

LAWRENCEVILLE, GA



Representative Photo



BULL REALTY

TCN
WORLDWIDE
REAL ESTATE SERVICES

CALIBER COLLISION

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EXECUTIVE SUMMARY

**CALIBER
COLLISION**

2590 & 2598 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044

\$2,017,538 | 6.5% CAP RATE | NN LEASE

INVESTMENT OFFERING

This rare Caliber Collision offering has one of the lowest investor entry price points on the market for this Tenant. This Lawrenceville, GA (Atlanta MSA) Caliber location has been operating here since 2014. The Tenant recently requested a 10 year lease extension and *doubled* their footprint. They expanded to a second building for a total of ±15,250 SF on this ±1.5-acre site *and* completed all the desired tenant improvements at their expense.

Area demographics are outstanding and growing! Traffic counts exceed 27,000 VPD at this busy four lane Lawrenceville, GA (Atlanta MSA) location. The 5-mile population is over 250,000 with an average household income of \$99,466.

The 10-year NN lease is offered at a 6.5% cap rate with four 5-year renewal options *and* rent increases of 5% in Year 6 of the extended term and 2% annually during the renewal periods.

Landlord responsibilities are limited to roof, structure, and parking lot. The Tenant is responsible for reimbursement of all taxes and insurance as well as other maintenance, utilities, and grounds care.

This lease is corporately guaranteed by Caliber Collision, the largest collision repair service in the U.S. with over 1,800 locations nationwide.

INVESTMENT HIGHLIGHTS

- Great entry price point for 1031 Exchange Buyers
- Located in high density and growing Gwinnett County GA location
- Continued operations at this location for over 12 years
- Tenant initiated the 10-year NN lease extension with four 5-year renewal options and periodic rent increases
- Prominent Atlanta MSA submarket with traffic counts of over 27K VPD and five-mile population of over 250,000
- Strong corporate guarantor Caliber Collision, the largest collision repair company in the U.S. with over 1,800 locations



PROPERTY INFORMATION

2590 & 2598 LAWRENCEVILLE HWY, LAWRENCEVILLE, GA 30044



SUBJECT PROPERTY



\$2,017,538

Price



6.5%

Cap Rate



±1.5 AC

Site Size



±15,250 SF

Square Footage



NN

Fee Simple



Extended 10 Year

Term

COUNTY:	Gwinnett
PRICE:	\$2,017,538
NOI:	\$131,140
PRICE/SF:	\$132.30/SF
RENT/SF:	\$8.60/SF
PARKING:	±40 Surface spaces
YEAR BUILT:	1995
PROPERTY SIGNAGE:	Monument
NUMBER OF BUILDINGS:	2
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	NN
LEASE COMMENCEMENT:	1/1/2025
LEASE EXPIRATION:	12/31/2034
RENEWAL OPTIONS:	Four 5-year
RENT INCREASES:	5% in year 6 and 2% annually during options
TENANT:	Caliber Collision
GUARANTOR:	Corporate
LANDLORD RESPONSIBILITIES:	Roof, structure and parking lot
TENANT RESPONSIBILITIES:	All other repairs & maintenance, utilities, grounds care, full reimbursement of property taxes & property insurance
RIGHT OF FIRST REFUSAL:	No

RENT SCHEDULE

INITIAL TERM	STARTING DATE	ENDING DATE	MONTHLY RENT	ANNUAL RENT	RENT INCREASE
Initial (Yrs 1-5)*	1/1/2025	12/31/2029	\$10,928.35	\$131,140.20	
Initial (Yrs 6-10)*	1/1/2030	12/31/2034	\$11,474.76	\$137,697.12	5%
Option 1					
Year 11	1/1/2035	12/31/2035	\$11,704.26	\$140,451.12	2%
Year 12	1/1/2036	12/31/2036	\$11,938.35	\$143,260.20	2%
Year 13	1/1/2037	12/31/2037	\$12,177.12	\$146,125.44	2%
Year 14	1/1/2038	12/31/2038	\$12,420.66	\$149,047.92	2%
Year 15	1/1/2039	12/31/2039	\$12,669.07	\$152,028.84	2%
Option 2					
Year 16	1/1/2040	12/31/2040	\$12,922.45	\$155,069.40	2%
Year 17	1/1/2041	12/31/2041	\$13,180.90	\$158,170.80	2%
Year 18	1/1/2042	12/31/2042	\$13,444.52	\$161,334.24	2%
Year 19	1/1/2043	12/31/2043	\$13,713.41	\$164,560.92	2%
Year 20	1/1/2044	12/31/2044	\$13,987.68	\$167,852.16	2%
Option 3					
Year 21	1/1/2045	12/31/2045	\$14,267.43	\$171,209.16	2%
Year 22	1/1/2046	12/31/2046	\$14,552.78	\$174,633.36	2%
Year 23	1/1/2047	12/31/2047	\$14,843.84	\$178,126.08	2%
Year 24	1/1/2048	12/31/2048	\$15,140.72	\$181,688.64	2%
Year 25	1/1/2049	12/31/2049	\$15,443.53	\$185,322.36	2%
Option 4					
Year 26	1/1/2050	12/31/2050	\$15,752.40	\$189,028.80	2%
Year 27	1/1/2051	12/31/2051	\$16,067.45	\$192,809.40	2%
Year 28	1/1/2052	12/31/2052	\$16,388.80	\$196,665.60	2%
Year 29	1/1/2053	12/31/2053	\$16,716.58	\$200,598.96	2%
Year 30	1/1/2054	12/31/2054	\$17,050.91	\$204,610.92	2%

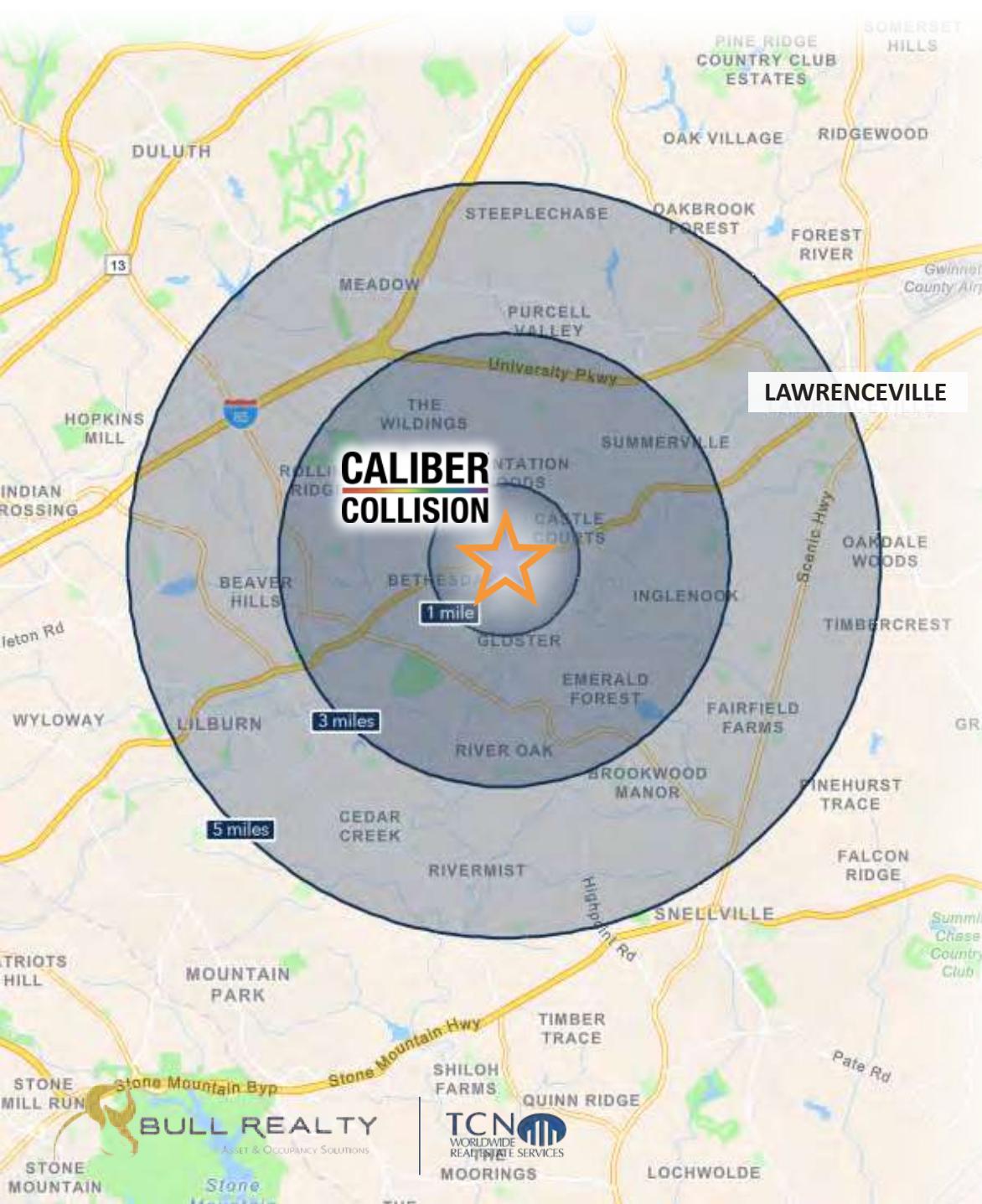
Extended 10 Year Term*

SURVEY



ABOUT THE AREA

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2025 POPULATION	12,653	108,557	250,715
ANNUAL GROWTH 2025 - 2030	0.32%	0.41%	0.63%

HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2025 HOUSEHOLDS	4,035	35,588	85,770
AVG. HOUSEHOLD INCOME	\$97,415	\$99,070	\$99,466
ANNUAL GROWTH 2025 - 2030	0.53%	0.57%	0.83%
TOTAL CONSUMER SPENDING (VEHICLE MAINTENANCE & REPAIRS)	\$4,608,621	\$42,119,627	\$101,209,653

ESRI 2026

TENANT PROFILE

CALIBER COLLISION

Founded in 1997, Caliber has grown to more than 1,800 centers nationwide and features a range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 41 states and Caliber Auto Glass for glass repair and replacement.

Caliber provides repair solutions that enable its insurance company partners to improve customer satisfaction and drive policyholder retention while also reducing repair costs in the claims process. Their focus is on service commitment and providing industry leading warranties.

In 2019, [Hellman & Friedman](#), a private equity firm with over \$115 billion in assets under management, acquired Caliber Collision and merged it with ABRA Auto Body & Glass, LP, an investment made in 2014. Hellman & Friedman was founded in 1984 by Warren Hellman and Tully Friedman, who met during their respective careers at Lehman Brothers and Salomon Brothers. Tully left in 2011, and Warren remained with the company until his death in 2011. Over the firm's 40-year history it has developed deep sector insights, such as consumer services & retail, and has raised over \$70 billion of committed capital and invested in over 100 companies.

#1

Nations Largest Collision Repair Company



COMPANY SUMMARY

COMPANY:	Caliber Collision
OWNERSHIP:	Private
YEARS IN BUSINESS	25
NUMBER OF LOCATIONS:	1,800
NUMBER OF LOCATIONS IN GA:	±44
HEADQUARTERS:	Lewisville, TX



[Click here to learn more about Caliber Collision Lawrenceville](#)



ABOUT THE AREA

LAWRENCEVILLE, GEORGIA

The City of Lawrenceville is the second oldest city in Metro Atlanta and serves as Gwinnett's county seat with a population of just over 29,000 citizens. With a youthful median age of 32, Lawrenceville works to preserve its heritage while pushing ahead to ensure excellence for the future.

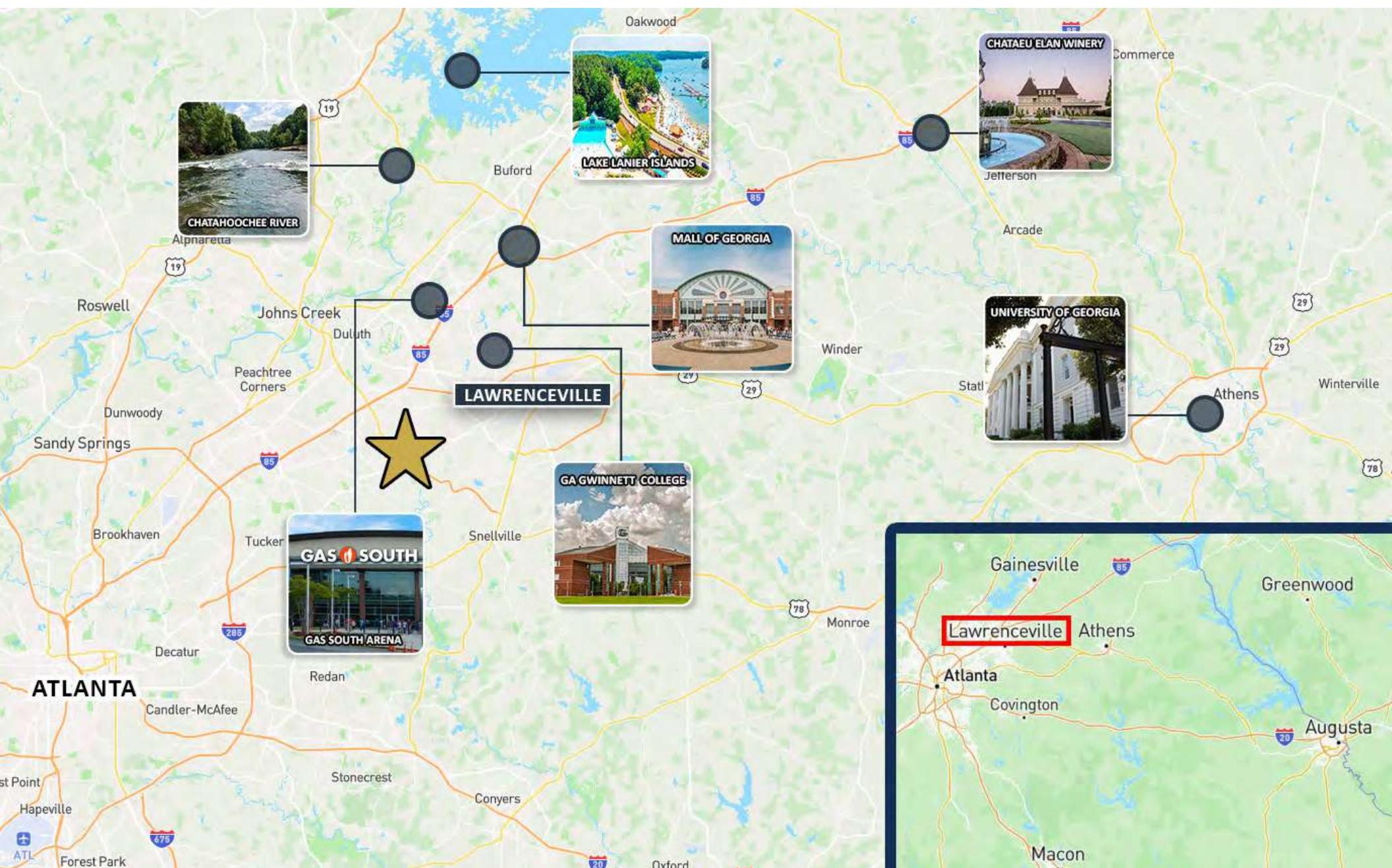
From state-of-the-art medical, educational and governmental facilities, to thriving business, cultural and recreational opportunities, Lawrenceville serves as home and host to individuals and families who come from around the globe. The city's proximity to Atlanta is a convenience, yet residents and visitors can still find all they desire and need within the city limits.

Lawrenceville is home to one of the premier hospitals in the region, Gwinnett Medical Center. GMC is a non-profit, 500-bed health care network based in Gwinnett County. It comprises two hospitals, plus several supporting medical facilities with more than 4,300 employees and more than 800 affiliated physicians. The flagship campus of GMC is located in Lawrenceville near the intersection of Highway 316 and Duluth Highway 120.

Historically significant buildings in downtown Lawrenceville include the Gwinnett Historic Courthouse and Lawrenceville Female Seminary. The area includes many restaurants like UpTown Café, Corner Stop Café, Cosmo's Original Little Italy Pizza and McCray's Tavern on the Square. Downtown also offers valuable living on the square with the new "Cornerstone On The Square" condos and townhomes.



IN THE AREA



BROKER PROFILES



NANCY MILLER, CCIM, MBA

President, Net Lease Investment Group
NMiller@BullRealty.com
404-876-1640 x118

Nancy Miller joined Bull Realty in 2001. Her brokerage practice focuses on single tenant net lease and multi-tenant retail investment properties. Nancy is a partner with the firm and heads the National Net Lease Investment Group. Her focus includes working with investors, 1031 exchange transactions and developers throughout the US. She is an industry recognized savvy and knowledgeable investment expert. In the last 5+ years, she has brokered over 125 single tenant transactions. Nancy also publishes an electronic investor newsletter, and participates in a quarterly national retail industry survey done by Morgan Stanley. Periodically, Nancy contributes to Bull Realty's retail blogs and appears on the [Commercial Real Estate Show](#), a national weekly commercial real estate radio show hosted and produced in Atlanta by Michael Bull, Bull Realty's founder and President.

Nancy has held a real estate license for over 25 years and is licensed in several states. She is a Life Member of the Atlanta Commercial Board of Realtors and a member of the International Council of Shopping Centers (ICSC). She also holds the prestigious CCIM designation and has a Bachelor of Arts degree from Tulane University and an MBA from Emory University's Goizueta Business School, where she is a guest lecturer.



ADAM WILLHITE

V.P. Net Lease Investment Group
Adam@BullRealty.com
404-876-1640 x119

Adam has been a commercial real estate investor and decided to make a mid-career change to follow his passion. Formerly an Executive Recruiter specializing in physician recruitment, he brought his interest in commercial real estate and client focused talents to Bull Realty. He specializes in single tenant investment sales, and his expertise is readily seen in his work with acquisitions, dispositions, 1031 exchanges, and strategy consultation.

As an Atlanta resident since the age of 5, Adam has enjoyed giving back to the community by volunteering his time with animal rescue and preservation of historic Atlanta landmarks. Adam has a bachelor's degree from Kennesaw State University and is a member of the Atlanta Commercial Board of Realtors and soon to be a CCIM candidate.

CONNECT WITH US:
www.BullRealty.com



ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

https://www.bullrealty.com/



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 2590 & 2598 Lawrenceville Hwy, Lawrenceville, GA. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

Accepted and agreed to this _____ day _____ of, 20____.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____



II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Nancy Miller, CCIM, MBA

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Adam Willhite

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Fax: 404-876-7073

DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.