

1465 S WASHBURN ST
OSHKOSH, WI 54904



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EXCLUSIVELY PRESENTED BY:

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DAVID BAEHR
Broker

Phone: 608-213-6686
david@baehrinc.com
License #: 52609-90

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American Realtors

202 W. Main Street
Sun Prairie, WI 53590
Office: 608-834-2613

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About OSHKOSH

Built By: www.crebuilder.com



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 a chain of repair centers offering various auto repair services at over 1,500 locations across the United 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. Over the last five years, Caliber Collision has expanded 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.

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

1,500+

TOTAL
LOCATIONS

40+

STATES
SERVICES

24,000+

TOTAL
EMPLOYEES

1.8 MILLION

CAR LIVES
RESTORED ANNUALLY

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

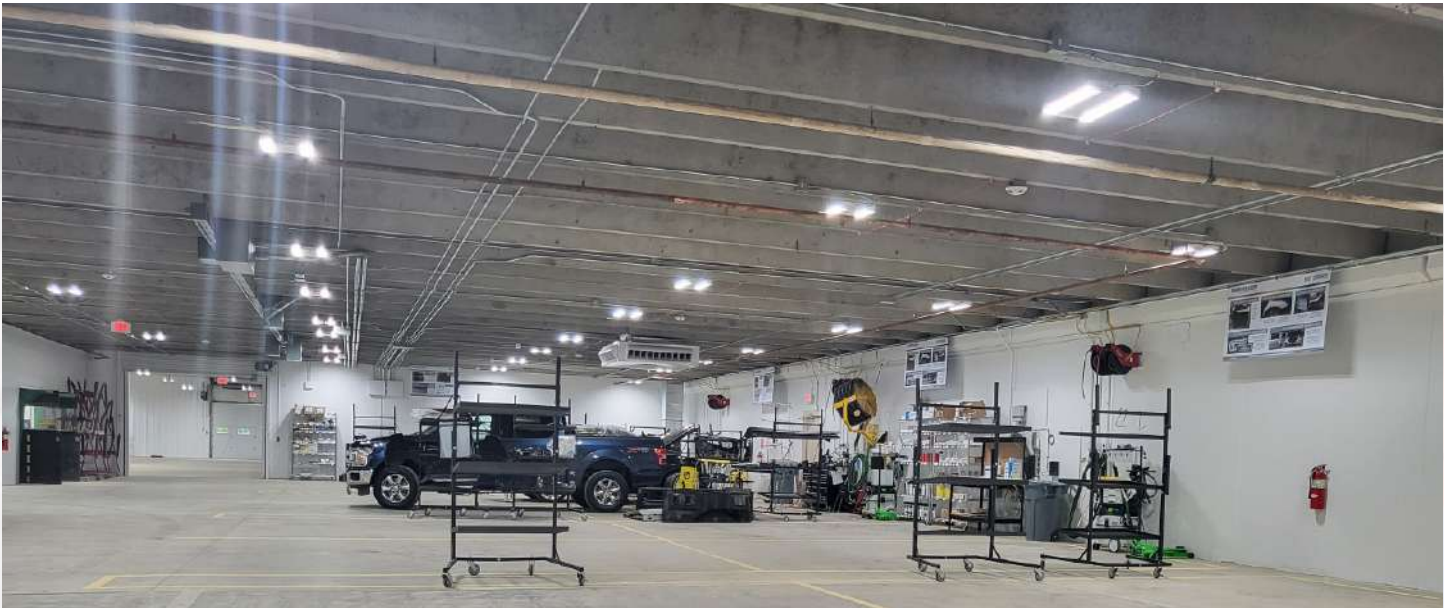
INVESTMENT SUMMARY

This is a Terrific Investment Opportunity located at 1465 S Washburn St, Oshkosh, WI 54904. Caliber Collision is the Largest Collision Repair Company in America with more than 1,500 Locations Nationwide! Caliber's newest location in the Fox Valley is nestled within a regional retail hub with a traffic count of 70,500 southbound on Hwy 41 and 64,100 northbound on Hwy 41. With an annual net operating income of \$144,000, the property is a sustainable income-producing investment. The 1.86-acre site features excellent visibility and easy access to major highways. The newly signed 11-year lease features an escalation of 10% every five years and the ability to extend for up to 21-years. The building is a concrete tilt up structure in the front, the back portion is a quality-built steel structure. Caliber Collision's capable design and construction team's improvements has made this building is the equivalent of new with the latest technological advancements. Priced to sell at a Cap Rate of 6!



PROPERTY SUMMARY

Offering Price	\$2,400,000.00
Building SqFt	19,296 SqFt
Year Built	1975
Lot Size (SF)	81,022.00 SqFt
Parcel ID	13-11760000
County	Winnebago
Frontage	200.00 Ft
Coordinates	44.004635,-88.583757



PROPERTY HIGHLIGHTS

- Caliber Collision is the Largest Collision Repair Company in America with more than 1,500 Locations Nationwide!
- The property has an Initial monthly rent of \$12,000.00, with a 10% increase every five (5) years during the Initial Term and any Renewal Terms. With two (2) five (5) year options to extend the Term.
- Caliber Collision's capable design and construction team's improvements to this Concrete Tilt-Up structure makes it the equivalent of new with the latest technological advancements. The Landlord is responsible for the roof, structure and parking lot per the lease agreement.



TENANT SUMMARY

OMERS 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 Omer being minority shareholder.

OMERS Private Equity (Toronto, Canada & Lewisville, Texas): A Worldwide company. 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 fundraiser. It also provides the opportunity to leverage the relationships of the other investment entities and resources of OMERS.

OMERS bought Caliber Collision repair services in November 2013. Caliber is one of the largest independent provider of auto collision repair services in the United States with a network of 157 collision centers located in California, Texas, Arizona, Nevada, Oklahoma, and Colorado. The Company has approximately 3,700 employees and repairs more than 450,000 vehicles annually.

OMERS Administrative Corp – Standard & Poor's AA+ Rated
Moody's Rated B2

1997

FOUNDED

\$4.1B

REVENUE AS OF 2021

PRIVATE

OWNERSHIP



LOCATION HIGHLIGHTS

- Smart investment opportunity in Oshkosh with tried-and-true tenants, low vacancy rates and open inbound / outbound transportation options.
- Caliber's newest location in the Fox Valley is nestled within a regional retail hub with a traffic count of 70,500 southbound on Hwy 41 and 64,100 northbound on Hwy 41.
- The 1.86-acre site features excellent visibility and easy access to major highways.
- Oshkosh is home to the EAA AirVenture Show, which brought more than 650,000 people and nearly 20,000 planes in 2022.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
	Caliber Collision	19,296	\$143,948.16	\$7.46	Other Income - \$0.00	09/01/2022	08/31/2033
	Total Occupied	19296	\$143,948.16				
	TOTAL	19296	\$143,948.16		\$0.00		



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,400,000.00
PRICE PSF	\$124.38
YEAR 1 NOI	\$143,948.16
YEAR 1 CAP RATE	6.00%
YEAR 1 LEVERAGED CASH / CASH RETURN	6.00%

GENERAL INFORMATION

ANALYSIS PERIOD	10
ANALYSIS START DATE	09/01/2022
MARKET RENT/SF	\$7.46

CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
POTENTIAL GROSS REVENUE											
BASE RENTAL REVENUE	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$174,177.27
SCHEDULED BASE RENTAL REVENUE	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$174,177.27
TOTAL POTENTIAL GROSS REVENUE	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$174,177.27
EFFECTIVE GROSS REVENUE	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$174,177.27
NET OPERATING INCOME	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$143,948.16	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$158,342.98	\$174,177.27
CAP RATE		6.00%	6.00%	6.00%	6.00%	6.60%	6.60%	6.60%	6.60%	6.60%	7.26%



S WASHBURN ST
7,700 Vehicles Per Day

SB INTERSTATE 41
70,500 Vehicles Per Day

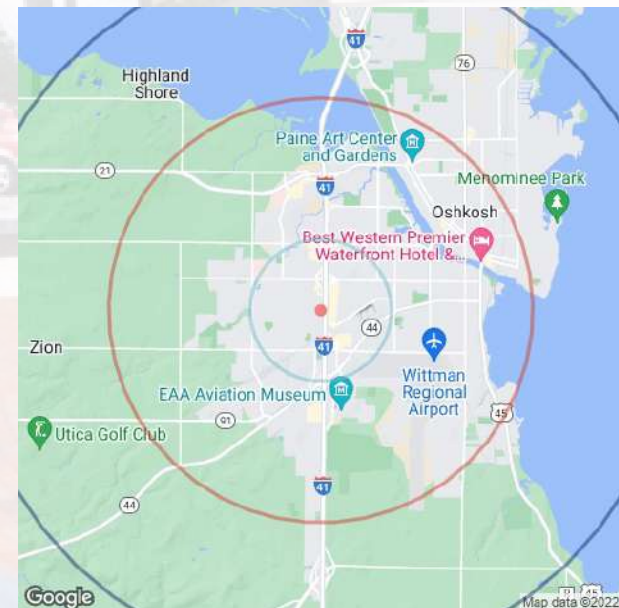
NB INTERSTATE 41
64,100 Vehicles Per Day

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,317	49,464	70,479
2010 Population	6,974	50,809	73,606
2022 Population	6,751	50,228	73,786
2027 Population	6,670	50,118	73,568
2022-2027 Growth Rate	-0.24 %	-0.04 %	-0.06 %
2022 Daytime Population	9,720	58,326	79,119

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	3,061	19,355	27,127
2010 Total Households	3,082	20,788	29,392
2022 Total Households	3,128	21,429	30,655
2027 Total Households	3,107	21,502	30,721
2022 Average Household Size	2.15	2.19	2.22
2022 Owner Occupied Housing	2,053	12,426	18,682
2027 Owner Occupied Housing	2,070	12,567	18,888
2022 Renter Occupied Housing	1,075	9,003	11,973
2027 Renter Occupied Housing	1,037	8,935	11,833
2022 Vacant Housing	106	1,275	1,883
2022 Total Housing	3,234	22,704	32,538

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	176	1,974	2,608
\$15000-24999	342	2,228	2,904
\$25000-34999	304	2,178	2,861
\$35000-49999	509	3,118	4,453
\$50000-74999	609	4,404	6,072
\$75000-99999	413	3,057	4,464
\$100000-149999	573	3,235	5,106
\$150000-199999	146	799	1,357
\$200000 or greater	57	436	830
Median HH Income	\$ 57,306	\$ 54,964	\$ 57,930
Average HH Income	\$ 74,951	\$ 71,181	\$ 76,057



OWNERSHIP BREAKDOWN

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber Holdings, Inc

CH Holding Corp

Collision Acquisition
Holding Company LP

Caliber Holdings
Corporation**

Subsidiaries*

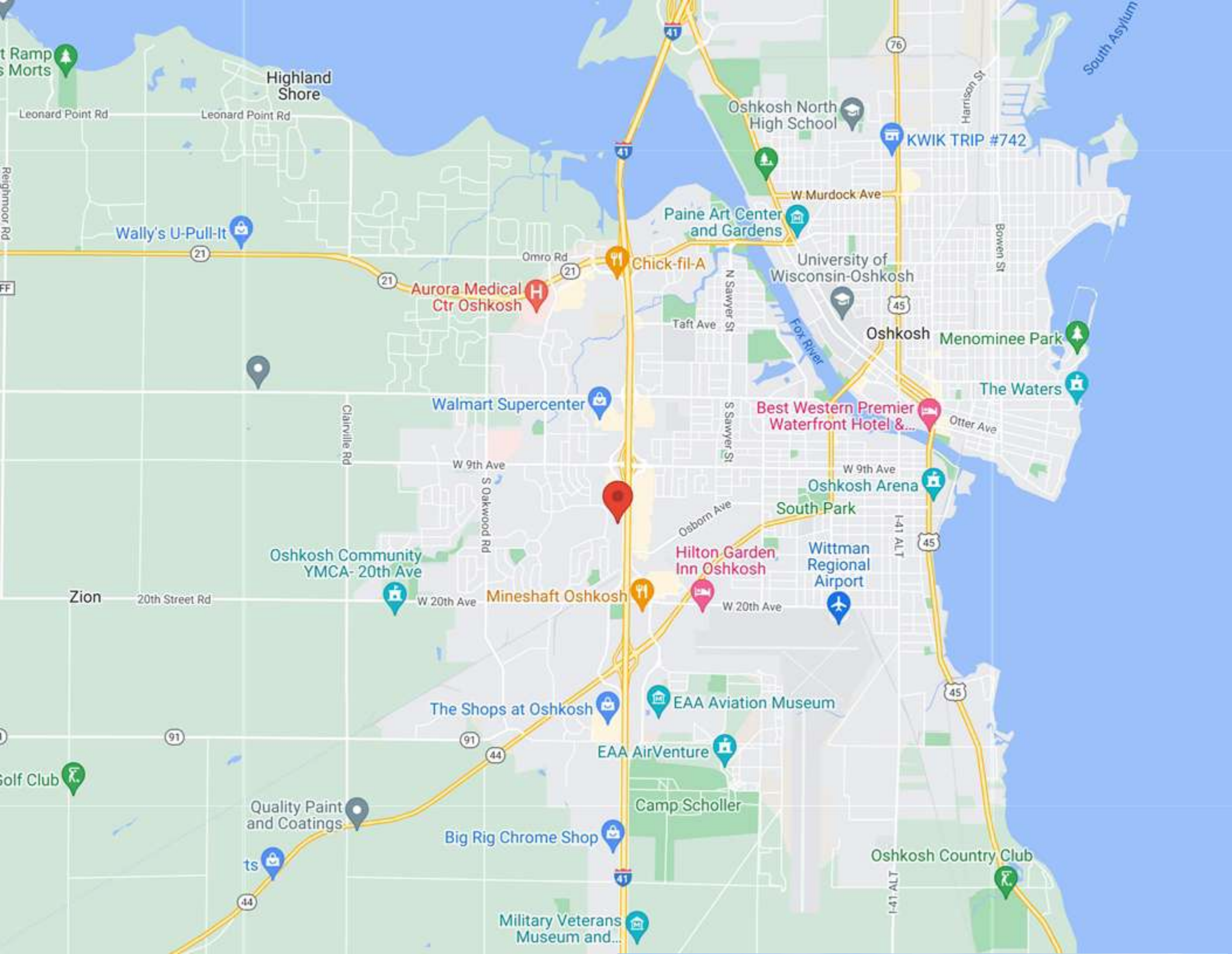
ABRA Auto Body & Glass LLC
ABRA Auto Body & Glass LP
ABWAY, LLC
ABRA Franchise Services LP
ABRA Automotive Services LP

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



CITY OF OSHKOSH

AREA

CITY	28 SQ MI
LAND	27 SQ MI
WATER	1 SQ MI
ELEVATION	790 FT

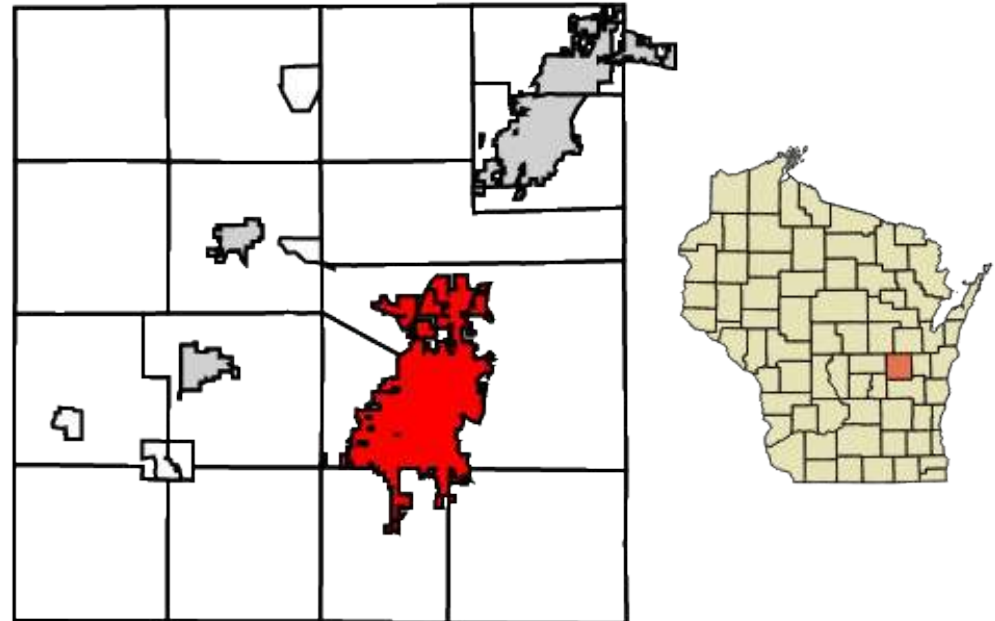
POPULATION

POPULATION	66,816
RANK	9
DENSITY	2,472.70 SQ MI



ABOUT OSHKOSH

Oshkosh is the county seat in Winnebago County, Wisconsin. The city had a population of 66,816 in 2020, making it the ninth-largest city in Wisconsin. The Fox Cities Region (Oshkosh, Appleton and Green Bay) is one of the largest, fastest growing urban centers in Wisconsin with a population of more than 300,000. With proximity to major markets such as Milwaukee, Chicago and Minneapolis-St. Paul, businesses in the region can reach a large customer base.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Baehr Inc. and it should not be made available to any other person or entity without the written consent of Baehr Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Baehr Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Baehr Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Baehr Inc. has not verified, and will not verify, any of the information contained herein, nor has Baehr Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Property showings are by appointment only. Please contact us if you would like a showing.

EXCLUSIVELY PRESENTED BY

DAVID BAEHR

Broker

Phone: 608-213-6686

david@baehrinco.com

License #: 52609-90



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