



Caliber Collision Green Bay

1988 E Mason Street
Green Bay, WI 54302

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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

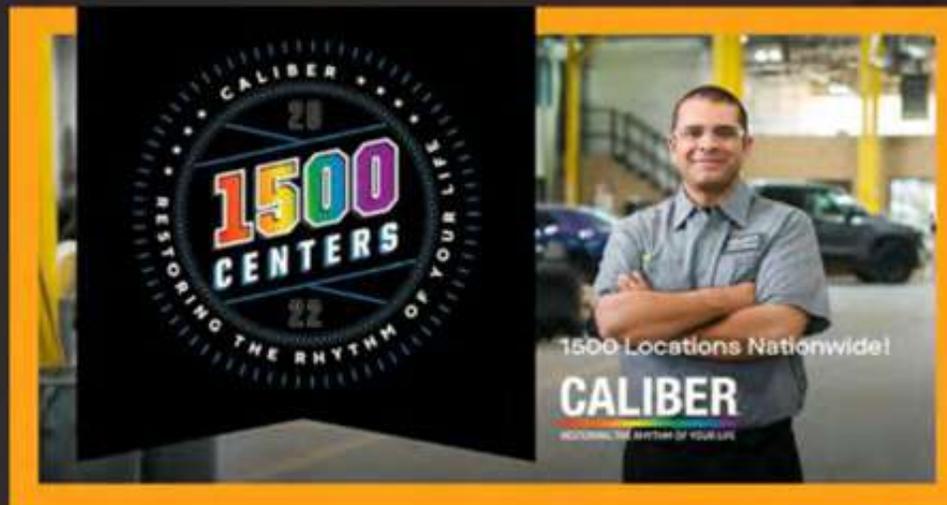
FOUNDED

\$4.1B

REVENUE AS OF 2021

PRIVATE

OWNERSHIP



INVESTMENT SUMMARY

Unit 1 is 13,232 square ft. and leased by Caliber Collision; Caliber's lease rate is \$171,336 annually and expires on 10-31-2037, it features a 10% increase every five years with (3) five-year options to extend. Unit 2 is 13,965 square ft. and will be master leased by the seller through 01-31-2024. Caliber will pay their 48.7% and the seller will pay 51.3% of the CAM. This former auto dealership is in the Heart of Green Bay, less than 5 miles from Lambeau Field, and is nestled within a regional retail hub with a traffic count of 16,400 southbound on Mason St and 17,900 northbound on Mason St. The 3.347-acre site features excellent visibility from three street fronts and easy access to highways. Priced to sell at a Cap Rate of 7.8!



PROPERTY SUMMARY

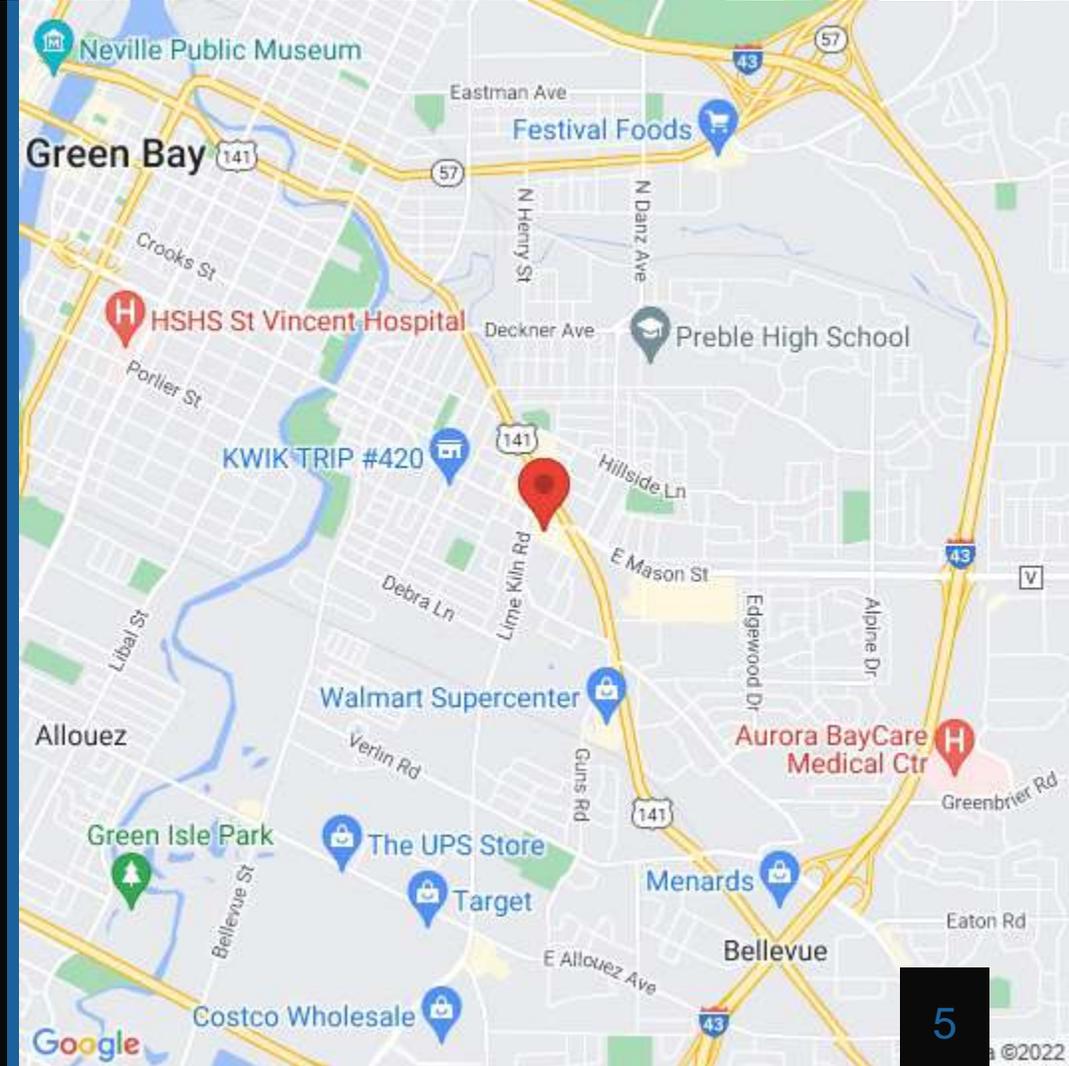
Offering Price	\$3,995,000.00
Lot Size (SF)	122,273.00 SqFt
Building SqFt	28,174 SqFt
Parcel ID	21-1358-5, 21-1359-1,
Intersection	E Mason St/Diane St,
Zoning Type	C2,
County	Brown,
Frontage	1,142.00 Ft
Coordinates	44.48991,-87.976234
Year Renovated	2022,
Year Built	1969,





INVESTMENT HIGHLIGHTS

- This Class A property has been improved with 2 tenant spaces for a combined total of 28,174 square feet of rentable building area on 3.35 acres of land.
- This former auto dealership is in the Heart of Green Bay, less than 5 miles from Lambeau Field, and is nestled within a regional retail hub with a traffic count of 16,400 southbound on Mason St and 17,900 northbound on Mason St.
- Unit 1 is 13,232 square ft. and leased by Caliber Collision; Caliber's lease rate is \$171,336 annually and expires on 10-31-2037, it features a 10% increase every five years with (3) five-year options to extend.
- Unit 2 is 13,965 square ft. and will be master leased by the seller through 01-31-2024. The space features 2-post lifts, oil reservoir and pumping system, shelving, desks, file cabinets, printers, parts counter, this is a turnkey automotive dealership!



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

LOCATION HIGHLIGHTS

- Green Bay has been named one of the he 10 Coolest Cities with the Lowest Cost of Living in the U.S.
- Green Bay has been named one of the 10 Best Cities for High Salaries and Low Cost of Living in the Midwest
- Green Bay has been ranked:
 - #3 in Best Places to Live.
 - #27 in Best Places to Retire.
 - #2 in Cheapest Places to Live.
 - #15 in Best Places to Live for Quality of Life.
 - #18 in Safest Places to Live.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Unit One	Caliber Collision	13,232	\$171,354.40	\$12.95	Other Income - \$0.00	10/01/2022	10/31/2037
Unit Two	Seller	13,965	\$138,951.75	\$9.95	Other Income - \$0.00	12/01/2022	01/31/2024
	Total Occupied	27197	\$310,306.15				
	TOTAL	27197	\$310,306.15		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$3,995,000.00
Price PSF	\$146.89
Year 1 NOI	\$310,306.15
Year 1 Cap Rate	7.77%
Year 1 Leveraged Cash / Cash Return	7.77%

GENERAL INFORMATION

Analysis Period	10
Analysis Start Date	10/01/2022
Market Rent/SF	\$11.41



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	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$375,470.44
SCHEDULED BASE RENTAL REVENUE	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$375,470.44
TOTAL POTENTIAL GROSS REVENUE	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$375,470.44
EFFECTIVE GROSS REVENUE	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$375,470.44
NET OPERATING INCOME	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$310,306.15	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$341,336.77	\$375,470.44
CAP RATE		7.77%	7.77%	7.77%	7.77%	8.54%	8.54%	8.54%	8.54%	8.54%	9.40%

OLLISIO



GREEN MThis is a custom map created by an online user of GIS map services provided by Brown County, Brown County, WI APTS - 2032

Caliber Collision for Sale

Map printed on 11/15/2022

1:1,200

1 inch = 100 feet*

1 inch = 0.0189 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- "hook" indicates parcel ownership crosses a line

- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

A complete key (legend) is available at: snyurl.com/BrownDogLegend

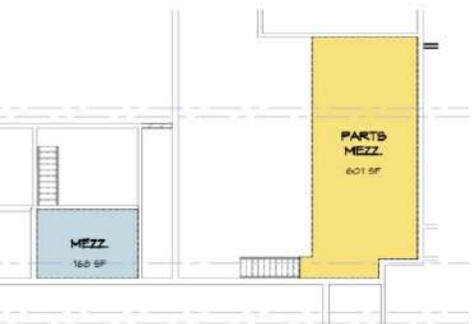


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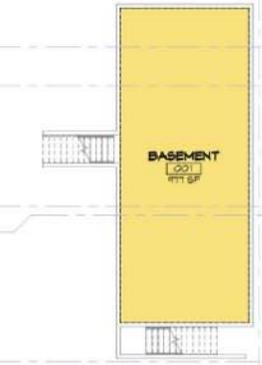
KEYED PLAN NOTES

EXTEND EXISTING CHU WALL TO DECK 1 PREPARE FOR A 2 HOUR RATED FIRE WALL. CALK/SEAL ALL PENETRATIONS AS REQUIRED PER CODE. REFER TO U.I. DETAIL 4001 FOR MORE INFO.
 UP ALL EXISTING WALL OPENINGS AS REQUIRED PER CODE FOR A 2 HOUR RATED FIRE WALL. MATCH EXISTING WALL CONSTRUCTION. REFER TO WALL TYPES # U.I. DETAILS FOR MORE INFO.
 REPAIR 2 HOUR RATED FIRE WALL. SEE WALL TYPES FOR MORE INFO.



MEZZANINE

A-1.1 3/32" = 1'-0"
 PLAN NORTH
 TRUE NORTH



LOWER LEVEL

A-1.1 3/32" = 1'-0"
 PLAN NORTH
 TRUE NORTH



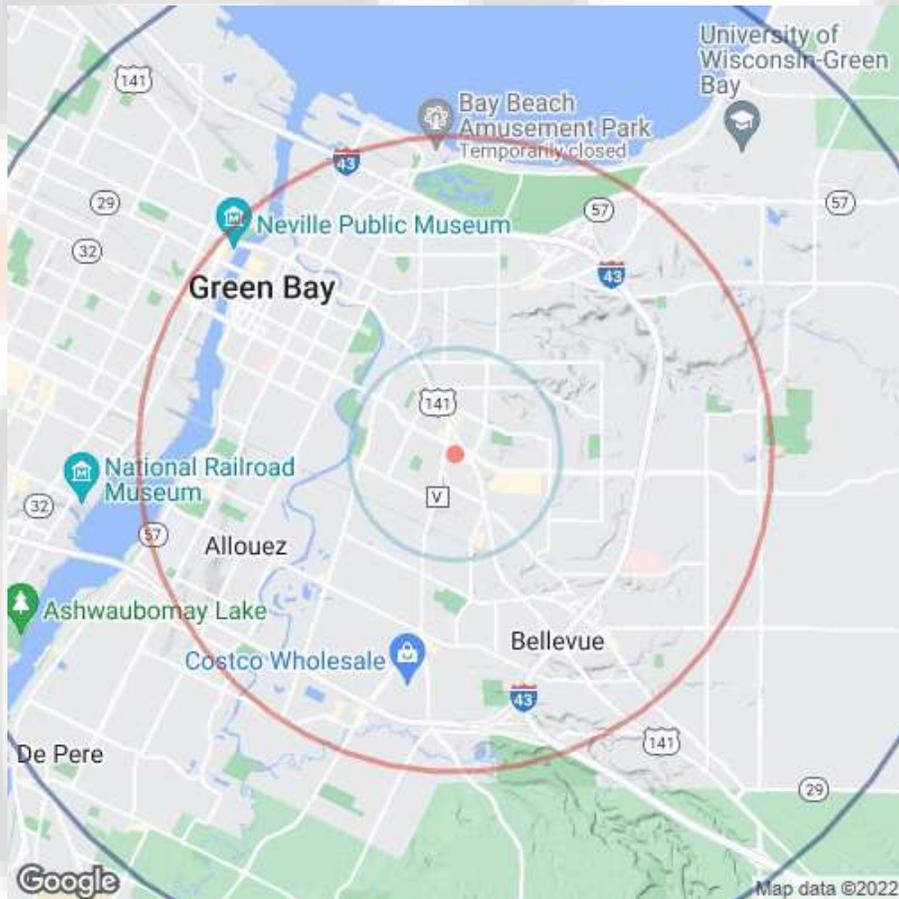
FIRST FLOOR PLAN

A-1.1 3/32" = 1'-0"
 PLAN NORTH
 TRUE NORTH

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	11,275	64,846	124,770
2010 Population	11,746	68,089	129,967
2022 Population	12,135	70,413	136,242
2027 Population	12,019	70,447	137,367
2022-2027 Growth Rate	-0.19 %	0.01 %	0.16 %
2022 Daytime Population	12,004	93,333	154,738

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	559	3,152	5,277
\$15000-24999	412	2,408	4,211
\$25000-34999	596	2,903	5,023
\$35000-49999	821	4,807	8,941
\$50000-74999	1,068	5,852	10,638
\$75000-99999	505	3,232	6,549
\$100000-149999	538	4,291	9,670
\$150000-199999	149	1,635	3,269
\$200000 or greater	104	1,069	2,118
Median HH Income	\$ 49,698	\$ 54,268	\$ 58,001
Average HH Income	\$ 66,074	\$ 76,623	\$ 80,474



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,599	26,359	49,748
2010 Total Households	4,668	27,728	52,387
2022 Total Households	4,753	29,349	55,696
2027 Total Households	4,725	29,511	56,375
2022 Average Household Size	2.54	2.36	2.36
2022 Owner Occupied Housing	2,439	15,869	33,193
2027 Owner Occupied Housing	2,463	16,246	34,005
2022 Renter Occupied Housing	2,314	13,480	22,503
2027 Renter Occupied Housing	2,261	13,266	22,371
2022 Vacant Housing	186	1,525	2,963
2022 Total Housing	4,939	30,874	58,659

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*

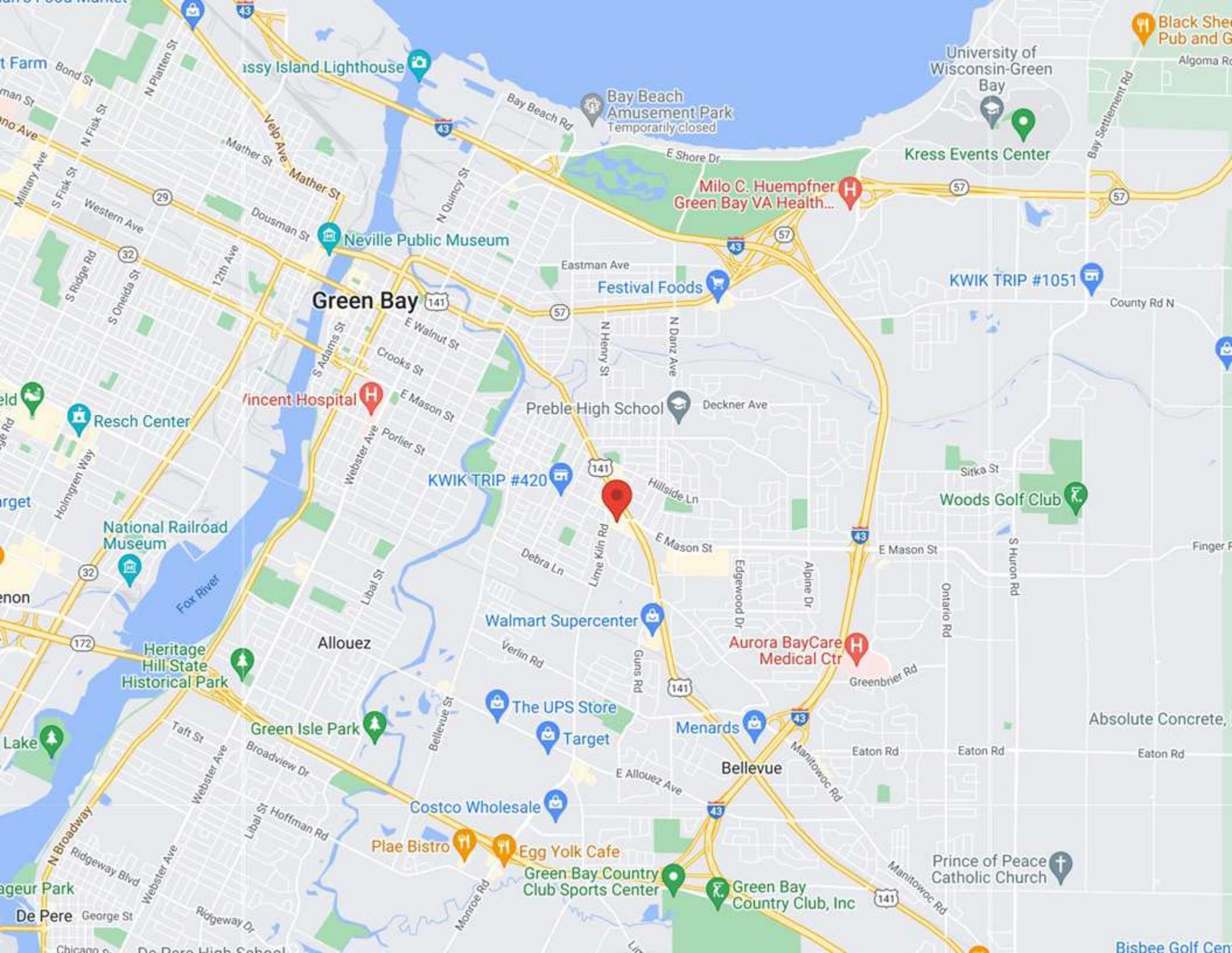
ABRA Auto Body & Glass LLC
ABRA Auto Body & Glass LP
ABWAY, LLC
ABRA Franchise Services LP
ABRA Automotive Services LP

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



Green Bay

Vincent Hospital

KWIK TRIP #420

Milo C. Huempfer Green Bay VA Health...

KWIK TRIP #1051

Walmart Supercenter

Aurora BayCare Medical Ctr

The UPS Store

Target

Menards

Costco Wholesale

Plae Bistro

Egg Yolk Cafe

Green Bay Country Club Sports Center

Green Bay Country Club, Inc

Prince of Peace Catholic Church

National Railroad Museum

Heritage Hill State Historical Park

Green Isle Park

Bay Beach Amusement Park
Temporarily closed

Kress Events Center

Festival Foods

Preble High School

Woods Golf Club

Prince of Peace Catholic Church

Bisbee Golf Ce

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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 THE BAEHR INC. ADVISOR FOR MORE DETAILS.

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