

**CALIBER COLLISION**

*America's Largest Collision Repair Company*

**CALIBER COLLISION**

RESTORING THE RHYTHM OF YOUR LIFE

**CALIBER COLLISION**  
RESTORING THE RHYTHM OF YOUR LIFE

*Representative Photo*

## Class A NNN Leased Asset Caliber Collision

1700 US HIGHWAY 51 N  
WAUSAU, WI 54401

# TABLE OF CONTENTS

<b>4</b>	<b>PROPERTY SUMMARY</b> Overview Investment Highlights Location Highlights	<b>8</b>	<b>FINANCIALS</b> Rent Roll Overview & Assumptions Cash Flow Projections
<b>13</b>	<b>DEMOGRAPHICS</b> Area Demographics Projected Growth	<b>15</b>	<b>WAUSAU</b> About WAUSAU

EXCLUSIVELY PRESENTED BY:

**BAEHR INC.**

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

**DAVID BAEHR**

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

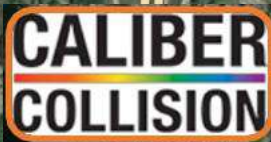






3M

FMS 13



The Elementary

Scholfield

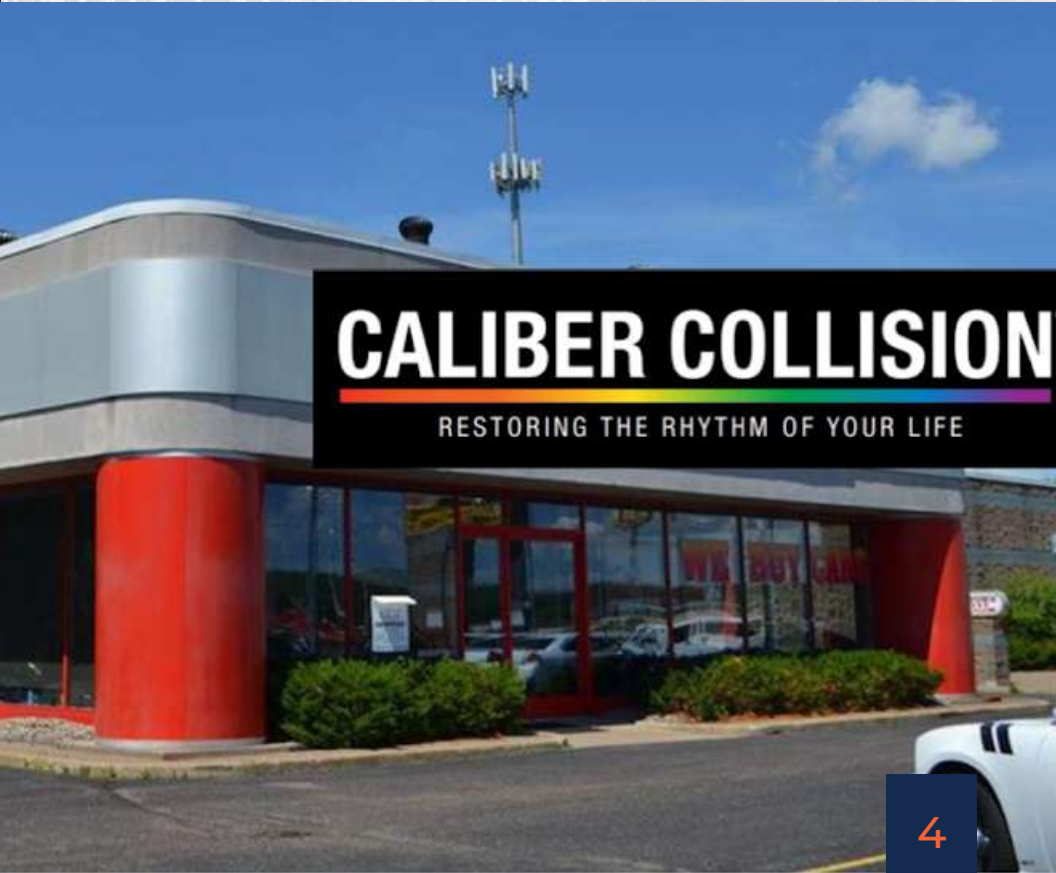


# INVESTMENT SUMMARY

This is a Class A NNN investment opportunity located at 1700 Us Highway 51N, Wausau, WI 54401 in Wausau, WI. The property is occupied by Caliber Collision. With an annual net operating income of \$156,000, the property is a sustainable income-producing investment. The building sits on a 1.898 acre site, which offers additional buildable expansion. The site is within an opportunity zone. This building has excellent visibility and high traffic counts located off the 1st exit onto US-51 BUS S/Badger Ave.

## PROPERTY SUMMARY

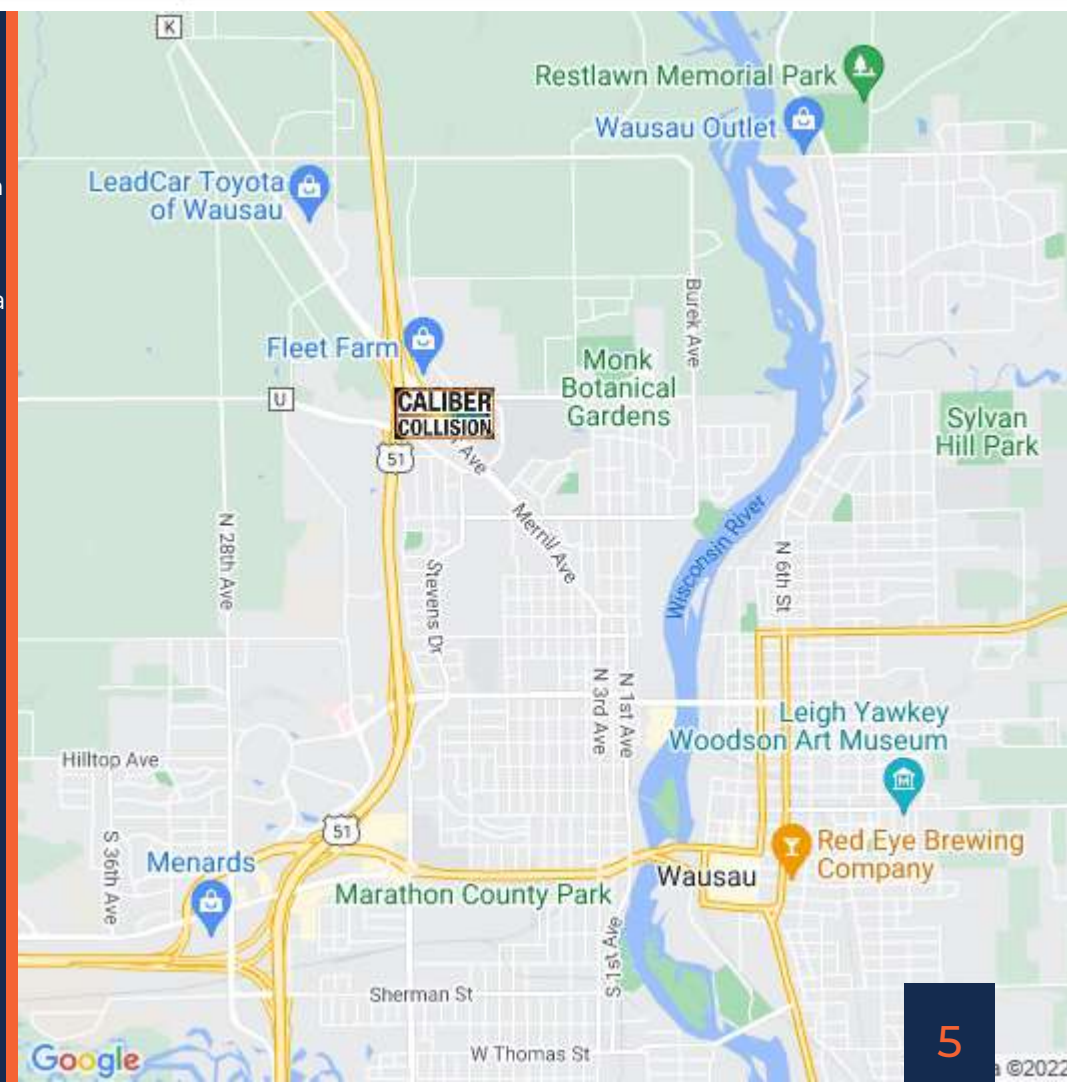
Offering Price	\$2,600,000.00
Building SqFt	10,843 SqFt
Frontage	336.03 Ft
Coordinates	44.985379,-89.652206
Built	1992
Parcel ID	291-2907-221-0132
Zoning Type	Commercial
County	Marathon



# CALIBER COLLISION

## INVESTMENT HIGHLIGHTS

- Caliber Collision is the Largest Collision Repair Company in America with more than 1,500 Locations Nationwide!
- The 10,843 sq. ft building was constructed in 1992 under the strict Toyota Dealership Design Standards.
- The newly signed 11-year, Class A NNN lease features an escalation of 10% every five years and the ability to extend for up to 21-years.
- Upon completion of Caliber Collision's capable design and construction team's improvements, this building will be the equivalent of new with the latest technological advancements.
- The buildout consists of office space, a nice entry area, a showroom, detail area, multiple large workshop spaces, a paint booth and restrooms.
- Annual Revenues of Approximately \$3.6BN Billion (2020) Across All Brands Under Parent Company, Wand Newco 3, Inc (Lease Guarantor)





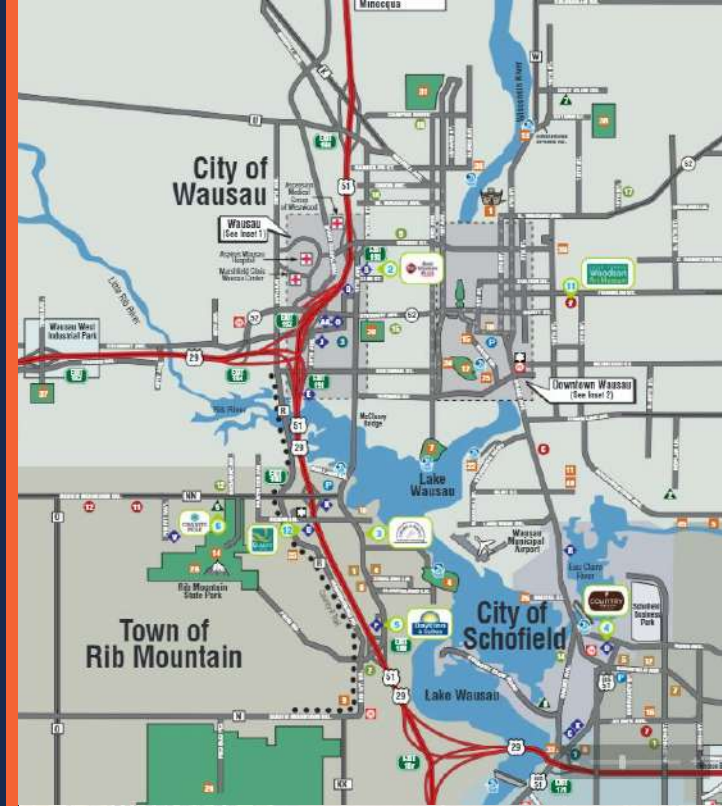
eua

GREATER  
**WAUSAU**  
REGION ECONOMIC DEVELOPMENT  
STRATEGIC PLAN  
WAUSAU  
REGION



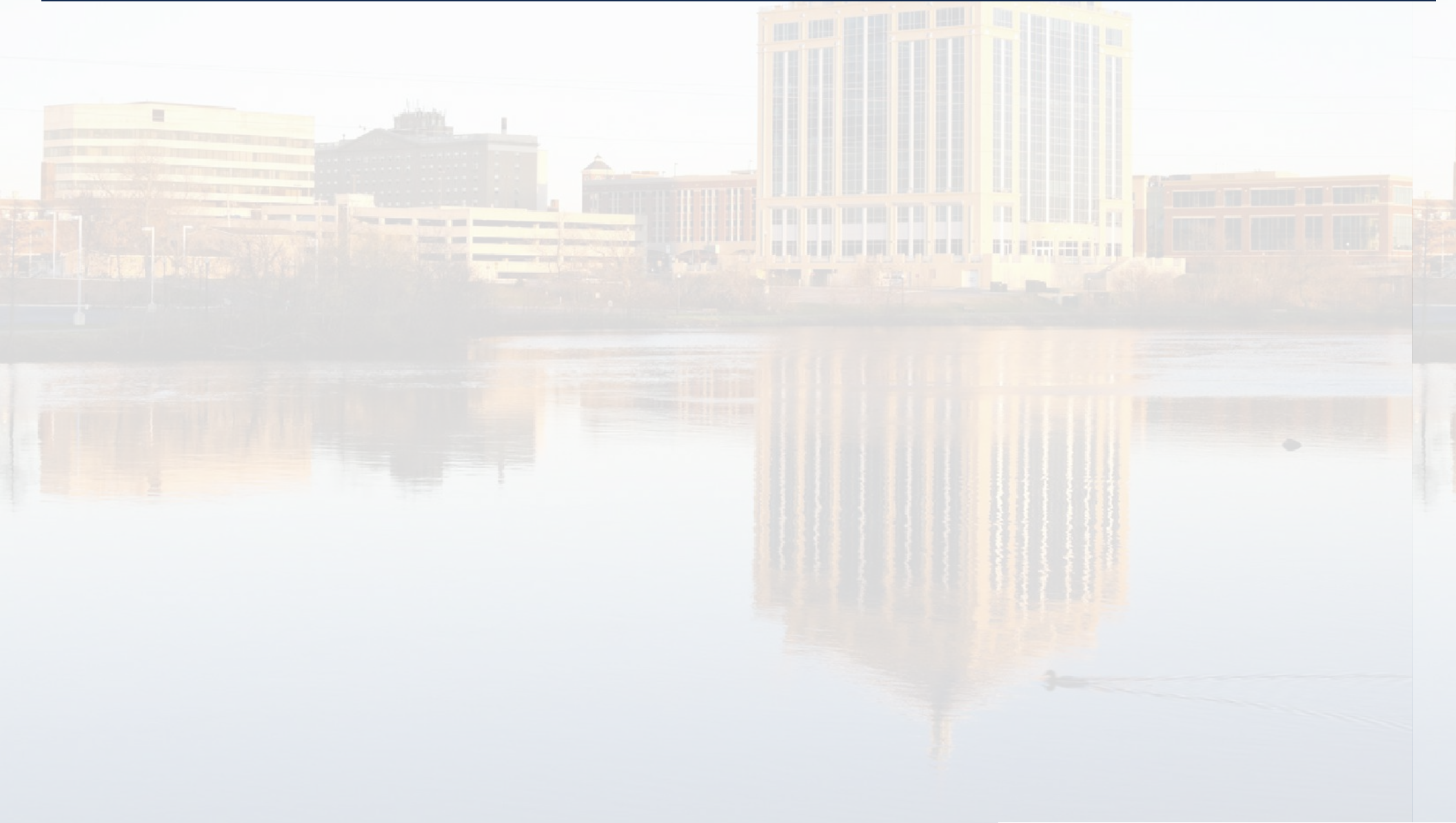
# LOCATION HIGHLIGHTS

- Smart investment opportunity in Wausau with tried-and-true tenants, low vacancy rates and open inbound / outbound transportation options.
- Caliber's newest Wausau location is directly across the street North Central Technical College's 80+ acre super campus.
- The 82,676 sq. ft. site features excellent visibility and easy access to major highways.
- Excellent Traffic Counts | Over 19,500 Vehicles per day.
- The subject property benefits from being well-positioned in a dense retail corridor consisting of national and local tenants, academic institutions, and shopping centers, all of which help drive traffic to the site.
- Major national tenants in the immediate area include Kwik Trip, Taco Bell, McDonald's, Subaru, Ford, and Toyota Dealerships, National Guard, Fleet Farm, Hotel/Motel Chains, Starbucks, Panera, and Buffalo Wild Wings.



# RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
	Caliber Collision	12,243	\$155,975.82	\$12.74	Other Income - \$0.00	08/31/2022	8/31/2033
	Total Occupied	12243	\$155,975.82				
	TOTAL	12243	\$155,975.82		\$0.00		





# OVERVIEW & ASSUMPTIONS

## PRICING SUMMARY

Pricing	\$2,600,000.00
Price PSF	\$212.37
Year 1 NOI	\$155,975.82
Year 1 Cap Rate	6.00%
Year 1 Leveraged Cash / Cash Return	6.00%

## GENERAL INFORMATION

Analysis Period	10
Analysis Start Date	08/31/2022
Market Rent/SF	\$12.74

Pricing	\$2,600,000.00
Price PSF	\$212.37
Year 1 NOI	\$155,975.82
Year 1 Cap Rate	6.00%
Year 1 Leveraged Cash / Cash Return	6.00%

Analysis Period	10
Analysis Start Date	08/31/2022
Market Rent/SF	\$12.74

2 OF CSM #17798, LOCATED IN THE NE1/4 OF  
SECTION 22, TOWNSHIP 29 NORTH, RANGE 7  
OF WAUSAU, MARATHON COUNTY, WISCONSIN.

**CENTRAL LAND SURVEYING, LLC**  
1700 RIDGE ROAD, WAUKESHA, WISCONSIN 54903  
TEL: [www.CentralLandSurveying.com](http://www.CentralLandSurveying.com)  
F: 715.297.8343  
[Jason@Theagengrill.com](mailto:Jason@Theagengrill.com)  
ED & DRAWN BY: JASON J. FLUEGER  
R OF PROPERTY: 87 RACKER LLC  
Y PREPARED FOR: DAVID ZIEGLER  
OF FIELDWORK: 1/25/2012  
NUMBER: 2012001 ZIEGLER

PAGE 1 OF 2

○ = SECTION CORNER AS NOTED  
 ○ = 3/4" X 18" REBAR 1 GORGE  
 ● = 1.25" OD IRON PIPE FOUND

BEARINGS REFERENCED TO THE EAST  
CORNER 71.1708 BEARING S 40° 1/2' 23" E  
(HARRISON COUNTY; MADISON 2)

1) THIS MAP DOES NOT TRANSFER PROPER  
SALE OR TRANSFER OF PROPERTY REQUIRE  
2) THE 40' INGRESS AND EGRESS EASEMENT  
HEREON AND DESCRIBED ON PAGE 2 IS NOT  
A DOCUMENT IS RECORDED TO GRANT SAID



# 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	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$188,730.74
SCHEDULED BASE RENTAL REVENUE	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$188,730.74
TOTAL POTENTIAL GROSS REVENUE	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$188,730.74
EFFECTIVE GROSS REVENUE	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$188,730.74
NET OPERATING INCOME	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$155,975.82	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$171,573.40	\$188,730.74
CAP RATE		6.00%	6.00%	6.00%	6.00%	6.60%	6.60%	6.60%	6.60%	6.60%	7.26%





Representative Photo

# TENANT PROFILES

## Caliber Collision

The Caliber brands have grown to 1,500+ centers nationwide and feature a full range of complementary automotive services, including Caliber Collision, the nation's largest auto collision repair provider.

## Caliber's Commitment

"We're driven to change the image of the automotive service experience and committed to Restoring the Rhythm of Your Life®. It's the purpose behind each thing we do and in the hearts of every teammate. We are here to provide exceptional service, removing the hassle and stress of car care."

## Caliber Collision Centers

### & Abra Auto Body

#### Repair

In February of 2019, these two companies merged, thus uniting the companies' talented teams, trusted brands and industry-leading operations to better serve their customers, insurance clients, and teammates across the U.S. The merger brought the company to 1,000+ units in 37 states and D.C.

## Rapid Recent Growth

By Aggressively Acquiring Various Local Autobody Repair Shops | Expansion Continues Into All Sectors of Automotive Industry Including Collision, Repair, Oil Change, Glass Repair

## Hellman & Friedman

Private equity firm (Abra's majority shareholder since 2014) is the majority shareholder of the combined company. Founded in 1984, Hellman & Friedman (H&F) is one of the oldest and most experienced private equity investment firms operating today.

## Strategic Partnerships

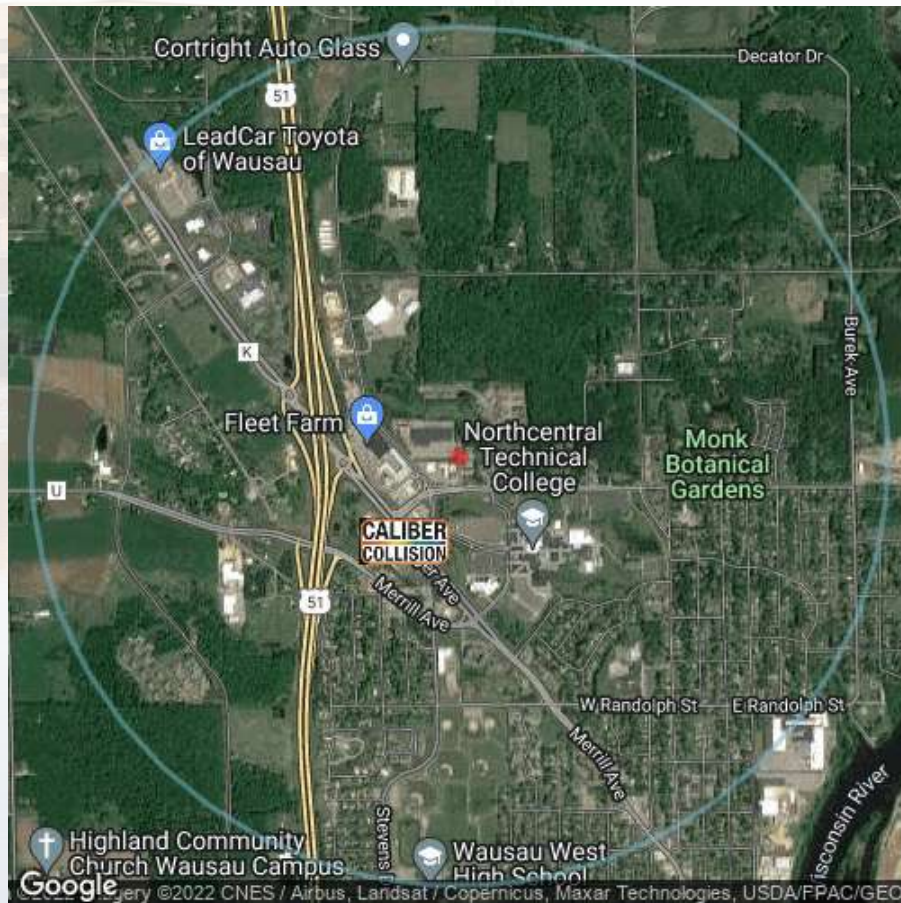
With Car Dealerships & Insurance Companies Nationwide To Continue Growth



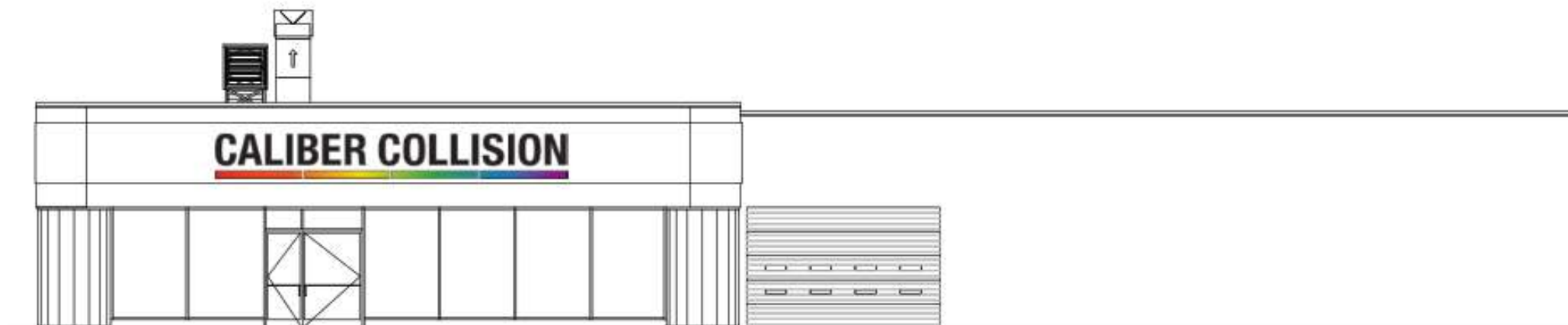
# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,790	33,968	46,789
2010 Population	5,225	33,619	47,493
2022 Population	5,342	34,187	48,636
2027 Population	5,390	34,453	48,690
2022-2027 Growth Rate	0.18 %	0.16 %	0.02 %
2022 Daytime Population	5,998	45,643	64,313

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	293	1,439	1,774
\$15000-24999	310	1,630	2,032
\$25000-34999	280	1,964	2,502
\$35000-49999	405	2,250	3,038
\$50000-74999	488	2,584	3,769
\$75000-99999	474	2,016	2,994
\$100000-149999	252	1,906	2,895
\$150000-199999	21	487	849
\$200000 or greater	7	612	1,141
Median HH Income	\$ 48,854	\$ 51,056	\$ 55,698
Average HH Income	\$ 58,699	\$ 74,133	\$ 81,379



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,080	13,789	18,769
2010 Total Households	2,337	14,104	19,851
2022 Total Households	2,531	14,887	20,995
2027 Total Households	2,580	15,125	21,185
2022 Average Household Size	2.08	2.25	2.26
2022 Owner Occupied Housing	1,397	8,797	13,129
2027 Owner Occupied Housing	1,488	9,118	13,501
2022 Renter Occupied Housing	1,135	6,090	7,866
2027 Renter Occupied Housing	1,092	6,007	7,685
2022 Vacant Housing	136	1,076	1,368
2022 Total Housing	2,667	15,963	22,363





# CITY OF WAUSAU

## AREA

CITY	20.3 SQ MI
LAND	19.2 SQ MI
WATER	1.1 SQ MI
ELEVATION	1207 FT

## POPULATION

POPULATION	39,994
DENSITY	2,081.10 SQ MI



## ABOUT WAUSAU

Wausau ( WAW-saw) is the county seat of Marathon County, Wisconsin, United States. The Wisconsin River divides the city into east and west. The city's suburbs include Schofield, Weston, Mosinee, Maine, Rib Mountain, Kronenwetter, and Rothschild.

This area has been named as the Best Place to Experience the Outdoors. This area is a draw for those adventurers looking to enjoy the Midwest's favorite ski vacation destination, Granite Peak, or traverse hundreds of trails and county recreational areas.



# 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 THE BAEHR INC. ADVISOR FOR MORE DETAILS.**

## EXCLUSIVELY PRESENTED BY:



### BAEHR INC.

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



### DAVID BAEHR

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