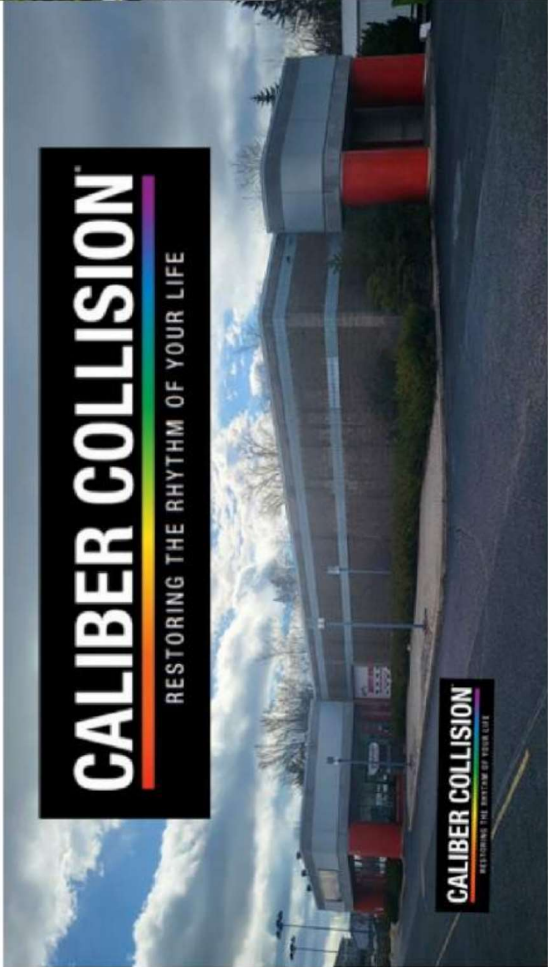




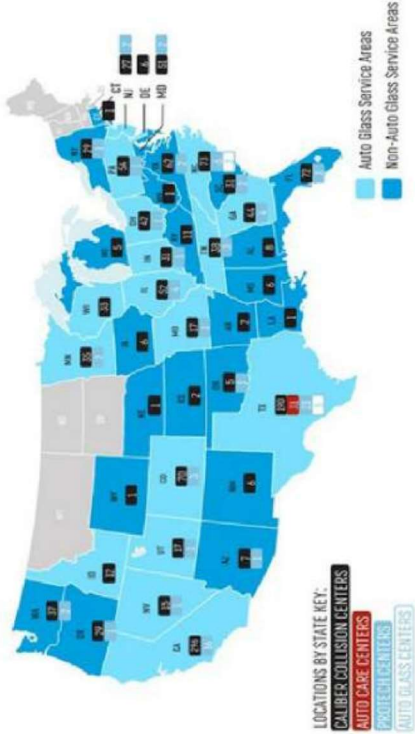
CALIBER COLLISION

America's Largest Collision Repair Company



CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE

CALIBER COLLISION
RESTORING THE RHYTHM OF YOUR LIFE



CALIBER COLLISION

1700 US HIGHWAY 51 N
WAUSAU, WI 54401

OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY:

DAVID BAEHR
Real Estate Broker

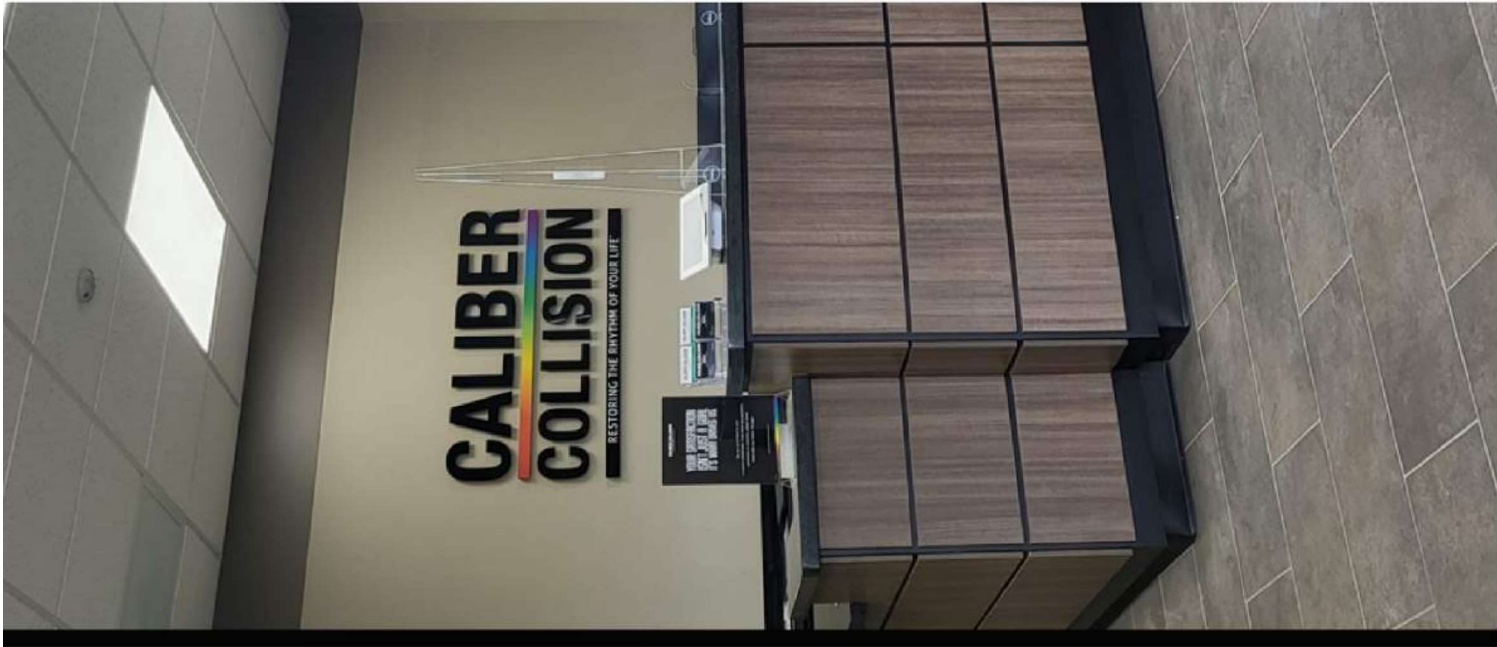
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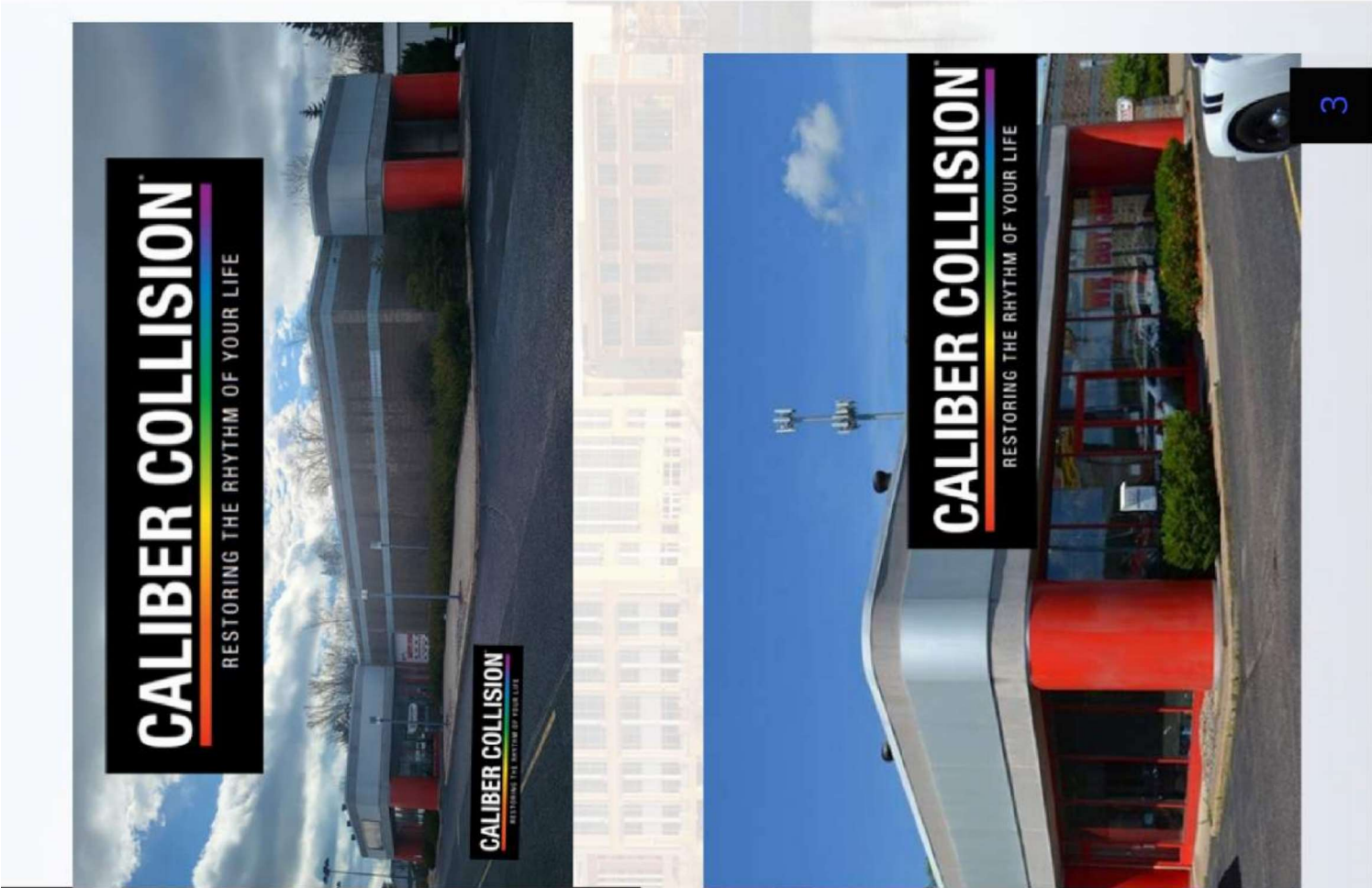


INVESTMENT SUMMARY

Caliber's newest Wausau location is directly across the street North Central Technical College's 80+ acre super campus with a traffic count of 19,500 cars past per day. The 82,676 sq. ft. 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 12-years. The 10,843 sq. ft building was constructed in 1992 under the strict Toyota Dealership Design Standards. Upon completion of Caliber Collision's capable design and construction team's improvements, this building is the equivalent of new with the latest technological advancements.

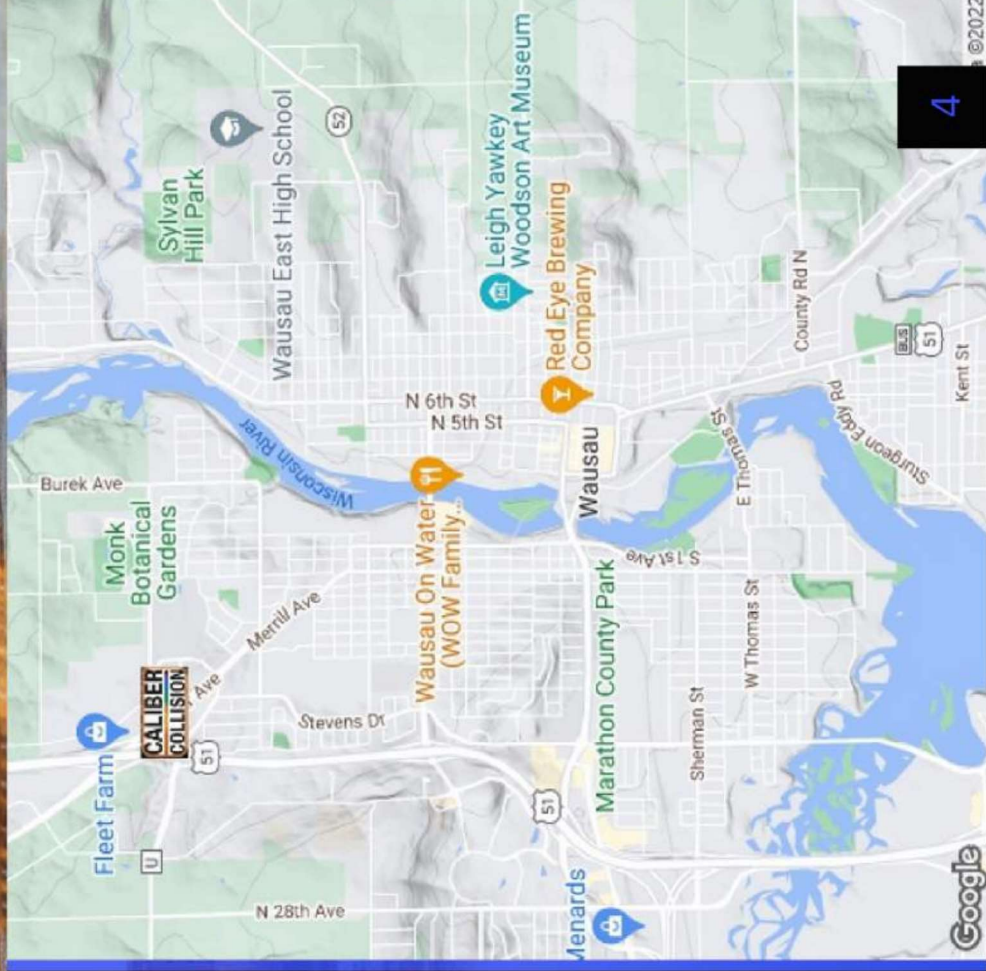
PROPERTY SUMMARY

Offering Price	\$2,400,000.00
Building SqFt	10,843 SqFt
Frontage	336.03 Ft
Coordinates	44.985379,-89.652206
Built	1992
Parcel ID	291-2907-221-0132
Zoning Type	SMU
County	Marathon
Year Renovated	2022



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, 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 Landlord is responsible for the roof, structure and parking lot per the lease agreement.



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+	40+	24,000+	1.8 MILLION
TOTAL LOCATIONS	STATES SERVICES	TOTAL EMPLOYEES	CAR LIVES RESTORED ANNUALLY

AWARDS

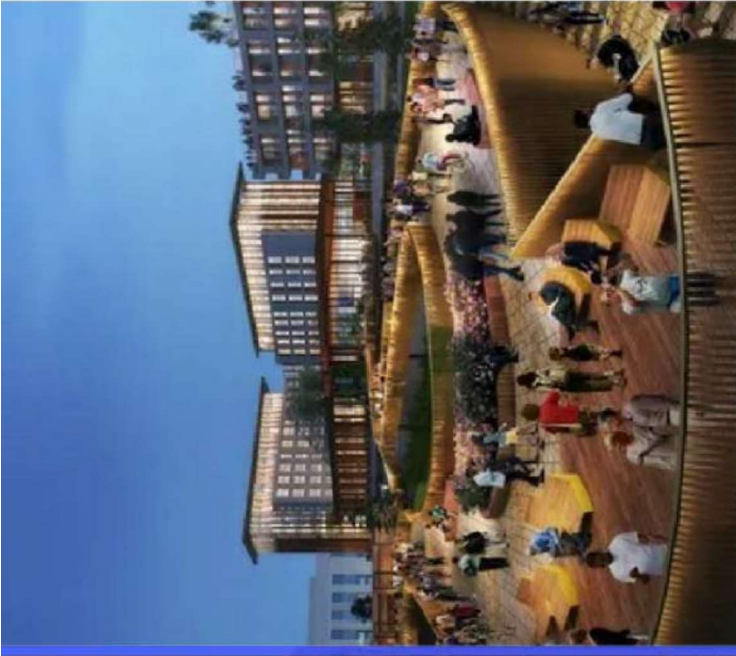
2021 BEST IN BUSINESS **FORBES 2021 LIST OF**
GOLD MEDAL WINNER "AMERICA'S BEST LARGE EMPLOYERS"

SERVICES OFFERED

CALIBER COLLISION[®]	CALIBER AUTO CARE	CALIBER AUTO GLASS	CALIBER FLEET CARE
--	------------------------------	-------------------------------	-------------------------------

LOCATION HIGHLIGHTS

- Smart investment opportunity in Wausau with tried-and-true tenant, 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 Count of 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.



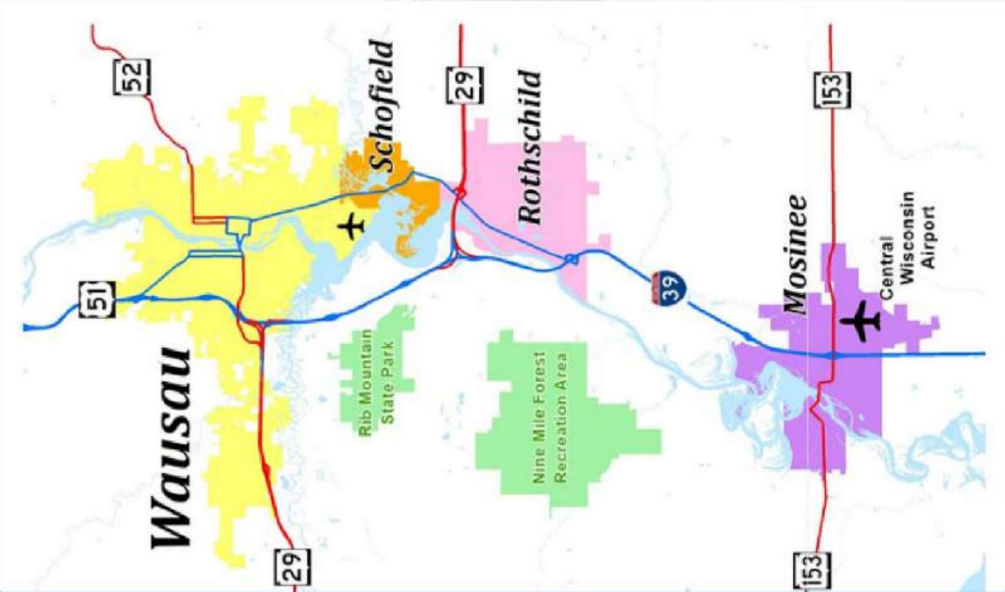
RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
	Caliber	12,24	\$155,975.8	\$12.74	Other Income - \$0.00	09/01/2022	08/31/2033
	Collision Total	3	2				
	TOTAL	12243	\$155,975.82		\$0.00		



OVERVIEW & ASSUMPTIONS

PRICING SUMMARY	
Pricing	\$2,400,000.00
Price PSF	\$196.03
Year 1 NOI	\$155,975.82
Year 1 Cap Rate	6.50%
Year 1 Leveraged Cash / Cash Return	6.50%
GENERAL INFORMATION	
Analysis Period	10
Analysis Start Date	09/01/2022
Market Rent/SF	\$12.74



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		6.50%	6.50%	6.50%	6.50%	7.15%	7.15%	7.15%	7.15%	7.15%	7.86%

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



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, Hagerty's largest auto collision repair provider.

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.

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.

Caliber's Commitment

"We're driven to change the image of the automotive service experience and committed to **Repairing 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."

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

Strategic Partnerships

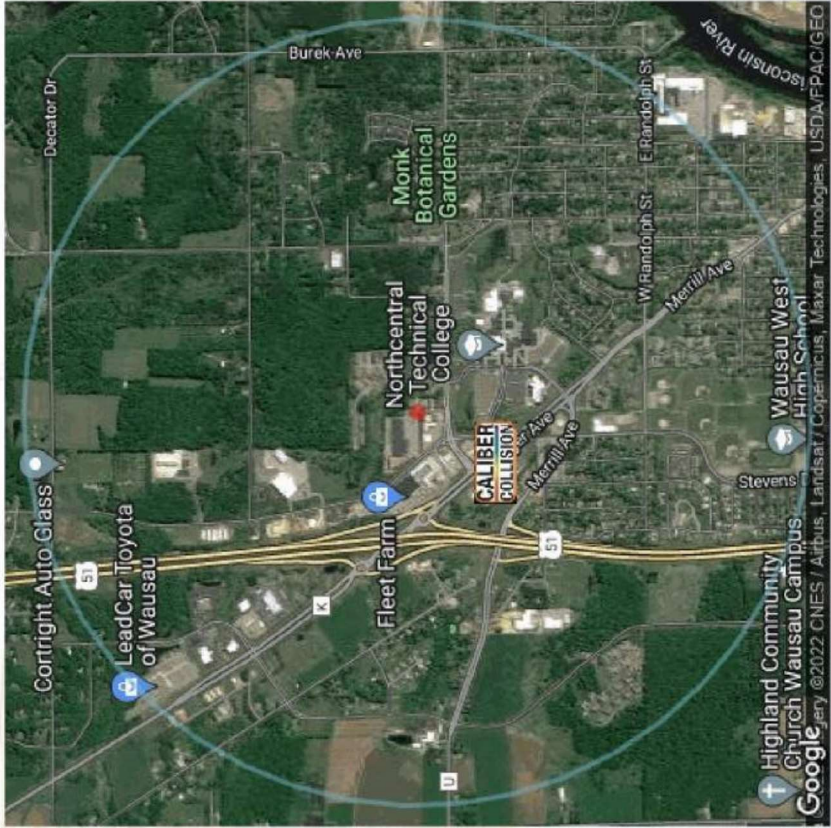
With Car Dealerships & Insurance Companies Nationwide To Continue Growth

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,790	33,968	46,789
2010 Population	5,225	33,619	47,493
2023 Population	5,388	34,311	48,834
2028 Population	5,327	34,333	48,728
2023-2028 Growth Rate	-0.23 %	0.01 %	-0.04 %
2023 Daytime Population	5,825	44,267	64,112

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	434	1,687	2,070
\$15000-24999	283	1,537	1,934
\$25000-34999	284	1,568	2,173
\$35000-49999	280	2,025	2,780
\$50000-74999	406	2,355	3,422
\$75000-99999	466	2,243	3,261
\$100000-149999	352	2,252	3,309
\$150000-199999	41	568	893
\$200000 or greater	12	777	1,347
Median HH Income	\$ 49,859	\$ 55,541	\$ 59,716
Average HH Income	\$ 60,590	\$ 80,343	\$ 86,107

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
2023 Total Households	2,557	15,011	21,187
2028 Total Households	2,568	15,233	21,433
2023 Average Household Size	2.08	2.24	2.25
2023 Owner Occupied Housing	1,414	8,844	13,208
2028 Owner Occupied Housing	1,483	9,070	13,490
2023 Renter Occupied Housing	1,143	6,167	7,979
2028 Renter Occupied Housing	1,085	6,164	7,943
2023 Vacant Housing	142	1,025	1,337
2023 Total Housing	2,699	16,036	22,524





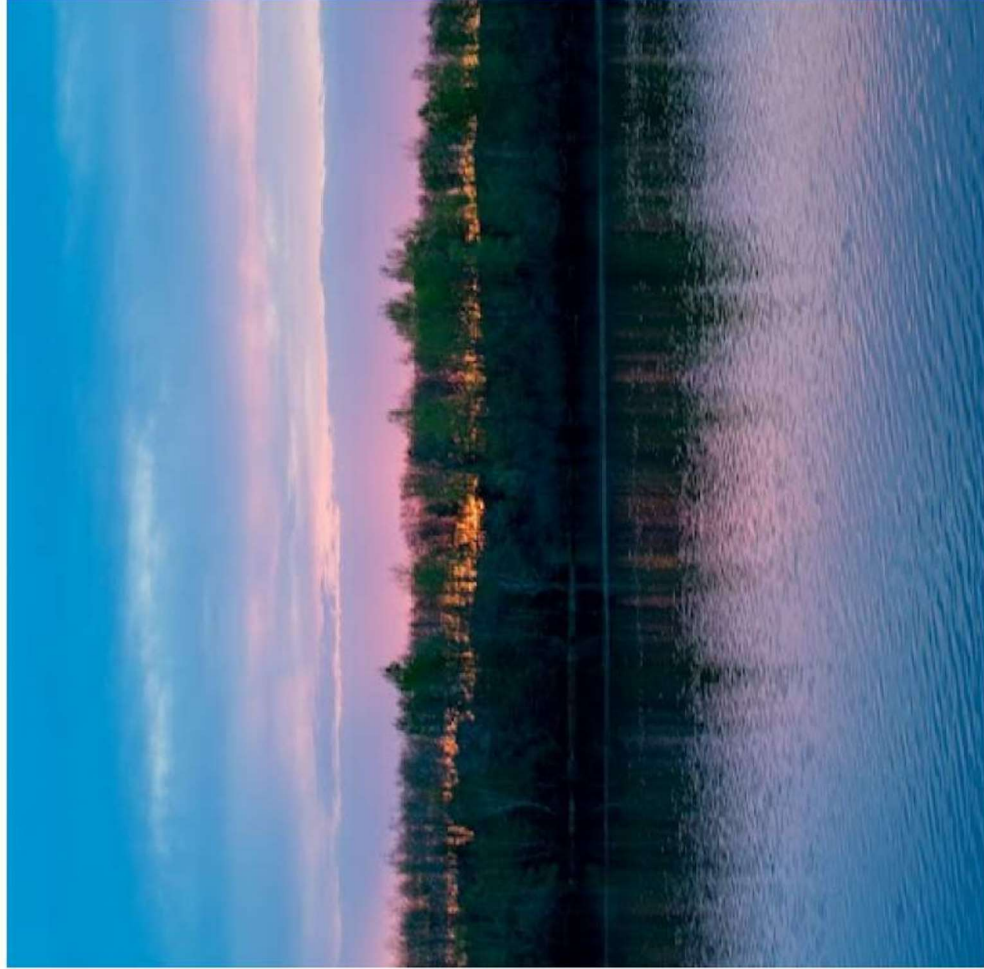
CITY OF WAUSAU

AREA

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

POPULATION

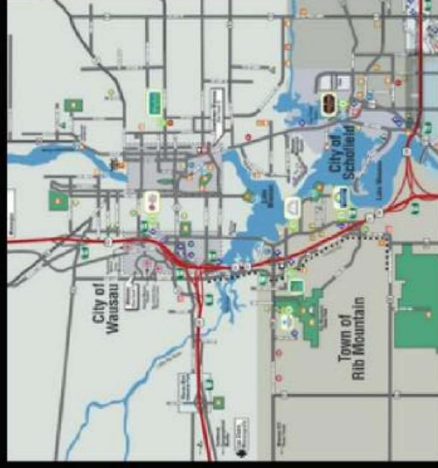
POPULATION	39,994
DENSITY	2,081.10 SQ MI



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:



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