SURMOUNT

Caliber Collision
12035 Park Road, Charlotte, NC 28134

Offering Memorandum
Exclusive Net-Lease Offering

NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc have not and will not verify any of this information, nor has NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc conducted any investigation regarding these matters. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc make no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc expressly deny any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc and should not be made available to any other person or entity without the written consent of NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc. This Marketing Brochure has been prepared to provide summary, unverified 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. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc have 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc have not verified, and will not verify, any of the information contained herein, nor has NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, 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.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc AGENT FOR MORE DETAILS.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc Related Partiesâ€]may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT and Bang Realty-North Carolina, Inc Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

Offering Memorandum

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Bang Realty-North Carolina, Inc
298998

Content

Caliber Collision

Investment Overview

LIST PRICE

$8,180,352

CAP RATE

6.75%

NET OPERATING INCOME

$552,174

Street	12035 Park Road
City, State Zip	Charlotte, NC 28134
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Automotive - Collision Services
Year Built	2016

Estimated Building SF	26,845 SF
Estimated Lot Size	3.10 AC
Credit Type	Corporate
Guarantor	Caliber Bodyworks, Inc.
Lease Term	15 Years
Lease Commencement	11/14/16

Lease Expiration	11/14/31
Lease Term Remaining	5.58 Years
Lease Type	Double Net (NN)
Landlord Responsibilities	Foundation; Roof; Structure;
Rental Increases	8.00% Every 5 Years
Renewal Options	3, 5-Year Options

Caliber Collision

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 11/14/2026	$511,272	$42,606	-	6.25%
11/15/2026 - 11/14/2027	$552,174	$46,014	8.00%	6.75%
11/15/2027 - 11/14/2028	$552,168	$46,014	-	6.75%
11/15/2028 - 11/14/2029	$552,168	$46,014	-	6.75%
11/15/2029 - 11/14/2030	$552,168	$46,014	-	6.75%
11/15/2030 - 11/14/2031	$552,168	$46,014	-	6.75%
Option #1				
11/15/2031 - 11/14/2032	$596,341	$49,695	8.00%	7.29%
11/15/2032 - 11/14/2033	$596,340	$49,695	-	7.29%
11/15/2033 - 11/14/2034	$596,340	$49,695	-	7.29%
11/15/2034 - 11/14/2035	$596,340	$49,695	-	7.29%
11/15/2035 - 11/14/2036	$596,340	$49,695	-	7.29%

Priced on the upcoming rent bump; buyer to receive a closing credit for the difference

Caliber Collision

Investment Highlights

Investment Summary
Surmount is pleased to present the exclusive listing for a Caliber Collision located at 12035 Park Road, Charlotte, NC 28134. The site consists of roughly 26,845 rentable square feet of building space on an estimated 3.1-acre parcel of land. Caliber Collision is subject to a 15-year Double Net (NN) lease, which commenced 11/14/2016.

Leading National Collision Repair Tenant
Leased to Caliber Collision, the nation's largest collision repair provider, operating 1,800+ locations across 40+ states. The company's scale and national footprint support consistent operations and long-term tenancy.

Strategic Positioning Near the North & South Carolina Border
Located in Charlotte, just minutes from South Carolina, the site benefits from a broad, bi-state customer base. This positioning expands the effective trade area and supports consistent vehicle flow across regional demand drivers.

High-Visibility Location Along a Primary Charlotte Corridor
Situated on Park Road, a major north-south corridor with strong daily traffic counts, providing excellent visibility and accessibility within a dense, infill trade area.

Dense, Affluent Trade Area Supporting Long-Term Demand
Surrounded by national retailers including At Home, Chipotle, Chic-Fil-A, Starbucks, Dick's Sporting Good (88th percentile Nationwide per Placer. Ai), Golf Galaxy, Ashley (74th percentile nationwide per Placer. Ai), Dillards, Dave & Busters, BJ's Wholesale, La-Z-Boy, and Bank of America.

Purpose-Built Collision Facility (2016 Construction)
Constructed in 2016, the property features a modern, purpose-built layout with multiple service bays, efficient circulation, and design characteristics consistent with light industrial product—supporting high-throughput operations and long-term tenant usability.

Below Replacement Cost Basis
Offered at a basis below the cost to replicate, particularly given rising construction costs, zoning constraints, and the specialized nature of collision buildouts; creating a favorable entry point for investors.

Caliber Collision

Charlotte’s Rankings and Accolades

TOP 10
Best Big Cities to Live in the U.S.

#1
Best State for Business

#1
Fastest Growing City in U.S.

#2
Best U.S. City for Company Headquarters

TOP 10
Most Livable City in U.S.

TOP 10
U.S. City for Tech Job Gains

#3
Best Large Real Estate Market in U.S.

53
Inc. 5000 Ranked Private Firms

Largest City in North Carolina
Charlotte is the 14th largest city in the U.S. and the largest in North Carolina, serving as a major economic, financial, and population center for the Southeast.

Strong Population Growth & Diversity
Charlotte continues to rank among the nation’s fastest-growing markets. Between 2024 and 2025, it added more residents than any other U.S. city, strengthening demand.

Historic “Queen City” Identity
Known as the “Queen City,” Charlotte combines a rich history with a well-established economic foundation that continues to support growth and investment.

Premier Corporate Headquarters Market
Charlotte is home to 19 Fortune 1000 companies, including Bank of America, Lowe’s, and Duke Energy, supporting a diversified and business-friendly economy.

National Sports & Entertainment Destination
Home to the Carolina Panthers, Charlotte Hornets, Charlotte FC, NASCAR Hall of Fame, and major sporting events, Charlotte is a leading regional entertainment hub.

Global Transportation Connectivity
Charlotte Douglas International Airport is one of the world’s busiest airports, offering nonstop service to 188 destinations, including 44 international markets.

Caliber Collision

Concept Overview

About the Tenant

Founded in 1997, Caliber has grown to more than 1,700 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair provider across 41 states. Caliber Collision repairs cars back to pre-collision condition and helps customers by Restoring the Rhythm of Your Life®. Caliber Collision is the preferred partner of the nation's leading vehicle manufacturers and all major insurance carriers. Their technicians receive ongoing comprehensive, industry-recognized training and utilize the latest technology to ensure that we restore your car back to manufacturer standards. In February of 2019, Caliber Collision Centers and Abra Auto Body Repair of America 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 the District of Columbia.

About the Tenant

Private equity firm Hellman & Friedman (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. They are well respected for their distinctive investment philosophy and focused approach targeting large-scale equity investments in companies in select sectors. Over the companies history, they have raised over $70 billion of committed capital and have invested in over 100 companies. Along the way, Hellman & Friedman has distinguished itself as a flexible source of capital and a value-add partner with deep sector insights. Hellman & Friedman has offices in San Francisco, New York and London.


1.0 million SF
Amazon Distribution Warehouse
103 Rooms
Fairfield by Marriott Inn & Suites Charlotte Pineville
QueenCity HOMESTORE
MATTRESS Warehouse
ASHLEY
ROOMS TO GO
at home
MEN'S WEARHOUSE
MATTRESS FIRM
TRUIST
Sam's CLUB
Carolina Place
belk
DICK'S SPORTING GOODS
JCPenney
Dillard's The Style of Your Life.
REI co-op
AMERICAN EAGLE OUTFITTERS
Bath & Body Works
LENSCRAFTERS
VANS
Lids
H&M
DAVE & BUSTER'S
ADTC: 8,784
Park Rd
LA-Z-BOY
ETHAN ALLEN
COZY KIDS FURNITURE AND MORE
INTERSTATE 485
Subject Property
CALIBER COLLISION

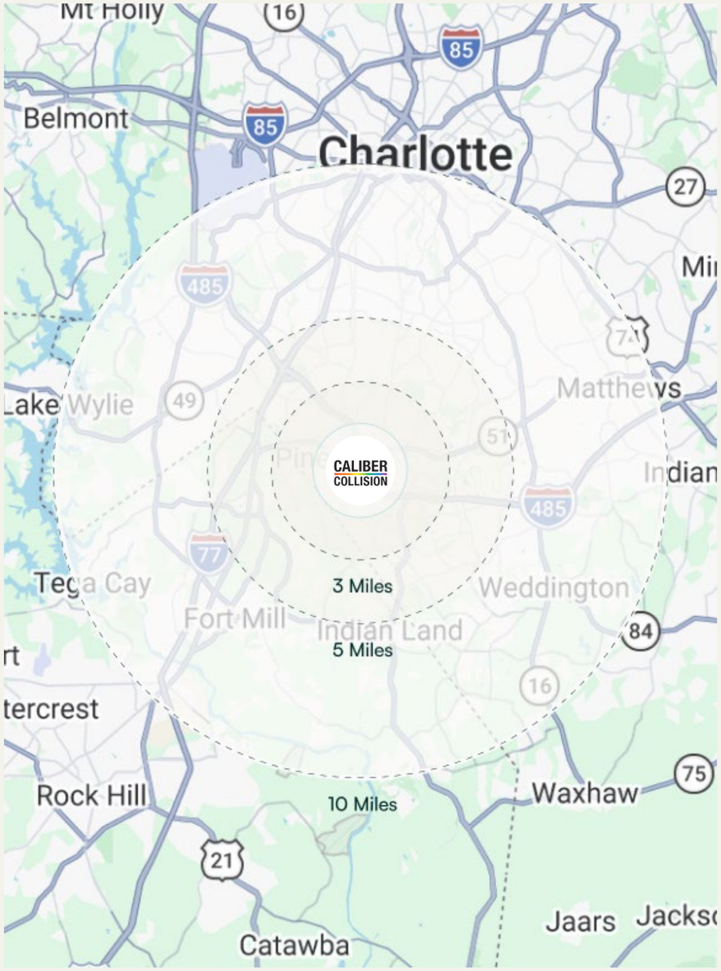

Carolina Village
103 Rooms
Fairfield by Marriott Inn & Suites Charlotte Pineville
QueenCity HOMESTORE
MATTRESS Warehouse
CHARLOTTE WATER
Peppermint Forest
BJ's
at home
ASHLEY
ROOMS TO GO
Rug&Home
GOOD'S
Bassett
LEE LIGHTING
HAVERTYS FURNITURE
CALIBER COLLISION
Subject Property
LA-Z-BOY
ETHAN ALLEN
COZY KIDS
Sam's CLUB
Pineville Towne Market
ADTC: 8,784
Park Rd
INTERSTATE 485
FOOD LION
DOLLAR GENERAL
PARROT U
MJ Donuts
CHEVERE GRILL
WESTERN UNION WU

Caliber Collision

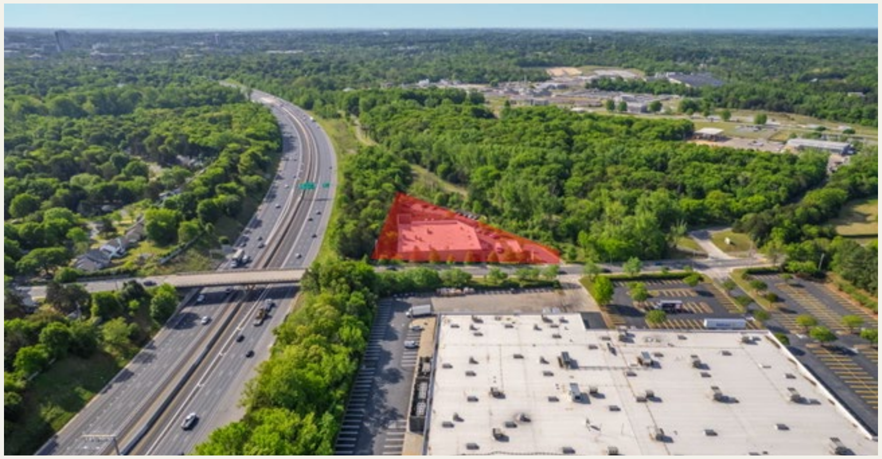
Location Overview

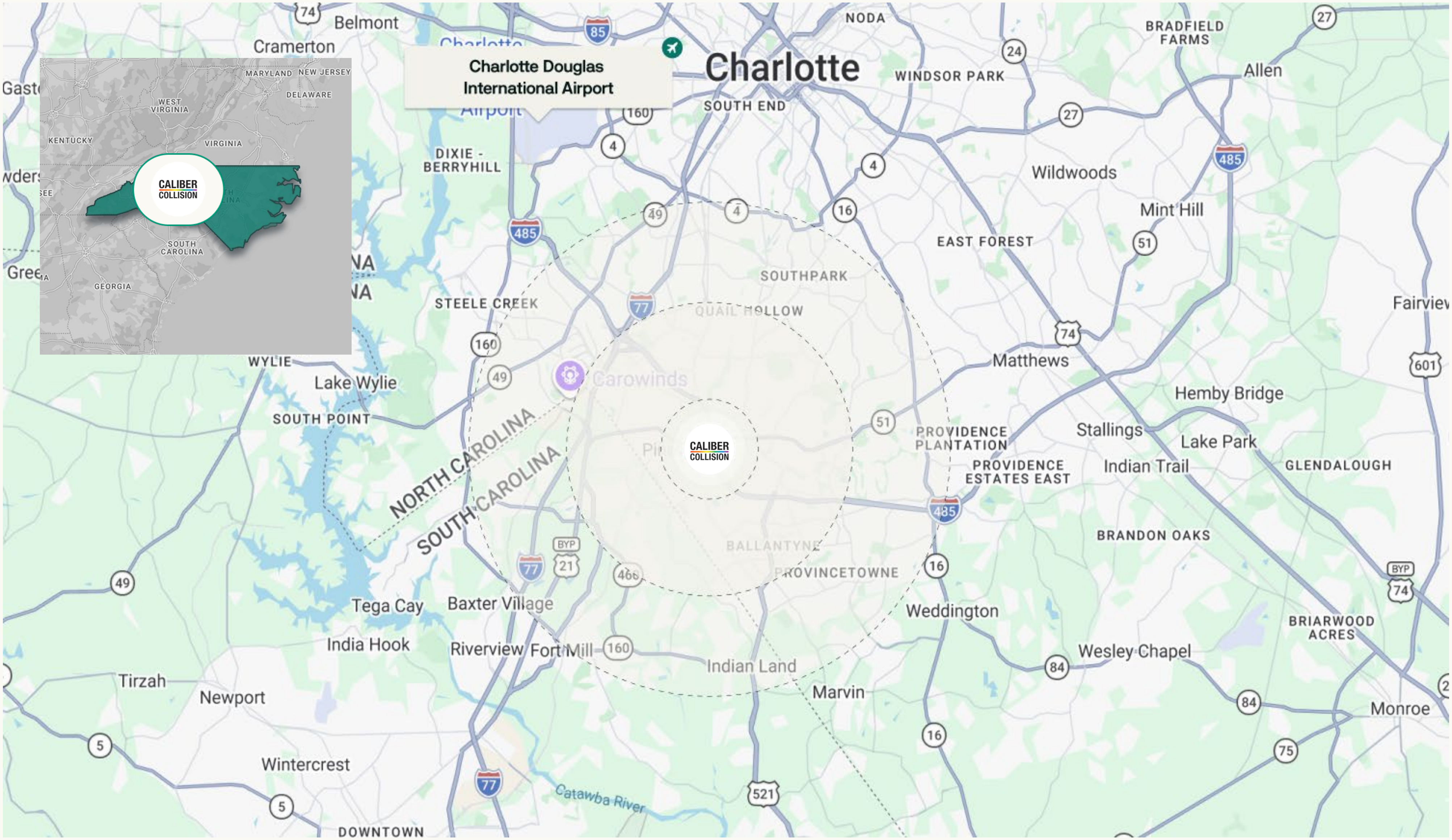
12035 Park Road is strategically positioned in the highly desirable South Charlotte submarket, offering immediate access to Interstate 485 and strong connectivity throughout the greater Charlotte MSA. The property benefits from high traffic counts exceeding 100,000 vehicles per day along I-485, as well as strong local traffic along Park Road. The surrounding area is a dense retail and commercial corridor featuring national tenants, healthcare providers, and corporate offices, including Atrium Health Pineville and Ballantyne Corporate Park. This affluent and rapidly growing area is supported by strong population growth, high household incomes, and continued residential development, making it a highly attractive and stable location for long-term investment.

	3 Mile	5 Mile	10 Mile
Population Trends			
2020 Population	31,749	176,179	620,305
2024 Population	32,969	186,920	678,078
2029 Population	35,499	201,557	734,539
Growth '20 — '24	1.00%	1.50%	2.30%
Growth '24 — '29	1.50%	1.60%	1.70%
Household Trends			
2020 Households	13,771	70,580	250,827
2024 Households	14,267	74,690	274,255
2029 Households	15,369	80,587	297,487
Growth '20 — '24	1.40%	2.10%	2.80%
Growth '24 — '29	1.50%	1.60%	1.70%
Household Income			
Average Household Income	$110,314	$140,241	$138,794
Median Household Income	$85,478	$109,273	$108,703




CALIBER COLLISION
CALIBER COLLISION




Charlotte Douglas International Airport
Charlotte
Belmont
Cramerton
NODA
WINDSOR PARK
SOUTH END
BRADFIELD FARMS
Allen
DIXIE - BERRYHILL
Wildwoods
Mint Hill
EAST FOREST
SOUTHPARK
STEELE CREEK
QUAIL HOLLOW
Carowinds
WYLIE
Lake Wylie
SOUTH POINT
Matthews
Fairview
Hemby Bridge
Stallings
Lake Park
PROVIDENCE PLANTATION
PROVIDENCE ESTATES EAST
Indian Trail
GLENDALOUGH
NORTH CAROLINA
SOUTH CAROLINA
BALLANTYNE
PROVINCETOWNE
BRANDON OAKS
Tega Cay
Baxter Village
Weddington
BRIARWOOD ACRES
India Hook
Riverview
Fort Mill
Indian Land
Wesley Chapel
Tirzah
Newport
Marvin
Monroe
Wintercrest
Catawba River
DOWNTOWN
CALIBER COLLISION
MARYLAND
NEW JERSEY
DELAWARE
WEST VIRGINIA
KENTUCKY
VIRGINIA
SOUTH CAROLINA
GEORGIA

Caliber Collision

Market Overview

Charlotte stands at the intersection of a storied past and a forward-looking future, tracing its roots to its founding in 1768 and steadily evolving into a major metropolitan center. The city's history is marked by resilience and growth, transforming from a modest trading post into the largest city in North Carolina. As of the 2020 US census, Charlotte's population surpassed 900,000 residents, reflecting the city's magnetism for a diverse and dynamic demographic.

At the heart of Charlotte's economic prowess is its role as a financial powerhouse, earning the moniker the "Wall Street of the South." The city hosts the headquarters of major financial institutions, notably Bank of America and Wells Fargo. This concentration of banking giants has not only propelled Charlotte into a leading position in the financial sector but has also contributed significantly to the city's economic resilience. Beyond finance, Charlotte has diversified its economic portfolio, witnessing growth in technology, energy, and healthcare sectors. A favorable business environment and strategic location have made Charlotte an attractive destination for companies and entrepreneurs alike.

Culturally, Charlotte is a vibrant and modern metropolis, marked by a skyline adorned with contemporary architecture. Charlotte's dedication to sustainability has garnered recognition, with accolades such as being designated a "Green Power Community" by the U.S. Environmental Protection Agency, showcasing the city's proactive stance on environmental responsibility. Despite the challenges associated with urban growth, Charlotte continues to receive accolades for its economic vitality and quality of life, further underscoring its reputation as a city that seamlessly blends tradition with progress.

SURMOUNT

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