

CALIBER COLLISION

2602 E MAIN ST, MERRILL, WI 54452



SINGLE TENANT CALIBER COLLISION FOR SALE

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All properties and services offered are marketed in full compliance with all applicable fair housing and equal opportunity laws.

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OFFERING SUMMARY

Sale Price	\$1,455,000
Cap Rate	7%
NOI	\$101,876
Price/PSQF	\$122.89
Tenant	Caliber Collision
Guarantor	Corporate
Building Size	11,840 SF
Total Lot Size	1.12 Acres
Lease Commencement	February 10th, 2024
Lease Expiration	February 28th, 2034
Term Remaining	8 Years
Original Lease Term	10 Years
Rental Increases	2% Annual Increases
Renewal Options	(2) 5 Year Options
Lease Type	NN
Roof	Landlord
Parking Lot	Landlord
HVAC	Landlord
CAM	Tenant
Taxes	Tenant
Insurance	Tenant

“NOI IS BASED ON THE RENTAL INCREASE WHICH STARTS FEBRUARY 2027, THE SELLER WILL CREDIT THE BUYER THE DIFFERENCE AT CLOSE OF ESCROW”



PROPERTY HIGHLIGHTS

- 100% leased to Caliber Collision, the largest auto collision repair provider in the United States with more than 2,100 locations nationwide and ~\$5B in annual revenue
- Corporate-backed lease provides strong tenant credit and operational stability
- 10-year lease term with ~8 years remaining, providing long-term income security
- 2% annual rent increases, creating consistent NOI growth and hedge against inflation
- NN lease structure with tenant responsible for CAM, taxes, and insurance, minimizing landlord responsibilities
- Built in 2018, featuring modern construction and operational layout. Newer construction reduces near-term capital expenditure risk
- Auto collision repair is a needs-based service industry that cannot be replaced by e-commerce. Consistent demand driven by vehicle ownership and insurance partnerships
- Positioned along E Main Street with ~10,000 vehicles per day, providing strong accessibility and visibility
- Surrounded by national retailers including Wal-Mart, Verizon, O'Reilly Auto Parts, and Tractor Supply

ADDITIONAL PHOTOS

CALIBER COLLISION











OVERVIEW

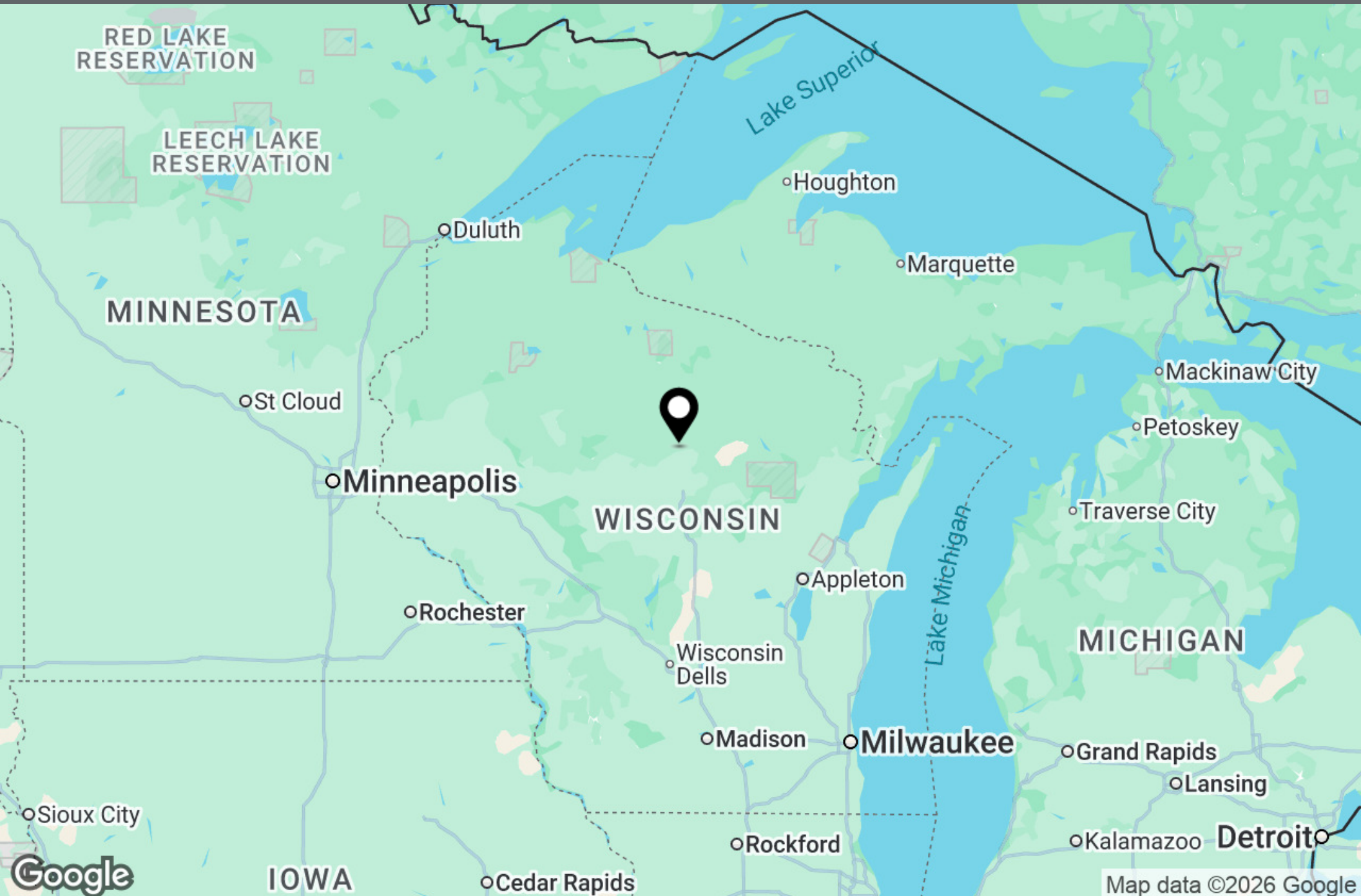
Caliber Collision, founded in 1997 and headquartered in Lewisville, Texas, is the largest auto collision repair provider in the U.S., with around 1,739 locations across 41 states and estimated annual revenue of \$4 to \$5 billion. Backed by private equity firm Hellman & Friedman, Caliber holds roughly 8.3% of the U.S. collision repair market. The company offers a full range of services including collision repair, dent removal, auto glass replacement, and ADAS calibration, and partners with major insurance carriers to drive customer traffic. As a tenant, Caliber Collision is favored in net lease investments due to its strong financials and consistent growth. It typically signs 15-year triple net (NNN) leases with 10% rent increases every five years and minimal landlord responsibilities. Properties usually average about 17,000 square feet on 2.1-acre lots, with cap rates around 6% and NOI near \$247,000. These stable, long-term leases make Caliber a reliable and attractive option for passive real estate investors

TENANT OVERVIEW

Company:	Caliber Collision
Founded:	1997
Locations:	2,102
Total Revenue:	\$5 Billion
Headquarters:	Lewisville, TX
Website:	www.caliber.com

RENT SCHEDULE

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
CURRENT RENT:	\$96,000	\$8,000
Year 2:	\$97,920	\$8,160
Year 3:	\$99,878	\$8,323
Year 4:	\$101,876	\$8,489
Year 5:	\$103,913	\$8,659
Year 6:	\$105,991	\$8,832
Year 7:	\$108,111	\$9,009
Year 8:	\$110,273	\$9,189
Year 9:	\$112,479	\$9,373
Year 10:	\$114,728	\$9,560
Options 1& 2		2% Annually



DEMOGRAPHICS MAP & REPORT

CALIBER COLLISION

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,708	10,889	13,803

Average Age	46	45	44
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Average Age (Male)	44	43	43
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Average Age (Female)	47	46	45
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HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,212	4,870	6,095

# of Persons per HH	2.2	2.2	2.3
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Average HH Income	\$69,900	\$77,282	\$81,798
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Average House Value	\$166,711	\$166,103	\$175,285
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RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	2,518	10,088	12,853

Total Population - Black	13	89	102
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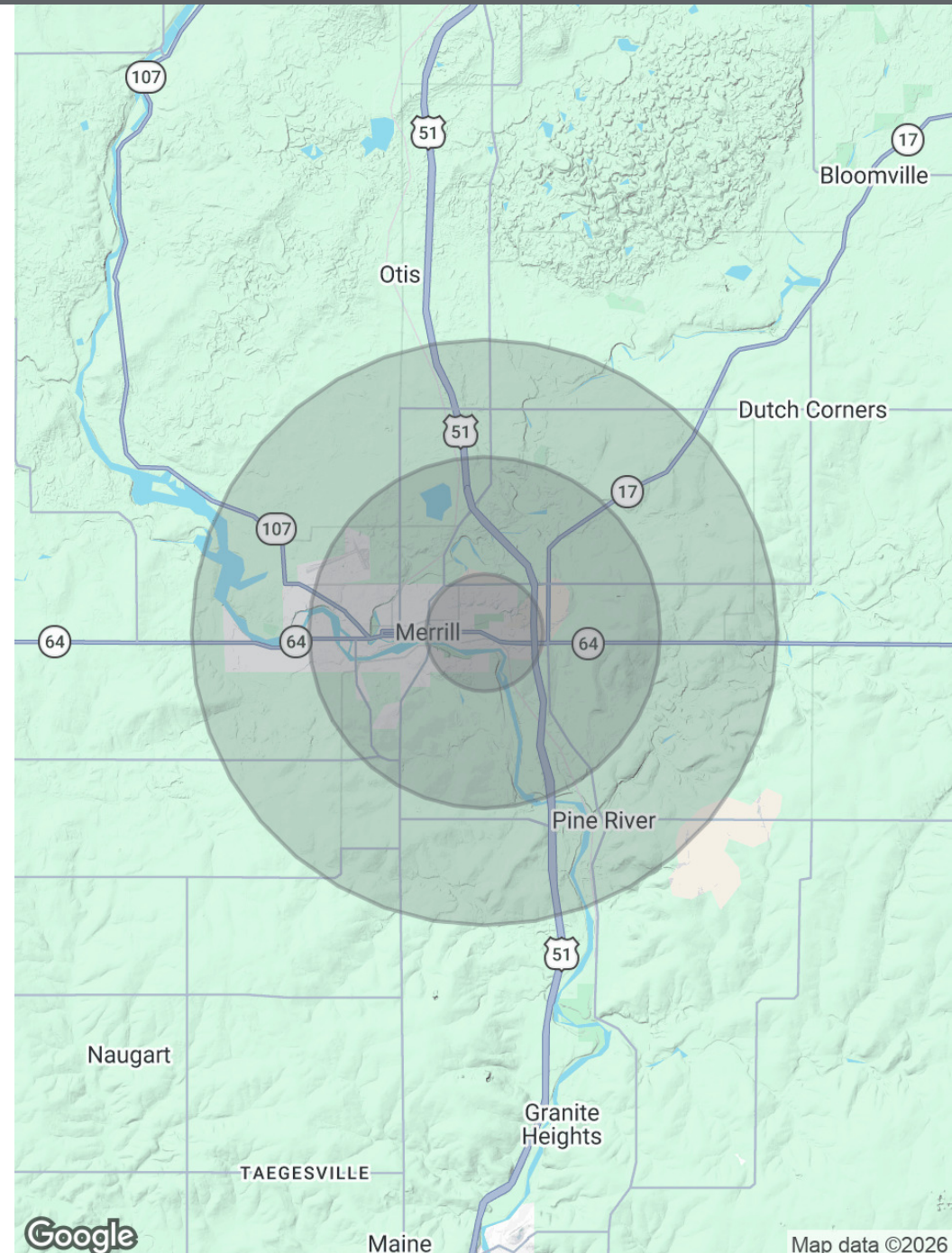
Total Population - Asian	6	57	70
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Total Population - Hawaiian	0	3	4
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Total Population - American Indian	22	97	106
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Total Population - Other	38	97	118
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2020 American Community Survey (ACS)



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