

CALIBER COLLISION

SINGLE TENANT NN INVESTMENT
LOUISVILLE MSA LOCATION (1.2MM RESIDENTS)

JEFFERSONTOWN, KY



Marcus & Millichap
DUONG INVESTMENT GROUP

OFFERING MEMORANDUM

NOTE: Property boundaries, land area, and building area are approximate and must be independently verified by potential buyers.

CALIBER COLLISION

SINGLE TENANT NN INVESTMENT LOUISVILLE MSA LOCATION (1.2MM RESIDENTS)

JEFFERSONTOWN, KY

Offering Memorandum Disclaimer

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in the subject property mentioned herein ("the Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of the Seller of Record ("Managing Member"), or its exclusive broker, Marcus & Millichap ("Exclusive Broker"). This Memorandum was prepared by Exclusive Broker based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Exclusive Broker nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Exclusive Broker nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Exclusive Broker and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Exclusive Broker as its exclusive broker and will be responsible for any commission due to Exclusive Broker in connection with a transaction relating to the Project pursuant to a separate agreement. Exclusive Broker is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

EXCLUSIVELY LISTED BY:

FABIAN GRIFFITH
Associate
(909) 456-3474
fabian.griffith@marcusmillichap.com
License: CA 02189699

RON DUONG
Senior Managing Director Investments
Senior Director, National Retail Group
(949) 419-3233 direct
ron.duong@marcusmillichap.com
License: CA 01438643

BROKER OF RECORD:
Grant Fitzgerald
9300 Shelbyville Rd., Ste. 1012
Louisville, KY 40222
(502) 329-5900
License: KY 286261

Investment Highlights



Corporate Guaranteed Caliber Collision with Over \$1.1MM in Renovations Completed in 2023



Caliber Collision Dominates the Auto Repair Industry by Continuously Expanding its Locations and Increasing Revenue



The Subject Property is Strategically Located in Louisville MSA, with Population Exceeding 1,200,000 Residents

Excellent Real Estate Fundamentals

- ▶ This Property Offers a Double Net Lease with Over **9 Years Remaining, Coupled with Two 5-Year Renewal Options, Ensuring Long-Term Stability** and Potential for Extended Occupancy
- ▶ **10% Rental Increase Every 5 Years** - Ensuring Steady Growth and Value Appreciation
- ▶ **Minimal Landlord Responsibilities - Ideal for Investors Not Local to the Market**
- ▶ Caliber Collision Partners with Insurance Companies and Car Dealerships for Enhanced Growth and Recession resistance

Strategic Location in Well-Populated Area

- ▶ Jeffersontown is a Thriving Suburb within the Louisville Market, **Kentucky's Largest City**
- ▶ Caliber Collision is Conveniently Situated Off Route 155 (Taylorsville Rd), Which Benefits from Approximately **25,000 Vehicles Daily**
- ▶ Within Close Proximity to Several Major Retailers such as Walmart Neighborhood Market, Target, Kroger, The Home Depot and Many More
- ▶ Strong Economic Area - **Average Household Income Within a Five-Mile Radius Exceeds \$95,000 per Year**



Tenant Overview

Caliber Collision

Caliber Collision is a leading provider of collision repair services in the United States. They specialize in restoring vehicles to their pre-accident condition quickly and efficiently.

CALIBER
RESTORING YOU

With a focus on customer satisfaction and quality workmanship, Caliber Collision operates a network of repair centers across the country. Their services include auto body repair, paint services, dent repair, and more.

Caliber Collision prides itself on using advanced technology and employing highly trained technicians to ensure the highest standards of repair.

They also prioritize eco-friendly practices, such as using water-based paints and recycling materials whenever possible. Overall, Caliber Collision aims to make the repair process as convenient and stress-free as possible for their customers.

With 1,700+ locations across 41 states, odds are there's a Caliber Collision in your neighborhood ready to help you get safely back on the road and back in your rhythm.

Website www.caliber.com

Lease Expires 05/31/2033

Square Feet 16,434

Founded 1997

Number of Stores ±1,700



Financial Analysis

Offering Summary

Property Name	Caliber Collision
Property Address	10105 Taylorsville Road Jeffersontown, KY 40299
Assessor's Parcel Number	22048600520000, 22048600300000
Year Built	2023
Gross Leasable Area (GLA)	±16,434 Square Feet
Lot Size	±1.18 Acres (±51,196 Square Feet)

Pricing

Price	\$3,427,000
Cap Rate	6.50%
Price Per Square Foot	\$208.53



Annualized Operating Data

Gross Potential Rent	\$222,750
Total Expenses	NN
Net Operating Income	\$222,750

Lease Information

Initial Lease Term	±10 Years
Lease Commencement Date	June 1, 2023
Lease Expiration Date	May 31, 2033
Lease Remaining	±9 Years
Lease Type	NN
Increases	10% Every Five Years
Options	Two, Five-Year @ 10%
Guarantee	Corporate
Notes	Landlord is responsible for roof, parking and plumbing.

CALIBER
RESTORING YOU

Market Overview

Aerial Photo

Logos for AMC, Longhorn Steakhouse, Kroger, and Target.

Interstate 64
±50,000 Cars Per Day

Logos for Hampton Inn, extended Stay America, Comfort Suites, McDonald's, and Starbucks.

The Home Depot

Interstate 64 Autocenter :
Logos for VW, Honda, Chevrolet, Subaru, and CarMax.

SUBJECT PROPERTY

Bluegrass Commercial Park
Opened in 1967 with 19 businesses and now boasts approximately 850 businesses representing over 30,000 employees

Louisville Int'l Airport | ±10 Miles



Taylorsville Road
±25,800 Cars Per Day

Demographics - 5-Mile Radius
Population: ±180,453
Households: ±77,011
Avg. HH Income: \$95,178

Walmart Neighborhood Market

Market Overview

Close-Up Aerial Photo

Louisville MSA | 1.2MM Residents



Louisville Int'l Airport | ±10 Miles



Taylorsville Road
±25,800 Cars Per Day

HOME SUPPLY

**SUBJECT
PROPERTY**

Tuly Elementary School

HUME
PHARMACY



Market Overview

Regional Map



±50,000 CARS

PER DAY ON INTERSTATE
64



±10 MILES

TO LOUISVILLE INTERNATIONAL
AIRPORT (IATA)



±25,800 CARS

PER DAY ON
TAYLORSVILLE ROAD

Market Overview

The City Of Jeffersontown, KY

Jeffersontown, commonly known as J-Town, is a city located in Jefferson County, Kentucky, United States. It is a suburb of Louisville and is situated approximately 15 miles east of downtown Louisville.

Jeffersontown has a rich history dating back to the late 18th century when it was founded by European settlers.



Today, Jeffersontown is a thriving community with a diverse population and a range of residential, commercial, and industrial areas. The city offers a mix of suburban living and urban amenities, with parks, shopping centers, restaurants, and recreational facilities. Jeffersontown also hosts various community events and festivals throughout the year, including the Gaslight Festival, which celebrates the city's heritage and culture.

The city is known for its strong sense of community and its commitment to economic development and quality of life for its residents. With its convenient location, affordable housing options, and robust local economy, Jeffersontown continues to attract new residents and businesses while maintaining its small-town charm.

Louisville MSA

Louisville, Kentucky, is a vibrant city located on the Ohio River in the northern part of the state. As the largest city in Kentucky, Louisville is a cultural and economic hub known for its rich history, diverse neighborhoods, and thriving arts and culinary scenes. Home to the Kentucky Derby, one of the most famous horse races in the world.

City Highlights

- ▶ Downtown Louisville - Downtown Louisville boasts a blend of historic architecture, bustling streets, lively entertainment venues, and an eclectic culinary scene, all set against the picturesque backdrop of the Ohio River
- ▶ Kentucky Kingdom - Seasonal amusement & water park with both thrill & children's rides, plus waterslides & wave pools
- ▶ Lynn Family Stadium - Lynn Family Stadium is a soccer-specific stadium in the Butchertown neighborhood of Louisville



Kentucky Kingdom



Lynn Family Stadium



Market Overview

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2027 Population	10,121	75,316	184,501
2022 Population	9,940	74,006	180,453
2010 Population	9,378	70,371	170,303
2000 Population	9,263	62,393	150,951

Households	1-Mile	3-Miles	5-Miles
2027 Households	4,343	31,275	79,267
2022 Households	4,228	30,450	77,011
2010 Households	3,983	28,954	72,852
2000 Households	3,866	24,929	63,329
2027 Owner Occupied Housing	59.3%	69.8%	65.9%
2027 Rent Occupied Housing	40.7%	30.2%	34.1%
2022 Owner Occupied Housing	10.1%	5.7%	6.3%
2022 Renter Occupied Housing	40.3%	30.1%	34.3%
2010 Owner Occupied Housing	65.9%	72.6%	67.5%
2010 Renter Occupied Housing	34.1%	27.4%	32.5%

Income	1-Mile	3-Miles	5-Miles
\$ 0 - \$ 14,999	6.3%	4.4%	5.4%
\$ 15,000 - \$24,999	8.3%	5.9%	6.5%
\$ 25,000 - \$34,999	8.5%	7.0%	8.1%
\$ 35,000 - \$49,999	14.9%	12.0%	12.6%
\$ 50,000 - \$74,999	24.3%	19.7%	20.2%
\$ 75,000 - \$99,999	16.1%	16.5%	15.5%
\$100,000 - \$124,999	10.7%	12.6%	11.4%
\$125,000 - \$149,999	4.3%	7.9%	7.0%
\$150,000 - \$200,000	4.6%	8.6%	7.5%
\$200,000 to \$249,999	0.7%	1.7%	2.0%
\$250,000 +	1.3%	3.9%	3.7%
2022 Median Household Income	\$61,009	\$76,508	\$71,344
2022 Average Household Income	\$73,792	\$98,859	\$95,178



\$95,178

2022 AVERAGE HOUSEHOLD INCOME
(5-MILE RADIUS)

CALIBER COLLISION

SINGLE TENANT NN INVESTMENT
LOUISVILLE MSA LOCATION (1.2MM RESIDENTS)

J E F F E R S O N T O W N , K Y

PRESENTED BY

FABIAN GRIFFITH

Associate

(909) 456-3474

fabian.griffith@marcusmillichap.com

Lic. CA 02189699

RON DUONG

Senior Managing Director Investments

Senior Director, National Retail Group

(949) 419-3233

ron.duong@marcusmillichap.com

Lic. CA 01438643

BROKER OF RECORD:

Grant Fitzgerald

Lic. KY 286261

19800 MacArthur Boulevard, Suite 150, Irvine, CA 92612 / www.marcusmillichap.com

©2024 Marcus & Millichap. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Marcus & Millichap's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Marcus & Millichap. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND MARCUS & MILLICHAP IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.