



NET LEASE INVESTMENT OFFERING



CALIBER COLLISION (DALLAS MSA)
275 OLD NEWMAN ROAD
FRISCO, TX 75034



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Caliber Collision property located within the Dallas MSA in Frisco, Texas. Caliber Collision has over 8 years remaining on their primary lease term with two 5-year renewal options. There are 10% rental escalations every 5 years in the primary term and renewal options. The lease is absolute triple net with zero landlord responsibilities and features a guaranty from CH Hold Corp.

The 13,175 square foot property is positioned along FM 423 (25,299 VPD), which is a primary north/south thoroughfare. FM 423 is also a populated retail corridor that connects Frisco to Dallas. Tenants found along FM 423 include Walmart Supercenter, CVS Pharmacy, Bank of America, Chick-Fil-A, Jersey Mike's, 7-Eleven, CareNow Urgent Care, and many more. There are 216,833 people living within five miles of the property earning an average annual household income of \$143,152. Frisco, Texas is 30 miles north of Dallas, Texas, the center of the 4th largest MSA in the United States for population size. Frisco is one of the fastest growing communities in Texas, growing by more than 70% in the last 10 years. Texas is also an income tax free state.

Caliber Collision is the nation's largest collision repair company with more than 1,100 convenient repair centers throughout 37 states after the merger with ABRA Auto Body Repair, completed in Feb. 2019. They have an unyielding commitment to their customers, communities, culture and offer only the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers.



INVESTMENT HIGHLIGHTS

- Positioned within the Dallas MSA – Ranked #4 in the United States for population size
- Over 8 years remaining on the primary lease term
- Two five-year renewal options
- Absolute NNN – zero landlord responsibilities
- 10% rental escalations every 5 years
- Caliber Collision is the largest automotive collision repair company
- Frisco is one of the fastest growing communities in Texas, growing by more than 70% in the last 10 years
- Positioned along FM 423 (25,299 VPD)
- FM 423 is also a retail corridor with tenants such as Walmart Supercenter, CVS Pharmacy, Bank of America, Chick-Fil-A, Jersey Mike's, 7-Eleven, CareNow Urgent Care, and many more
- 216,833 people living within five miles of the property earning an average annual household income of \$143,152
- Texas is an income tax free state

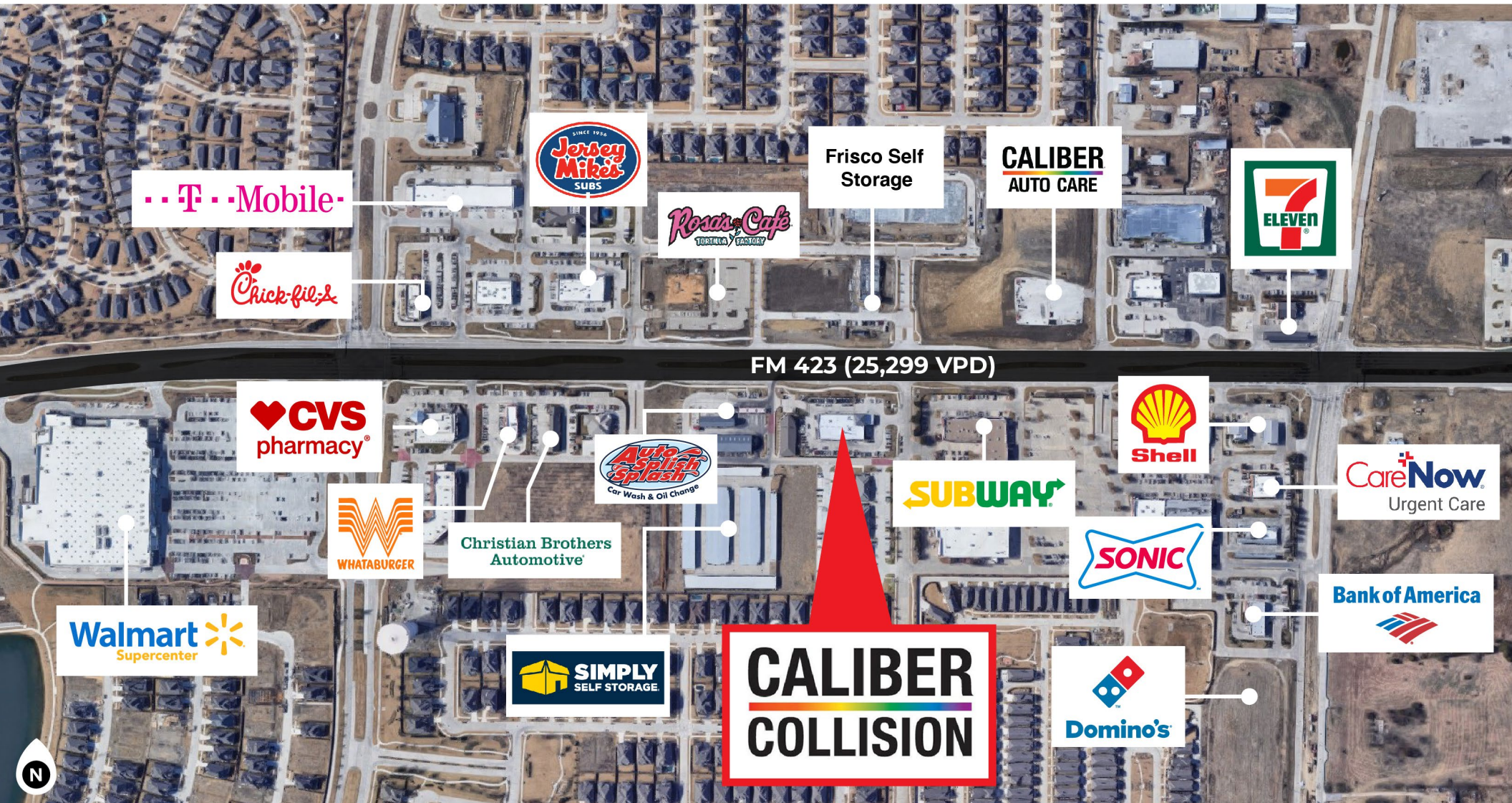


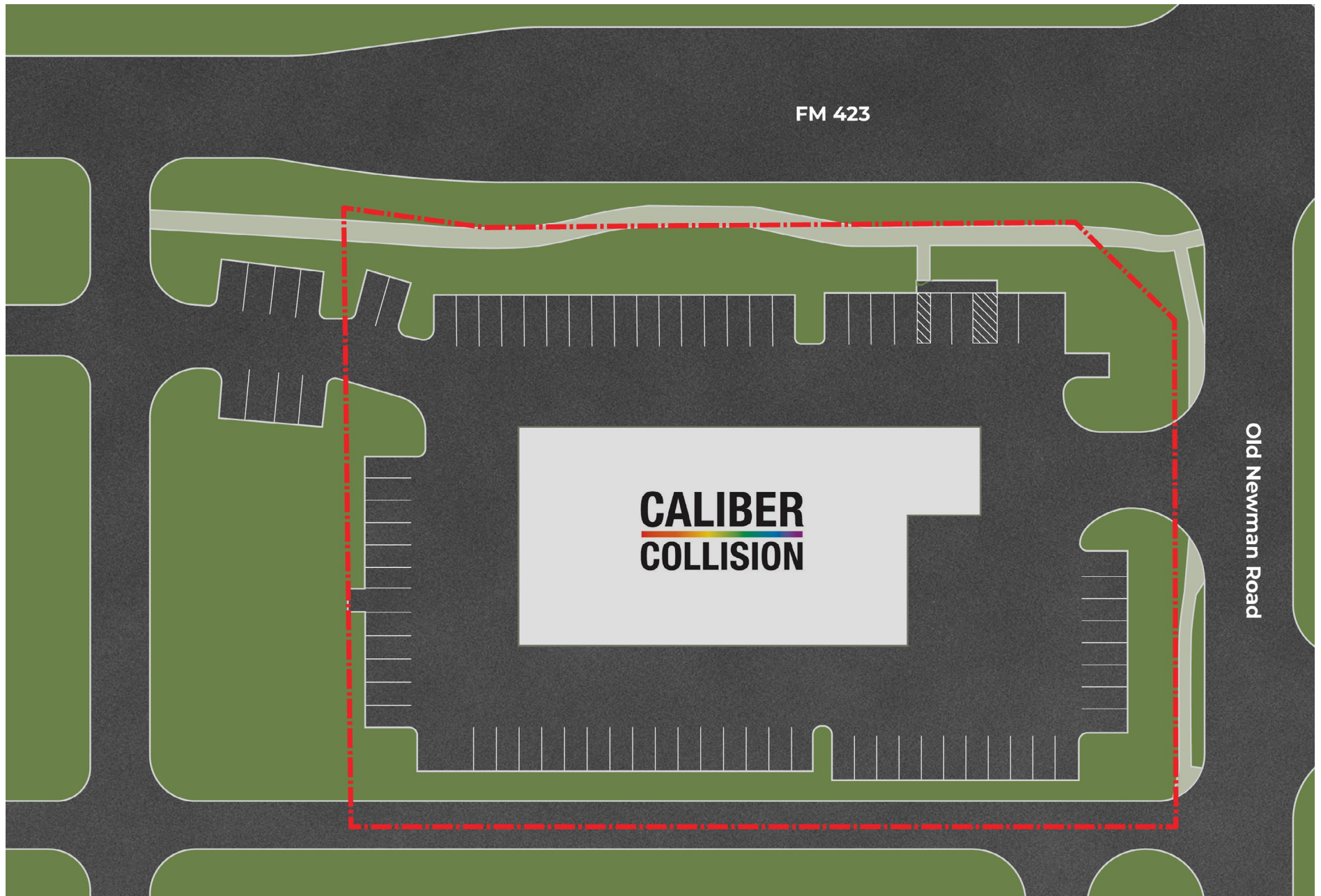
PROPERTY OVERVIEW

Price:	\$5,080,602
Cap Rate:	6.15%
Net Operating Income:	\$312,457
Lease Expiration Date:	7/31/2029
Renewal Options:	Two 5-year
Rental Escalations:	10% every 5 years
Tenant:	Caliber Bodyworks of Texas
Guarantor:	CH Hold Corp
Year Built:	2014
Lease Type:	Absolute NNN
Building Size:	13,175 SF
Lot Size:	1.821 AC













DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	17,954	110,653	216,833
Total Households:	5,741	34,215	70,693
Annual Population Growth:	1.94%	2.47%	3.00%

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$153,336	\$131,303	\$113,471
Average Household Income:	\$184,397	\$158,379	\$143,152



CITY OF FRISCO, TEXAS

Frisco is a city in Collin and Denton counties in the U.S. state of Texas. It is part of the Dallas–Fort Worth metroplex and is about 25 miles (40 km) from both Dallas Love Field and Dallas/Fort Worth International Airport. The city population was 116,989 at the 2010 census. The 2019 census estimate placed the city population at 200,490.

Frisco was the fastest-growing city in the United States in 2017, and also the fastest-growing city in the nation from 2000 to 2009. In the late 1990s, the northern DFW suburban development tide hit the northern border of Plano and spilled into Frisco, sparking rapid growth into the 2000s. Like many of the cities in the northern suburbs of Dallas, Frisco serves as a bedroom community for professionals who work in DFW. Since 2003, Frisco has received the designation Tree City USA by the National Arbor Day Foundation.



MSA OF DALLAS, TEXAS

The Dallas–Fort Worth metroplex, officially designated Dallas–Fort Worth–Arlington is a cocurated metropolitan statistical area in the U.S. state of Texas encompassing 11 counties. It is the economic and cultural hub of North Texas. Residents of the area also refer to it as DFW (airport code), or the Metroplex. The Dallas–Fort Worth–Arlington metropolitan statistical area's population was 7,573,136 according to the U.S. Census Bureau's 2019 population estimates, making it the most populous metropolitan area in both Texas and the Southern United States, the fourth-largest in the U.S. In 2016, the Dallas–Fort Worth metroplex had the highest annual population growth in the United States.

The metropolitan region's economy is primarily based on banking, commerce, insurance, telecommunications, technology, energy, healthcare, medical research, transportation and logistics. As of 2020, Dallas–Fort Worth is home to 24 Fortune 500 companies, the third-largest concentration of Fortune 500 companies in the United States behind New York City (70) and Chicago (34). In 2016, the metropolitan economy surpassed Houston to become the fourth-largest in the U.S. The Dallas–Fort Worth metroplex boasted a GDP of just over \$620.6 billion in 2020. If the Metroplex were a sovereign state, it would have the twentieth largest economy in the world as of 2019. In 2015, the cocurated metropolitan area would rank the ninth-largest economy if it were a U.S. state. In 2020, Dallas–Fort Worth was recognized as the 36th best metropolitan area for STEM professionals in the U.S.

The Dallas–Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences. The Metroplex is also the second most popular metropolis for megachurches in Texas (tied with the Greater Houston metropolitan area), ranked the largest Christian metropolitan statistical area in the U.S., and has one of the largest LGBT communities in Texas since 2005.





CALIBER COLLISION

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Caliber now repairs over 1.2 million vehicles annually, after the merger with ABRA. The majority of ABRA's locations were in states in which Caliber previously had no presence. Caliber now has a significant market presence in each of the primary markets of its main competitors. Caliber Collision is a portfolio company of private equity firm Hellman & Friedman headquartered in San Francisco, CA.

Company Website:

www.calibercollision.com

Company Type:

Private

Number of Total Stores:

1,100+

Headquarters:

Lewisville, TX

CALIBER COLLISION

CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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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