

INTERACTIVE OFFERING MEMORANDUM

CALIBER COLLISION

210 N CHESTER PIKE | GLENOLDEN, PA 19036

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EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS

- **Corporate Guarantee** – Caliber Collision is the #1 auto body repair provider in the country with 1,600+ locations across 41 states.
- **Long-term Remaining** – Caliber signed a 15-year lease in 2017 after a conversion from a smaller collision tenant, leaving 8+ years remaining on the lease.
- **Strong Rent Growth** – 10% increases every 5 years helps tackle inflation
- **Recent Renovation** – The subject property underwent significant renovation in 2019 and benefitted from a new roof in 2021 that came with a 20-year roof warranty.
- **Minimal Landlord Responsibilities** – Tenant takes care of taxes, insurance, and maintenance excluding structural related items.
- **Low Rent/Price** – Many new construction Caliber Collision deals are in the \$5M price range paying \$250,000+ in annual rent, however, at this location they're only paying \$124,000.
- **7th Largest MSA** – Philadelphia is the 7th most populous MSA with an estimated 6.3M residents. More specific to the subject property, there are 435,000 residents within a 5-mile radius.
- **Expansion Mode** – Caliber has more than doubled their store count since 2018 when they opened its 600th store to now having 1,600+ stores as of 2023 via acquisitions, establishing themselves as a dominant force in their respective industry

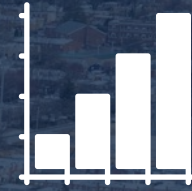




\$1,800,000
LIST PRICE



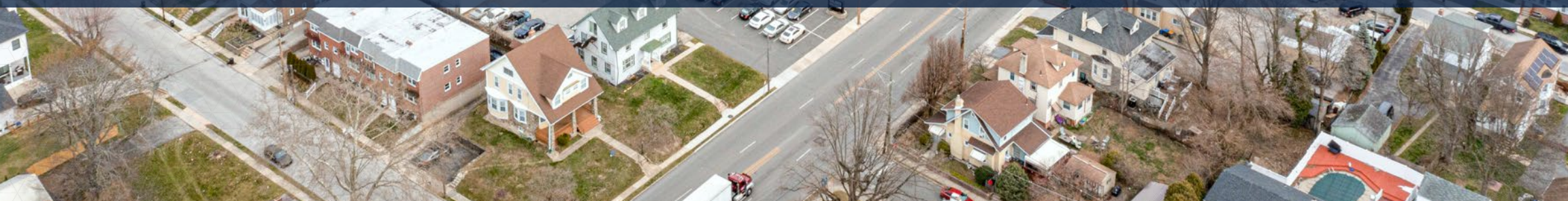
\$124,188
NOI



6.90%
CAP RATE

BUILDING INFO

[Redacted]	
Address	210 N Chester Pike Glenolden, PA 19036
GLA	±17,527 SF
Lot (Acres)	±1.24 AC



TENANT SUMMARY

Tenant Name	Caliber Collision
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+*
Roof & Structure	Landlord
Original Lease Term	15 Years
Lease Start Date	7/8/2017
Lease Expiration Date	7/31/2032
Term Remaining on Lease	±10 Years
Options	Two, 5-Year Options
Increases	10% Every 5 Years

“* Modified NNN lease. New roof with 20 year warranty was put on the site in 2019, and the site was significantly renovated in 2019, at the Tenant cost in excess of \$1(mil). The site is virtually a NNN.”

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	CAP RATE
Current - 7/31/2027	\$10,349.00	\$124,188.00	6.90%
8/1/2027 - 7/31/2032	\$11,383.90	\$136,606.80	7.59%
Option 1	\$12,522.29	\$150,267.48	8.35%
Option 2	\$13,774.52	\$165,294.23	9.18%

FINANCING INQUIRIES

For financing options reach out to:

GREG KAVOKLIS
 (818) 206-5835
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Walmart

FORMAN MILLS
FIND IT. LOVE IT. OWN IT.

ShopRite

W

DUNKIN'

Wendy's

Advance Auto Parts

ALDI

Pep Boys

Little Caesars

verizon

ROBIN
Delco's SUV and Truck Headquarters

CVS
pharmacy

ACCURATE AUTO & TIRE

SCULLY PROPANE SERVICE CORPORATION

SUBJECT PROPERTY

HONG KONG CHINESE RESTAURANT

LUMINOUS SMILES

CHESTERPIKE ANIMAL HOSPITAL

W COOKE AVE ± 19,000 VPD

N CHESTER PIKE ± 19,000 VPD

DOWNTOWN PHILADELPHIA



SHARON HILL AUTO SALES

JUST IN TIME AUTO SALES



SUBURBAN MATERIALS



HONG KONG CHINESE RESTAURANT

CHESTERPIKE ANIMAL HOSPITAL

FNESCO CAR CARE CENTER

LUMINOUS SMILES





TENANT OVERVIEW



TENANT OVERVIEW

With more than 1,600 I-CAR Gold Class Professional certified collision repair locations spread across 40 states, Caliber Collision Centers is the biggest collision repair business in America. Caliber routinely ranks among the top companies in the industry for customer satisfaction, and all repairs are covered by a signed, lifetime warranty that is available at any of its 1,600+ service facilities. Each year, the firm fixes more than 450,000 vehicles. Via aggressively acquiring numerous regional auto body repair businesses, Caliber Collision has recently developed remarkable partnerships with 57 auto insurance companies across the United States, including AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA.



OWNERSHIP
PRIVATE



FOUNDED
1997



HEADQUARTERES
LEWISVILLE, TX



ANNUAL REVENUE
±\$4B

OWNERSHIP OVERVIEW

Hellman & Friedman (H&F), one of the older and most seasoned private equity investment firms in operation today, was founded in 1984. The Business enjoys a solid reputation for its unique investing methodology and laser-like concentration on making sizable equity investments in businesses operating in particular industries. San Francisco, New York, and London all have offices for H&F. Hellman & Friedman has invested in more than 100 firms and secured over \$80 billion in committed capital. Hellman & Friedman acquired Ultimate Software for \$11 billion in cash, it was revealed in February 2019. The company Ultimate Software has merged with Kronos Inc. to form the Ultimate Kronos, Group name. Scout24, a European automotive digital marketplace, was purchased by Hellman & Friedman in December 2019 for 2.9 billion euros. The company announced that H&F had purchased At Home in July, 2021.



HEADQUARTERED
SAN FRANCISCO, CA



ANNUAL REVENUE
±\$25B



OWNERSHIP
PRIVATE



FOUNDED
1984

PORTFOLIO COMPANIES



AREA OVERVIEW

GLENOLDEN, PA

Glenolden is a borough located in Delaware County, Pennsylvania, USA. With a rich history dating back to its incorporation in 1894, Glenolden has evolved into a close-knit community with a mix of residential and commercial areas. The borough is strategically situated, offering residents easy access to major transportation routes like Interstate 95, making it convenient for commuting to nearby cities. Glenolden maintains a small-town charm with tree-lined streets and various community events that foster a sense of unity among its residents. The local school district provides educational opportunities, and the town is dotted with parks and recreational spaces, contributing to the overall quality of life in Glenolden.

Not far from Glenolden is the Philadelphia International Airport. Shopping and dining options can be found at MacDade Mall. Take a stroll through Glenolden Park, where you can rest under a towering collection of oaks that overlook Muckinipattis Creek, or take the kids to play at the playground for the afternoon.

ECONOMY

Glenolden, PA, sustains a diverse and resilient economy that reflects its historical development and strategic location. While the borough is primarily residential, it has a mix of local businesses, shops, and services that contribute to the economic vibrancy of the community. The proximity to major transportation routes, including Interstate 95, facilitates commerce and trade, making it an attractive location for businesses. Residents often engage in both local and nearby economic activities, supported by a range of retail establishments and service providers within the borough. Additionally, Glenolden's economic landscape is influenced by the broader economic trends in Delaware County and the greater Philadelphia metropolitan area. The community's economic stability is intertwined with its commitment to local businesses, ensuring a sustainable and thriving economic environment for residents.

The largest employers in Glenolden include the Southeastern Pennsylvania Transportation Authority (SEPTA), which operates a regional rail station in the borough, and the Glenolden School District, which employs teachers and support staff for its schools.

DEMOGRAPHICS

POPULATION

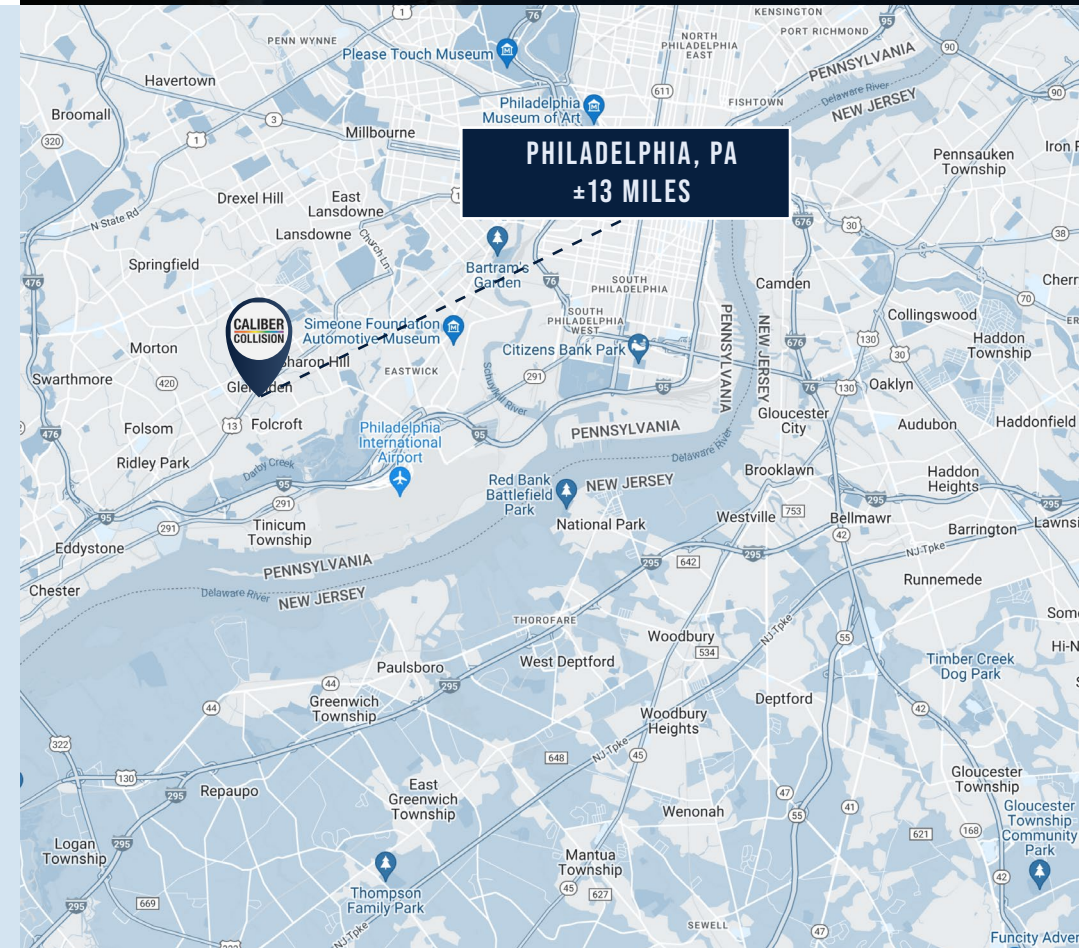
	1-MILE	3-MILE	5-MILE
Five Year Projection	26,994	180,256	426,249
Current Year Estimate	26,746	179,074	424,726
2010 Estimate	26,585	178,394	422,230

HOUSEHOLD

	1-MILE	3-MILE	5-MILE
Five Year Projection	10,513	69,828	160,936
Current Year Estimate	10,417	69,389	160,528
2010 Estimate	10,370	69,294	160,344

INCOME

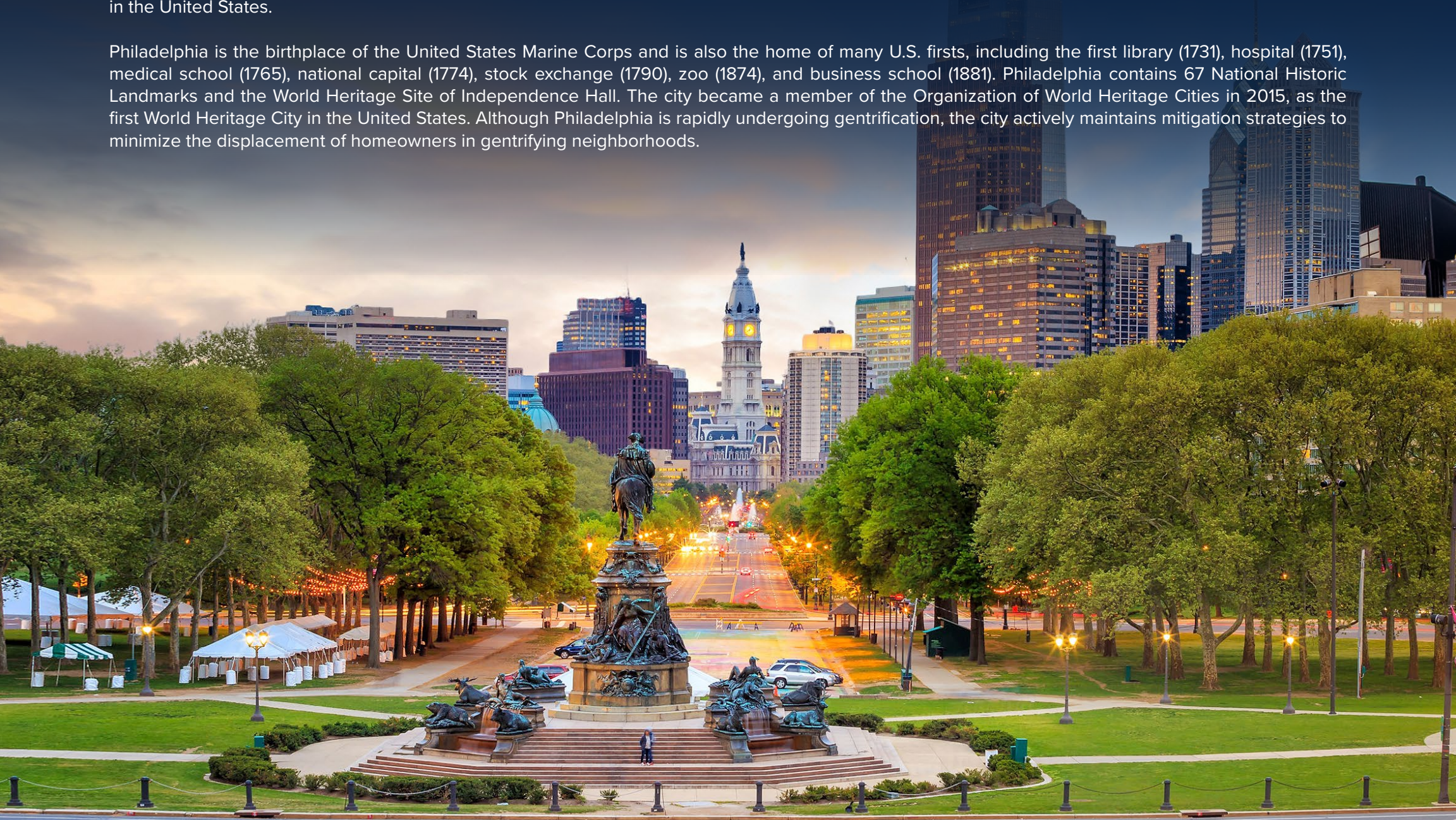
	1-MILE	3-MILE	5-MILE
Average Household Income	\$73,203	\$79,904	\$78,396



PHILADELPHIA, PA

Philadelphia is the largest city in Pennsylvania and the sixth-most populous U.S. city, with a 2019 census-estimated population of 1.604 million. Since 1854, the city has been coterminous with Philadelphia County, the most populous county in Pennsylvania and the urban core of the eighth-largest U.S. metropolitan statistical area. Philadelphia is also the economic and cultural anchor of the greater Delaware Valley, located along the lower Delaware and Schuylkill Rivers, within the Northeast megalopolis. The Delaware Valley's population of 7.1 million ranks it as the eighth-largest combined statistical area in the United States.

Philadelphia is the birthplace of the United States Marine Corps and is also the home of many U.S. firsts, including the first library (1731), hospital (1751), medical school (1765), national capital (1774), stock exchange (1790), zoo (1874), and business school (1881). Philadelphia contains 67 National Historic Landmarks and the World Heritage Site of Independence Hall. The city became a member of the Organization of World Heritage Cities in 2015, as the first World Heritage City in the United States. Although Philadelphia is rapidly undergoing gentrification, the city actively maintains mitigation strategies to minimize the displacement of homeowners in gentrifying neighborhoods.



ECONOMY

Philadelphia, PA is a dynamic economic hub with a diverse and robust economy. As one of the major cities in the United States, Philadelphia plays a significant role in various industries, including finance, healthcare, education, and technology. The city's historical significance has shaped its economy, with sectors like tourism benefiting from iconic landmarks such as Independence Hall and the Liberty Bell. Philadelphia is home to a thriving arts and culture scene, further contributing to its economic vibrancy. The presence of prestigious educational institutions and research centers enhances the city's standing in fields like healthcare and innovation. Additionally, Philadelphia's strategic location along the Northeast Corridor and its well-developed transportation infrastructure make it a key player in regional and national trade. Despite economic challenges, the city continues to evolve and adapt, showcasing resilience and innovation in maintaining a strong and diverse economic foundation.

MAJOR EMPLOYERS

COMPANY	# OF EMPLOYEES
University of Pennsylvania and Health System	46,554
Thomas Jefferson University and Jefferson Health	42,700
Children's Hospital of Philadelphia	24,945
The Giant Company	17,850
Temple University & Health System	17,752



TOURISM

Tourism and hospitality are one of the largest industries in the region and important to the vitality of Greater Philadelphia. The growth of the industry depends on all types of visitors — leisure, business, and convention — traveling to Philadelphia. Philadelphia has more outdoor sculptures and murals than any other American city. Fairmount Park, when combined with the adjacent Wissahickon Valley Park in the same watershed, is one of the largest contiguous urban park areas in the United States. The city is known for its arts, culture, and colonial history which attracted 46 million tourists in 2019 who spent \$7.64 billion. The money visitors spend supports local businesses, creates jobs, and generates taxes, helping to build quality of life in Philadelphia.

LIBERTY BELL

“Proclaim liberty throughout all the land unto all the inhabitants thereof.” This inscription on the cracked but mighty bell is one reason it became a symbol to abolitionists, suffragists, and other freedom-seekers around the world. The bell draws people from around the nation to snag a photo in front of the soaring glass walls overlooking Independence Hall.

ROCKY STEPS

Since Rocky’s first triumphant run on the silver screen in 1976, the steps of the Philadelphia Museum of Art have become an international destination. Travelers from around the world embark up the stairs, pumping their fists in the air as they cherish the spectacular view of the Benjamin Franklin Parkway and the city skyline.

INDEPENDENCE HALL

While historical attractions abound in Philly, Independence Hall holds monumental significance to the development of the nation. In 1776, the Founding Fathers signed the Declaration of Independence in the building’s Assembly Room. Just 11 years later, representatives from a dozen states met here to lay the framework for the U.S. Constitution. Today, the UNESCO World Heritage Site is the centerpiece of Independence National Historical Park, and guided tours are available year-round.

READING TERMINAL MARKET

Center City’s 126-year-old Reading Terminal Market serves as both a dazzling tourist destination and a source for fresh produce, seafood, meats, and cheese for locals. The public space also provides open seating where customers can enjoy meals from dozens of restaurants, including Pennsylvania Dutch cuisine and acclaimed DiNic’s hot roast pork sandwiches. Retail merchants sell housewares, jewelry, linens, and more.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **210 N Chester Pike, Glenolden PA, 19036** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.