

UPLAND
REAL ESTATE GROUP, INC.



CALIBER COLLISION

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Look Upland. Where Properties & People Unite!

NET LEASED DISCLAIMER

Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes 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 Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package 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, legal and other 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, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While 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.

All information, including price change and withdrawal from the market, is subject to change without notice.

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CALIBER COLLISION



CALIBER
COLLISION

- Caliber Collision has operated at this location for 20 Years and recently signed a new 15 year NNN lease with 7.50% Rent Increases in year 6 and 10% Rent Increases every 5 years thereafter.
- Corporate Guaranty by WAND NEWCO 3, INC. which operates over 1,100 stores in 37 states and the District of Columbia. Caliber Collision acquired Abra Auto Body last year.
- Freeway visibility on Highway 10 with over 94,000 vehicles per day.
- Excellent demographics with over 198,000 people and an average income over \$94,000 in a 5-mile radius.

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INVESTMENT SUMMARY

PRICE	\$4,900,000
CAP	6.28%
NOI	\$307,917.72
RENT/SF	\$15.17
PRICE/SF	\$241.43
RENT ADJUSTMENTS:	
YEARS 1-5:	\$307,917.72
YEARS 6-10:	\$331,011.60
YEARS 11-15:	\$364,112.76

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM	15 Years
RENEWAL OPTIONS	Two 5-year
LEASE COMMENCEMENT	11/1/2019
LEASE EXPIRATION	12/31/2034



LEASE NOTES:

Net, Net, Net Lease. 7.50% Rent Increase year 6 and 10% Rent Increases every 5 years thereafter.

Caliber/Abra has operated at this location for 20 years and signed new 15 year lease with Caliber Corporate guaranty by WAND NEWCO 3, Inc.

PROPERTY INFORMATION

BUILDING NAME	Caliber Collision
ADDRESS	11585 Robinson Drive Coon Rapids, MN 55433
BUILDING SIZE	20,296 SQ FT.
LOT SIZE	2.20 Acres
COUNTY	Anoka
YEAR BUILT	1998

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	10,057	81,312	198,956
2024 POPULATION	10,333	84,197	207,163
2019 MEDIAN HOUSEHOLD INCOME	\$60,167	\$76,555	\$79,502
2019 AVERAGE HOUSEHOLD INCOME	\$72,054	\$92,069	\$97,348

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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COON RAPIDS

[Click here for more info on Coon Rapids.](#)

*Below numbers based on a 5-mile radius.

POPULATION	MEDIAN HOUSEHOLD INCOME	AVERAGE HOUSEHOLD INCOME
198,956	\$79,502	\$97,348

This Caliber Collision is located almost on the corner of Robinson Drive and Hanson Blvd NW in Coon Rapids, Minnesota. Traffic counts average over 28,800 vehicles daily on Hanson Blvd NW, and average over 94,000 on Interstate 10 which is easily accessible from the property. Nearby retailers include Cub Foods, Caribou Coffee, Dollar Tree, Lifetime Fitness, Burger King, Chipotle, Speedway, Firestone Auto Care, Wells Fargo Bank, Health Partners Pharmacy, Taco Bell, Holiday Gas Station, McDonald’s and many more. The Caliber Collision property is located in the ideal spot of a Twin Cities Suburb. There are excellent demographics with over 196,000 people and an average income over \$94,000 in a five-mile radius. Coon Rapids is a northern suburb of Minneapolis, and is the largest city in the Anoka County and is the 13th largest city in Minnesota and the 7th largest Twin Cities suburb. This exciting community is situated along the Mississippi River and is located just twelve miles north of Minneapolis.

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Coon Rapids, Minnesota is an exciting community that is situated along the Mississippi River located just twelve miles north of Minneapolis. This northern suburb is the largest city in Anoka County, making it the 13th largest city in Minnesota. The city offers a variety of opportunities for recreation and shopping, as well as great housing. Some well-known events include the 4th of July Community Celebration (with one of the best fireworks displays in the state) summer and winter concerts, Movie in the Park events, Farmers Market, Pet Fair, Safety Camps and a variety of other activities.

Coons Rapids is home to many attractions, one major stop being the Mercy Hospital, which was named one of the top hospitals in the nation by Truven Health Analytics, US News and World Report. Mercy and Unity hospital is now one hospital with two campuses in both Coon Rapids and Fridley. This one hospital, two campuses plan strengthens all offered services. Another is the Anoka-Ramsey Community College, named a top 10 Community College in the nation by Aspen Institute. This college that was established in 1965 has over 12,300 students enrolled annually and is said to have the lowest tuition in Minnesota. There are also over 75 student clubs and organizations offered for students to participate in. Another popular attraction for people to visit is the Coon Rapids Dam Regional Park, which is a large recreation area along the river with a boat launch, miles of trails and unique walkway. Also in the area is the Bunker Hills Regional park which features the Bunker Beach, which just happens to be the largest outdoor water park in Minnesota and the Bunker Hills Golf Club which was nationally recognized by Golf Digest. There are over 48 parks, more than 40 miles of trails for people of all ages to explore. Coon Rapids has over 100 small and large businesses aside.

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PROPERTY	Caliber Collision
TENANT	ABRA Auto Body & Glass LP, a Delaware Limited Partnership
GUARANTOR	WAND NEWCO 3, Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
MOODY'S RATING	B2



There is a Corporate guaranty by parent company, WAND NEWCO 3, Inc.

Caliber Collision Centers and Abra Auto Body Repair of America announced the closing of their merger that unites the companies’ talented teams, trusted brands and industry-leading operations to better serve customers, insurance clients and teammates across the U.S. **Caliber and Abra operate over 1,100 stores in 37 state and the District of Columbia.**

The combination joins two world-class leaders in the \$47-billion-a-year collision repair industry, each known for delivering consistently high customer satisfaction. Going forward, the combined company will be investing even more in enhanced technologies, specialized resources and innovative processes to redefine world-class standards for quality repairs and customer service in the industry. “Caliber and Abra have very similar leadership philosophies and cultures. Combining these two world-class organizations will allow us to offer our customers greater convenience of our best-in-class collision repair experience across 37 states and the District of Columbia,” said Steve Grimshaw, Caliber’s Chief Executive Officer, who now serves as CEO of the new combined company. “We plan on maintaining all existing centers from both companies as we embark on our journey to create one company with one operating model and one culture. We plan on further strengthening our culture that strongly supports our teammates’ careers behind industry-leading development programs. And we remain committed to serving our valued insurance clients through the companies’ partnership programs, while enhancing their customers’ overall experience and complete satisfaction. That ability to stay ahead of what’s next will be vital in an industry that becomes more complex every year.”

The new combined company, now operating under the Caliber brand name, will provide customers and clients with the first national lifetime warranty along with even more offerings, including dedicated Non-Drive facilities, Express repair centers and Aluminum-certified and high-line centers. The combined company will also offer glass repair, diagnostic scanning and calibration services and the broadest network of OEM-certified locations in the U.S.

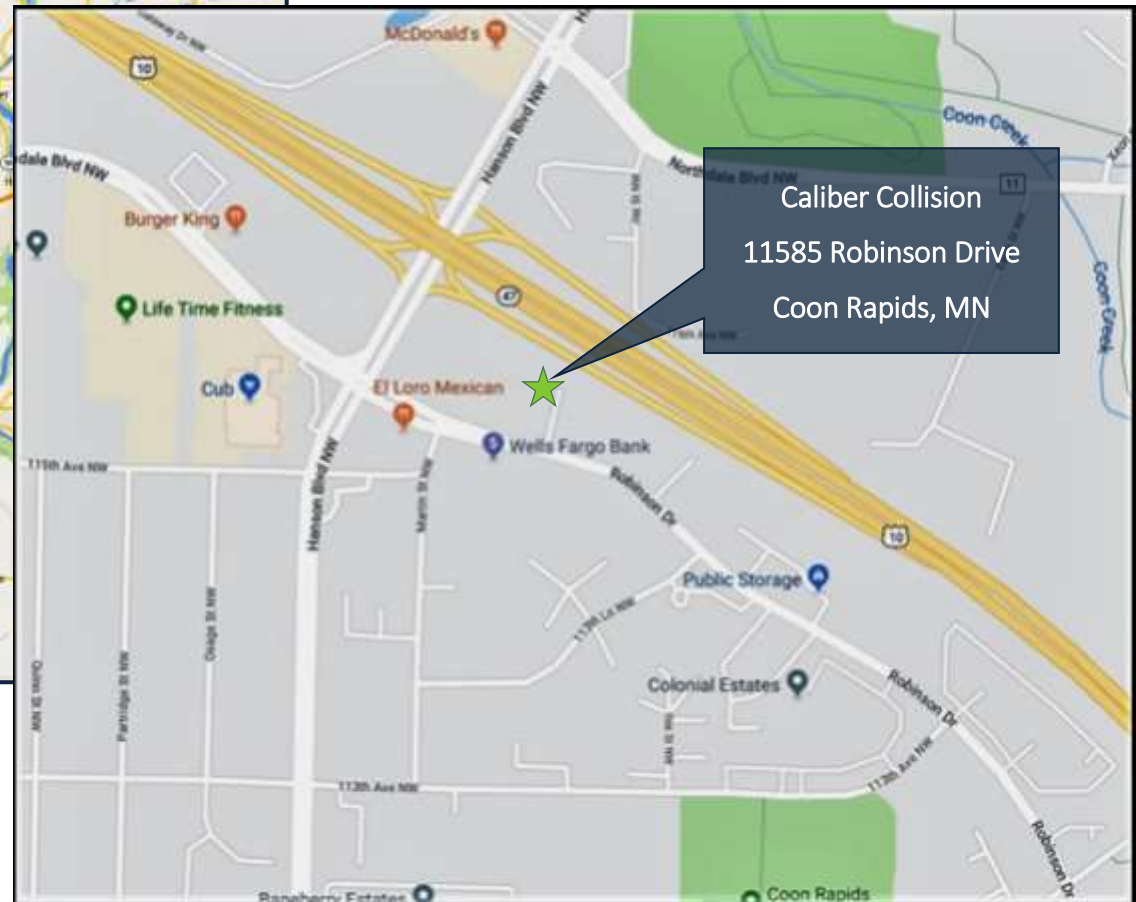
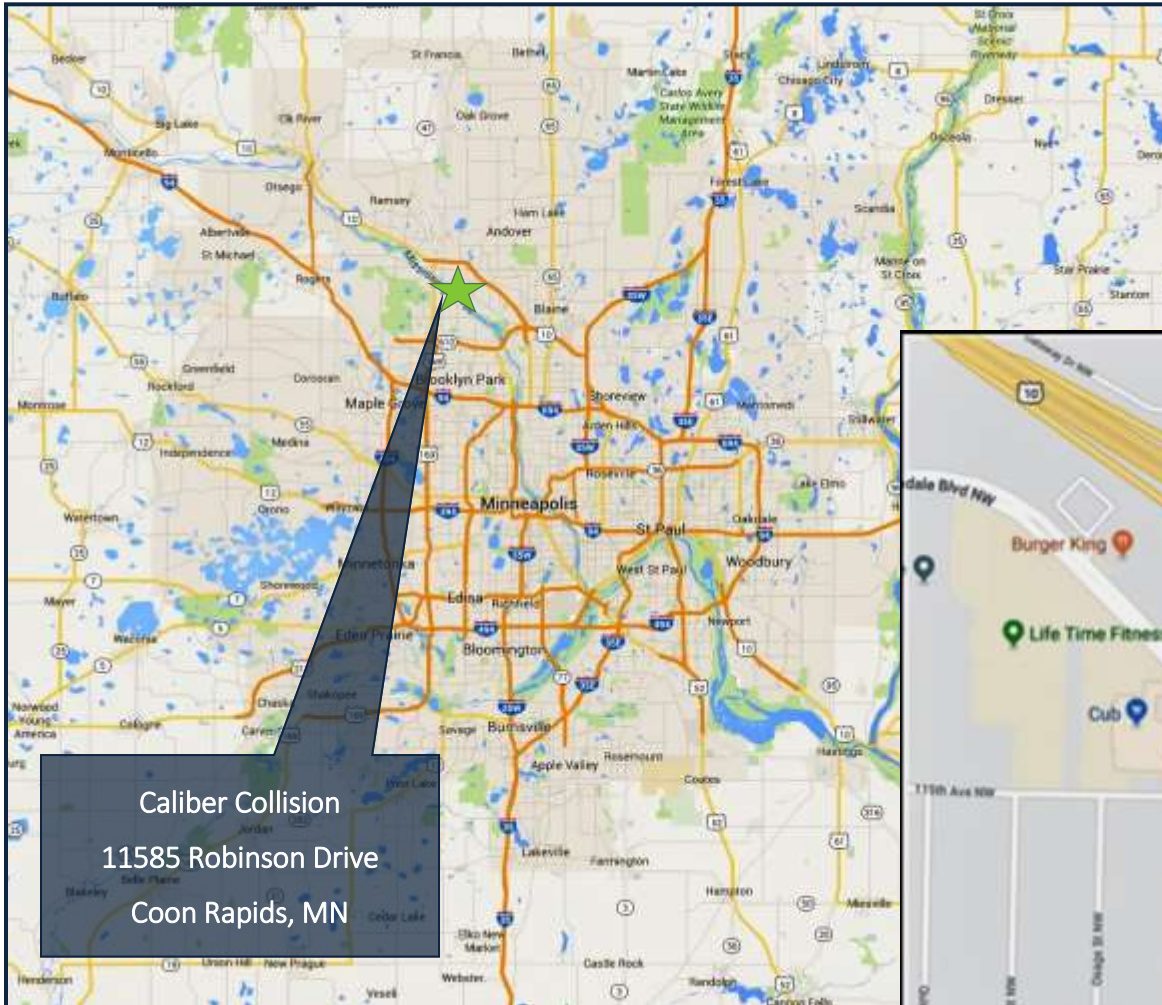
About Caliber Collision Centers

Caliber is the largest collision repair company in America with 650+ I-CAR Gold Class Professional certified collision repair centers. Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers. For more information about Caliber, please visit www.calibercollision.com.

About Abra Auto Body Repair of America

At Abra, we recognize that it’s more than just a car with over 350 locations. We are a leading provider of vehicle repair services, specializing in collision repair, paintless dent removal, and auto glass repair and replacement, backed by a lifetime national warranty. Through state-of-the-art technology, extensive training, reassuring service, and a commitment to repairing vehicles with the same care as if they were our own, our goal is to get customers back on the road quickly and safely. For more information, visit www.abraauto.com.

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2019 Fortune 500 Rankings

State Rank	Company	Fortune 500 Rank	City	Revenues (\$ Millions)	Market Value (\$ Millions)	2018 Rank
1	UnitedHealth Group	6	Minnetonka	\$226,247	\$237,255.5	6
2	Target Corporation	39	Minneapolis	\$75,356	\$41,440.9	38
3	Best Buy Co., Inc	74	Richfield	\$42,879	\$19,030.2	72
4	3M	95	St. Paul	\$32,765	\$119,659.8	93
5	CHS, Inc.	97	Inver Grove Heights	\$32,683.3	-	93
6	U.S. Bancorp	117	Minneapolis	\$25,775	\$77,116.5	125
7	C.H. Robinson Worldwide	185	Eden Prairie	\$16,631.2	\$11,948.8	212
8	General Mills, Inc.	200	Minneapolis	\$15,740.4	\$30,987.4	165
9	Supervalu, Inc.	201	Eden Prairie	\$15,679	-	158
10	Land O' Lakes	212	Arden Hills	\$14,936.2	-	209
11	Ecolab	215	St. Paul	\$14,668.2	\$50,908.2	212
12	Ameriprise Financial	249	Minneapolis	\$12,924	\$17,345.1	239
13	Xcel Energy, Inc.	274	Minneapolis	\$11,537	\$28,903.8	256
14	Mosaic	325	Plymouth	\$9,587.3	\$10,527.2	377
15	Hormel Foods Corporation	328	Austin	\$9,545.7	\$23,976.8	295
16	Thrivent Financial for Lutherans	351	Minneapolis	\$8,635.2	-	316
17	Polaris Industries	476	Medina	\$6,166	\$5,152.9	537

Source: Fortune 500 2019 from FORTUNE Magazine. Retrieved from: <https://fortune.com/fortune500/2019/search/?hqstate=MN>

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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

www.nnnsales.com



PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Dollar General	O'Reilly Auto Parts
Advance Auto	Family Dollar	Petco
Applebee's	Gander Mountain	Sherwin Williams
Arby's	Goodwill	Starbucks
BJ's Wholesale	Jack in the Box	Taco Bell
Bridgestone/Firestone	Jiffy Lube	Tires Plus
Buffalo Wild Wings	KinderCare Learning Center	Tractor Supply
Burger King	Kohl's	Trader Joe's
Camping World	McDonald's	Valvoline
CVS Pharmacy	National Tire & Battery	Walgreens



Front L to R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson