CALIBER COLLISION

4645 50TH ST
Lubbock, TX 79414

Auto Collision Investment Opportunity

Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

Brandon Ellison
Associate
(214) 432-4720
brandon.ellison@matthews.com
License No. 827386 (TX)

Lee Cordova
Vice President
(214) 692-2191
lee.cordova@matthews.com
License No. 714883 (TX)

Patrick Graham
Broker of Record
Broker Lic. No. 528005 (TX)
Firm Lic. No. 9005919 (TX)

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PROPERTY OVERVIEW

CALIBER COLLISION

4645 50th St, Lubbock, TX 79414

INVESTMENT HIGHLIGHTS

CALIBER COLLISION

Property Highlights

- **Corporate Guarantee –** The lease is secured by a corporate guaranty from Wand Newco 3, Inc., strengthening credit quality and minimizing investor risk.
- **Strong College Town Fundamentals –** Located less than four miles from Texas Tech University, which enrolls approximately ±42,455 undergraduate students, the property benefits from steady demand and a stable economic base.
- **Growing Demographics –** The surrounding five-mile radius population of 241,827 is projected to grow by 4% over the next five years, supporting long-term market expansion.
- **Built-In Rent Growth –** The lease features 2% annual rent escalations, providing consistent income growth and a hedge against inflation.
- **Below-Market Rent Opportunity –** The current rental rate of $5.16/SF is well below the tenant's national average of $16.61/SF, presenting meaningful upside and strong potential for future rent increases.
- **Long-Term Lease Structure –** The tenant has executed a 10-year lease with approximately eight years remaining, along with two additional five-year renewal options, ensuring long-term income stability.
- **Strategic High-Traffic Location –** Situated at the intersection of 50th Street and Utica Avenue, the property offers excellent visibility and exposure to approximately ±28,400 vehicles per day.


South Plains Plaza
PETSMART
WINGSTOP
MATTRESS FIRM
Valvoline
Michaels
Office DEPOT
South Plains Crossing
HOBBY LOBBY
SPEC'S
WINES • SPIRITS • FINER FOODS
OUTFITTER
Chick-fil-A
South Plains Mall
Dillard's
BARNES & NOBLE
JCPenney
BOOT BARN
The Cheesecake Factory
CHAMPS SPORTS
Chick-fil-A
SHOE DEPT. ENCORE
H&M
AÉROPOSTALE
TILLYS
THE HOME DEPOT
LOWE'S
SW
OLD NAVY
SHOE CARNIVAL
ROSS DRESS FOR LESS
MEN'S WEARHOUSE
CRUNCH FITNESS
HOOK & REEL
TEXAS ROADHOUSE
McDonald's
AspenDental
PLATO'S CLOSET
Once upon a child
Lubbock National Bank
WHATABURGER
Williams Elementary
±608 Students
Utica Ave
CALIBER COLLISION
Subject Property
50th St ± 28,400 VPD
SEOUL KOREAN CUISINE


N
Walmart Supercenter
Texas Tech University
±42,500 Students
Walmart Supercenter
Lubbock Christian University
±1,700Students
Marsha Sharp E ±31,400 VPD
Covenant Children's Hopsital
±230 Beds
goodwill
West End Center
COSTCO WHOLESALE
GAP
Marshalls
Bass Pro Shops
NORDSTROM rack
HomeGoods
COST PLUS WORLD MARKET
five BELOW
DAVE & BUSTER'S
SONIC
Red Lobster
JIMMY JOHN'S
DOLLAR GENERAL
CALIBER COLLISION
Subject Property
NAPA
planet fitness
THE HOME DEPOT
SONIC
DODGE CHRYSLER Jeep RAM
WHATABURGER
50th St ± 28,380 VPD
SUBWAY
South Plains Mall
Dillard's
JCPenney
BARNES & NOBLE
BOOT BARN
Chick-fil-A
CHAMPS SPORTS
SHOE DEPT.
AEROPOSTALE
The Cheesecake Factory
H&M
Canyon West
Office DEPOT
ULTA BEAUTY
TARGET
PETSMART
sam's club
Market STREET
Firestone
ROSS DRESS FOR LESS
dd's DISCOUNTS
DOLLAR TREE
CHEVROLET
DODGE CHRYSLER Jeep RAM FIAT
W Loop 289 ± 73,000 VPD

4645 50th Street
Lubbock, TX 79414

±21,752 SF
GLA

1972
Year Built

±28,400
Vehicles Per Day

NN
Lease Type

±1.65 AC
Lot Size

CALIBER COLLISION

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

CALIBER COLLISION

$1,605,185 List Price	**7.00%** Cap Rate	**$73.79** Price Per SF	**±1.65 AC** Lot Size

Property Details

Tenant	Caliber Collision
Lease Type	NN
Lease Guarantor	Wand Newco 3
Roof and Structure Responsible	Landlord Responsible
Original Lease Term (Years)	10
Lease Commencement Date	3/23/2024
Lease Expiration Date	3/31/2034
Term Remaining on Lease	±8 Years
Increases	2% Annually
Options	Two, 5-Year Options
Annual Rent	$112,363.00

FINANCIAL SUMMARY

Annualized Operating Data

Lease Year	Monthly Rent	Annual Rent	Increase
2024–2025	$9,000.00	$108,000.00	2%
2025–2026	$9,180.00	$110,160.00	2%
2026–2027	**$9,363.60**	**$112,363.20**	**2%**
2027–2028	$9,550.87	$114,610.44	2%
2028–2029	$9,741.89	$116,902.65	2%
2029–2030	$9,936.73	$119,240.71	2%
2030–2031	$10,135.46	$121,625.62	2%
2031–2032	$10,338.17	$124,058.04	2%
2032–2033	$10,544.93	$126,539.20	2%
2033–2034	$10,755.83	$129,069.99	2%

TENANT SUMMARY

Year Founded
1997

Headquarters
Lewisville, Texas

Ownership Status
Private

Employees
25,000+

Locations
1,700+

Market Share
20%+

Annual Revenue
$7 Billion

Tenant Overview

Caliber Collision is the largest collision repair company in the United States, specializing in auto body repair, glass repair/replacement, and auto care services. Headquartered in Lewisville, Texas, Caliber has grown through an aggressive expansion strategy, both organically and via acquisitions, establishing itself as the market leader in collision repair. With a coast-to-coast footprint, Caliber serves insurance companies, fleet operators, and individual customers, providing timely, high-quality repair solutions backed by strong operational processes and customer service.

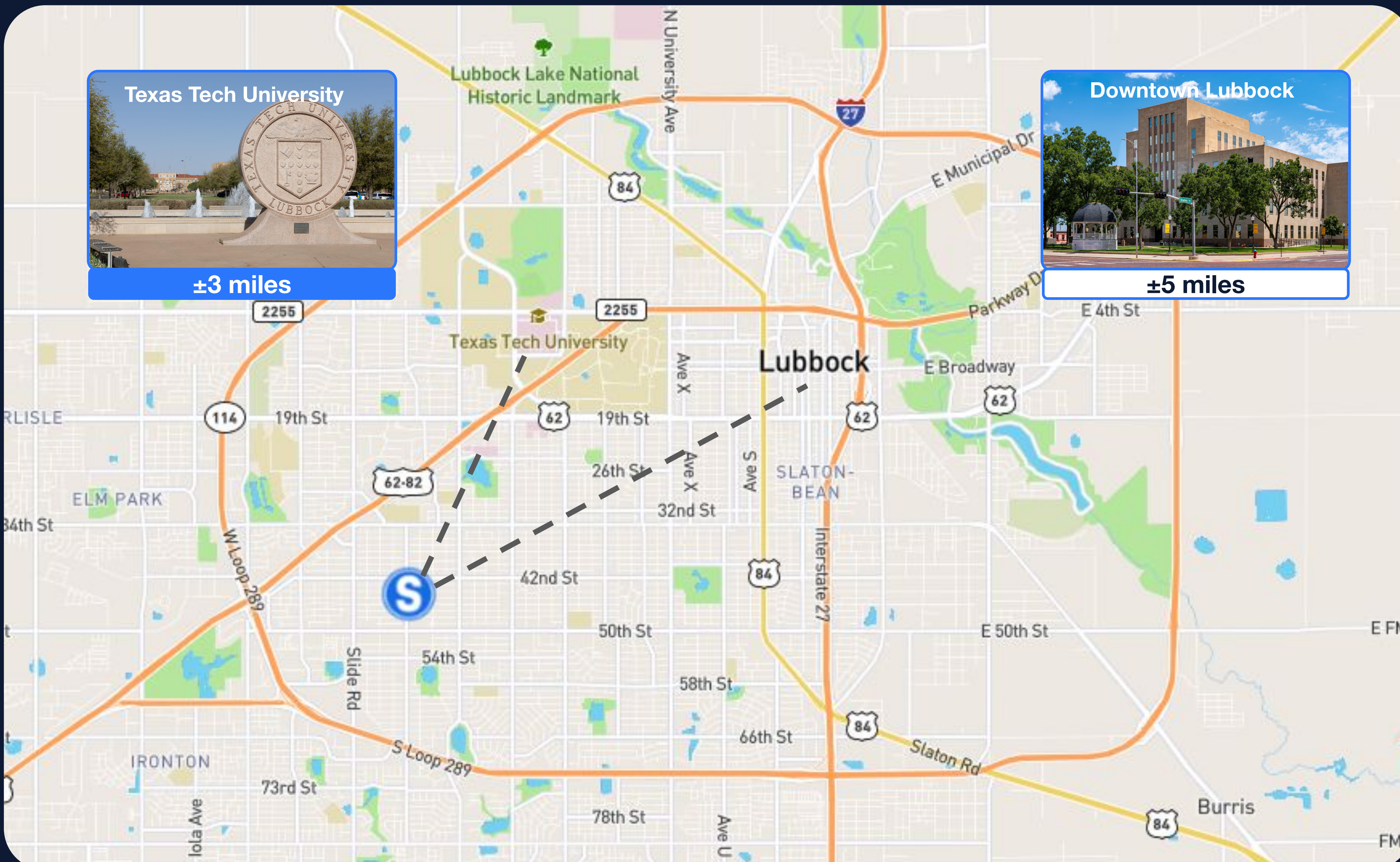
Why Invest in Caliber Collision?

- Market Leadership & Scale: Largest collision repair chain in the U.S. with over 1,700 centers, offering nationwide coverage and strong partnerships with major insurance carriers.
- Resilient Demand: Auto collision repair remains a necessity-based service, providing stable demand regardless of economic cycles.
- Growth via Acquisition & Expansion: Proven track record of integrating acquisitions and expanding into complementary services (glass, auto care, and diagnostics).
- Operational Efficiency: Significant investments in standardized processes, technology platforms, and supply chain partnerships to deliver consistent service quality and cost efficiencies.
- Reputation & Brand Strength: Recognized as the most trusted name in collision repair with a strong focus on customer satisfaction, employee training, and community engagement.

MARKET OVERVIEW

CALIBER COLLISION

4645 50th St, Lubbock, TX 79414



LUBBOCK, TX

Market Demographics

272,000
Total Population

135,000
Employed Population

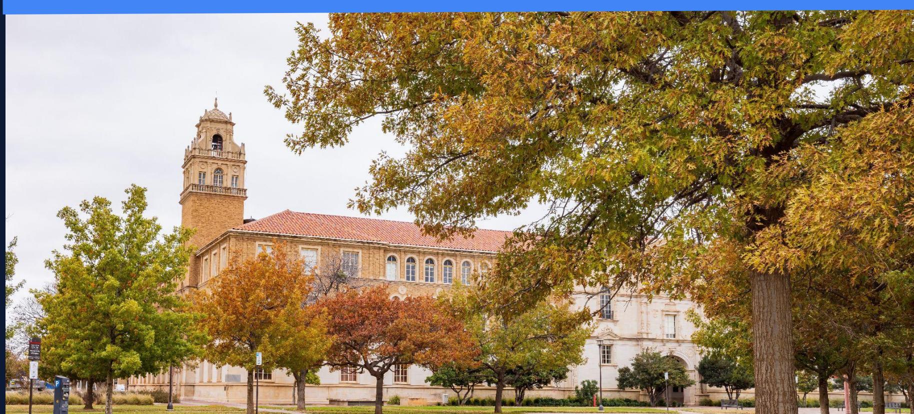
Local Market Overview

Lubbock continues to offer a balanced housing environment supported by steady population growth, a diverse employment base, and strong affordability compared to larger Texas markets. The presence of Texas Tech University, along with the healthcare and agricultural sectors, plays a major role in sustaining consistent housing demand and overall market stability.

Retail activity in Lubbock remains resilient, with continued interest in both new development and redevelopment projects. Grocery-anchored centers, quick-service restaurants, and experiential retail concepts have performed particularly well, reflecting shifting consumer preferences toward convenience and experience-based spending. Additionally, the student population contributes significantly to retail demand, supporting dining, entertainment, and lifestyle-oriented businesses.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,871	99,672	241,827
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	6,584	42,291	95,486
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$74,104	$95,810	$92,973

TEXAS TECH UNIVERSITY



32,500+
Undergraduates Students

8,100+
Graduate Students

Texas Tech University

Texas Tech University is a large public research university located in Lubbock, Texas, and was established in the early twentieth century. It has grown into a major institution that serves a diverse student population and offers a wide variety of academic opportunities. The university includes multiple colleges that provide programs in fields such as engineering, business, agriculture, communications, health sciences, education, and the arts. It is recognized for its strong emphasis on research and innovation, contributing to important developments in areas like energy, environmental science, and cybersecurity.

The campus is known for its distinctive Spanish Renaissance-style architecture, with red tile roofs and open spaces that give it a cohesive and traditional look. Students often describe the environment as welcoming, with a strong sense of community and school pride. Lubbock itself has a college-town atmosphere, offering a mix of entertainment, dining, and cultural activities, while also maintaining a relatively affordable cost of living compared to many other university cities.

Student life at Texas Tech is active and engaging, with numerous organizations, clubs, and events that allow students to get involved and build connections. Greek life, intramural sports, and campus traditions all play a role in shaping the student experience. Athletics are also an important part of the university's identity, with the Red Raiders and Lady Raiders competing at a high level and drawing strong support from students and alumni.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 4645 50th St, Lubbock, TX, 79414 ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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.

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date