

CALIBER COLLISION

3297 NW Prairie Ln | Des Moines, IA 50313

Best-In-Class Tenant

Retail Investment Opportunity
Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Caliber Collision

3297 NW Prairie Ln Des Moines, IA 50313

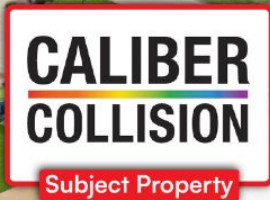


INVESTMENT HIGHLIGHTS

Property Highlights

- **Deep Tenant Commitment Backed by Institutional Credit:** The landlord's \$189,000 dollar investment in tenant improvements reflects a highly specialized collision repair buildout, effectively sticking the tenant to the site due to high relocation costs and infrastructure dependency. The tenant, Caliber Collision, the largest collision repair operator in the United States with more than 1700 locations, maintains preferred relationships with major insurance carriers, ensuring a consistent, insurance driven customer pipeline. The lease is corporately guaranteed and backed by Hellman and Friedman, significantly reducing default risk compared to franchise or local operators.
- **Strategic Positioning in a High Growth, Stable Metro:** Located in Des Moines, one of the fastest growing metropolitan areas in the Midwest, the property benefits from a diversified and resilient economic base anchored by insurance, finance, and government sectors, supporting a stable, high-income population that consistently maintains and repairs vehicles. Positioned along NW Prairie Lane, the site captures traffic from rapidly expanding northern suburbs, offering strong accessibility, high vehicle density, and proximity to key thoroughfares critical for collision center performance.
- **Zoning Barriers and High Cost to Replicate Specialized Facility:** Auto body and collision repair zoning is increasingly difficult to obtain due to noise, environmental, and land use restrictions, creating a meaningful barrier to entry and protecting the site from future nearby competition. The 12600 square foot facility sits on approximately 1.5 acres and is purposely built with specialized bays, ventilation systems, and drainage infrastructure. Replicating a similar asset today would require significantly higher costs, reinforcing long term value as construction and land prices continue to rise.
- **Stable NN Lease Structure with Reduced CapEx Risk and Fee Simple Upside:** The double net NN lease requires the landlord to maintain the roof, structure, and parking lot; however, with the asset built in 2019, these major components remain in the prime of their lifecycle, significantly limiting near term capital expenditure exposure. This structure provides operational security while still allowing ownership to benefit from fee simple depreciation advantages.

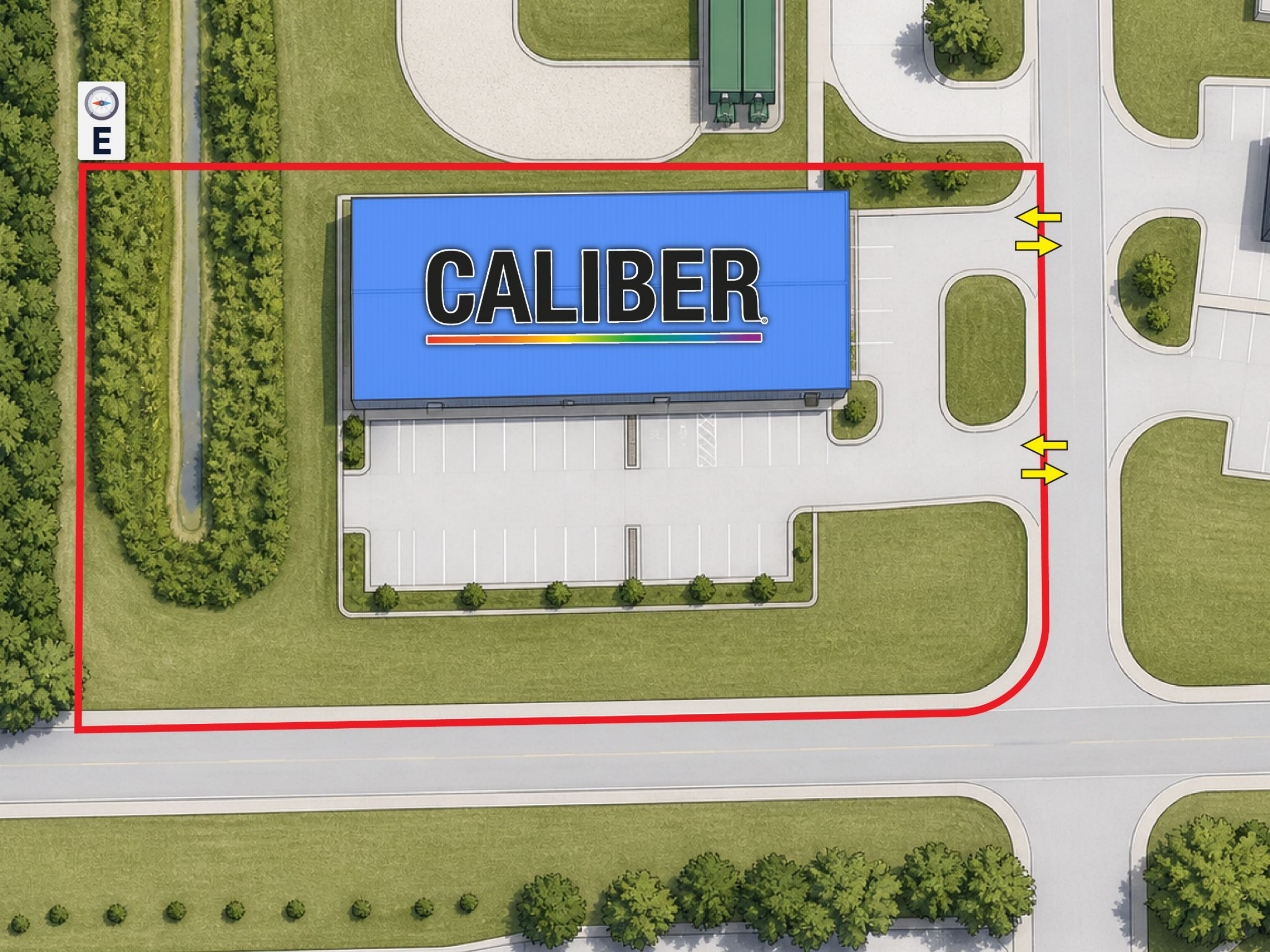




NW 66th Ave ± TL,600 VPD

NW Tomi Dr





3297 NW Prairie Ln
Des Moines, IA 50313

±12,600 SF

GLA

2019

Year Built

±11,600

Vehicles Per Day

NN

Lease Type

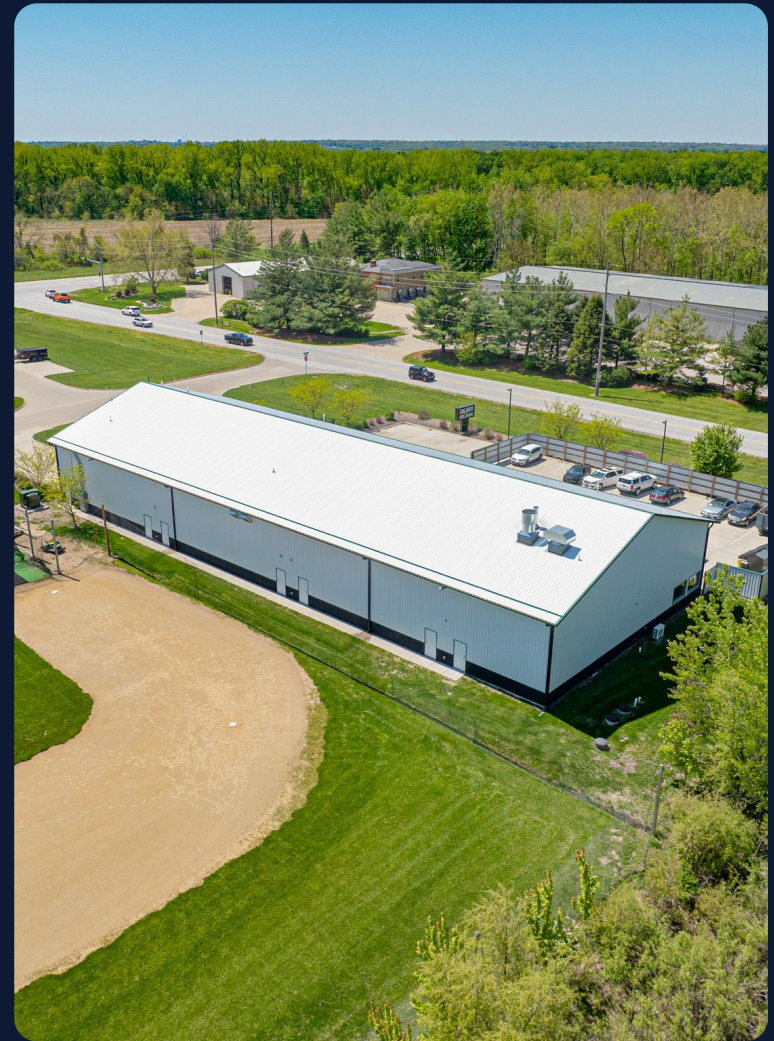
\$185.36

Price Per SF



*Buyer to verify GLA and Lot Size via survey.

PROPERTY PHOTOS



FINANCIAL OVERVIEW

Caliber Collision

3297 NW Prairie Ln Des Moines, IA 50313



FINANCIAL SUMMARY

\$2,335,384

List Price

6.50%

Cap Rate

\$151,800

NOI

±1.50 AC

Lot Size

Property Details

Tenant Trade Name	Caliber Collision
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Roof, Structure, Parking Lot	Landlord
Original Lease Term	11 years
Rent Commencement Date	3/2/2021
Lease Expiration Date	3/31/2032
Term Remaining on Lease	±5.9 Years
Increases	10% at each Option
Options	Two, 5-Year Options
ROFR	None

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
Current - 3/31/2032	\$151,800.00	\$12,650.00	-
Option 1	\$166,980.00	\$13,915.00	7.15%
Option 2	\$183,678.00	\$15,306.50	7.86%



*Buyer to verify GLA and Lot Size via survey.

Year Founded
1997

Headquarters
Lewisville, Texas

Ownership Status
Private

Employees
25,000+

Locations
1,800+

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 premier tenant in the space. 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 1,800 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.

Accolades & Ratings

Forbes
America's Best
Large Employers (2024)

NABC
National Auto Body Council
President's Award (2024)

MOODY'S
Rated B2



IN THE NEWS

*Shaping the Future of
Collision Repair*

*Strategic Expansion
Driving Market
Leadership*

*Advanced Technology &
Innovation Focus*

AUTOBODYNEWS

 Autobody News Staff  Jul 28, 2025

Caliber Collision Files Confidentially for IPO

Caliber Holdings Inc., the parent company of Caliber Collision, has taken a significant step toward going public by confidentially filing for an initial public offering (IPO) with the SEC. While specific financial details haven't been released yet, the move signals strong momentum and confidence in the company's performance. As the largest collision repair provider in the United States, Caliber is positioning itself to elevate its presence even further within both the automotive and financial sectors.

The filing reflects Caliber's impressive growth trajectory and its leadership role in a rapidly consolidating industry. Through strategic expansion, operational excellence, and strong backing from investors, the company has built a powerful national footprint. Its scale allows it to invest heavily in advanced repair technologies, streamline operations, and maintain strong partnerships with insurers—advantages that continue to set it apart from competitors.

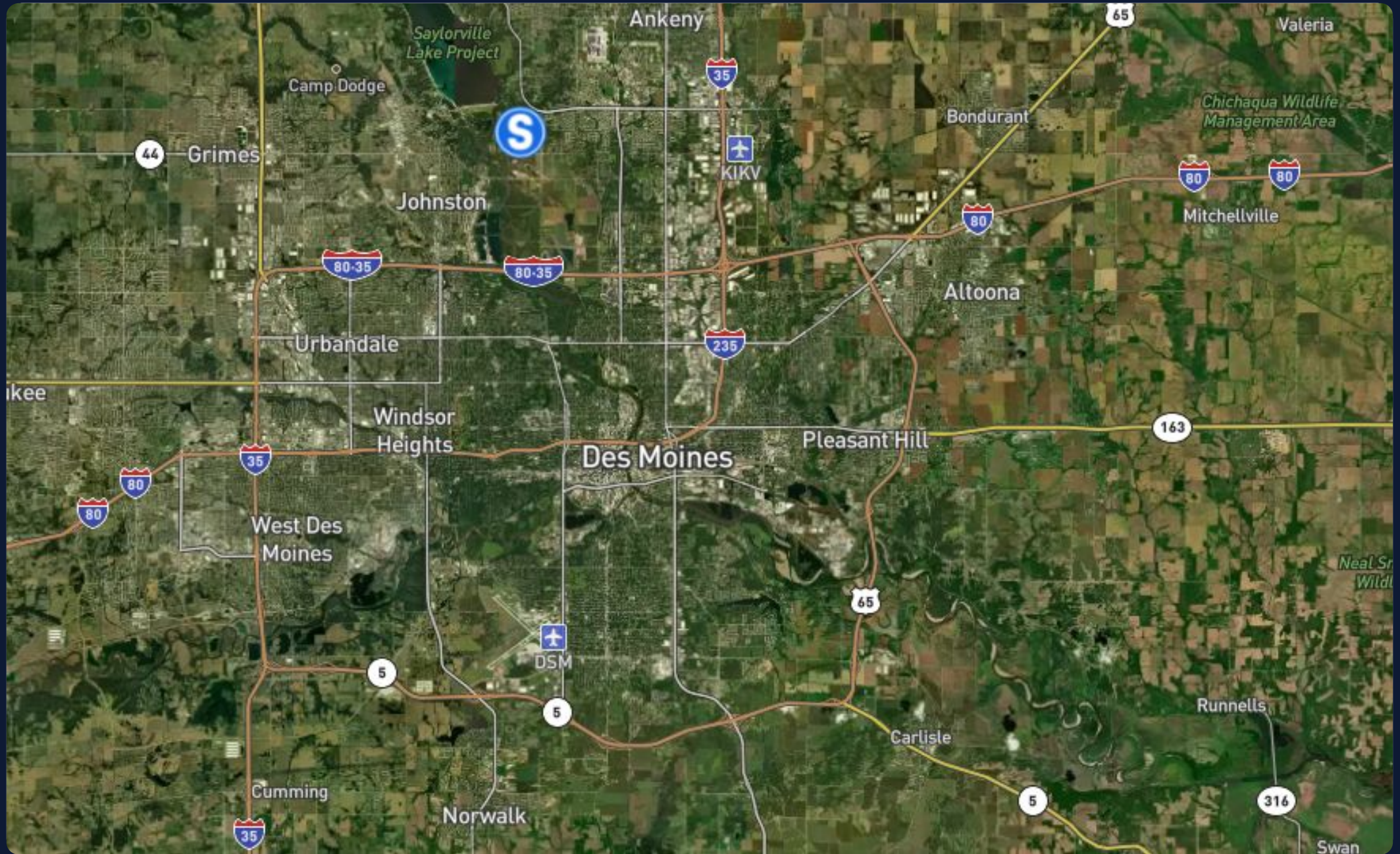
An IPO would give Caliber even greater access to capital, enabling continued expansion and innovation, particularly in areas like electric vehicle repairs and advanced driver-assistance systems. Beyond its own growth, the move could influence the broader collision repair landscape by raising performance standards and accelerating industry transformation. Caliber's forward-thinking approach and sustained success position it as a standout leader shaping the future of the industry.



MARKET OVERVIEW

Caliber Collision

3297 NW Prairie Ln Des Moines, IA 50313



Des Moines, IA

213,096

Total Population

151,000

Employed Population

35

Median Age

\$116,94

Local Market Overview

Des Moines is widely recognized as one of the **Midwest's strongest mid-sized business hubs, built around a deep insurance and financial services presence that gives the local economy a stable foundation.** Major employers in the region include principal national brands in insurance/finance as well as large healthcare systems, government operations, and distribution/logistics networks. This diversified base tends to create steady in-migration from smaller Iowa communities and helps maintain consistent demand across workforce, professional, and executive housing segments.

From a real estate perspective, Des Moines is often positioned as a **“value metro”** that still offers liquidity and sustained development activity. Residential demand is supported by a combination of new household growth, corporate relocations, and steady renter-to-owner transitions. New construction and redevelopment are occurring in pockets near downtown and major corridors, while suburban expansion continues where land is available. Overall, the market remains characterized by relative affordability, stable demand, and moderate supply constraints—conditions that typically support durable pricing and a steady leasing environment without the volatility seen in higher-growth coastal markets.

Property Demographics

Average HH Income

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	30,372	135,772	464,359
Five-Year Projection	31,868	141,263	486,567
2020 Census	28,017	130,755	437,869
Growth Current Year-Five-Year	1.0%	0.8%	1.0%
Growth 2020-Current Year	1.7%	0.8%	1.2%
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,802	52,914	187,823
Five-Year Projection	12,413	55,130	197,104
2020 Census	10,814	50,925	176,619
Growth Current Year-Five-Year	1.0%	0.8%	1.0%
Growth 2020-Current Year	2.3%	1.3%	1.7%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$116,941	\$109,729	\$106,207

Des Moines Economy

Des Moines has long been recognized as a national hub for insurance and financial services. Companies such as Principal Financial Group, Nationwide, EMC Insurance, and Wells Fargo maintain significant operations in the region, contributing to a well-established white-collar workforce and a stable economic foundation. The city ranks among the top U.S. locations for insurance employment per capita, and it continues to attract financial services firms due to its business-friendly environment, low operating costs, and central geographic location. Health care and education also play critical roles in the regional economy, with major employers including MercyOne, UnityPoint Health, and Des Moines Public Schools.

In recent years, Des Moines has experienced notable economic diversification. The technology sector is growing steadily, with increased interest from data centers, agtech firms, and remote-based tech companies seeking affordable yet connected locations. Logistics and advanced manufacturing are expanding, driven by proximity to major interstate corridors and continued investment in infrastructure. Public-private partnerships have supported downtown revitalization projects, new housing developments, and commercial expansion in fast-growing suburbs like Ankeny and West Des Moines. With a strong pipeline of young talent from local universities and a steady inflow of new residents, Des Moines is positioned for continued growth across a broad economic spectrum.



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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 3297 NW Prairie Ln, Des Moines, IA, 50313 ("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:

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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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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.

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