

CALIBER COLLISION[®]

109 Rocky Ln, Willard, MO 65781

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS[™]

Exclusively Listed By



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Table of Contents

04	Property Overview	13	Tenant Overview
11	Financial Overview	15	Market Overview

 **Subject Property**



Property Overview

Caliber Collision
109 Rocky Ln, Willard, MO 65781



Investment Highlights



Tenant & Lease Highlights

- **Long-Term NN Lease to Caliber Collision:** 10-year lease commenced January 2024 with approximately 7.7 years remaining and expiration in January 2034.
- **Strong Corporate Guarantee:** Lease guaranteed by WAND NEWCO 3, INC., Caliber's strongest guarantor entity.
- **Annual Rent Growth:** Attractive 2% annual rent increases provide built-in NOI growth and inflation protection.
- **Industry-Leading Tenant:** Caliber is the nation's largest collision repair operator with more than 1,800 locations nationwide.
- **Recession & Internet Resistant Use:** Collision repair is a necessity-based, insurance-driven business insulated from e-commerce disruption.
- **Insurance-Driven Customer Base:** Preferred relationships with major insurance carriers provide recurring customer demand and stable revenue flow.
- **Strategic Long-Term Commitment:** Caliber acquired and rebranded the former Carstar Tanner location while executing a new long-term lease.
- **Future IPO:** A future public offering could provide increased financial transparency and reporting visibility.

Investment Highlights



Property Highlights

- **High-Visibility US-160 Location:** Positioned along a major state highway with approximately 14,000 vehicles per day.
- **Large Functional Facility:** ±11,150 SF collision repair facility situated on approximately 2.92 acres.
 - Each building has undergone renovations within the last 8 years.
- **Strong Demographics:** Approximately 151,205 residents within a 10-mile radius support long-term service demand.
- **Limited Competition:** No other national collision repair brands in the immediate market area.
- **Near Springfield:** Located near Missouri's third-largest city and the economic hub of the Ozarks region.
- **Purpose-Built Automotive Asset:** Functional layout and large site support long-term operational utility and vehicle storage.
- **Growing Regional Market:** Willard and the Springfield MSA continue to experience residential and commercial growth.
- **Essential Service Real Estate:** Collision repair properties benefit from durable demand tied to vehicle ownership, insurance claims, and aging vehicle fleets.

 **Springfield-Branson National Airport**
±5.8 Miles Away



 **FRISCO TRAIL**
MINI STORAGE

 **Fox River Estates**
±96 Units

 **Generations Village**
±52 Units

 **North Brooke Apartments**
±61 Units

DOLLAR GENERAL

CALIBER
Subject Property

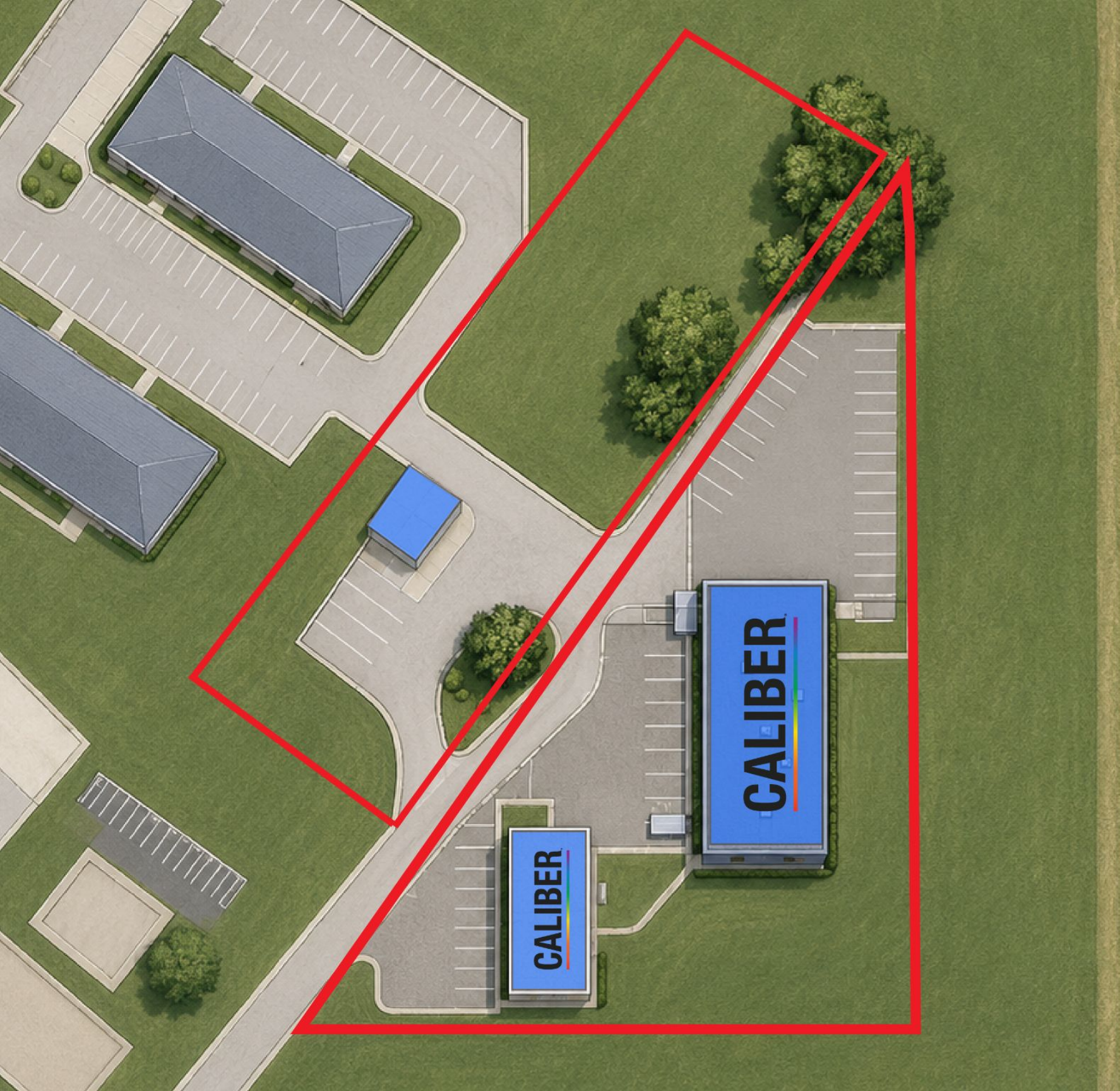
 **Megan Lane Apartments**
±75 Units

160

± 13,900 VPD

Rocky Ln





160

± 13,900 VPD

Caliber Collision

109 Rocky Ln, Willard, MO 65781

±11,150 SF

GLA

1947/2018/2022

Year Built

±13,900 VPD

Highway 160

NN+

Lease Type

\$134.53

Price Per SF

Highway 150 ±13,900 VPD



Property Photos



Financial Overview

Caliber Collision
109 Rocky Ln, Willard, MO 65781



Financial Summary

\$1,500,000

List Price

7.00%

Cap Rate

\$134.53

Price Per SF

\$104,807.96

NOI

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate (WAND NEWCO 3, INC.)
Lease Commencement Date	1/20/24
Lease Expiration Date	1/31/34
Lease Term Remaining	±7.7 Years
Annual Rent	\$104,807.96
Rent Increases	2% Annually
Option Periods	Two, 5-Year Options
Lease Type	NN+
Parking Lot / CAM	Tenant Responsibilities
Property Tax	Tenant Responsibilities
Insurance	Tenant Responsibilities
Roof/Structure	Landlord Responsibilities (Roof, skylights, foundation, structural, parking lot, HVAC, & in ground plumbing)
Address	109 Rocky Ln, Willard, MO 65781
Gross Leasable Area	±11,150 SF
Lot Size	2.92
Year Built	1947
Billboard	Please Contact Agent for more details

Caliber Collision Rent Schedule

Years	Monthly Rent	Annual Rent	Rent Increases	PSF
Current - 1/31/2027	\$8,670.00	\$104,039.96	2.00%	\$9.33
Year 1 2/1/2027 - 1/31/2028	\$8,843.40	\$106,120.76	2.00%	\$9.52
Year 2 2/1/2028 - 1/31/2029	\$9,020.26	\$108,243.17	2.00%	\$9.71
Year 3 2/1/2029 - 1/31/2030	\$9,200.67	\$110,408.04	2.00%	\$9.90
Year 4 2/1/2030 - 1/31/2031	\$9,384.68	\$112,616.20	2.00%	\$10.10
Year 5 2/1/2031 - 1/31/2032	\$9,572.38	\$114,868.52	2.00%	\$10.30
Year 6 2/1/2032 - 1/31/2033	\$9,763.82	\$117,165.89	2.00%	\$10.51
Year 7 2/1/2033 - 1/31/2034	\$9,959.10	\$119,509.21	2.00%	\$10.72

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.

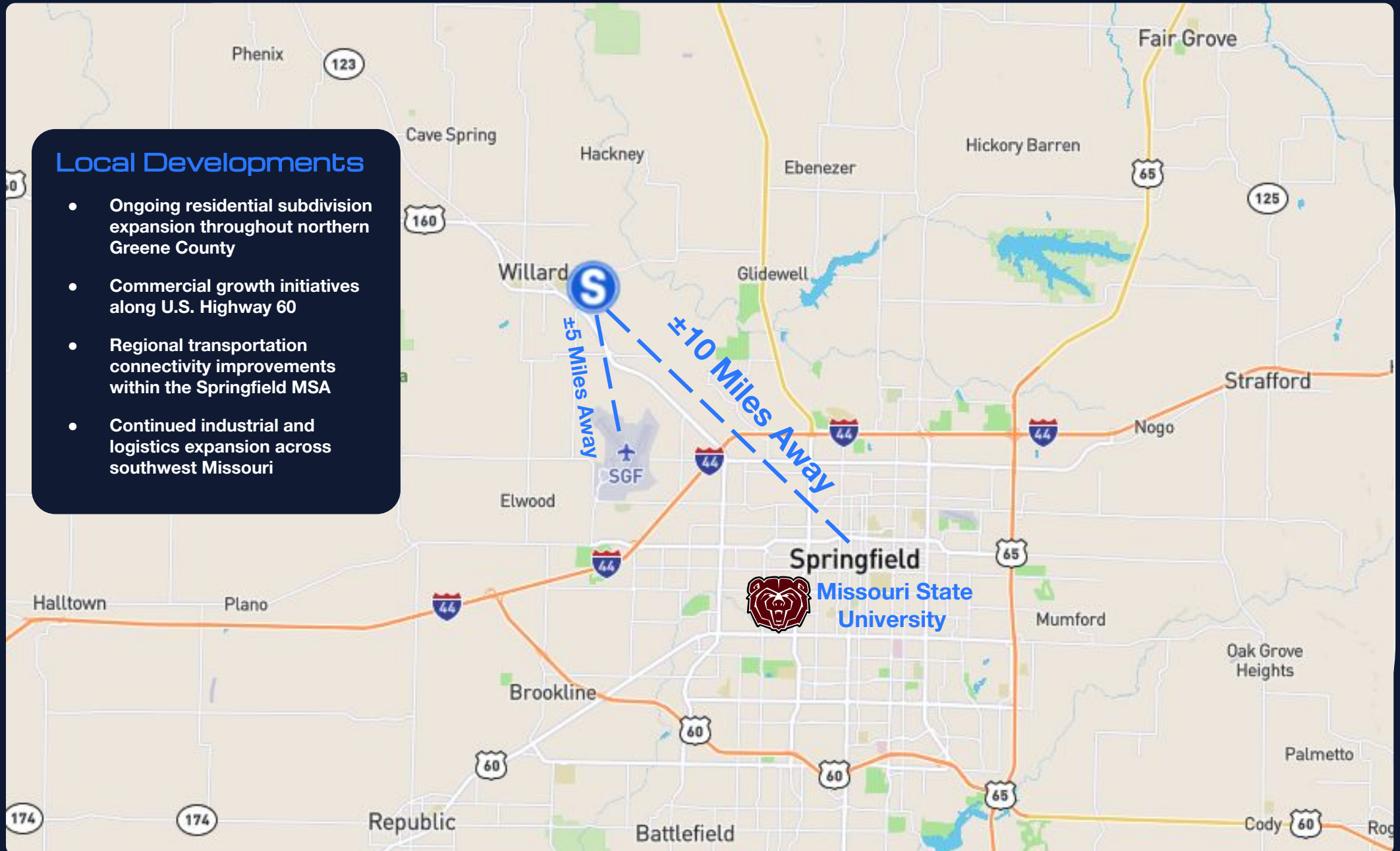


Market Overview

Caliber Collision
109 Rocky Ln, Willard, MO 65781

Local Developments

- Ongoing residential subdivision expansion throughout northern Greene County
- Commercial growth initiatives along U.S. Highway 60
- Regional transportation connectivity improvements within the Springfield MSA
- Continued industrial and logistics expansion across southwest Missouri



Springfield, MO | MSA

Local Market Overview

Springfield, Missouri, stands out as the economic, cultural, and educational hub of southwest Missouri, serving a broad regional trade area. The city continues to experience steady growth, supported by a young and expanding workforce that values convenience and quality in dining. With multiple universities, a strong medical community, and robust retail corridors, Springfield benefits from consistent foot traffic and a customer base that skews toward students, professionals, and families.

The city's diverse economy — anchored by healthcare, higher education, retail, and manufacturing — provides long-term stability and resilience, while its central location along major transportation routes strengthens its role as a commercial hub for the Midwest. Rising incomes and steady consumer spending drive growth in retail and service sectors, creating an attractive environment for fast-casual concepts. Together, these factors make Springfield an ideal market for Chipotle, with the demographics, traffic drivers, and economic foundation to support strong and sustainable performance.

Third-Largest City In Missouri

\$29.3 Billion Regional GDP



Missouri State

UNIVERSITY



Missouri State University, established in 1905, is a comprehensive public university located in Springfield, Missouri, and is the state's second-largest institution of higher learning, serving more than 23,000 students. The university offers over 150 undergraduate majors and more than 45 graduate programs across disciplines including business, education, health sciences, agriculture, and the arts. Guided by its distinctive public affairs mission, MSU emphasizes ethical leadership, cultural competence, and community engagement, preparing students for both professional achievement and civic responsibility.

The university's ±225-acre campus blends historic landmarks such as Carrington Hall with modern academic, residential, and cultural facilities, including the Duane G. Meyer Library and the Juanita K. Hammons Hall for the Performing Arts. With more than 300 student organizations, NCAA Division I athletics, and a wide range of cultural and research opportunities, Missouri State University offers the scale and resources of a major public institution while maintaining a strong commitment to accessibility, affordability, and student success.

23,000

Enrollment

300+ Programs

Student Life



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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 **109 Rocky Ln, Willard, MO, 65781** ("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.

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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.

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.

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