

CALIBER COLLISION

3117 Moon Station Rd | Kennesaw, GA 30144

Retail
Investment Opportunity
Offering Memorandum



MATTHEWS™

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Property Overview

Caliber Collision

3117 Moon Station Rd Kennesaw, GA 30144



Investment Highlights

Investment Highlights

- **Long-Term Operating History** – Leased to Caliber Collision, which has operated from the property since 2003, demonstrating the strategic importance of the location and tenant commitment to the market.
- **Remaining Lease Term** – Lease extends through November 30, 2029, providing stable cash flow with two (2), five-year renewal options.
- **Below-Market Rent Opportunity** – Current rental rate of approximately \$11.78/SF remains below market, creating future upside potential through renewal negotiations and rent growth.
- **Built-In Rent Growth** – Contractual 10% rent increases at the commencement of each option period provide inflation protection and NOI growth.
- **Passive Ownership Structure** – NN+ lease with minimal landlord responsibilities offers a management-light investment opportunity.
- **Industry-Leading Tenant** – Leased to the nation's largest collision repair operator within a necessity-based and recession-resistant industry.
- **Dense Population Base** – More than 584,000 residents reside within a 10-mile radius, providing a substantial customer base for the tenant.
- **Affluent Demographics** – Average household incomes of approximately \$129,057 support strong consumer spending and vehicle ownership levels.
- **Premier North Atlanta Location** – Situated within one of Metro Atlanta's most desirable suburban markets with continued residential and commercial growth.
- **Functional Real Estate** – Purpose-built collision repair facility on a large 2.00-acre parcel, creating long-term utility and replacement-cost advantages.



Investment Highlights



Property Highlights

- **Large Collision Repair Facility** – ±11,412 SF purpose-built collision center situated on ±2.00 acres.
- **Established Improvements** – Originally constructed in 1996 and specifically designed for automotive collision repair operations.
- **Strategic Cobb County Location** – Located in Kennesaw, one of Metro Atlanta's strongest and most established suburban communities.
- **Strong County Fundamentals** – Positioned within Cobb County, one of Georgia's most affluent and densely populated counties.
- **Exceptional Population Density** – Serves more than 584,000 residents within a 10-mile radius.
- **Affluent Consumer Base** – Average household incomes exceed \$129,000 within the surrounding trade area.
- **Atlanta MSA Growth Story** – Located within the rapidly expanding Atlanta, one of the largest and fastest-growing metropolitan regions in the Southeast.
- **Excellent Regional Connectivity** – Convenient access to major transportation corridors serving North Atlanta and the broader metro area.
- **Established Commercial Corridor** – Surrounded by national retailers, residential communities, automotive businesses, and major employment centers.
- **Recurring Demand Driver** – Benefits from consistent collision repair demand generated by population growth, commuter traffic, and vehicle ownership.
- **Functional Site Layout** – Large parcel provides ample parking, vehicle storage, circulation, and operational flexibility.
- **High Barrier-to-Entry Asset Type** – Purpose-built collision repair facilities remain difficult and expensive to replicate due to zoning, site, and buildout requirements.
- **Long-Term Market Stability** – Located within a mature commercial trade area that has demonstrated sustained economic growth and investment activity.



Kennesaw State University
±47,845 Students



±100,000 VPD

Orchard Square



CALIBER
Subject Property

Town Center at Cobb




±135,000 VPD



Cobb County International Airport



Industrial Sector

Barrett Pavillion



Kennesaw Marketplace

Cobbs Place





Moon Station Rd NW

CALIBER

3117 Moon Station Rd
Kennesaw, GA 30144

±11,412 SF
GLA

1996
Year Built

±135,000
Vehicles Per Day (I-75)

NN+
Lease Type



Financial Overview

Caliber Collision

3117 Moon Station Rd Kennesaw, GA 30144



Financial Summary

\$2,000,000

List Price

6.72%

Cap Rate

\$175

Price Per SF

±2.00 AC

Lot Size

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate
Lease Commencement Date	11/21/2003
Lease Expiration Date	11/30/2029
Lease Term Remaining	3.75
Annual Rent	\$134,400.00
Rent Increases	10% every option start
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

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases	PPSF	Cap Rate
Current - 11/30/2029	\$11,200.00	\$134,400.00	-	\$11.78	6.72%
Option 1	\$12,320.00	\$147,840.00	10.00%	\$12.95	7.39%
Option 2	\$13,552.00	\$162,624.00	10.00%	\$14.25	8.13%



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)

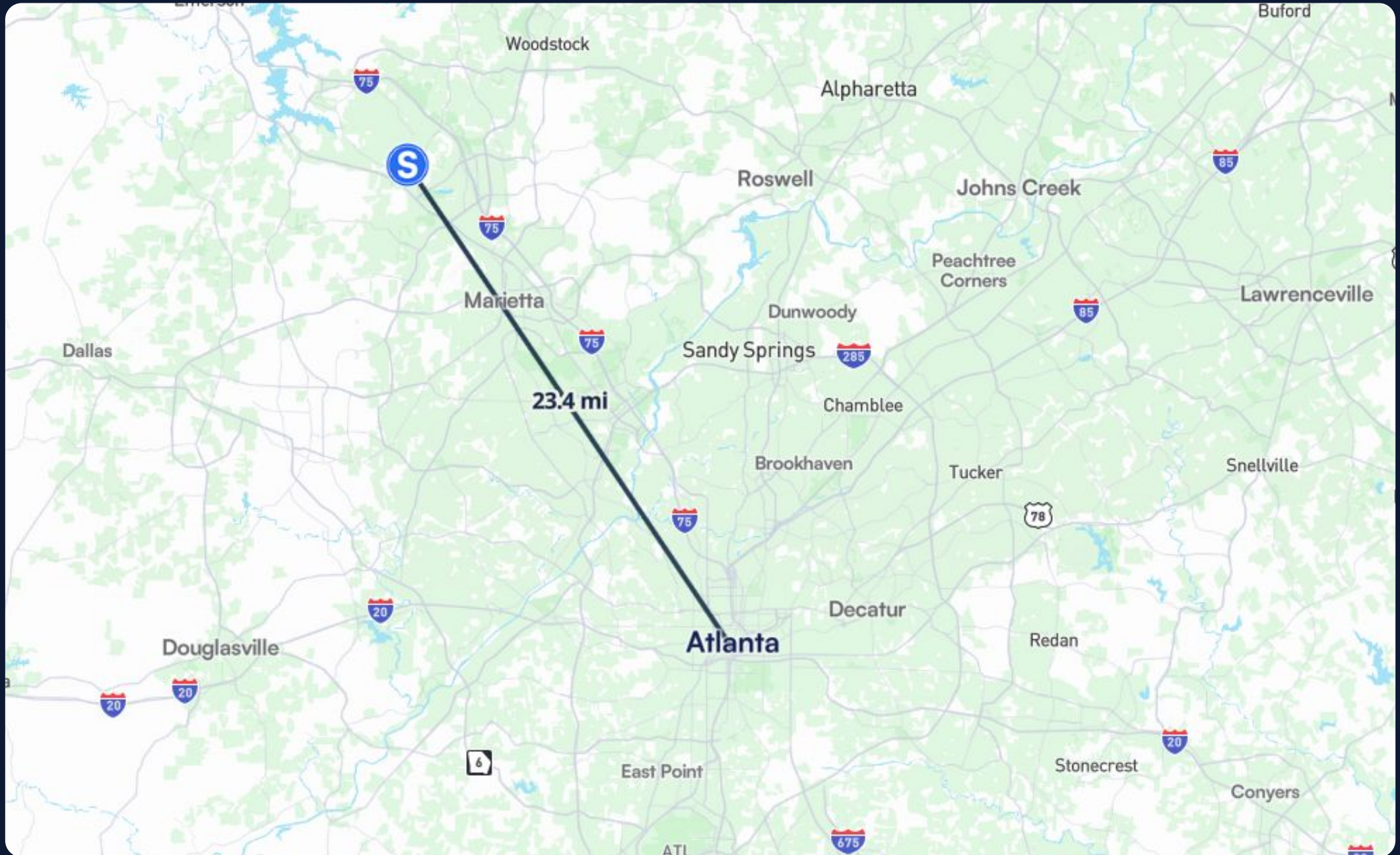
NABC
National Auto Body Council
President's Award (2024)

MOODY'S
Rated B2

Market Overview

Caliber Collision

3117 Moon Station Rd Kennesaw, GA 30144



KENNESAW, GA

Market Demographics

34,605

Total Population

85%

Commute by Car

\$83,356

Median HH Income

35.6

Median Age



Local Market Overview

Kennesaw, Georgia is a city in Cobb County within the Atlanta metropolitan area. Its economy benefits from access to major transportation corridors, a skilled workforce, and proximity to regional business centers. Kennesaw State University is a major contributor to the local economy, supporting employment, workforce development, and business growth. The city is also home to companies in sectors such as healthcare, technology, logistics, manufacturing, and professional services.

Economic activity in Kennesaw is supported by a mix of local businesses, corporate operations, retail centers, and educational institutions. Ongoing commercial investment and population growth continue to support job creation and consumer spending. Residents and businesses benefit from access to the broader Atlanta market, while the city's business environment supports entrepreneurship and long-term economic development.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,111	86,109	187,887
Current Year Estimate	12,322	84,610	183,338
2020 Census	9,176	80,666	173,942
Growth Current Year-Five-Year	14.52%	1.77%	2.48%
Growth 2020-Current Year	34.28%	4.89%	5.40%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,831	33,060	72,899
Current Year Estimate	5,013	32,054	70,444
2020 Census	3,564	29,117	63,930
Growth Current Year-Five-Year	16.31%	3.14%	3.48%
Growth 2020-Current Year	40.67%	10.09%	10.19%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$106,379	\$128,650	\$139,839

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

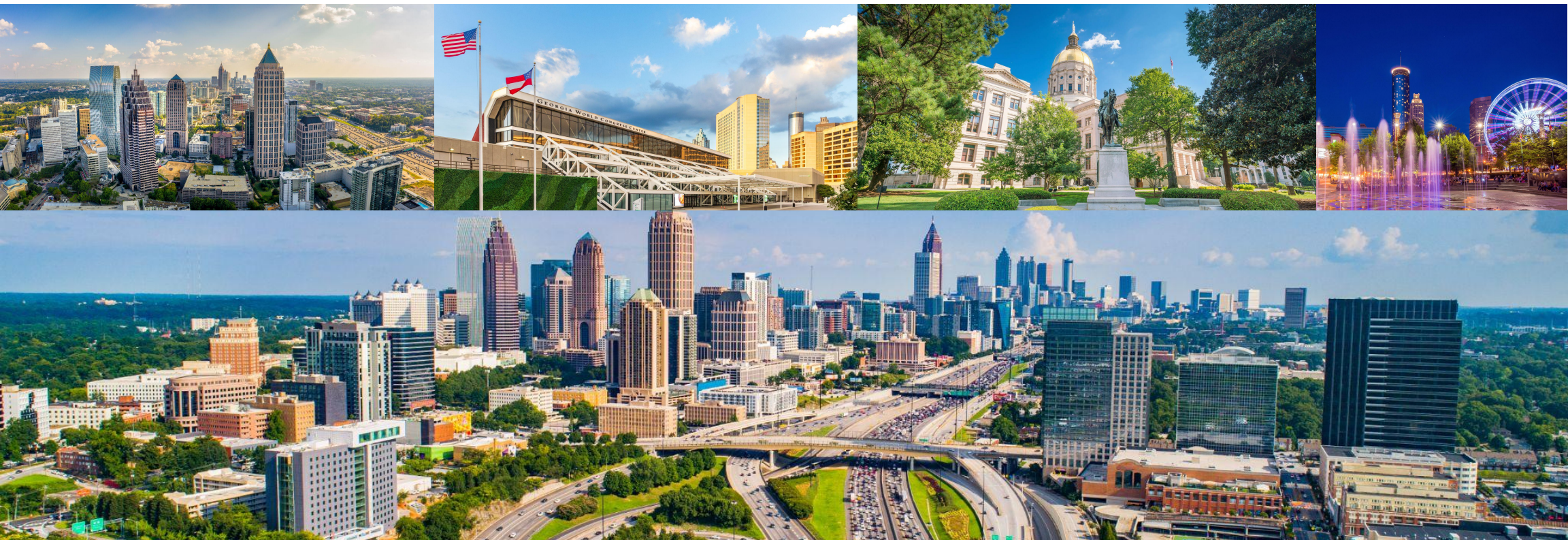
Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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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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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.

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