

CALIBER COLLISION

3 Property Portfolio | Albuquerque, NM 87102

Retail Portfolio
Investment Opportunity

Offering Memorandum



102 Alameda Blvd NW



915 1st St NW



221 Dorado Place

MATTHEWS™

Exclusively Listed By

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Table of Contents

Caliber Collision Portfolio

- 03** Portfolio Overview
- 08** Financial Overview
- 13** Tenant Overview
- 14** Market Overview

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Portfolio Overview

Caliber Collision

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Investment Highlights

- **Three-Property Caliber Collision Portfolio**
Rare opportunity to acquire a **three-property portfolio of established Caliber Collision facilities** strategically located throughout Albuquerque, New Mexico, offering immediate scale within a single tenant and market.
- **Consistent Corporate Tenancy & Lease Structure**
All three properties are leased to **Caliber Collision**., providing investors with an established national collision repair operator across the portfolio.
- **Strong Lease Guaranties**
The leases are backed by **Wand Newco 3, Inc.**, providing additional credit support behind Caliber's lease obligations.
- **Attractive Below-Market Rental Rates**
The portfolio benefits from **low contractual rents on purpose-built collision repair facilities**, providing attractive occupancy costs for Caliber while creating potential long-term upside through future lease extensions and rental resets.
- **2% Annual Rental Increases Across the Portfolio**
Each Caliber lease features **2% annual rental escalations**, providing predictable contractual income growth throughout the remaining primary terms and extension periods.
- **Aligned Lease Expirations & Extension Options**
The properties feature substantially aligned lease structures, with stated expirations in **June 2029** and **one five-year extension option**, providing investors with a coordinated opportunity to address future renewals across the portfolio.
- **NN+ Lease Structures with Limited Day-to-Day Landlord Responsibilities**
Caliber is responsible for real estate taxes, insurance, utilities and the majority of maintenance and repair expenses across the portfolio, creating a relatively passive ownership structure while preserving landlord responsibility for certain structural and capital items.
- **Portfolio or Individual Acquisition Opportunity**
The properties are being offered **both collectively and individually**, providing investors the flexibility to acquire the entire Albuquerque portfolio or select individual assets based on investment objectives.



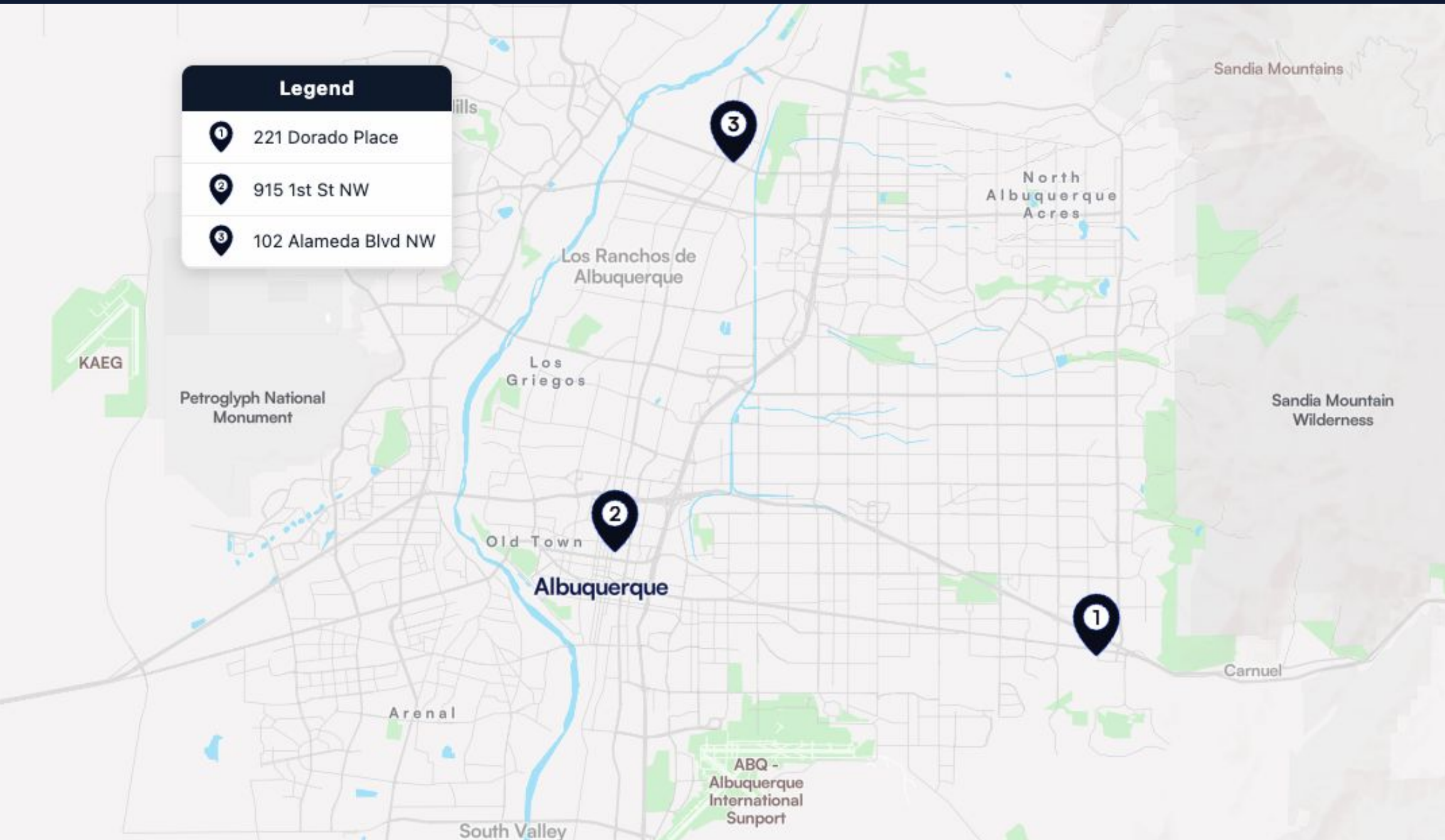
Investment Highlights



Property & Location Highlights

- **Strategic Albuquerque Market Coverage**
The three locations provide Caliber with a diversified operating footprint throughout the Albuquerque market, including locations serving the **Downtown, Alameda/North Albuquerque and eastern Albuquerque trade areas.**
- **Substantial Combined Real Estate Footprint**
The portfolio contains approximately **36,257 SF of collision repair real estate** based on the lease-stated building areas, providing meaningful scale across three established operating locations.
- **Dense Surrounding Population Bases**
Each property benefits from a substantial five-mile population, ranging from approximately **167,000 to 248,000 residents**, providing each Caliber location with a sizable surrounding customer base.
- **Strong Household Income Demographics**
Five-mile average household incomes range from approximately **\$76,500 to more than \$110,000**, with the Alameda location benefiting from average household income exceeding **\$100,000**.
- **Strong Traffic & Visibility**
Each location benefits from exposure to approximately **23,000–27,000 vehicles per day**, providing consistent daily visibility and convenient accessibility for Caliber customers.
- **Established Collision Repair Facilities**
Each property is configured for automotive and collision repair operations, providing Caliber with the specialized building improvements, service capacity and vehicle storage necessary for continued operations.
- **Additional Parking Capacity at Alameda**
The Alameda facility benefits from a separately controlled adjacent parking parcel utilized for supplemental vehicle parking and storage, expanding the operational footprint available to Caliber.

Portfolio Map



Financial Overview

Caliber Collision

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Financial Summary

\$5,630,500

List Price

6.83%

Cap Rate

\$155.29

Price/SF

Address	NOI	Square Footage	\$\$/SF
915 1st St NW	\$117,165.94	9,984	\$11.74
102 Alameda Blvd	\$122,930.74	11,708	\$10.50
221 Dorado Plc	\$144,734.39	14,565	\$9.94
TOTALs	\$384,831.07	36,473	\$10.61



Financial Summary: 915 1st St NW

\$1,715,000

List Price

6.83%

Cap Rate

\$171.78

Price/SF

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate (Wand Newco 3, Inc.)
Lease Commencement	6/22/2019
Lease Expiration Date	6/30/2029
Lease Term Remaining	3 Years
Annual Rent	\$117,165.94
Rent Increases	2% Annually
Option Periods	One, 5 Year Option
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	\$/SF	Cap Rate
7/1/2019 - 6/30/2020	\$8,500.00	\$102,000.00	-	\$10.22	5.95%
7/1/2020 - 6/30/2021	\$8,670.00	\$104,040.00	2.00%	\$10.42	6.07%
7/1/2021 - 6/30/2022	\$8,843.40	\$106,120.80	2.00%	\$10.63	6.19%
7/1/2022 - 6/30/2023	\$9,020.27	\$108,243.22	2.00%	\$10.84	6.31%
7/1/2023 - 6/30/2024	\$9,200.67	\$110,408.08	2.00%	\$11.06	6.44%
7/1/2024 - 6/30/2025	\$9,384.69	\$112,616.24	2.00%	\$11.28	6.57%
7/1/2025 - 6/30/2026	\$9,572.38	\$114,868.57	2.00%	\$11.51	6.70%
7/1/2026 - 6/30/2027	\$9,763.83	\$117,165.94	2.00%	\$11.74	6.83%
7/1/2027 - 6/30/2028	\$9,959.10	\$119,509.26	2.00%	\$11.97	6.97%
7/1/2028 - 6/30/2029	\$10,158.29	\$121,899.44	2.00%	\$12.21	7.11%

Financial Summary: 221 Dorado Place

\$2,102,000

List Price

6.89%

Cap Rate

\$144.32

Price/SF

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate (Wand Newco 3, Inc.)
Lease Expiration Date	6/30/2029
Lease Term Remaining	3 Years
Annual Rent	\$144,734.39
Rent Increases	2% Annually
Option Periods	One, 5 Year Option
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	\$\$/SF	Cap Rate
7/1/2019 - 6/30/2020	\$10,500.00	\$126,000.00	-	\$8.65	5.99%
7/1/2020 - 6/30/2021	\$10,710.00	\$128,520.00	2.00%	\$8.82	6.11%
7/1/2021 - 6/30/2022	\$10,924.20	\$131,090.40	2.00%	\$9.00	6.24%
7/1/2022 - 6/30/2023	\$11,142.68	\$133,712.21	2.00%	\$9.18	6.36%
7/1/2023 - 6/30/2024	\$11,365.54	\$136,386.45	2.00%	\$9.36	6.49%
7/1/2024 - 6/30/2025	\$11,592.85	\$139,114.18	2.00%	\$9.55	6.62%
7/1/2025 - 6/30/2026	\$11,824.71	\$141,896.46	2.00%	\$9.74	6.75%
7/1/2026 - 6/30/2027	\$12,061.20	\$144,734.39	2.00%	\$9.94	6.89%
7/1/2027 - 6/30/2028	\$12,302.42	\$147,629.08	2.00%	\$10.14	7.02%
7/1/2028 - 6/30/2029	\$12,548.47	\$150,581.66	2.00%	\$10.34	7.16%

Financial Summary: 102 Alameda Blvd NW

\$1,821,196

List Price

6.75%

Cap Rate

±1.00 AC

Lot Size

Property Details

Tenant	Caliber Collision
Lease Guarantor	Corporate (Wand Newco 3, Inc.)
Lease Commencement	6/22/2019
Lease Expiration Date	6/30/2029
Lease Term Remaining	±3 Years
Annual Rent	\$130,960.17
Rent Increases	2% Annually
Option Periods	One, 5 Year Option
Lease Type	NN+
Parking Lot / CAM	Tenant Responsibilities
Property Tax	Tenant Responsibilities
Insurance	Tenant Responsibilities
Roof/Structure	Landlord Responsibilities

***CONTACT AGENT REGARDING ADJACENT GROUND LEASE**

Annualized Operating Data

Years	Monthly Rent	Annual Rent	Rent Increases	\$\$/SF	Cap Rate
7/1/2019 - 6/30/2020	\$9,500.00	\$114,000.00	-	\$9.74	6.26%
7/1/2020 - 6/30/2021	\$9,690.00	\$116,280.00	2.00%	\$9.93	6.38%
7/1/2021 - 6/30/2022	\$9,883.80	\$118,605.60	2.00%	\$10.13	6.51%
7/1/2022 - 6/30/2023	\$10,081.48	\$120,977.71	2.00%	\$10.33	6.64%
7/1/2023 - 6/30/2024	\$10,283.11	\$123,397.27	2.00%	\$10.54	6.78%
7/1/2024 - 6/30/2025	\$10,488.77	\$125,865.21	2.00%	\$10.75	6.91%
7/1/2025 - 6/30/2026	\$10,698.54	\$128,382.52	2.00%	\$10.97	7.05%
7/1/2026 - 6/30/2027	\$10,912.51	\$130,950.17	2.00%	\$11.18	7.19%
7/1/2027 - 6/30/2028	\$11,130.76	\$133,569.17	2.00%	\$11.41	7.33%
7/1/2028 - 6/30/2029	\$11,353.38	\$136,240.55	2.00%	\$11.64	7.48%

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

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Albuquerque, NM



Local Market Overview

Albuquerque, New Mexico serves as the anchor of the state's largest metro region and offers a compelling blend of population size, geographic reach and affordability that appeals across a range of asset types. Situated along the Rio Grande and framed by the Sandia Mountains, the city enjoys strong connectivity via Interstate 25 and Interstate 40, positioning it at the crossroads of the Southwest's logistics, aerospace and federal-funded research corridors. As a result, Albuquerque supports both lifestyle and employment-driven demand: residents benefit from a lower cost base relative to peer metros, and businesses benefit from proximity to major federal labs, an educated workforce and available land for expansion.

Over recent years, while population growth has moderated, income levels have shown upward movement and the city continues to invest in infrastructure and mixed-use development in key districts. The blend of moderate household income, a substantial home-ownership base and broad employment sectors underscores Albuquerque's diversification opportunities for retail, office, industrial and mixed-use projects. Importantly, its affordability advantage suggests relative resilience in downturns and potential upside as the broader Southwest economy evolves.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	12,441	92,337	235,790
Current Year Estimate	12,793	95,579	245,464
2020 Census	12,575	95,685	248,382
Growth Current Year-Five-Year	-2.76%	-3.39%	-3.94%
Growth 2020-Current Year	1.73%	-0.11%	-1.17%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	7,082	43,629	108,269
Current Year Estimate	7,326	45,127	112,375
2020 Census	6,884	42,890	107,949
Growth Current Year-Five-Year	-3.32%	-3.32%	-3.65%
Growth 2020-Current Year	6.43%	5.22%	4.10%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$76,946	\$90,834	\$88,730



Strategically positioned at the crossroads of Interstate 25 and Interstate 40, Albuquerque provides access throughout the Southwest and Mountain West regions.

- Albuquerque's economy is anchored by a mix of **federal research institutions, military operations, healthcare systems, higher education, advanced manufacturing, and distribution infrastructure.**
- **Kirtland Air Force Base** and **Sandia National Laboratories** generate significant economic output while supporting thousands of high-paying technical and engineering jobs.
- The city also benefits from Intel's **semiconductor manufacturing presence**, the **University of New Mexico's research initiatives**, and **growing logistics operations** leveraging Albuquerque's central Southwest location.
- These industries provide **long-term economic stability** and support **sustained population growth** throughout the metropolitan area.

Major Industries

- Aerospace & Defense
- Advanced Manufacturing
- Healthcare & Life Sciences
- Logistics & Distribution
- Technology & Research

Top Employers

- Kirtland Air Force Base
- Sandia National Laboratories
- University of New Mexico
- Presbyterian Healthcare Services
- Intel Corporation

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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 915 1st St NW, Albuquerque, NM, 87102 ("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.