

Exclusive
Net-Lease
Offering

CALIBER
RESTORING THE RHYTHM OF YOUR LIFE

Single
Tenant

722 Liberty Green Drive Akron, OH 44319



*ACTUAL PHOTO OF SUBJECT PROPERTY

DONALD K.
GANT
REALTY WOOSTER

GANT-REALTY.COM

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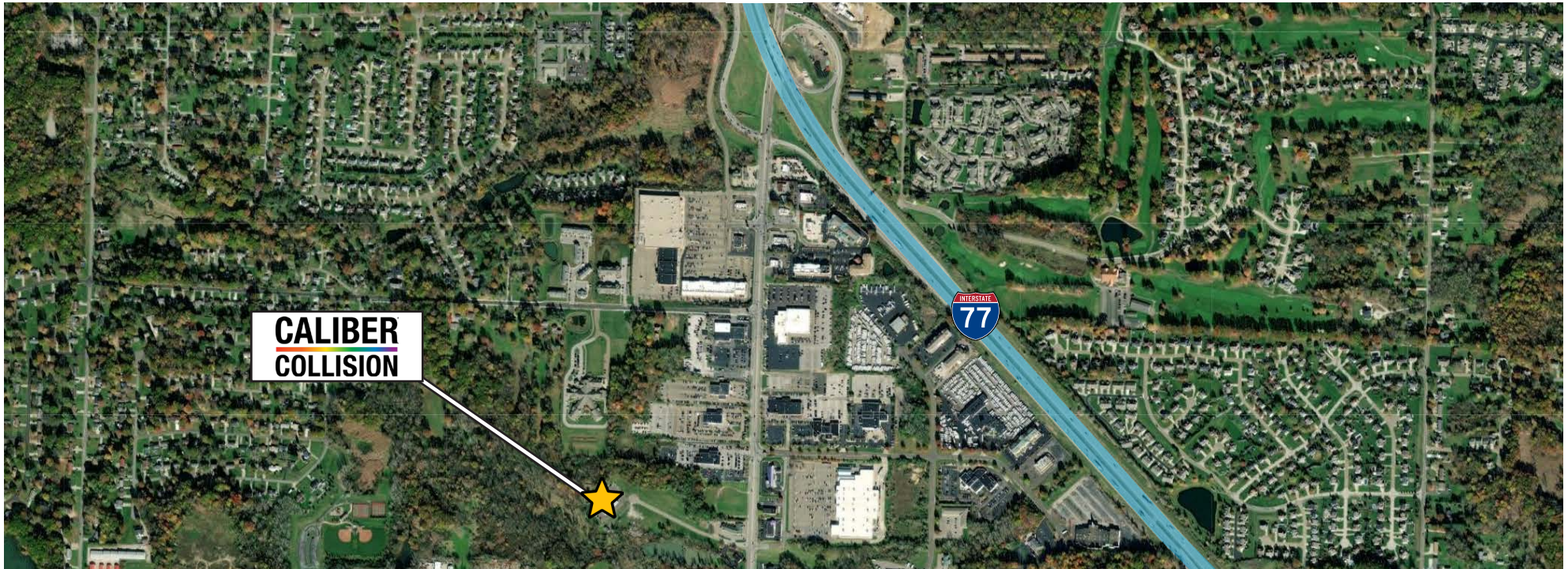
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ALL SHOWING ARE BY APPOINTMENT ONLY. PLEASE CONTACT

JACK GANT OR TREVOR GANT

FOR MORE DETAILS





PRICE
Sold Withheld



AVERAGE CAP RATE
Sold Withheld

**Based off initial 10-Year Term
(8% Escalation in Year 5)*



AVERAGE YEARLY RENT
\$133,099.20

**Average based off of Initial 10-Year Term
(8% Escalation in Year 5)*

INVESTMENT SUMMARY

| | |
|---------------|-----------------|
| NOI | TBD |
| Price / SF | ± \$169.98 / SF |
| Building Size | ± 13,050 SF |
| Land Acreage | ± 3.026 Acres |
| Year Built | 2020 |

Landlord Obligations

| |
|--|
| HVAC, Roof / Skylight, Foundation & Parking Lot |
| Utility Repairs (in ground only), *Paying RE Taxes |

Tenant Obligations

| |
|--|
| *RE Taxes (Reimburses Landlord), Landscaping |
| Mowing, Snow Removal, Insurance, All Utilities |

LEASE SUMMARY

| | |
|--|-----------------------------|
| Property Type | Auto Repair |
| Original Lease Term | Ten (10) Years |
| Lease Type | (NN) Double Net |
| Lease Commencement | November 1st, 2020 |
| Lease Expiration | October 31st, 2030 |
| Escalations | 8% Every 5 Years |
| Escalation Dates | November 2025 2030 2035 |
| Renewal Options | Two 5-Year Options |
| Renewal Notice Timeline | Four (4) Months Prior |
| Average Yearly Rent (Initial Term Years 1-10) | \$133,099.20 |
| Average Monthly Rent (Initial Term Years 1-10) | \$11,091.60 |

RENT SCHEDULE

| Lease Term (Years) | Annual Rent |
|--------------------|--------------|
| 1 - 5 | \$127,980.00 |
| 6 - 10 | \$138,218.40 |
| Option 1 (11 - 16) | \$149,275.92 |
| Option 2 (17 - 21) | \$161,217.96 |

| Lease Term (Years) | Dates |
|--------------------|----------------------------------|
| 1 - 5 | Nov. 1st, 2020 - Oct. 31st, 2025 |
| 6 - 10 | Nov. 1st, 2025 - Oct. 31st, 2030 |
| Option 1 (11 - 16) | Nov. 1st, 2030 - Oct. 31st, 2035 |
| Option 2 (17 - 21) | Nov. 1st, 2035 - Oct. 31st, 2040 |

PROPERTY DESCRIPTION

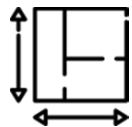


Approximate Boundaries



± 3.03

Total Acres



± 13,050

Square Feet



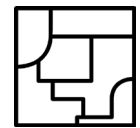
Built

2020



Summit

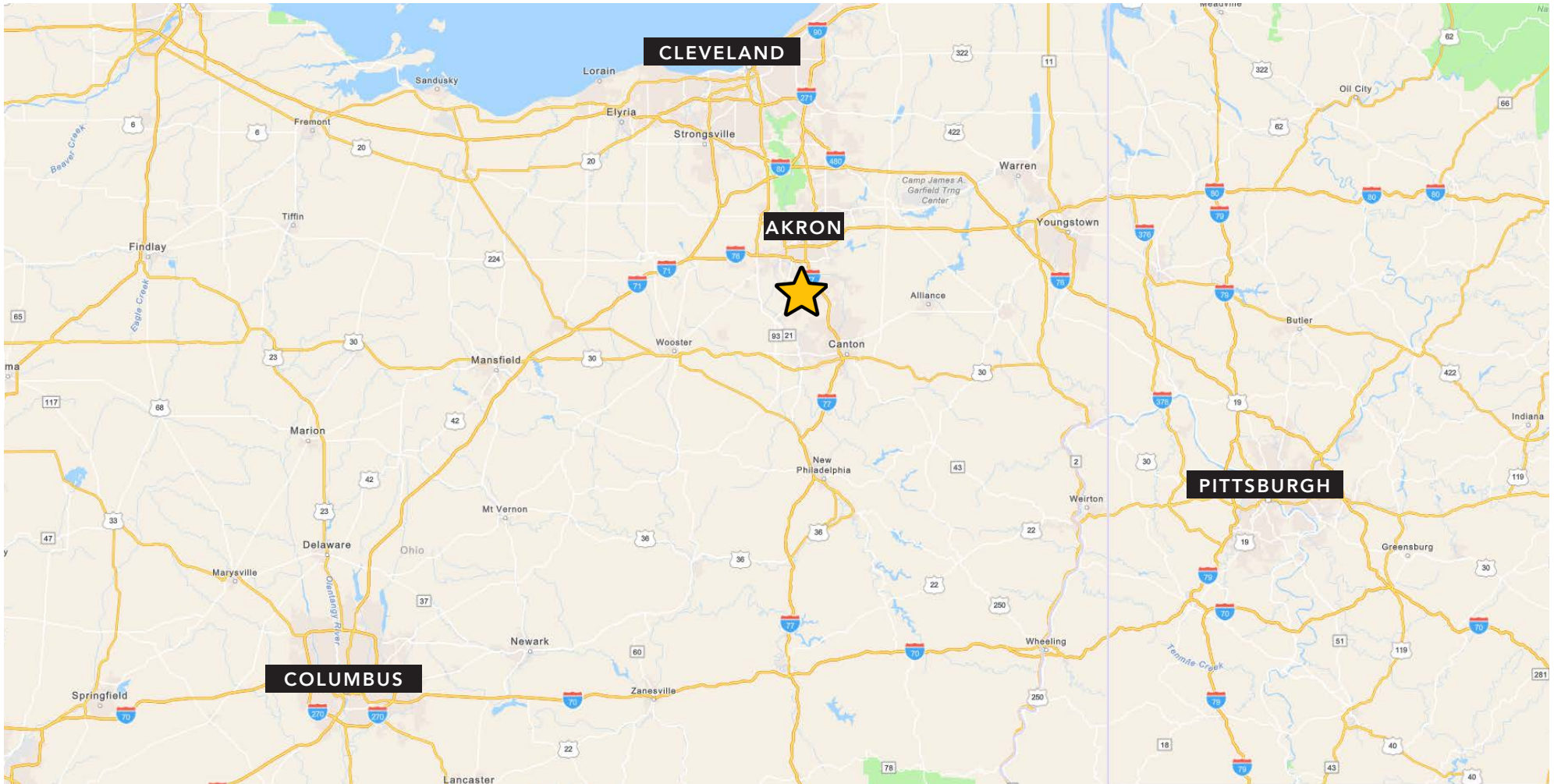
County



Zoned

B-1 Business District

LOCATION HIGHLIGHTS



Distance to Akron

9

Est. Miles

Distance to Cleveland

45

Est. Miles

Distance to Pittsburgh

115

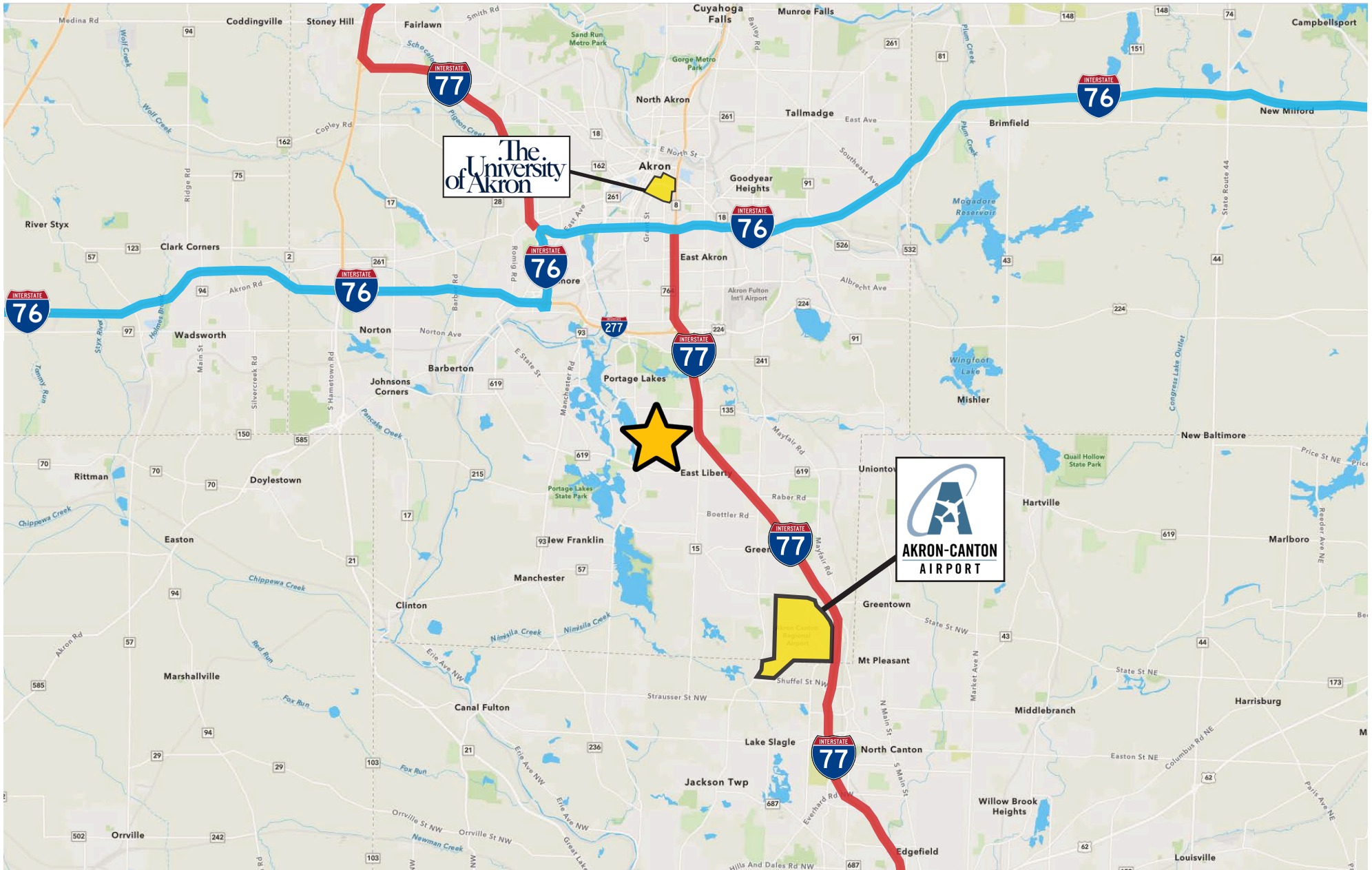
Est. Miles

Distance to Columbus

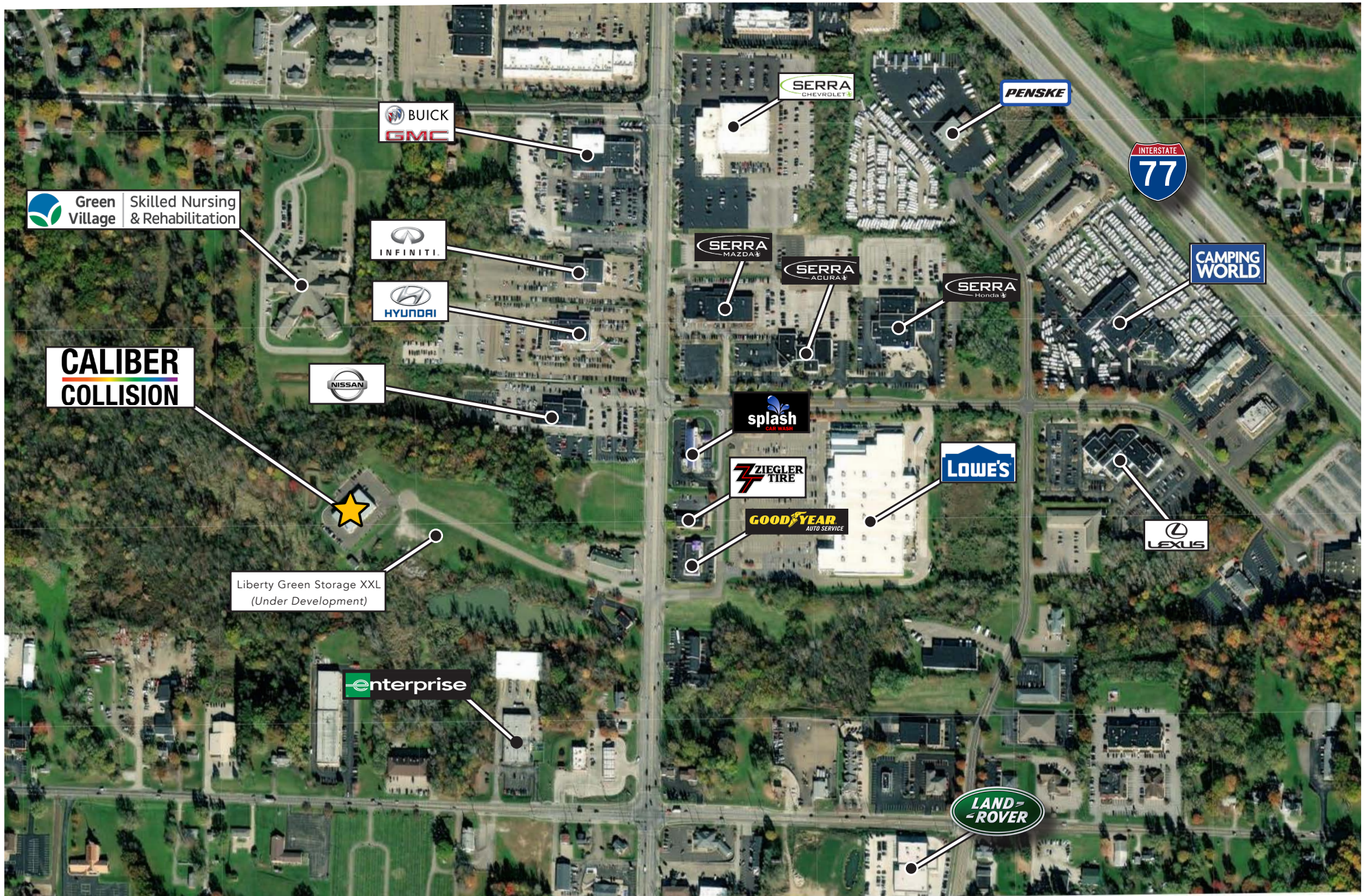
127

Est. Miles

LOCATION HIGHLIGHTS



NEARBY BUSINESSES



CALIBER COLLISION OVERVIEW



1,500+

Total Locations



40+

States Covered



24,000+

Total Employees



1.8 Million

Cars Restored Annually

Founded in 1997, Caliber has grown to 1,500 centers nationwide and features a full range of automotive services, including Caliber Collision, one of the nation's largest auto collision repair providers across 40 states; Caliber Auto Care for mechanical repair and quick oil change services and Caliber Auto Glass for glass repair and replacement.

With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 24,000 teammates are committed to getting customers back on the road safely — and back to the rhythm of their lives — every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.

Private equity firm Hellman & Friedman (Abra's majority shareholder since 2014) is the majority shareholder of the combined company. Founded in 1984, Hellman & Friedman (H&F) is one of the oldest and most experienced private equity investment firms operating today. H&F has offices in San Francisco, New York and London.

Caliber was recognized as the only company of its kind to make the Forbes list of "America's Best Large Employers," an honor awarded to companies with high employee satisfaction. With the purpose of Restoring the Rhythm of Your Life®, Caliber's more than 24,000 teammates are committed to getting customers back on the road safely—and back to the rhythm of their lives—every day. Dedicated to providing an outstanding customer experience, Caliber continues to rank among the highest customer satisfaction scores in the industry.



Representative Photo



Hellman & Friedman

CALIBER
COLLISION

CALIBER
AUTO GLASS

CALIBER
AUTO CARE



Learn more about Caliber Collision at caliber.com.



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