

INVESTMENT
PROPERTY

RESEARCH
PARK DRIVE

1625

DAVIS, CA



CALIBER[®]
COLLISION



**Newmark
Knight Frank**

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OFFERING SUMMARY

Offering Price	\$1,700,000.00
Occupancy	100%
Building Address	1625 Research Park Drive
City	Davis, CA
Zip Code	95618
Property Type	Retail
Site Size	0.3 Acres
Assessor Parcel #	069-290-060
Zoning	PD 3-93
Tenant	Caliber Bodyworks Inc, Corporate Guaranteed Lease - CH Hold Corp.
Scheduled Income	\$7,500/Month with 2% annual escalations
Lease Type	Net Lease with landlord responsibility limited to Capital expenses for roof and structural
Cap Rate	5.29%
Building Size	5,907 SF
Year Constructed	2002
Construction Type	Wood frame/Stucco
Foundation	Concrete Slab
Lease Expiration	12/31/2028



INVESTMENT HIGHLIGHTS

STABLE INCOME

Caliber recently commenced rent on the subject property as a part of an expansion from an adjacent property at 1665 Research Park Drive. The lease term is co-terminous with 1665 Research Park Drive on December 31, 2028, showing strong dedication to the location. Additionally, there are three five-year options with 2% annual increases throughout the option periods.

STRONG TENANT - Caliber Collision / www.CaliberCollision.com

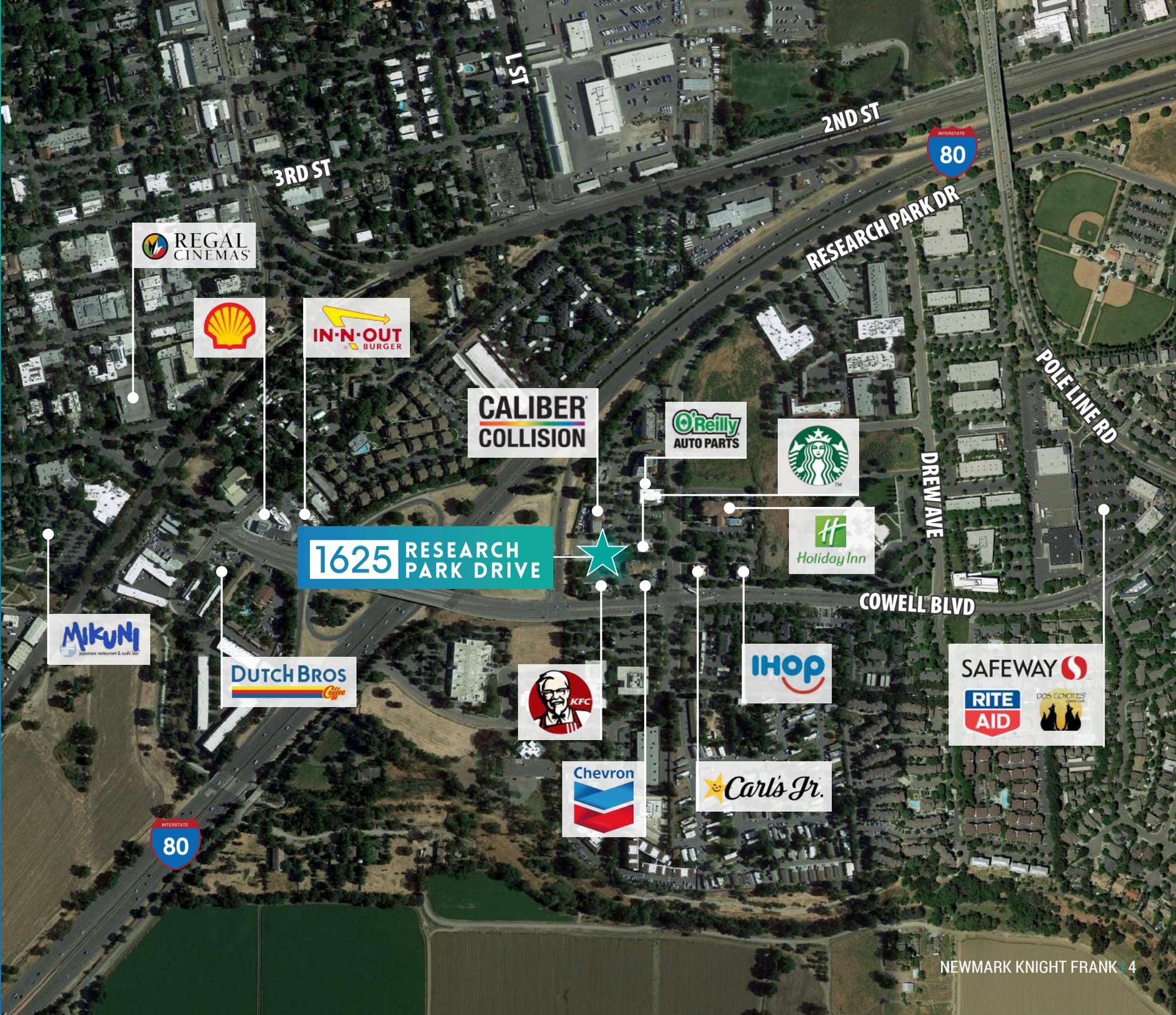
Founded in 1997, Caliber Collision provides auto body repairs to customers across 37 states and over 1,000 locations. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). The company provides state-of-the-art technology, a 24/7 Customer Service Center, frequent status updates on your car, fair and accurate estimates and the promise of an on-time delivery are some of the differences that make Caliber Collision the most direct route to your car's complete recovery. Every year, over 200,000 people across the nation entrust their vehicles to Caliber for unparalleled collision repair. The company repairs more than 450,000 vehicles annually. Caliber Collision is I-Car Gold Class Certified, the Gold Class recognition is the highest role-relevant training achievement recognized by the collision repair industry. It is estimated that only 10% of repair shops currently meet the rigorous Gold Class standard.

Caliber Collision has undergone rapid recent growth through aggressively acquiring various local auto body repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA. Caliber Collision was the only company to receive the 2014 Supplier Excellence Award from USAA. According to the company, this award recognizes a supplier that serves as a role model and goes above and beyond in delivery and performance for USAA and its members. Caliber Collision was awarded the Farmers Insurance 2015 National MSO of the year award for outstanding operational and customer satisfaction management.

DESIRABLE LOCATION

The subject property is located in Davis, CA surrounded by the UC Davis Campus and conveniently located in close proximity to Interstate 80. The Davis submarket poses significant barriers to entry for other similar use types. Additionally, Starbucks recently located a new store across the street from the Subject Property.

TENANT MAP



REGAL
CINEMAS



CALIBER
COLLISION

O'Reilly
AUTO PARTS



1625 RESEARCH
PARK DRIVE



CLOSE UP AERIAL

1625 RESEARCH PARK DRIVE



CALIBER COLLISION CAMPUS

SUBJECT PROPERTY



RESAECHE PARK ALLEY DRIVE



RICHARDS BLVD

LOCATION AERIAL



DOS PINOS

ARROWHEAD

WILDHORSE

E Covell Boulevard

SLIDE HILL PARK

EVERGREEN MEADOWS

Anderson Road

ADAMS TERRACE

RANCH YOLO

DAVIS

Russell Boulevard

5th Street

2nd Street



AGGIE VILLAGE

1625 RESEARCH PARK DRIVE

University of California Davis



Old Davis Road

South Fork Putah Creek

CALIBER TO ABSORB ABRA, KEEP ALL 1,000 SHOPS, SPAN 37 STATES; REVENUES COULD BE \$3.5B

(December 5, 2018) Caliber Collision and ABRA on Wednesday announced industry-shaking plans to merge into a single company that one analyst projected could comprise \$3.5 billion of revenue.

Caliber Collision's more than 600 shops and ABRA's 400 locations in 37 states will merge and be operated under the Caliber brand, led by existing Caliber CEO Steve Grimshaw.

"This combination will allow us to offer even greater satisfaction for our valued customers and insurance clients while creating new opportunities for the talented teammates of both companies," Grimshaw said in a statement. "With more than 1,000 stores in 37 states and the District of Columbia, we look forward to providing customers and insurance clients with the flexibility and convenience that come with the broadest geographic coverage in the United States and a full suite of services. We're confident the technological and operational investments will create unparalleled customer service, enhanced repair quality and industry-leading metrics, all of which advance our purpose of restoring the rhythm of our customers' lives."

Grimshaw said all Caliber and ABRA body shops will remain open – and "all teammates in the field" will keep their jobs.

"We plan to maintain all existing centers from both companies as we develop and execute a plan to work smarter, generate growth, offer expanded services, drive operational excellence and reward talent across the organization," he said in a statement. "Recognizing the critical importance of top talent to our success, we will be retaining all teammates in the field at both Caliber and Abra centers, and we look forward to creating a culture that supports our teammates as they expand their careers across a larger organization, accelerated by industry-leading development programs."

1625 RESEARCH
PARK DRIVE



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