



CALIBER
COLLISION

1051 ULSTER AVENUE
KINGSTON, NEW YORK



518-952-7500

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- ◆ Corporate guaranteed lease – 100% leased to the Caliber Bodyworks of New York, LLC fully guaranteed by parent company CH Hold Corp. with approximately 1,100 stores nationally.
- ◆ Annual rental increases throughout base lease term and option periods.
- ◆ Ancillary Tenant, Enterprise Rent-A-Car accounts for a minor portion of Net Operating Income.
- ◆ Prime real estate on Ulster Avenue (23,042 VPD), Kingston’s primary retail corridor. Major regional hub of the trade area.
- ◆ Excellent visibility and frontage on Ulster Avenue. Easy accessibility off I-209 interchange and NYS Thruway.
- ◆ Strong demographics in 5 mile trade area.
- ◆ Essential business, e-commerce proof, recession resistant.
- ◆ Building built for and continuously operated as a collision repair center.

THE OFFERING

Price: \$4,792,784

Cap Rate: 6.5%

Lease Term: 7 Years +-

Rent: Caliber Collision \$273,791 with 2% annual increases

Enterprise Rent a Car \$37,740 with 2% annual increases

Options: 2 Five (5) Year Options with continued
2% annual increases

Classification: Single tenant NN investment opportunity

Building Type: Single Story Free Standing

Gross Leasable Area: 24,430 +/- square feet

Lot: 2.56 acres



We are pleased to offer to qualified investors a fee simple interest (land and building ownership) in a single tenant NN investment with a long-term 7 year lease in the City of Kingston, NY. This lease provides investors with a strong inflation hedge with 2% annual rental increases throughout the base term and option periods. The lease is NN with landlord responsibilities limited to roof, structure, parking lot, and utility systems. The building, features state-of-the-art construction with modern amenities and design.

The site is located on Ulster Avenue (23,492 VPD), Kingston's primary retail corridor. With excellent visibility and road frontage surrounded by best-in-class regional retailers, the offering is prime real estate in Ulster County for not only automotive but any retail use. Combining a great location, trade area, visibility and accessibility, the investment is a rare combination desirable real estate and strong tenant credit.

About Caliber Collision

Caliber Collision is committed to Restoring the Rhythm of Your Life®. Our topnotch collision repair services can be found at more than 1,100 convenient Caliber Collision locations all across the United States.

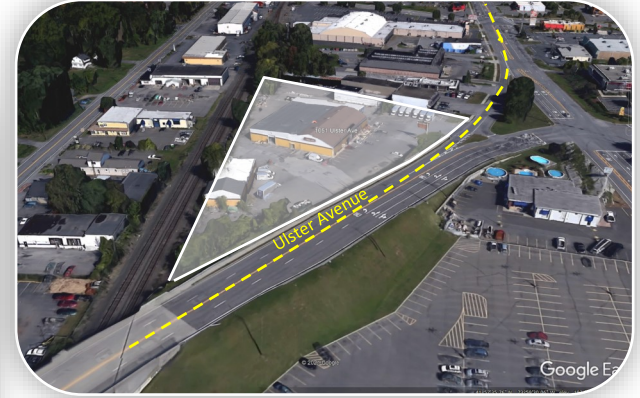
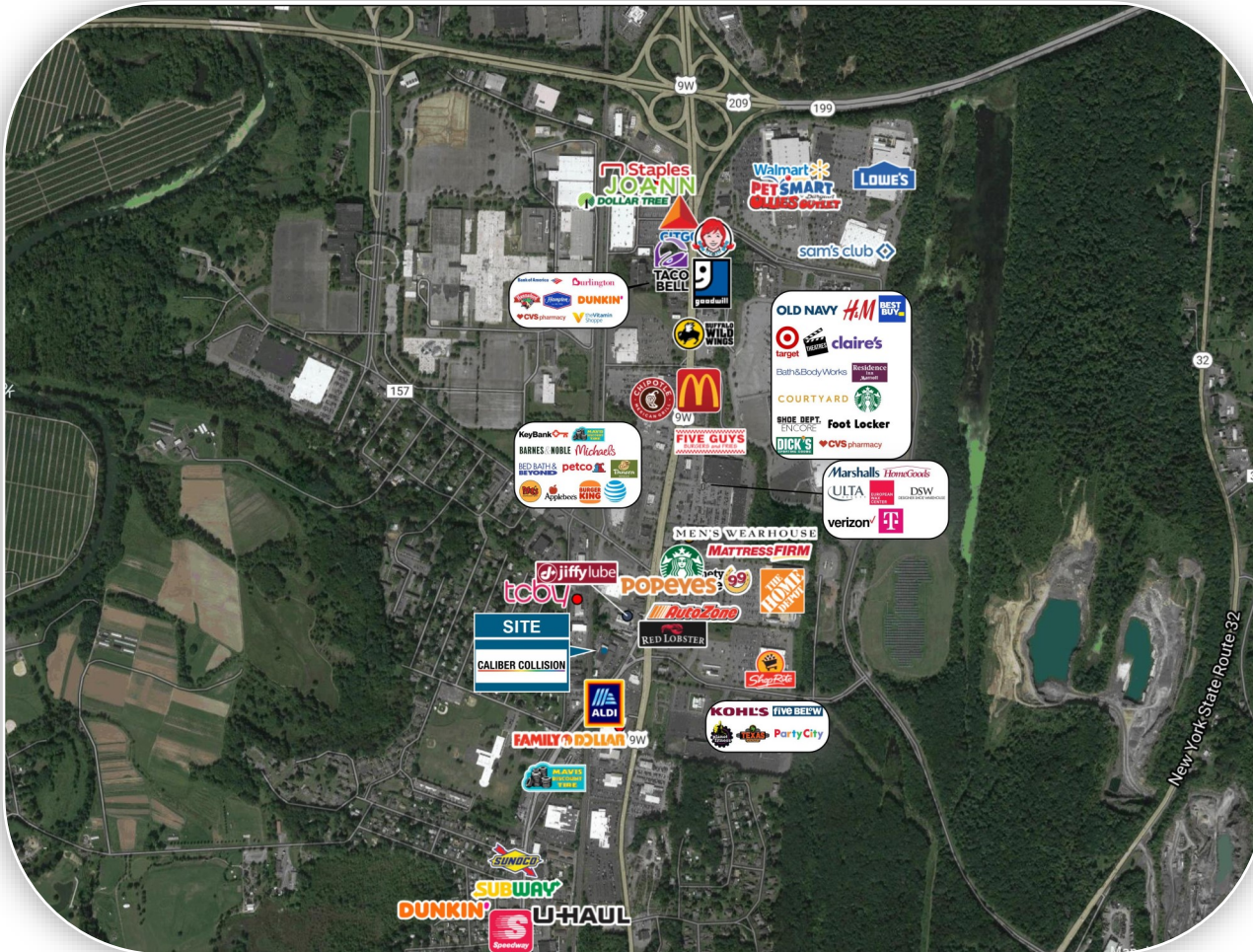
Caliber Collision didn't become the nation's largest collision repair company by accident. It's taken an unyielding commitment to our customers, our communities, our culture and only the highest-quality service. It's a commitment that began when our company was founded in 1997 and continues strong to this day. But to continue improving, we can't just be a part of the collision repair industry – we must lead it. Not only by setting new standards in customer service, but also by implementing cutting edge technology at every turn. So, when you hand over your keys to Caliber, know you've made the right choice, and the first step toward *Restoring the Rhythm of Your Life*

<https://calibercollision.com/>



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Any information of special interest should be obtained through independent verification.



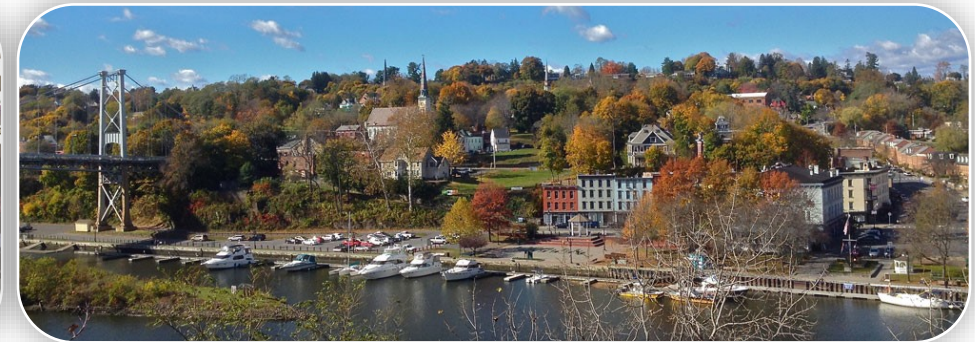
Demographics	1 Mile	3 Miles	5 Miles
Estimated Population	2,791	28,616	46,013
Average Household Income	\$64,009	\$70,274	\$80,731

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About the Trade Area

Kingston is the county seat of Ulster County, New York. Located approximately 91 miles north of New York City and 59 miles south of Albany, Kingston is uniquely poised to harness the economic and cultural potential of the New York City Metro area . Ulster County has seen growth industries such as Manufacturing, craft food & beverage, technology and filmmaking expand within their region. Ulster County as of 2018 had an impressive \$61M county wide infrastructure overhaul commence. In 2017 Ulster County was awarded the NYS Department of Environmental Excellence Award for environmental stewardship. In recent years Kingston and Ulster County has seen in uptick in population growth of 25-40 year olds which is credited to steady employment and opportunities for people moving north from the New York City area.



At a Glance

Metro Population: 182,493

Projected Population Growth 25-40 Year olds from 2013-2020: 8.4%

Education: High School Diploma– 87%, Bachelor’s Degree or higher– 29%

Major Industries: Government, Health Care, Manufacturing, Technology

Gross Metro Product: \$64 billion

Median Household Income: \$58,918

Median Home Value: \$228,800

<https://ulstercountyny.gov/ulsterforbusiness/>



SUMMARY PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 41.96051-73.9917

1051 Ulster Ave Kingston, NY 12401		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	2,791	28,616	46,013
	2025 Projected Population	2,644	27,947	44,737
	2010 Census Population	2,581	29,531	47,175
	2000 Census Population	2,600	29,088	47,172
	Projected Annual Growth 2020 to 2025	-1.1%	-0.5%	-0.6%
	Historical Annual Growth 2000 to 2020	0.4%	-	-0.1%
2020 Median Age	48.3	41.9	44.7	
HOUSEHOLDS	2020 Estimated Households	1,365	12,803	20,333
	2025 Projected Households	1,331	12,856	20,322
	2010 Census Households	1,201	12,530	19,742
	2000 Census Households	1,161	12,147	19,148
	Projected Annual Growth 2020 to 2025	-0.5%	-	-
Historical Annual Growth 2000 to 2020	0.9%	0.3%	0.3%	
RACE AND ETHNICITY	2020 Estimated White	84.6%	72.1%	78.2%
	2020 Estimated Black or African American	6.1%	15.3%	11.3%
	2020 Estimated Asian or Pacific Islander	3.0%	2.7%	2.6%
	2020 Estimated American Indian or Native Alaskan	0.4%	0.5%	0.3%
	2020 Estimated Other Races	6.0%	9.4%	7.5%
	2020 Estimated Hispanic	8.0%	13.4%	10.6%
INCOME	2020 Estimated Average Household Income	\$64,009	\$70,274	\$80,731
	2020 Estimated Median Household Income	\$39,831	\$55,585	\$64,657
	2020 Estimated Per Capita Income	\$31,407	\$31,717	\$35,977
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	4.0%	4.4%	3.8%
	2020 Estimated Some High School (Grade Level 9 to 11)	6.7%	7.8%	6.7%
	2020 Estimated High School Graduate	32.5%	32.6%	31.0%
	2020 Estimated Some College	21.0%	17.7%	17.6%
	2020 Estimated Associates Degree Only	9.9%	9.6%	10.2%
	2020 Estimated Bachelors Degree Only	16.2%	16.6%	17.0%
2020 Estimated Graduate Degree	8.8%	11.3%	13.7%	
BUSINESS	2020 Estimated Total Businesses	344	1,802	2,485
	2020 Estimated Total Employees	4,921	21,713	27,525
	2020 Estimated Employee Population per Business	14.3	12.0	11.1
	2020 Estimated Residential Population per Business	8.1	15.9	18.5



Contact:



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