

**CALIBER
COLLISION**

NET-LEASE INVESTMENT OPPORTUNITY

CALIBER COLLISION LOCUST GROVE, GEORGIA

620 Stanley K. Tanger Boulevard
Locust Grove, Georgia 30248

14,704 SF | 15-Year Absolute NNN Lease | Corporate Guarantee

\$6,858,261

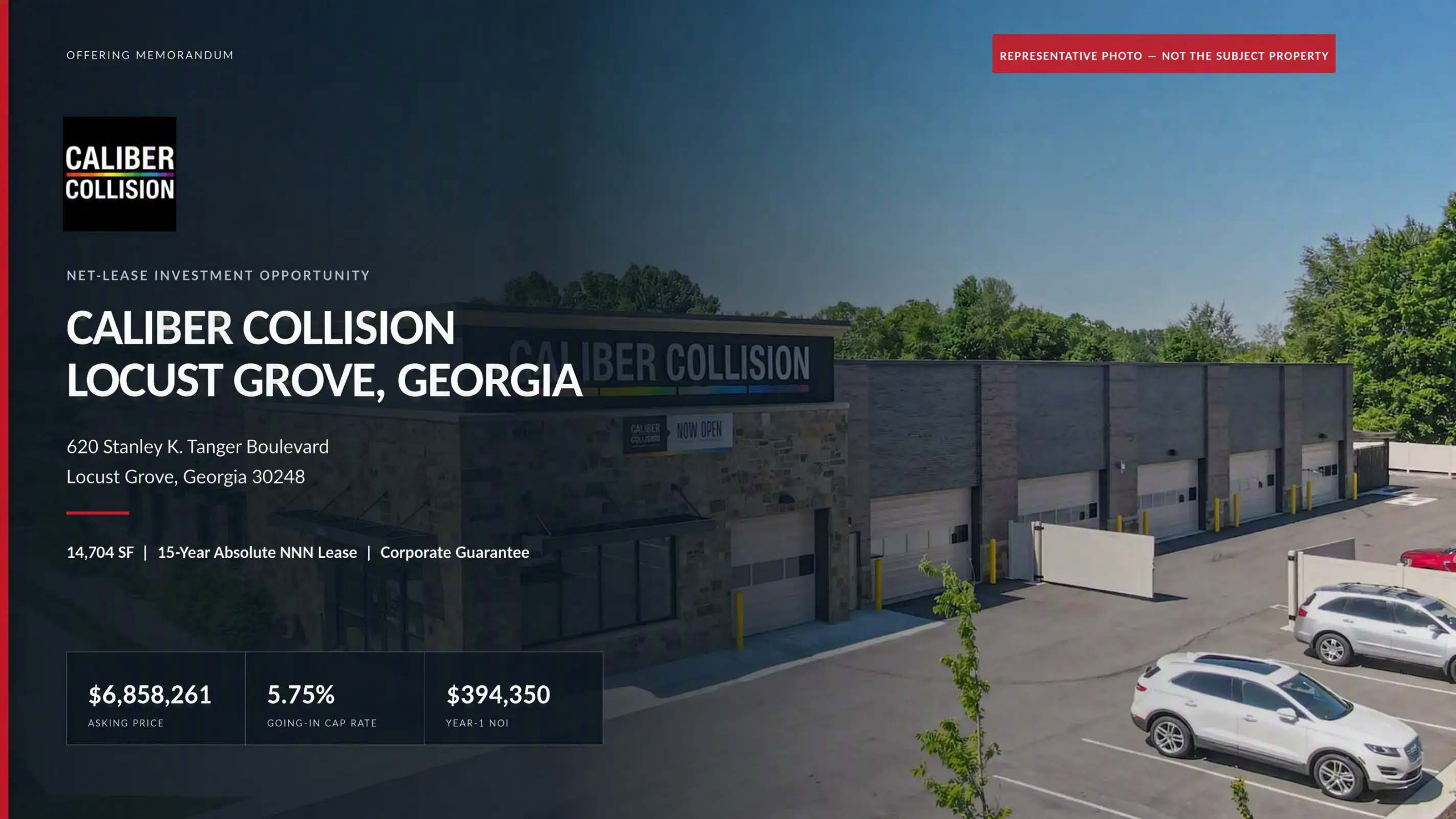
ASKING PRICE

5.75%

GOING-IN CAP RATE

\$394,350

YEAR-1 NOI



INVESTMENT SNAPSHOT

ASKING PRICE

\$6,858,261

Average Cap Rate in Base Term: 6.46%

CONTRACTUAL ANNUAL RENT

	ANNUAL RENT	MONTHLY INSTALLMENTS
Years 1-5	\$394,350	\$32,863
Years 6-10	\$433,785	\$36,149
Years 11-15	\$477,164	\$39,764
Option 1 · 16-20	\$524,880	\$43,740
Option 2 · 21-25	\$577,368	\$48,114

Lease Summary & Pricing

CALIBER COLLISION · 620 STANLEY K. TANGER BLVD

5.75%

GOING-IN CAP RATE

\$394,350

YEAR-1 NOI

14,704 SF

BUILDING AREA

15 years

PRIMARY LEASE TERM

Absolute NNN

LEASE STRUCTURE

10% / 5 yrs

SCHEDULED RENT GROWTH

Investment thesis. A build-to-suit Caliber facility on 1.50± acres combines a long-term Absolute NNN lease, corporate guaranty, scheduled rental growth and I-75 corridor visibility to create a truly passive, low risk investment in a high-growth Atlanta submarket.

Investment Highlights

01

Long-term Absolute NNN structure

15-year primary term, two five-year renewal options and 10% rent increases every five years, including option periods.

02

Corporate Guarantee from 1,850+ Store Operator

Largest collision repair chain in the US. Operates in 42 states.

03

I-75 visibility – 95,000+ VPD

Site Access off of Stanley K. Tanger Boulevard positions the site near Tanger Outlets, Walmart and established corridor demand.

ABSOLUTE NNN

SCHEDULED GROWTH

TANGER RETAIL CLUSTER

ATLANTA MSA

Sources: supplied OM and deal-team materials. Lease, guaranty, access and market facts remain subject to verification.

Representative photo — not the subject property

03 - LOCUST GROVE OM

Top National Automotive-Service Brand For Nearly 3 Decades

Founded in 1997, Caliber has grown into the largest auto collision brand in the country.

01 1,850+ centers • 42 states

Caliber operates more than 1,850 centers across 42 states, providing broad national operating reach.

02 31,000+ Employees

A national team of more than 31,000 supports Caliber's collision, glass and fleet service platform.

03 Safety-focused vehicle services

Services include collision repair, auto glass, fleet solutions and vehicle-safety system calibration for complex and routine repairs.



Walmart

ingles

Tanger
OUTLETS

75

95,400 ADT



High-performing retail neighbors reinforce the Tanger Boulevard location



Placer.ai rankings

TANGER OUTLETS

#4 Factory Outlet in Georgia

WALMART

82% State | 76%
National

NEW CHICK-FIL-A

99% State | 99%
National

STARBUCKS

86% State | 81%
National

CAVENDER'S

92% State | 92%
National

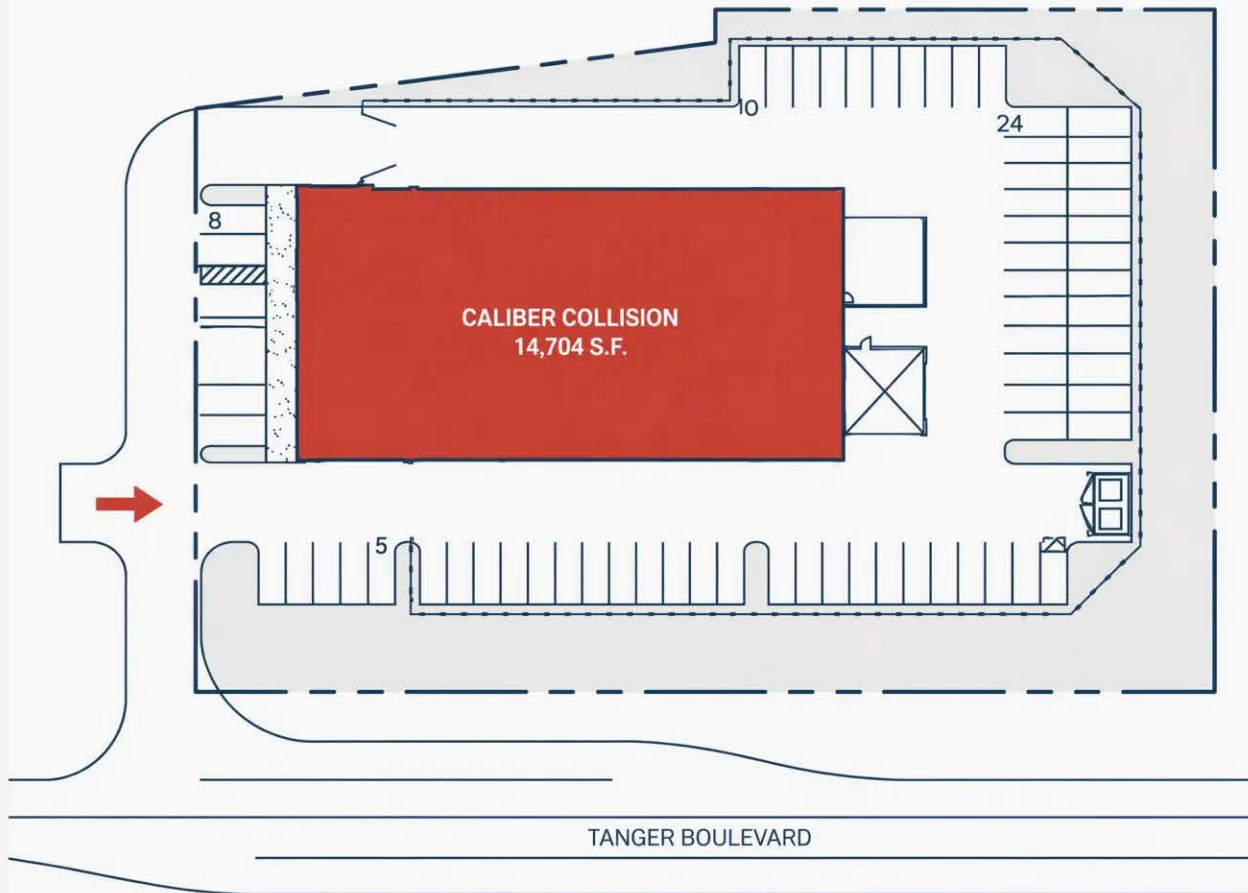
The proprietary rankings indicate strong relative performance among several nearby retail destinations and should be supported by the client's dated Placer.ai export before distribution.

Sources: client-provided Placer.ai data; Tanger property profile for general corridor context only. Public sources do not independently validate the five exact rankings.

SITE PLAN

CALIBER COLLISION

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COLLISION



PLAN HIGHLIGHTS

14,704 SF

BUILDING AREA

1.50±

ACRES

70

CARS PROVIDED

4.8:1 KSF

PARKING RATIO

REGIONAL ORIENTATION

Locust Grove connects to Atlanta through the I-75 corridor



Interstate Connectivity to the Atlanta MSA

29 miles

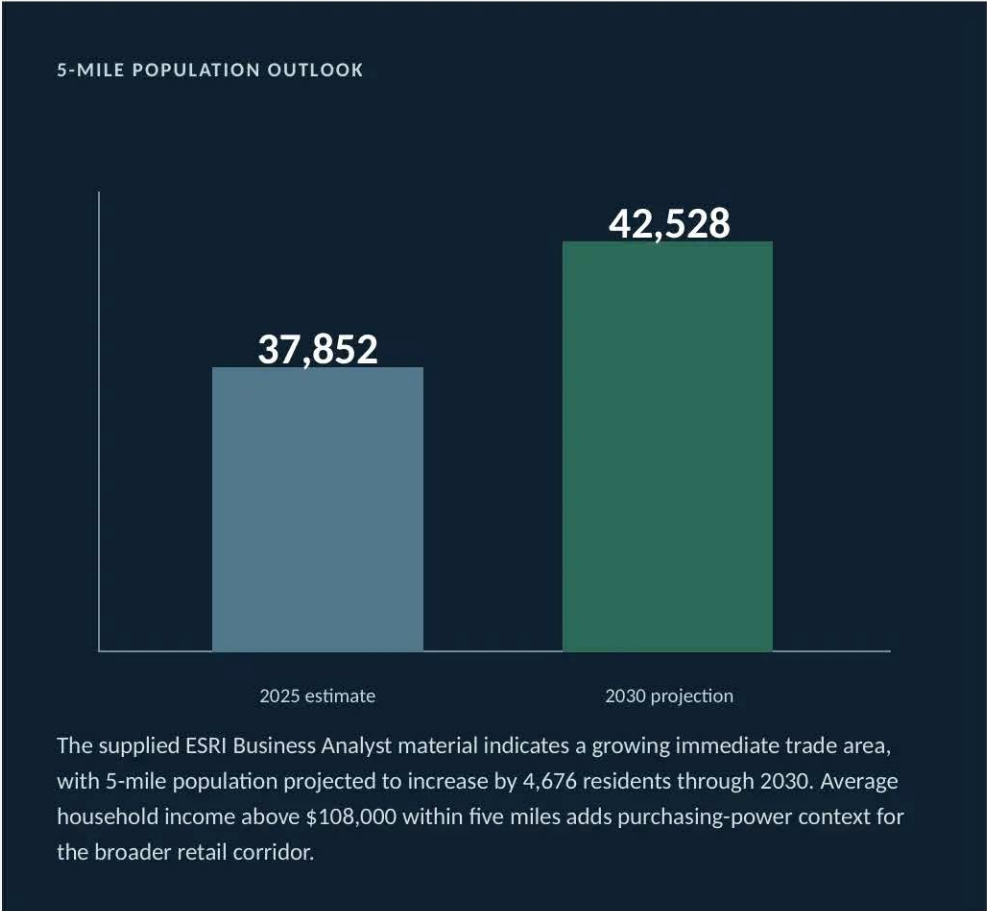
TO HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

36 miles

TO DOWNTOWN ATLANTA

Demographic Overview

5-MILE POPULATION • 2025 37,852	5-MILE PROJECTED POPULATION • 2030 42,528
PROJECTED ANNUAL GROWTH 2.36% 2025-2030	5-MILE AVERAGE HOUSEHOLD INCOME \$108,822
10-MILE POPULATION • 2025 167,772	10-MILE PROJECTED POPULATION - 2030 181,782



TENANT PROTOTYPE AND LOCATION CONTEXT

Purpose-built automotive service use within an established retail corridor



Representative photo — not the subject property



Supplied interim aerial; imagery date, labels, site location and rights remain subject to verification. Replace with commissioned north-looking drone imagery when available. Parcel access is via Stanley K. Tanger Boulevard and the local-street network; no direct I-75 parcel access is represented.

10 · LOCUST GROVE OM



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Release remains subject to verification of the executed lease and guaranty, rent commencement and schedule, renewal options, roof warranty, survey, access, easements, frontage, traffic count, distances, guarantor language, proprietary-data support and Google imagery licensing. Representative images are not the subject property. Interim aerial points and baked-in orientation markings are approximate and are not surveyed boundaries.



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