OFFERING MEMORANDUM

CALIBER | COLLISION

1641 N OLDEN AVE, EWING TOWNSHIP, NJ 08638

Corporately Guaranteed (CH Hold Corp.) | 10% Rent Escalations Every 5 Years | ~7 Years Remaining + (2) 5-Yr Options | Absolute Net

PERANICH HUFFMAN
NET LEASE GROUP

CALIBER | COLLISION

Contents

CALIBER COLLISION

LISTED BY

BROCK KOLLARS
Broker
AL LIC#: 000175229
(205) 790-3611
brock@phnlg.com

IN ASSOCIATION WITH

JEREMY HALBACK & BRIDGELINE REAL ESTATE LLC
A Licensed New Jersey Real Estate Brokerage
NJ LIC# 2673298

INVESTMENT OVERVIEW

CALIBER COLLISION | EWING TOWNSHIP, NJ

CALIBER | COLLISION

The Offering

Peranich Huffman Net Lease Group is pleased to exclusively present Caliber Collision, located at 1641 N. Olden Avenue, Ewing Township, NJ (Mercer County). This single tenant offering provides investors the opportunity to acquire a corporately guaranteed automotive collision repair facility positioned along a well-traveled retail corridor in the Trenton, NJ market. The 20,130 SF facility serves the greater Ewing Township and Trenton community and benefits from consistent, insurance-driven demand for collision repair services.

The property is leased to Caliber Bodyworks of New Jersey LLC under an absolute net lease through June 2033, with (2) five-year renewal options extending potential occupancy through 2043. The lease features 10% rent escalations at the start of Lease Year 6 and Lease Year 11 of the initial term, and 10% escalations at the start of each option period, supporting long-term income growth.

The lease is guaranteed by CH Hold Corp., the Delaware corporate parent of Caliber Collision, the largest collision repair company in the nation, with more than 1,800 locations across 41 states. The company is backed by Hellman & Friedman, Leonard Green, and OMERS, and filed confidentially for an IPO in July 2025. Caliber's scale and essential, non-discretionary service model provide durable credit support and long-term income stability for investors.

Deal Snapshot

$3,029,046 Purchase Price	**$150.47** Price Per SF
$196,888 Net Operating Income	**6.50%** Cap Rate

Address	1641 N Olden Avenue Ewing Township, NJ 08638
Tenant	Caliber Collision
Lease Term	~7 Years of Lease Term Remaining
Building Area	20,130 SF | 100% Occupied
Lot Area	1.83 acres
Year Built	2018

INVESTMENT HIGHLIGHTS

CALIBER COLLISION | EWING TOWNSHIP, NJ

CALIBER | COLLISION

CORPORATE GUARANTY

Lease is guaranteed by CH Hold Corp., the Delaware corporate parent of Caliber Collision, one of the largest collision repair operators in the U.S., adding credit support beyond the tenant entity.

LONG-TERM ABSOLUTE NET LEASE

15-year initial term (commenced June 2018, runs through June 2033) plus (2) five-year renewal options extending to June 2043. Tenant is responsible for structural, roof, HVAC, parking lot, taxes, insurance and utilities.

ESSENTIAL, SERVICE-ORIENTED USE

Automotive body/collision repair is a non-discretionary, largely insurance-driven service business that is resistant to e-commerce disruption.

BUILT-IN RENT GROWTH

10% rent escalations at the start of Lease Year 6 and Lease Year 11 of the initial term, and 10% at the start of each option period.

DENSE, AFFLUENT TRADE AREA

The surrounding 3-mile area is home to approximately 154,691 residents, providing a dependable customer base.

PROPERTY OVERVIEW

CALIBER COLLISION | EWING TOWNSHIP, NJ

1641 N Olden Ave, Ewing Township, NJ 08638
Full Address

Caliber Collision
Tenant

20,130 Square Feet | 100% Occupied
Building Area | Occupancy

Absolute Net Lease
Lease Type

7.0 Years
Lease Term Remaining

06/30/2033
Lease Expiration Date

CH Hold Corp. (Delaware corp.)
Lease Guarantor

$196,888
Annual Base Rent

10% at start of Year 6 and Year 11 of Initial Term
Rent Escalations

(2) 5-Year Options
Renewal Option

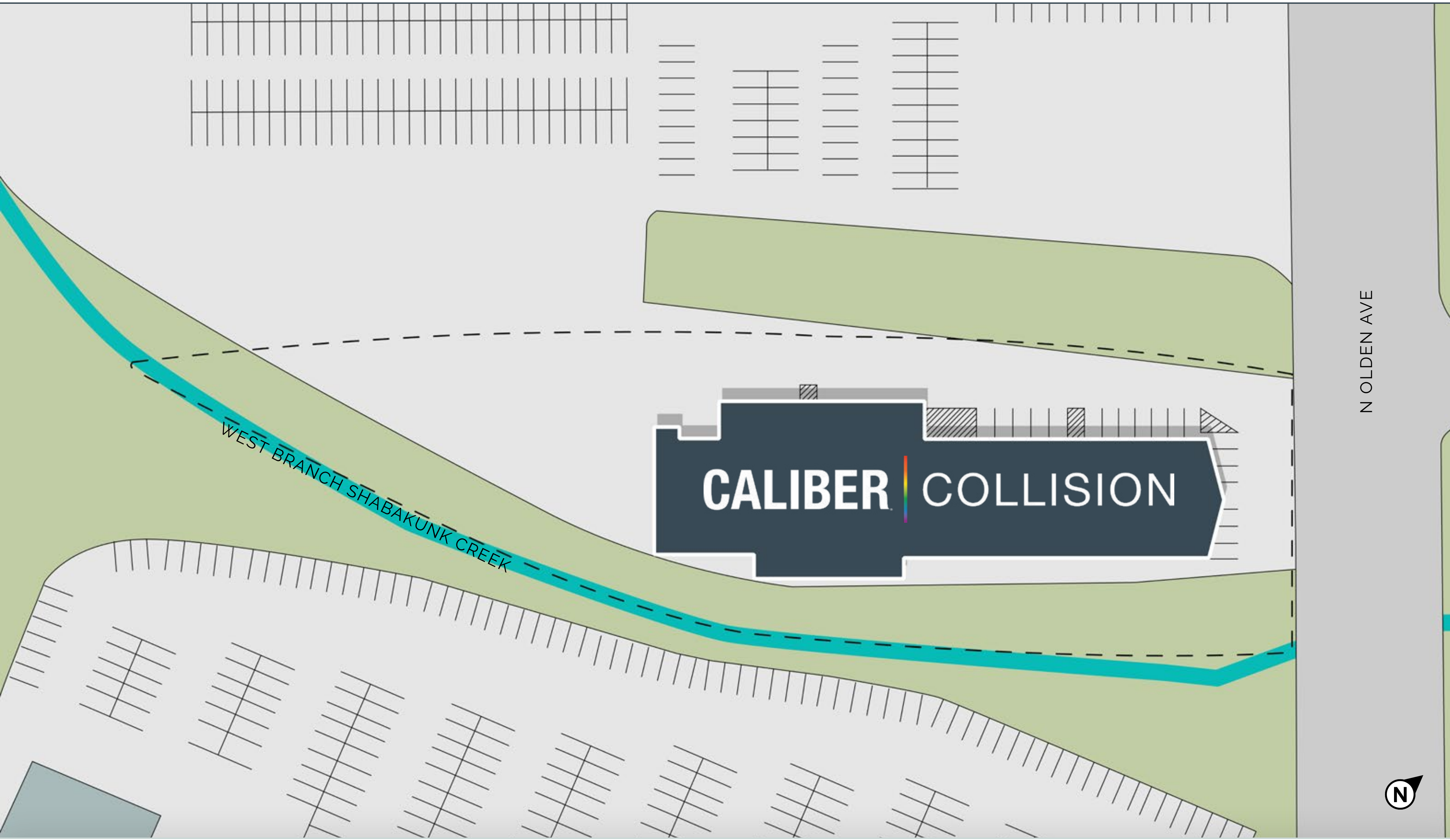
10% in Each Option Period
Option Escalations

CALIBER | COLLISION

SITE PLAN

CALIBER COLLISION | EWING TOWNSHIP, NJ

CALIBER | COLLISION



GALLERY

CALIBER COLLISION | EWING TOWNSHIP, NJ

GALLERY

CALIBER COLLISION | EWING TOWNSHIP, NJ

NET LEASE STRUCTURE & CASH FLOW SCHEDULE

CALIBER | COLLISION

Tenant's Responsibility	Expense Category	Landlord's Responsibility
✓*	Structure	-
✓	Roof	-
✓	HVAC	-
✓	Parking Lot	-
✓	Interior/Non-Structural	-
✓	Property Taxes	-
✓	Insurance Premiums	-
✓	Landscaping	-
✓	Utilities	-
✓	Waste Management	-

**Lease is structured as an Absolute Net lease, with Tenant responsible for all buildings and improvements and Landlord having no expressly stated maintenance obligations for Structure, Roof, or HVAC.*

Term Period	Annual Base Rent	Rent Increase (%)
July 2026 - June 2027	$196,888	-
July 2027 - June 2028	$196,888	-
July 2028 - June 2029	$216,577	10%
July 2029 - June 2030	$216,577	-
July 2030 - June 2031	$216,577	-
July 2031 - June 2032	$216,577	-
July 2032 - June 2033	$216,577	-
5-Year Option Period 1		
July 2033 - June 2038	$238,234	10%
5-Year Option Period 2		
July 2038 - June 2043	$262,058	10%

TENANT OVERVIEW

CALIBER COLLISION | EWING TOWNSHIP, NJ

Founded in 1997 as a two-location operator, Caliber Collision has grown into the largest collision repair company in the United States, with more than 1,800 centers operating across 41 states. The company is headquartered in Lewisville, Texas, and employs more than 31,000 people nationwide.

Caliber operates under three primary brands, including Caliber Collision, Caliber Auto Glass, and Caliber Auto Care, offering comprehensive automotive body and glass repair services alongside towing, on-site car rentals, and nationwide lifetime warranties on all completed work. The company continues to grow through a disciplined mix of acquisitions and new center development, adding both premium acquired platforms and greenfield locations through the first half of 2026, reinforcing its position as the nation's largest collision repair provider.

Caliber is privately held, majority-owned by Hellman & Friedman since 2018, with minority investment from Leonard Green & Partners and OMERS Private Equity. The company filed confidentially for an initial public offering with the SEC in July 2025.

IN THE NEWS | JULY 2026

Caliber Collision completed its acquisition of Barnett's Body Shops, a five-location collision repair organization based in Mississippi, in a transaction reported to have achieved one of the highest sale-price-to-revenue multiples ever recorded in the collision repair industry. Industry advisors noted that Caliber paid a premium valuation to secure the platform, underscoring continued strong demand for well-run, scaled collision repair operators even as the broader M&A market has grown more selective in 2026. The acquisition reflects continued investor confidence in Caliber's growth strategy as the company prepares for a potential public listing.

CALIBER | COLLISION

COMPANY TYPE	LOCATIONS	EMPLOYEES
Private (IPO Filed)	1,800+	31,000+
STATES SERVED	**FOUNDED**	**HEADQUARTERS**
41	1997	Lewisville, TX

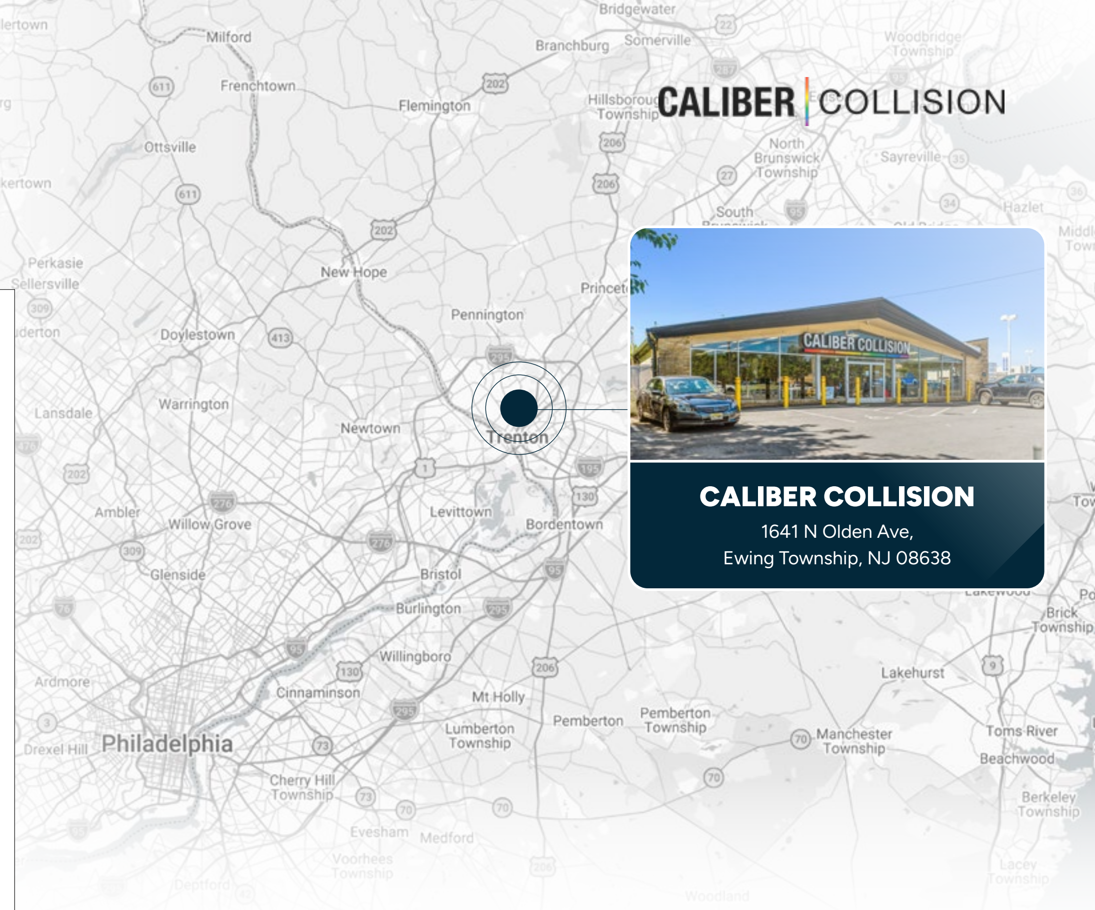
IMMEDIATE MAP

CALIBER COLLISION | EWING TOWNSHIP, NJ

CALIBER | COLLISION

LOCATION OVERVIEW

CALIBER COLLISION | EWING TOWNSHIP, NJ



N Olden Avenue | Ewing Township, New Jersey

Positioned along North Olden Avenue (County Route 622), the primary commercial corridor serving Ewing Township and northern Trenton, the site benefits from steady daily traffic and dense surrounding retail. The corridor carries peak-hour volumes exceeding 1,000 vehicles per hour in each direction within Ewing and is lined with national and regional retailers, grocery anchors, and automotive-service uses that generate consistent consumer activity.

North Olden Avenue connects directly to U.S. Route 1, Interstate 295, and Route 31, linking the site to Trenton, Princeton, and the greater Philadelphia market. Trenton-Mercer Airport (TTN) and West Trenton rail service are both within Ewing Township, reinforcing the area's regional accessibility.

LOCATION HIGHLIGHTS

Primary Commercial Corridor
Fronts North Olden Avenue, Ewing's main retail artery, with high daily traffic and established consumer draw.

Multimodal Access
Minutes from Trenton-Mercer Airport and West Trenton rail service, both located within Ewing Township.

Dense Retail Trade Area
Surrounded by grocery-anchored centers and national retailers including ShopRite, Marshalls, and neighboring auto-service and quick-service tenants.

Regional Connectivity
Direct access to U.S. Route 1, I-295, and Route 31, connecting Trenton, Princeton, and Philadelphia.

EWING TOWNSHIP, NJ

AREA OVERVIEW

CALIBER COLLISION | EWING TOWNSHIP, NJ


COLLEGE OF NEW JERSEY


NEW JERSEY STATE POLICE HEADQUARTERS


NEW JERSEY DEPARTMENT OF TRANSPORTATION

TRENTON-MERCER AIRPORT

Ewing Township, NJ

A first-ring suburb of Trenton, New Jersey's capital city, Ewing Township sits in Mercer County along the Delaware River, roughly midway between Philadelphia and New York City. The local economy is anchored by government, higher education, healthcare, and professional services, with major institutions including The College of New Jersey, the New Jersey State Police headquarters, the New Jersey Department of Transportation headquarters, and Trenton-Mercer Airport located within the township.

Ewing is home to more than 2,400 businesses and benefits from strong regional connectivity via U.S. Route 1, Interstate 295, Route 31, West Trenton rail service, and Trenton-Mercer Airport. The township's stable residential base, educated workforce, and position within the Trenton-Princeton corridor support consistent demand across its commercial corridors.

CITY HEALTH FUNDAMENTALS

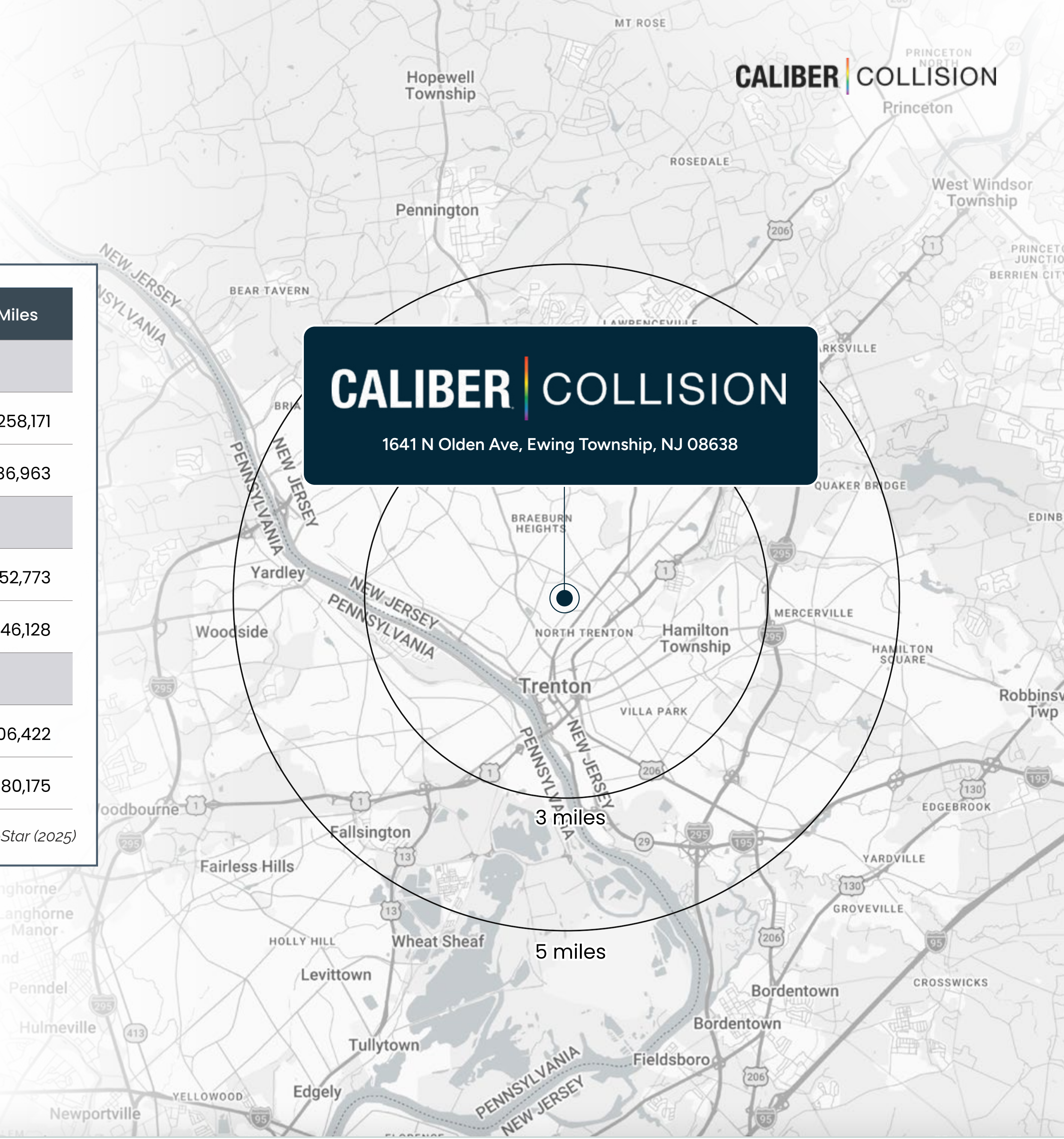
- **Leading Industries:** higher education, healthcare, and professional services anchor area employment.
- **Major Employers:** The College of New Jersey, NJ State Police headquarters, and the NJ Department of Transportation headquarters are located within the township.
- **Emerging Retail:** First-ring suburb of Trenton, roughly 35 miles from Philadelphia and 60 miles from New York City.
- **Major Highways:** U.S. Route 1, I-295, and Route 31, plus Trenton-Mercer Airport and West Trenton rail service.

DEMOGRAPHICS

CALIBER COLLISION | EWING TOWNSHIP, NJ

Distance From Subject Property	3 Miles	5 Miles
Population		
Population	154,691	258,171
Employed	81,442	136,963
Housing		
Homeowners	24,750	52,773
Renters	32,382	46,128
Income		
Average Household Income	$86,940	$106,422
Median Household Income	$62,815	$80,175

Source: CoStar (2025)



CONFIDENTIAL MEMORANDUM & DISCLAIMER

Peranich Huffman Net Lease Group ("Agent") has been engaged as the exclusive agent for the sale of Caliber Collision | Ewing Township, NJ (the "Property"), by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Peranich Huffman Net Lease Group as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Peranich Huffman Net Lease Group.

CALIBER COLLISION

1641 N Olden Avenue, Ewing Township, NJ 08638

Offers should be submitted electronically to:

BROCK KOLLARS

at **brock@phnlg.com** and include the following information:

- Purchase Price
- Closing Period
- Sources of Debt & Equity
- Earnest Money
- Other Terms

About Us

Peranich Huffman Net Lease Group is a commercial real estate advisory firm specializing in single-tenant net lease investments.

Our retail investment sales division brings deep, hands-on experience across the full spectrum of retail commercial real estate — from automotive and quick-service restaurants to essential retail, service-oriented, and specialty-use properties.

NJ LIC# 2673298 | Jeremy Halback & Bridgeline Real Estate LLC | A Licensed New Jersey Real Estate Brokerage