

CALIBER

COLLISION

Single-Tenant, Net Leased Investment Opportunity

3912 17TH STREET | EAST MOLINE, IL 61244



OFFERING MEMORANDUM


SIERRA REAL
ESTATE
ADVISORS

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CALIBER

COLLISION

01 INVESTMENT SUMMARY

The Offering

Property Overview

Investment Highlights



INVESTMENT SUMMARY

THE OFFERING

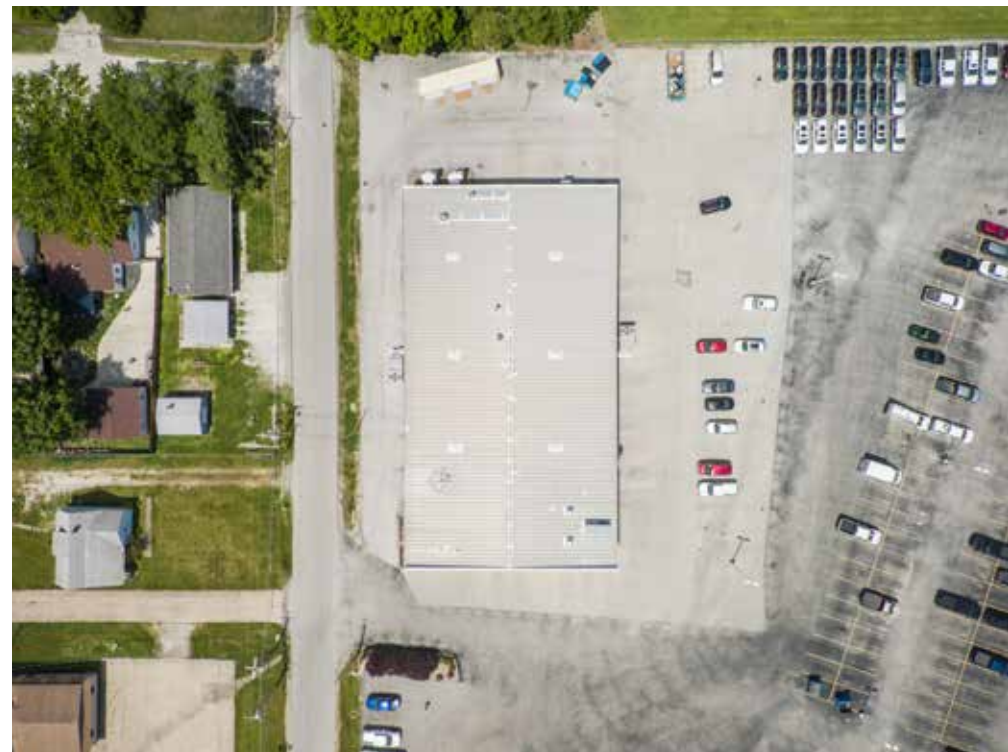
Sierra Real Estate Advisors is pleased to offer for sale a single tenant net-leased Caliber Collision in East Moline, IL

3912 17th Street (the "Property") presents an excellent opportunity to acquire fee simple interest in a freestanding single tenant, corporately guaranteed Caliber Collision. Located in East Moline, IL, Caliber Collision has been successfully operating this location since 2022. There are currently +/- 6 years remaining on the primary term of the lease with two 5-year options and **annual** 2% rent escalations. The NN lease offers minimal landlord responsibilities, further mitigated by substantial capital improvements in 2021/2022.

Prior to taking possession of the property in 2022, the property underwent significant capital improvements (approximately \$400,000 according to previous owner), including new exterior paint, new HVAC units, upgraded exterior lighting, a new 800-amp electrical panel, roof repairs, and refreshed asphalt striping, enhancing both functionality and curb appeal.

Positioned adjacent to Green Family Chevrolet, directly across from Kunes Ford of East Moline, and located along the primary retail corridor (Avenue of the Cities) in East Moline, the Property benefits from excellent real estate fundamentals, especially for an automotive repair facility.

Caliber Collision is the largest collision repair provider in the United States, operating over 1,800 centers across 41 states with approximately \$4.7 billion in annual revenue in 2025. The lease is corporately guaranteed by Wand Newco 3, Inc., the tenant's parent company, providing institutional-grade credit support and long-term operational stability.



\$2,965,000
LIST PRICE

\$207,827
NET OPERATING INCOME

7%
CAP RATE

NN+
LEASE TYPE



PROPERTY OVERVIEW

ADDRESS 3912 17th Street, East Moline, Il 61244

PRICE \$2,965,000

NET OPERATING INCOME \$207,827

CAP RATE 7%

GUARANTY Corporate

TENANT Caliber Collision

LEASE TYPE NN+

LANDLORD RESPONSIBILITIES Roof, Structure, Parking Lot, HVAC

RENTABLE AREA 18,000 SF

LAND AREA 1.43 AC

YEAR BUILT 1969/Renovated 2022

REMAINING LEASE TERM +/- 6 Years

LEASE EXPIRATION DATE 7/8/2032

LEASE ESCALATIONS 2% Annual

RENEWAL OPTIONS Two, 5-Year

INVESTMENT HIGHLIGHTS

Recently Renovated Property

Prior to Caliber Collision taking tenancy in the property, the property underwent substantial capital improvements.

These capital improvements include: new exterior paint, new HVAC units, exterior lighting upgrades, a new 800-amp electrical panel, roof repairs (seal protrusions and ridge cap), and re-sealing/stripping of portions of the asphalt.

Corporately Guaranteed Lease

Wand Newco 3, Inc., the Parent Company of Caliber Collision, is the Guarantor of the lease. Caliber Collision is the largest collision repair provider in the U.S., with over 1,800 centers across 41 states and annual revenue in 2025 of approximately \$4.7 billion.

Annual Rent Increases

The Property is subject to 2% annual rent escalations (including options) which provides steady, compounding growth in NOI every year. Because of the annual compounding rent increases (versus the more common 10% every 5 years for Caliber), the Cap Rate is set to increase more than 70 bps over the next 6 years.

Prime Synergistic Location

The Property is situated along the main retail corridor in East Moline (Avenue of the Cities), adjacent to Green Family Chevrolet and across the street from Kunes Ford of East Moline, providing a synergistic location that enhances operational performance and tenant stability.

This prime positioning offers Caliber Collision direct access to a steady stream of referral work from the neighboring dealerships, including insurance-backed collision repairs for new and used vehicle customers.

Excellent Online Reviews

The subject Caliber Collision has excellent reviews with 4.9/5 stars on Google. A 4.9-star Google rating is a strong positive for the property's performance and investment quality. High customer satisfaction drives repeat business, strong referrals, and steady insurance and dealership work. Excellent reviews boost local visibility, attract more customers, and support higher utilization and revenue stability.





CALIBER
COLLISION

02 AREA OVERVIEW

East Moline, IL

Site Plan

Aerials & Maps

AREA OVERVIEW

East Moline, Illinois: A Strategic Investment Opportunity in the Heart of the Quad Cities

East Moline is a dynamic, riverfront community located in Rock Island County, Illinois, and one of the five vibrant cities that make up the Quad Cities metropolitan area (along with Moline and Rock Island, IL, and Davenport and Bettendorf, IA). Situated at the confluence of the Mississippi and Rock Rivers, East Moline offers a compelling mix of established industrial strength, emerging redevelopment, and a lower cost of doing business that appeals to forward-thinking investors and developers.



Strong Economic Foundation and Major Employers

East Moline benefits from a robust manufacturing heritage and diversified economy. The city is home to **John Deere Harvester Works**, a major global employer and one of the world's most advanced facilities of its kind. Additional key employers include healthcare providers (such as Illini Hospital), education, logistics, and public institutions. As part of the broader Quad Cities region — with a metro population of approximately 380,000–474,000 — East Moline taps into a larger economic engine driven by agriculture, advanced manufacturing, defense (Rock Island Arsenal), healthcare, and distribution. The region's central Midwest location provides excellent access to major interstates (I-74, I-80, I-88, and I-280), positioning it as a logistics and distribution hub within a day's drive of major markets like Chicago, Minneapolis, and St. Louis.

Revitalization and Development Momentum

East Moline is experiencing exciting transformation, particularly along its Mississippi River waterfront. **The Bend**, a large-scale, mixed-use development on a former industrial site, features apartments, hotels, retail, restaurants, entertainment venues (including Bend XPO event space), parks, and more — all with stunning river views. This project, along with ongoing downtown and streetscaping initiatives, is enhancing walkability, attracting new residents and visitors, and creating a vibrant sense of place.

Why Invest in East Moline Now?

- **Proximity to major transportation corridors** and a central U.S. location for efficient distribution.
- **Strong anchor employers** and growing target sectors (manufacturing, logistics, healthcare, tourism).
- **Significant redevelopment momentum** along the riverfront and downtown.
- **Supportive local government** focused on economic growth and new development.
- **Affordable entry point** into a stable Midwest market with upside potential from regional synergies.



John Deere
World Headquarters
2,300 Employees

Rock Island County Fair Grounds

Deer Valley Apartments
221 Units

Avenue Of The Cities (14,500 VPD)

Avenue Of The Cities (10,800 VPD)

Ford

Avenue Of The Cities (14,500 VPD)

AWAKE

COFFEE COMPANY

17th Street

**SUBJECT
CALIBER**
COLLISION





CALIBER
COLLISION

03 FINANCIALS

Rent Schedule

Lease Abstract

Tenant Profile

FINANCIALS

RENT SCHEDULE

LEASE PERIOD	MONTHLY RENT	ANNUAL RENT	RENT INCREASE	CAP RATE
7/9/2026 - 7/8/2027	\$17,318	\$207,827		7.01%
7/9/2027 - 7/8/2028	\$17,665	\$211,984	2%	7.15%
7/9/2028 - 7/8/2029	\$18,018	\$216,223	2%	7.29%
7/9/2029 - 7/8/2030	\$18,379	\$220,548	2%	7.44%
7/9/2030 - 7/8/2031	\$18,746	\$224,959	2%	7.59%
7/9/2031 - 7/8/2032	\$19,121	\$229,458	2%	7.74%
First Renewal Option				
7/9/2032 - 7/8/2033	\$19,504	\$234,047	2%	7.89%
7/9/2033 - 7/8/2034	\$19,894	\$238,728	2%	8.05%
7/9/2034 - 7/8/2035	\$20,292	\$243,502	2%	8.21%
7/9/2035 - 7/8/2036	\$20,697	\$248,372	2%	8.38%
7/9/2036 - 7/8/2037	\$21,111	\$253,340	2%	8.54%
Second Renewal Option				
7/9/2037 - 7/8/2038	\$21,534	\$258,407	2%	8.71%
7/9/2038 - 7/8/2039	\$21,964	\$263,575	2%	8.88%
7/9/2039 - 7/8/2040	\$22,404	\$268,846	2%	9.07%
7/9/2040 - 7/8/2041	\$22,852	\$274,223	2%	9.25%
7/9/2041 - 7/8/2042	\$23,309	\$279,708	2%	9.43%



\$2,965,000

LIST PRICE

\$207,827

NET OPERATING INCOME

7%

CAP RATE

LEASE ABSTRACT

SUMMARY

TENANT	Caliber Collision
GUARANTOR	Corporate (Wand Newco 3, Inc.)
LEASE TYPE	NN+
SECURITY DEPOSIT	No
TENANT TERMINATION RIGHTS	No

EXPENSES

UTILITIES	Tenant
TAXES	Tenant
INSURANCE	Tenant
CAMS	No

MAINTENANCE OBLIGATIONS

LANDLORD	Roof, Structure, Parking Lot, HVAC
TENANT	All Else

TERMS

ESTOPPELS	Yes. Within 10 days of request by Owner
RIGHT OF FIRST REFUSAL	No

PRIVATE
OWNERSHIP

WAND NEWCO 3, INC.
PARENT COMPANY

DAVID SIMMONS
CEO

EST. \$4.7-5.0B
2022 REVENUE

1800+
NUMBER OF LOCATIONS

LEWISVILLE, TX
HEADQUARTERED

31,000+
EMPLOYEES

OFFERING MEMORANDUM

TENANT PROFILE



Caliber Collision: Driving Excellence in Auto Collision Repair

Founded in 1997 and headquartered in Lewisville, Texas, Caliber Collision has become the nation's largest collision repair company. Operating more than 1,800 state-of-the-art centers across 41 states and employing over 30,000 teammates, Caliber delivers exceptional collision repair, auto glass, and fleet services with its customer-first purpose: "Restoring the Rhythm of Your Life®."

The company's growth has been extraordinary. Expanding from just 68 centers in 2009 to over 1,800 today, Caliber has achieved remarkable scale through strategic acquisitions, new center openings, and strong organic growth. This expansion has driven impressive revenue increases, positioning Caliber as a multi-billion-dollar industry leader with continued upward momentum.

What distinguishes Caliber is its commitment to quality, innovation, and people. Through premier training programs like its Technician Apprentice initiative, the company develops top-tier technicians and maintains industry-leading repair standards. Caliber consistently earns high customer satisfaction scores and recognition as one of America's best large employers.

With its relentless focus on excellence and customer convenience, Caliber Collision continues to set the benchmark for the automotive repair industry while expanding its national footprint and strengthening partnerships nationwide.

→ [CALIBER.COM](https://www.caliber.com)

CALIBER

C O L L I S I O N

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