

CALIBER COLLISION

ANCHORED CENTER

1920 NJ-37, TOMS RIVER, NJ



GENERATIONAL SALE

GROWTH MARKET

ROUTE 37 ARTERY

Marcus & Millichap
THE DOUGHERTY TEAM



MULTI-TENANT INVESTMENTS | SINGLE TENANT NET LEASE | 1031 EXCHANGE | REDEVELOPMENT

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Community Medical Center | **RWJBarnabas HEALTH**

617-BED TEACHING HOSPITAL



TOMS RIVER SOUTH HIGH SCHOOL

1,500+ Students Enrolled | 4.1 Miles Away



DUNKIN'

National Rank Top 25%	Annual Visits 276K+
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CALIBER COLLISION

National Rank Top 21%	Annual Visits 17K+
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Enterprise

Annual Visits 23K+

CALIBER COLLISION ANCHORED CENTER



NJ Rt. 37 (31,487 VPD)



Lavallette
5 Miles Away

Seaside Heights
5 Miles Away

Barneget Light
35 Miles Away

Thomas Mathis
Bridge



DOLLAR GENERAL

National Rank Top 29%	Annual Visits 159K+
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CALIBER COLLISION

National Rank Top 21%	Annual Visits 17K+
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Enterprise

Annual Visits
23K+

CALIBER COLLISION
ANCHORED CENTER



NJ Rt. 37 (31,487 YPD)



DUNKIN'

National Rank Top 25%	Annual Visits 276K+
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\$3,500,000
LIST PRICE

\$90.20
PRICE/SF

38,800 SF
GLA



1920 NJ-37, TOMS RIVER, NJ 08753

PROPERTY SPECIFICATIONS

Net Operating Income	\$211,349	Year Built	1972
Cap Rate	6.04%	Parking Spaces	133
Occupancy	100%	Parking Ratio (Spaces/1,000 SF)	3.43
Number of Tenants	Three (3)	Zoning	HB
Lot Size	2.63 Acres	NJ-37	31,487 VPD



RARE GENERATIONAL SALE

- Current family ownership has controlled the property since 1977, creating a true generational acquisition opportunity

EXCELLENT REAL ESTATE FUNDAMENTALS ALONG ROUTE 37 IN TOMS RIVER, NJ @ \$90 PSF

- 2.63 Acres | 38,800 SF | 100% Occupied | 133 Parking Spaces
- Strong frontage and visibility along Route 37 (Prime Ocean County Artery) with 31,000+ Vehicles Per Day (VPD)

ANCHORED BY CALIBER COLLISION – BEST IN CLASS RETAILER

- Founded in 1997, Caliber is the #1 Auto Body Repair Provider in the US with 1,800 centers across 41 states employing more than 30,000 teammates.
- Owned by a private equity firm Hellman & Friedman, Caliber has an estimated \$4 Billion in Annual Revenue

BRANDED AS AN AUTOMOTIVE SERVICES LOCATION FOR 35+ YEARS

- Caliber Collision (Body Shop 45+ Years): Body Repair services, including structural restoration, dent repair, paint repair, fender, and bumper repairs.
- Pro Cat Auto Care (37+ Years): Mechanical Repair with services such as routine maintenance (oil change, tire rotations, maintenance) & Major Repairs (brake repair, transmission service, etc)

MEANINGFUL NOI GROWTH OPPORTUNITY

- Potential to increase NOI by \$45,000–\$100,000+ annually through raising PRO-CAT’s rent, converting to Triple Net, or replacing with a stronger operator
- PRO-CAT pays only \$7.44 PSF on a month-to-month basis versus estimated market rents of \$10.50+ PSF, creating immediate upside through lease formalization or re-tenanting

VALUE ADD | PSF VS CAP RATE

- Ability to Acquire in Toms River for \$90 PSF
- Pro Cat is on MTM with no formal lease

EXCEPTIONAL LOCATION

- Within a 1-mile radius, the Population is 11,932 & AHI is \$110,474 with expected population growth of 2.10% in next 5 years
- Dense Residential & Tourism Base – Surrounded by strong year-round population with additional seasonal demand driven by Seaside Heights, Lavallette, Mantoloking and Jersey Shore tourism

EXCELLENT REGIONAL ACCESS

- Immediate connectivity to Route 9, the Garden State Parkway, Route 70, and the Thomas Mathis Bridge, providing strong consumer draw and accessibility

RENT ROLL

CALIBER COLLISION ANCHORED CENTER

Tenant Name	SF	GLA %	Start Date	End Date	Increase Date	Rent/SF	Monthly Rent	Annual Rent	% Increase	Options	Lease Type
Caliber Collision (Auto Body Shop)	22,000	56.7%	Aug-2018	Aug-2028	Current	\$7.16	\$13,135	\$157,620	-	2, 5 Year	Taxes/Ins/Snow
Pro Cat Auto Repair (Auto Repair)	15,000	38.7%	-	-	Current	\$7.04	\$8,800	\$105,600	-	-	Gross
Enterprise (Car Rental)	1,800	4.6%	Dec-1994	Nov-2029	Current	\$24.87	\$3,730	\$44,762	-	3, 5 Year	NNN
					Dec-2026	\$25.36	\$3,805	\$45,657	2.0%		
					Dec-2027	\$25.87	\$3,881	\$46,570	2.0%		
					Dec-2028	\$26.39	\$3,958	\$47,501	2.0%		

38,800 100% Current Annual Rent: \$307,982

- *Pro Cat Auto Repair: Original tenant with a handshake agreement for 30+ years.
- *Enterprise (Early Termination): Tenant can leave at any time with 9 months notice. Termination Fee equal to 3 months rent.
- *Enterprise (ROFR): Tenant has a 5 day ROFR to purchase the property.
- *Enterprise Commencement: Tenant has been operating since 1994, with a fully executed Lease signed in 2009
- *Utilities: All tenants pay direct for electric and gas. Landlords gets reimbursed for Water/Sewer Bill except for Pro Cat.



RENT SCHEDULE

CALIBER COLLISION ANCHORED CENTER

Date of Analysis: 12/1/2026	2026	2027											
Tenant Name	December	January	February	March	April	May	June	July	August	September	October	November	Total
Caliber Collision	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$13,135	\$157,620
Pro Cat Auto Repair	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$8,800	\$105,600
Enterprise	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$3,805	\$45,657
													\$308,877



REIMBURSEMENT RENT

CALIBER COLLISION ANCHORED CENTER

Tenant	SF	PRS	Lease Type	Reimbursements				Total
				Taxes	Insurance	CAM	Management Fee	
Caliber Collision	22,000 SF	56.7%	Taxes/Ins/Snow	\$48,679	\$14,459	\$5,035	-	\$68,173
Pro Cat Auto Repair	15,000 SF	38.7%	Gross	-	-	-	-	-
Enterprise	1,800 SF	4.6%	NNN (No MF)	\$3,983	\$1,183	\$1,372	-	\$6,537
38,800 SF		100%		\$52,662	\$15,642	\$6,407	-	\$74,710
Underwritten Expenses:				\$85,852	\$25,500	\$29,565	\$12,355	\$153,272

*Caliber Collision: Reimburses for Taxes, Insurance, Snow, and Water/Sewer



INCOME & EXPENSES

CALIBER COLLISION ANCHORED CENTER

INCOME		\$/SF
Base Rent ⁽¹⁾	\$308,877	\$7.96
Reimbursement Rent		
Real Estate Tax	\$52,662	
Insurance	\$15,642	
CAM ⁽²⁾	\$6,407	
Total Reimbursement Rent	\$74,710	\$1.93
Potential Gross Income	\$383,587	\$9.89
Vacancy Factor (3.0%) ⁽³⁾	(\$9,266)	
Effective Gross Income	\$374,321	\$9.65
EXPENSES ⁽⁴⁾		
Real Estate Taxes	\$85,852	\$2.21
Insurance	\$25,500	\$0.66
Common Area Maintenance		
Repairs & Maintenance	\$14,877	
Snow Removal	\$7,500	
Lot Sweeping	\$2,500	
Security	\$3,308	
Water & Sewer	\$1,380	
Total CAM	\$29,565	\$0.76
Management Fee (4.0%) ⁽⁵⁾	\$12,355	\$0.32
Non-Reimbursibles (\$0.25) ⁽⁶⁾	\$9,700	\$0.25
Total Expenses	\$162,972	\$4.20
Net Operating Income	\$211,349	

UNDERWRITING NOTES:

(1) **Base Rent:** Reflective of 2026 rental schedule

(2) **Expenses:** Reflective of Landlord Expenses & Broker Estimates

Repair & Maintenance: Inclusive of R&M, Snow Removal, and Landscaping

Trash Removal: Tenants pay for Trash Removal directly

Electric/Gas: Interior utilities are paid directly by tenants

Water/Sewer: Landlord is reimbursed by Tenants

(3) **Vacancy Factor:** Reflective of 3% of Base Rents

(4) **Management Fee:** Reflective of 4% of Base Rents

(5) **Capital Reserves:** Reflective of \$0.25/SF



FINANCING INFORMATION:

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LOAN TERMS

LTV

Interest Rate

Amortization



CALIBER

Caliber Collision is a leading provider of automotive collision repair services, operating one of the largest networks of collision repair centers in the United States. Founded in 1997 and headquartered in Lewisville, Texas, the company has expanded significantly through both organic growth and strategic acquisitions, with over 1,800 locations nationwide. Caliber Collision serves a broad customer base, delivering high-quality repair services, streamlined insurance coordination, and a strong commitment to customer satisfaction.

KEY TENANT HIGHLIGHTS:

Essential Service Provider: Caliber Collision offers critical vehicle repair services following accidents, making it a needs-based business with consistent demand regardless of economic cycles.

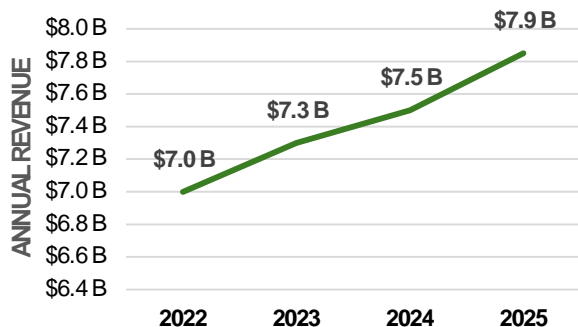
National Platform: With a vast and growing footprint across the country, Caliber has established strong relationships with major insurance carriers and maintains significant brand recognition within the collision repair industry.

Experienced Operator: Backed by decades of industry experience and institutional ownership, Caliber Collision demonstrates operational scale, efficiency, and a long-term commitment to maintaining and expanding its locations.

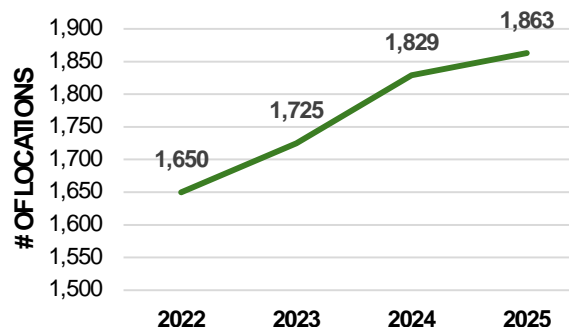
COMPANY OVERVIEW

Founded	1997
Headquarters	Lewisville, TX
Locations	1,863
Parent Company	Hellman & Friedman (Private Equity)
Employees	30,000
Marketshare	#1 Largest Collision Repairer in the US

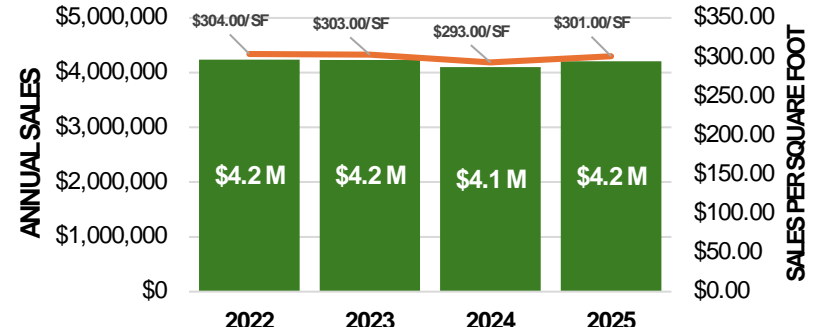
COMPANY REVENUE



STORE LOCATIONS



AVERAGE ANNUAL SALES PER STORE





Enterprise is a leading provider of car rental and mobility solutions, operating one of the largest transportation networks in the world through its flagship brand, Enterprise Rent-A-Car. Founded in 1957 and headquartered in St. Louis, Missouri, the company operates thousands of locations across the United States and internationally. Enterprise serves a broad customer base, offering vehicle rentals for insurance replacement, business travel, and personal use, with a strong emphasis on customer service and convenience.

KEY TENANT HIGHLIGHTS:

Essential Service Provider: Enterprise provides critical transportation solutions, particularly through insurance replacement rentals, making it a needs-based business with consistent demand.

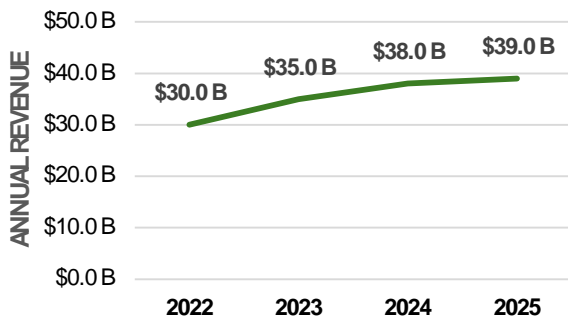
Global Platform: With an extensive network of neighborhood and airport locations, Enterprise maintains strong brand recognition and longstanding relationships with insurance carriers and corporate clients.

Proven Operator: As part of a privately held company with decades of experience, Enterprise demonstrates operational stability, scalability, and a long-term commitment to its locations.

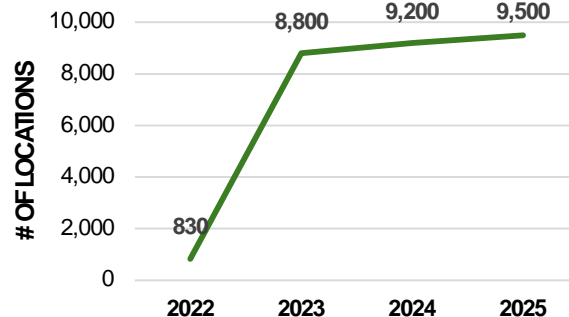
COMPANY OVERVIEW

Founded	1957
Headquarters	Clayton, MO
Locations	9,500
Parent Company	Enterprise Mobility (Private Holding)
Employees	90,000
Marketshare	Global

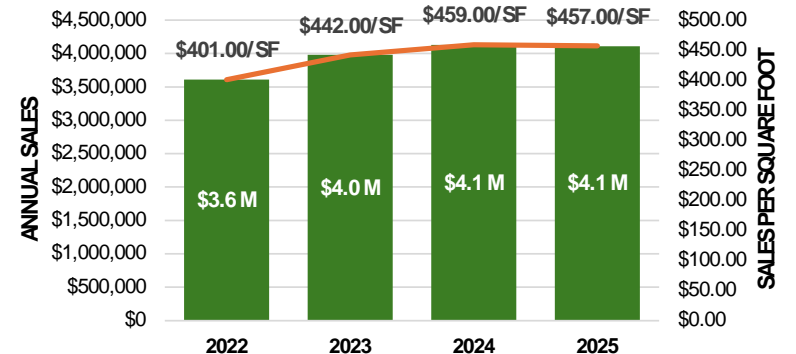
COMPANY REVENUE



AVERAGE VISITS PER STORE



AVERAGE ANNUAL SALES PER STORE



SERVING THE COMMUNITY SINCE

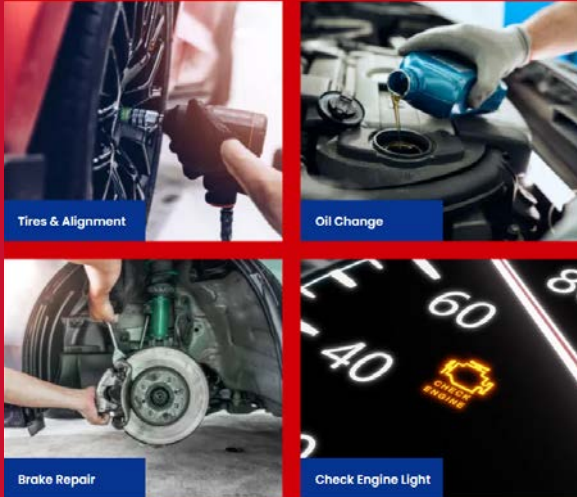
1989

37+ YEARS OF EXCELLENCE

PRO-CAT

Auto Care & Repair

FAMILY OWNED & OPERATED



About Our Shop Expert Mechanics You Can Trust






At PRO-CAT Auto Care & Repair, our team brings decades of hands-on experience to every vehicle that comes through our doors. We specialize in a full range of auto repairs — from routine oil changes and brake service to complex engine diagnostics — for virtually every make and model on the road.

We use only the highest-quality parts and cutting-edge diagnostic technology to get your problem identified correctly the first time. Because we value your time, we work efficiently to get you safely back on the road — without shortcuts, surprises, or unnecessary upsells.

Certifications & Affiliations

- ASE Master Certified
- TechNet Professional
- NAPA Auto Care Center
- Confidence Plus Warranty
- RepairPal Certified
- NJ State Inspection Station



	96,136 VPD
	30,138 VPD
	27,068 VPD
	31,487 VPD
	11,287 VPD

BRICK TOWNSHIP



OCEAN COUNTY COLLEGE
7,000+ STUDENTS ENROLLED




TOMS RIVER NORTH HIGH SCHOOL
1,900+ Students Enrolled | 5.3 Miles Away



TOMS RIVER EAST HIGH SCHOOL
1,400+ Students Enrolled | 1.5 Miles Away

Community Medical Center | RWJBarnabas HEALTH
617-BED TEACHING HOSPITAL



SUBJECT PROPERTY



TOMS RIVER SOUTH HIGH SCHOOL
1,500+ Students Enrolled | 4.1 Miles Away

Ocean County Airport (MJX)



BERKELEY TOWNSHIP

35

SEASIDE HEIGHTS

37

TOMS RIVER

9

37

70

9

LAKEHURST

70

35

PARKWAY

PARKWAY

Metedeconk River

Heights

Ocean Gate

Seaside Park

Lavallette

Mantoloking

Bay Head

DEMOGRAPHICS

CALIBER COLLISION ANCHORED CENTER

POPULATION	1-MILE	3-MILE	5-MILES
2024 Population	11,932	60,629	138,423
2029 Population Est.	12,252	62,169	144,813
Population Growth (%)	2.7%	2.5%	4.6%

HOUSEHOLDS	1-MILE	3-MILE	5-MILES
2024 Households	4,393	22,119	52,665
2029 Household Est.	4,487	22,573	56,286
Household Growth (%)	2.1%	2.1%	6.9%

HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILES
Average HH Income	\$110,474	\$124,665	\$120,069
Median HH Income	\$90,970	\$100,635	\$94,309

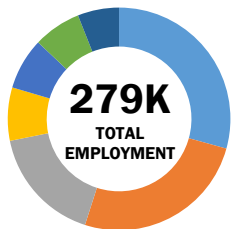
EMPLOYMENT	1-MILE	3-MILE	5-MILES
Businesses	362	2,892	6,709



MARKET PERFORMANCE

TOMS RIVER // OCEAN COUNTY

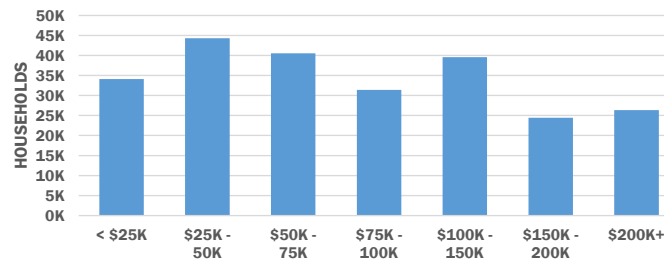
TOP INDUSTRIES



- (29%) EDUCATION & HEALTHCARE
- (26%) TRADE, TRANSPORTATION, & UTILITIES
- (17%) PROFESSIONAL & BUSINESS SERVICES
- (8%) LEISURE & HOSPITALITY
- (7%) CONSTRUCTION
- (7%) FINANCIAL ACTIVITIES
- (6%) GOVERNMENT

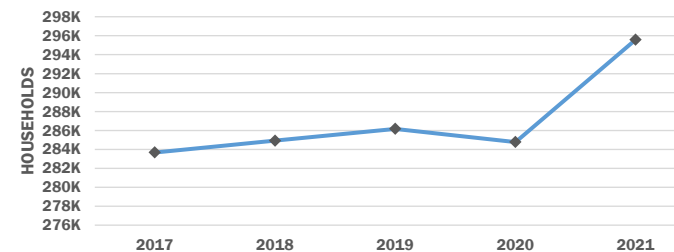
Source: ACS 2021

HOUSEHOLD INCOME



Source: ACS 2021

HOUSEHOLD GROWTH



Source: ACS

OCEAN COUNTY, NJ

Cost of Living

Ranked as one of the most affordable places to live in New Jersey



Beachside Access

Home to several beautiful beaches along the Jersey Shore. Also known for its iconic boardwalks, which are a staple of the Jersey Shore experience.



Retirement Communities

Ocean County is known for its active retirement communities and is ranked as one of the Best Counties in New Jersey for Retirees.



Employment:

EMPLOYER	EMPLOYEES
Ocean County Government	4,500 ±
Community Medical Center	2,500 ±
Toms River Regional School District	2,000 ±
Seabrook Village Retirement	1,400 ±
Georgian Court University	1,100 ±

Transportation:

ROADWAY	TRAFFIC COUNTS (PA)
Garden State Parkway	163,800 VPD
US Route 9	52,300 VPD
US Route 70	45,900 VPD
State Route 37	45,500 VPD
State Route 35	37,500 VPD

Education:

EMPLOYER	STUDENTS
Ocean County College	10,000 ±
Georgian Court University	2,500 ±
Stockton University at Manahawkin	1,000 ±
Toms River High School North	1,900 ±
Jackson Memorial High School	1,600 ±



NEW JERSEY DEPARTMENT OF TRANSPORTATION



Jackson Memorial High School



EXCLUSIVE OFFERING

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ANCHORED CENTER

1920 NJ-37, TOMS RIVER, NJ



GENERATIONAL SALE

GROWTH MARKET

ROUTE 37 ARTERY

Marcus & Millichap
THE DOUGHERTY TEAM