

Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

CALIBER COLLISION

215 SOUTH CREASY LANE
LAFAYETTE, IN 47905

8,246 SF BUILDING | 0.87 ACRE SITE



CORPORATE GUARANTY

Wand Newco 3, Inc. — Caliber parent
entity

SIGNALIZED CORNER

26,282 VPD — 2,200 feet from the
county's busiest intersection

2.0% ANNUAL INCREASES

Every year of the term and both
options

LAFAYETTE, IN

SK hynix is building a \$3.87B
semiconductor plant — the largest
single investment in Indiana history



PROPERTY OVERVIEW

215 South Creasy Lane • Lafayette, IN 47905

Marcus & Millichap

EXCLUSIVE NET LEASE OFFERING

EXECUTIVE SUMMARY

Caliber Collision facility on South Creasy Lane, occupied under a corporate-guaranteed net lease executed in September 2022 in connection with Caliber's acquisition of the prior operator, Collision Express.

\$2,390,000

ASKING PRICE

CURRENT ANNUAL RENT

\$162,365

CAPITALIZATION RATE

6.80%

Tenant	Caliber Holdings LLC
Guarantor	Wand Newco 3, Inc.
Building / Site	8,246 SF on 0.87 Acres • Remodeled 2023
Lease Commencement	September 10, 2022
Lease Expiration	September 30, 2032
Rent Increases	2% Annually
Renewal Options	Two (2) Five-Year

INVESTMENT SNAPSHOT

SIMPLE. STABLE. SECURE.

\$2,390,000

ASKING PRICE

6.80%

CAPITALIZATION RATE

\$162,365

CURRENT ANNUAL RENT

\$290 / SF

PRICE PER SQUARE FOOT

CONTRACTUAL INCOME GROWTH

Rent steps up 2% every single year — through the base term and both renewal options — with no flat periods.

6.80%
YEAR 5 (CURRENT) → **7.50%**
YEAR 10

BASE TERM - 10 YEARS | TWO 5-YEAR RENEWAL OPTIONS



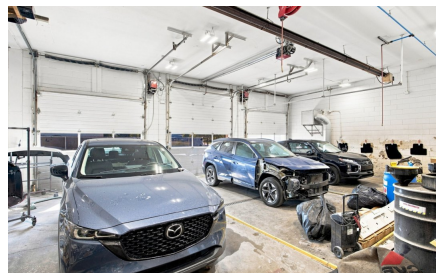
Annual 2% escalators raise cash yield on original cost from 6.80% today to 7.50% at base-term expiration, and to 9.14% if both options are exercised — with no additional capital investment.

04

THE FACILITY

215 South Creasy Lane • Lafayette, Indiana

Steel & masonry construction • steel roof • masonry and EIFS exterior



BUILT 1996

REMODELED 2023

10 GRADE-LEVEL ROLL-UP
DOORS

FULL DRIVE-AROUND ACCESS

SIGNALIZED CORNER LOT



HVAC IS THE TENANT'S RESPONSIBILITY

Caliber remodeled the building in 2023 and added office space, modifying and expanding the HVAC system — making HVAC maintenance and replacement its obligation. Confirm via tenant estoppel certificate. See Lease §7.03 and §7.04.

Signalized corner lot 2,200 feet from SR 26 & Creasy Lane — the busiest intersection in Tippecanoe County



SHOPPING

- Target
- Lowe's
- T.J. Maxx
- Hobby Lobby
- Marshalls
- Fresh Thyme Market
- Walmart Supercenter
- Sam's Club
- Burlington
- Ulta Beauty
- Academy Sports
- Star Furniture

DINING

- Chick-fil-A
- Chuy's
- Five Guys
- McAlister's Deli
- LongHorn Steakhouse
- Red Lobster
- Panda Express
- Sonic Drive-In
- Jersey Mike's
- Outback Steakhouse
- Cheddar's
- Starbucks

LODGING

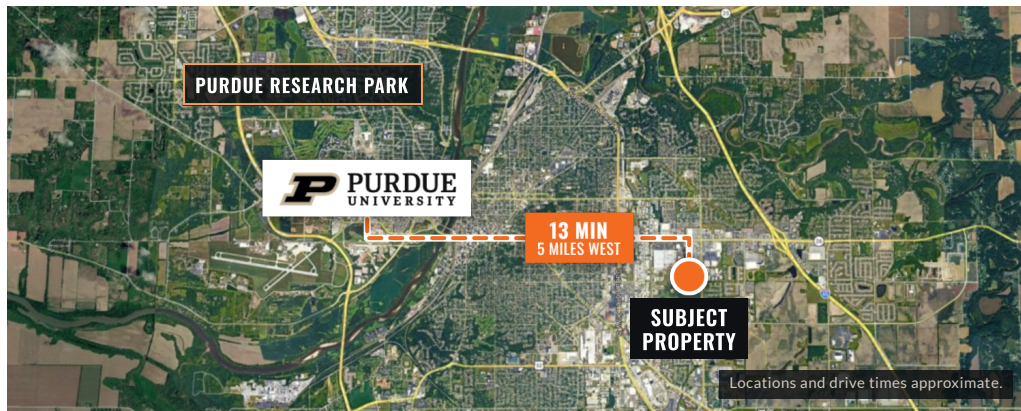
- Residence Inn by Marriott
- Hampton Inn
- Home2 Suites by Hilton
- Drury Inn & Suites
- Courtyard by Marriott
- Homewood Suites
- DoubleTree by Hilton
- Holiday Inn Express

INDUSTRY

- Caterpillar Engine Center
- Wabash National
- Subaru of Indiana
- Evonik Corporation

MAJOR CAPITAL INVESTMENT IN GREATER LAFAYETTE

NEARLY \$6 BILLION OF ANNOUNCED PUBLIC & PRIVATE INVESTMENT UNDERWAY



\$3.87B SK HYNIX INVESTMENT
America's first HBM advanced packaging plant



1,000+ NEW JOBS
SK hynix at Purdue Research Park



52,000+ PURDUE STUDENTS
Largest employer in Tippecanoe County



\$240M HEALTHCARE EXPANSION
IU Health and Franciscan Health investment

DEVELOPMENT PIPELINE



**SK HYNIX ADVANCED
SEMICONDUCTOR
PACKAGING**
\$3.87 Billion

HBM packaging & R&D at Purdue
Research Park
UNDER CONSTRUCTION



DISCOVERY PARK DISTRICT
\$1 Billion
400-acre live-work-play innovation
district
ONGOING BUILD-OUT



**CATERPILLAR LARGE ENGINE
FACILITY**
\$725 Million
Adjacent plant expansion for AI &
data center power demand
ANNOUNCED OCT 2025



**IU HEALTH WEST SIDE
HOSPITAL**
\$214 Million
New inpatient hospital, opening
2028
BREAKING GROUND 2026



JOHN PURDUE BLOCK
\$56 Million+
Downtown Lafayette mixed-use
redevelopment
UNDER CONSTRUCTION



**FRANCISCAN WEST
LAFAYETTE**
\$26 Million+
Ortho surgery center & standalone
emergency room
PHASED 2026-2027

Selected announced public and private developments across Greater Lafayette. Sources: SK hynix, Caterpillar Inc., Purdue University, Greater Lafayette Commerce, City of Lafayette.

IMMEDIATE TRADE AREA

Positioned on South Creasy Lane between State Road 26 and Teal Road, minutes from I-65, Tippecanoe Mall and the region's largest employment centers.



WHAT'S NEARBY

Franciscan Health Lafayette East	- 1.4 mi
Tippecanoe Mall	- 1.3 mi
IU Health Arnett Hospital	- 2.4 mi
Subaru of Indiana Automotive	- 4.5 mi

STRATEGIC POSITIONING



REGIONAL CONNECTIVITY

Minutes from I-65, the primary Indianapolis–Chicago corridor



EMPLOYMENT DRIVERS

Purdue University, Subaru of Indiana, Caterpillar and Wabash National



HEALTHCARE CLUSTER

Franciscan Health Lafayette East sits on the same corridor



CUSTOMER BASE

Dense residential neighborhoods and established commercial uses nearby

26,282 VPD

South Creasy Lane traffic count

SIGNALIZED CORNER

Corner lot with signalized access

I-65 ACCESS

1.4 miles — approx. 4 minutes east

32,069 VPD

SR 26 & Creasy — county's busiest intersection

PURDUE

West Lafayette campus, approx. 15 minutes

Traffic counts per INDOT: South Creasy Lane 26,282 VPD; SR 26 & Creasy Lane 32,069 VPD — the busiest intersection in Tippecanoe County, 2,200 feet north of the subject. Distances shown are approximate straight-line measurements from the subject property; drive times are approximate. All subject to verification.

TENANT & CREDIT PROFILE

Caliber Collision | The largest collision repair operator in the United States

OWNERSHIP
PRIVATELY HELD
PE-BACKED

LEASE CREDIT STRUCTURE



WAND NEWCO 3, INC.

Lease Guarantor — Delaware corporation
Caliber parent entity



CALIBER HOLDINGS LLC

Tenant — Delaware LLC



CALIBER
COLLISION

Operating Brand

Collision Repair & Auto Glass

GUARANTY TERMS

Absolute, unconditional and continuing guaranty of payment and performance, extending through all renewals.

CORPORATE PROFILE

The nation's largest collision repair platform

Founded in 1997, Caliber has grown from a single Texas location to a national network operating under the Caliber Collision, Caliber Auto Care and Caliber Auto Glass brands.

1,800+
CENTERS

41
STATES

30,000+
TEAMMATES

1997
FOUNDED

WHY THE CREDIT WORKS

Collision repair demand is driven by insurance claims rather than discretionary consumer spending, making the sector historically resilient through economic cycles and largely insulated from e-commerce disruption.



Source: Caliber Collision corporate disclosures. Center count, headcount and ownership details to be confirmed at the time of publication.

“ Restoring the Rhythm of Your Life — Caliber's operating purpose across more than 1,800 locations nationwide.

Caliber Collision
Corporate purpose statement

1,800+
LOCATIONS
Largest U.S. collision platform

LEASE GUARANTOR
Wand Newco 3, Inc.

41 STATES
NATIONAL FOOTPRINT
Coast-to-coast operating scale

30,000+
TEAMMATES
Nationwide workforce

1997
FOUNDED
Nearly three decades of operating history

COLLISION REPAIR & AUTO GLASS
Insurance-driven, recession-resilient

09 | LEASE OVERVIEW

Corporate-guaranteed net lease with 2% annual rent escalations

**LEASE COMMENCEMENT**
September 10, 2022

**10-YEAR BASE TERM**
Through September 30, 2032

**RENT INCREASES**
2% every year, term and options

**RENEWAL OPTIONS**
Two (2) five-year options

**CORPORATE GUARANTY**
Wand Newco 3, Inc.

LEASE SNAPSHOT

Tenant	Caliber Holdings LLC, a Delaware limited liability company
Lease Guarantor	Wand Newco 3, Inc., a Delaware corporation
Lease Structure	Net lease — tenant pays all operating expenses
Base Term	10 Years — September 10, 2022 to September 30, 2032
Current Annual Rent	\$162,365 — \$13,530.40 per month (Lease Year 5)
Rent Increases	102% of prior year, each anniversary of commencement
Renewal Options	Two (2) Five-Year Options — 120 days' notice
Building / Site	8,246 SF on 0.87 acres — steel & masonry, remodeled 2023
Permitted Use	Automotive repair, body repair, paint shop and general office use
Zoning	GB — General Business, City of Lafayette

LEASE OBLIGATIONS

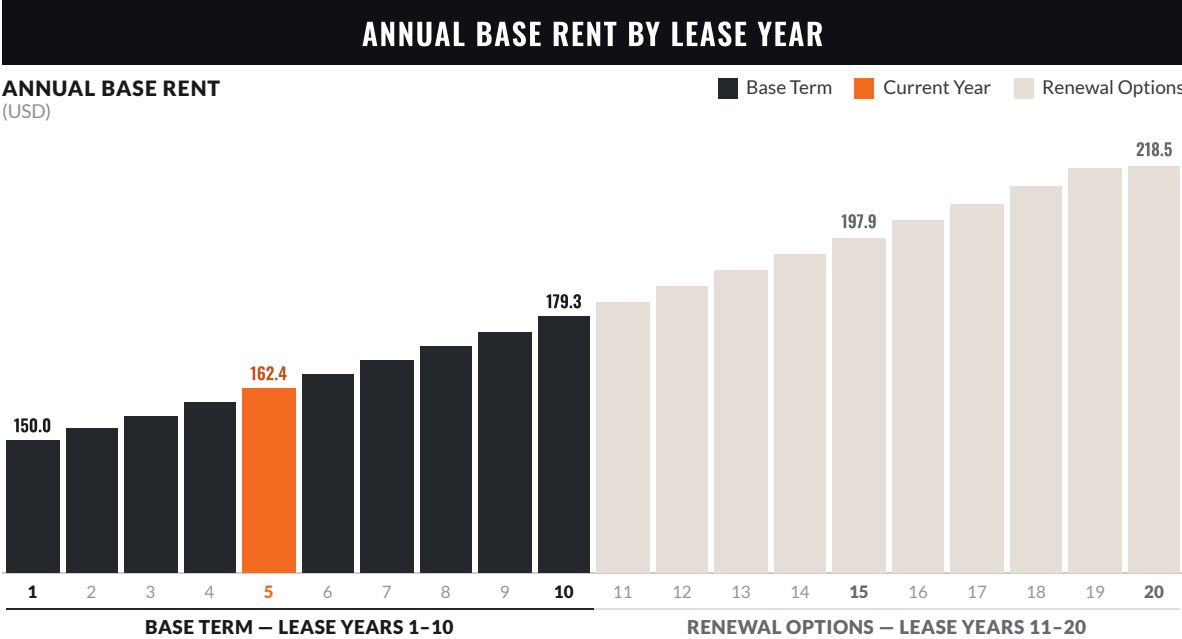
LANDLORD
• Roof • Foundation & structural components • In-ground plumbing • Driveway & parking above \$1,000 / 12 mo. • Utility availability to point of connection

TENANT
✓ Real Estate Taxes ✓ Property Insurance ✓ Liability Insurance ✓ Utilities ✓ HVAC* ✓ Landscaping & Mowing ✓ Snow Removal ✓ Gutters & Downspouts ✓ Sprinkler & Electrical ✓ Plumbing (above ground)
Tenant responsible for all operating expenses.

* Tenant modified and added to the HVAC system in connection with its remodel and office addition, making HVAC its responsibility. Confirm via estoppel. Summary only — refer to the lease and all amendments.

10 | CONTRACTUAL INCOME GROWTH

2% annual escalations with no flat periods — every year of the term and both options



COMPOUNDING, NOT STEPPED
Because increases apply every year rather than every fifth year, base rent grows 45.7% from Year 1 to Year 20 — and the buyer never holds a flat rent year.

Bar values in thousands. Yields calculated on the \$2,390,000 asking price. Rent figures derived from the \$12,500 initial monthly base rent escalated at 102% annually per Lease \$16.02; verify against the executed lease and rent roll.

RENT SUMMARY		
LEASE YEAR	ANNUAL	YIELD
1	\$150,000	6.28%
5 — current	\$162,365	6.80%
6	\$165,612	6.93%
10 — term end	\$179,264	7.50%
15 — option 1 end	\$197,922	8.28%
20 — option 2 end	\$218,522	9.14%

CASH FLOW HORIZON		
6 YEARS REMAINING	On the base lease term	
TWO OPTIONS	Five-Year Renewal Options	
2042	Potential Full-Term Tenancy	
\$3.03 MILLION	Base rent remaining from closing through both options	

11 ACQUISITION-DRIVEN OCCUPANCY

Caliber acquired the prior operator, Collision Express, at this location and leased the real estate to keep it running.

STEP ONE ASSET PURCHASE

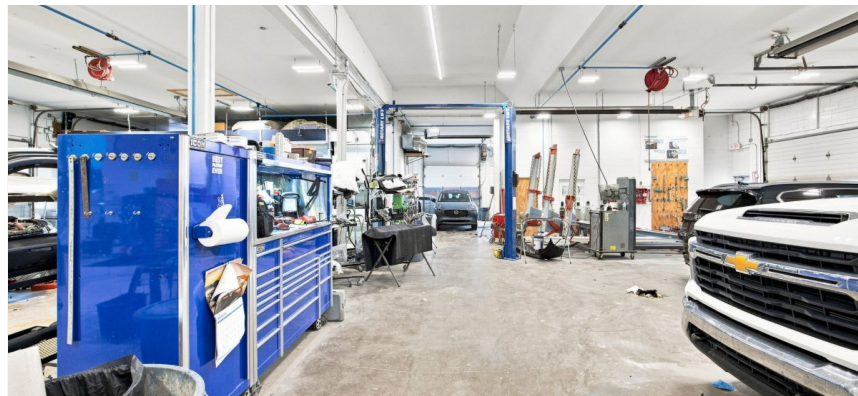
Caliber entered an Asset Purchase Agreement with Collision Centers of Indiana Inc., operating locally as "Collision Express," to acquire the collision repair business at this location.

STEP TWO LEASE EXECUTION

The lease was expressly contingent on that acquisition closing, with the commencement date set as the day following closing — September 10, 2022.

WHY IT MATTERS PROVEN LOCATION

Caliber did not select this site speculatively — it bought an established, operating collision business already serving this trade area, then invested further in the building.



2022

LEASE COMMENCED

4 YEARS

OPERATING HISTORY AT SITE

REMODELED

TENANT-FUNDED IMPROVEMENTS

100%

SINGLE-TENANT OCCUPANCY

Per Lease \$16.05 (Transaction Contingency). A billboard on the property is expressly excluded from the premises — confirm billboard income and ownership in diligence.

An aerial photograph of a suburban area in Lafayette, Indiana. A multi-lane highway runs vertically through the center of the image. On either side of the highway are various commercial buildings, including big-box stores and warehouses, along with large parking lots filled with cars. The background shows a dense line of trees under a clear sky. The text 'MARKET OVERVIEW' is centered over the highway in a gold, sans-serif font.

MARKET OVERVIEW

LAFAYETTE, IN

GREATER LAFAYETTE

The Lafayette–West Lafayette metro sits in west-central Indiana along the Wabash River, roughly an hour northwest of Indianapolis and just over two hours from Chicago on the Interstate 65 corridor. The metro comprises Tippecanoe, Carroll and Benton counties, with the twin cities of Lafayette and West Lafayette forming its urban core. Purdue University anchors the regional economy and talent pipeline, and its research park has drawn one of the largest semiconductor investments in the country. A diversified advanced-manufacturing base — led by Subaru of Indiana Automotive, Caterpillar and Wabash National — complements the university, giving the market both institutional stability and industrial depth.

METRO HIGHLIGHTS



UNIVERSITY ANCHOR

Purdue University is the metro's largest employer and a national engineering and semiconductor research center.



SEMICONDUCTOR INVESTMENT

SK hynix is building America's first HBM advanced packaging plant — a \$3.87 billion commitment adding 1,000+ jobs.



CROSSROADS LOCATION

Direct I-65 access places the market within a day's drive of a majority of the U.S. population.



ECONOMY

Purdue University anchors the metro economy, supporting a deep engineering and technical talent pipeline and drawing research-driven private investment.

SK hynix's \$3.87 billion advanced packaging plant at Purdue Research Park is the first facility of its kind in the United States, with mass production targeted for 2028.

Advanced manufacturing is the region's industrial backbone, led by Subaru of Indiana Automotive — one of the largest single automotive assembly plants in the state.

Health systems are expanding aggressively, with IU Health and Franciscan Health both committing new capital to the west side of the metro.

MAJOR AREA EMPLOYERS

- Purdue University
- Subaru of Indiana Automotive
- Franciscan Health Lafayette
- IU Health Arnett
- Caterpillar Inc.
- Wabash National Corp.
- Tate & Lyle
- Evonik Corporation
- Tippecanoe School Corporation
- SK hynix (under construction)

ECONOMIC ANCHORS

HIGHER EDUCATION & RESEARCH

Purdue University and Ivy Tech Community College supply the region's technical workforce.

SEMICONDUCTORS

SK hynix's HBM advanced packaging plant anchors an emerging "Silicon Heartland" ecosystem.

ADVANCED MANUFACTURING

Automotive assembly, heavy equipment and trailer manufacturing form a durable industrial base.

HEALTHCARE

Two competing health systems are investing more than \$240 million in new metro facilities.

LOGISTICS & DISTRIBUTION

Interstate 65 and Class I rail service connect the market to Chicago and Indianapolis.

Sources: SK hynix, Purdue University, Greater Lafayette Commerce,

DEMOGRAPHICS

- The Lafayette metropolitan statistical area — Tippecanoe, Benton and Carroll counties — is home to roughly 225,000 residents, with about 191,000 of those in Tippecanoe County.
- Purdue’s enrollment of more than 52,000 students gives the metro a notably young age profile relative to the state and nation.
- Housing costs remain well below the national median, supporting household formation and in-migration tied to the region’s job growth.

QUALITY OF LIFE

Greater Lafayette pairs Big Ten college-town energy with small-city cost of living. Purdue athletics, the Long Center for the Performing Arts and a revitalized downtown Lafayette anchor the cultural calendar, while the Wabash Heritage Trail, Prophetstown State Park and Columbian Park Zoo serve outdoor recreation. Indianapolis is roughly an hour southeast and Chicago just over two hours northwest.

ATHLETICS

- Football | **NCAA** | Purdue Boilermakers
- Basketball | **NCAA** | Mackey Arena
- Baseball | **Prospect League** | Lafayette
Aviators

EDUCATION

- Purdue University
- Ivy Tech Community College
- Lafayette School Corporation
- Tippecanoe School Corporation

ARTS & RECREATION

- Long Center for the Performing Arts
- Columbian Park Zoo
- Prophetstown State Park
- Wabash Heritage Trail

QUICK FACTS



METRO POPULATION
225K
Tippecanoe County **191K**



PURDUE ENROLLMENT
52K+
West Lafayette **#1 employer**



MEDIAN HH INCOME
\$55,930
5-mile radius **\$61,270** at **10 mi**



MEDIAN HOME VALUE
\$242,122
5-mile radius **\$259,702** at **10 mi**

RADIUS DEMOGRAPHICS

2025 ESTIMATES	2 MILES	5 MILES	10 MILES
Population	22,038	131,630	185,739
Households	9,685	51,501	72,901
Median Age	36.4	29.7	30.7
Avg. Household Income	\$74,898	\$79,323	\$85,450
Median Household Income	\$59,052	\$55,930	\$61,270
Bachelor’s Degree or Higher	27%	40%	42%
Median Home Value	\$193,038	\$242,122	\$259,702
Consumer Spending	\$239M	\$1.4B	\$2.0B

Source: CoStar demographics, 2025 estimates. Radii measured from 215 South Creasy Lane.

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