

FOR SALE:

BRAND NEW DAYCARE BUILDING & 10 YEAR LEASE

9040 Red Sky Lane | Lincoln, NE 68520

\$3,081,482 | Cap Rate: 6.75% | Net Lease Investment

LINE
PARTNERS



LISTING AGENTS:

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LI
NE
PARTNERS

9040 Red Sky Lane

About the Property

Incredible opportunity to purchase an 8,000 SF daycare building with a brand new 10 year personally guaranteed lease. Project Future Daycare has earned a stellar reputation as a trusted daycare provider in Lincoln, NE. This locally owned daycare operates at four (4) highly successful locations that consistently run at capacity making it a safe play for investors.



BRAND NEW BUILDING:

- ▶ 8,036 SF building
- ▶ Sprinkler system installed
- ▶ Commercial Hood System in the kitchen
- ▶ Two playground spaces on the North and South side of the building

INVESTMENT HIGHLIGHTS:

- ▶ Single Tenant property with brand new 10-year NNN lease with 2% annual increases

FUTURE DAYCARE:

- ▶ Currently operate four daycare locations in Lincoln

PRIME LOCATION:

- ▶ Located in East Lincoln where we continue to see significant growth
- ▶ Located near Southeast Community College, Waterford Estates (Neighborhood) and a future Ziggy's Coffee shop

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FINANCIAL INFORMATION



Year	Base PSF	Base Annual
1	\$26.00	\$208,000.00
2	\$26.00	\$208,000.00
3	\$26.52	\$212,160.00
4	\$27.05	\$216,400.00
5	\$27.60	\$220,800.00
6	\$28.14	\$225,120.00
7	\$28.71	\$229,680.00
8	\$29.28	\$234,240.00
9	\$29.87	\$238,960.00
10	\$30.46	\$243,680.00

*2 (two) Five Year Terms - Base Rent to be negotiated at renewal.

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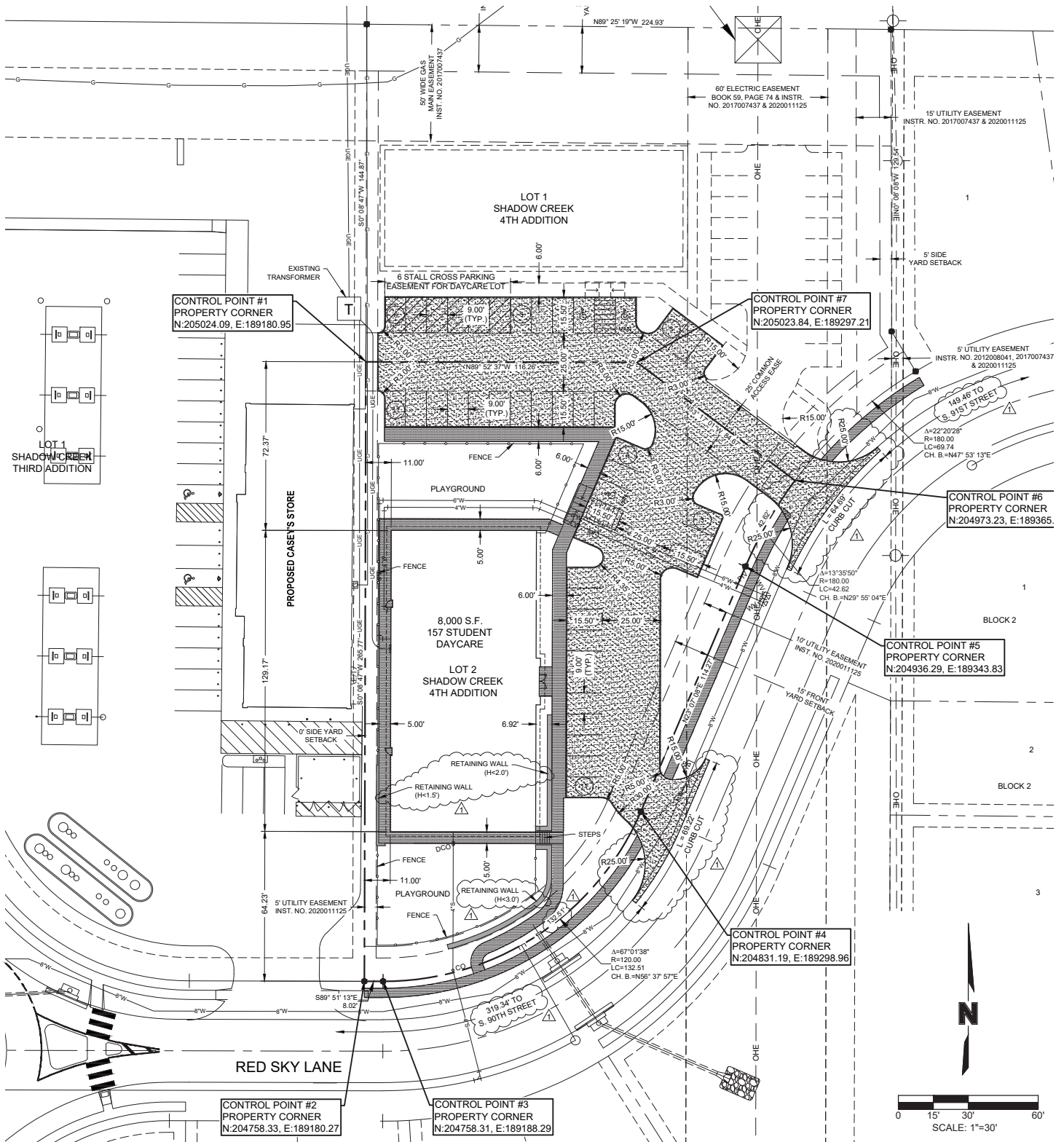
PROPERTY IMAGES



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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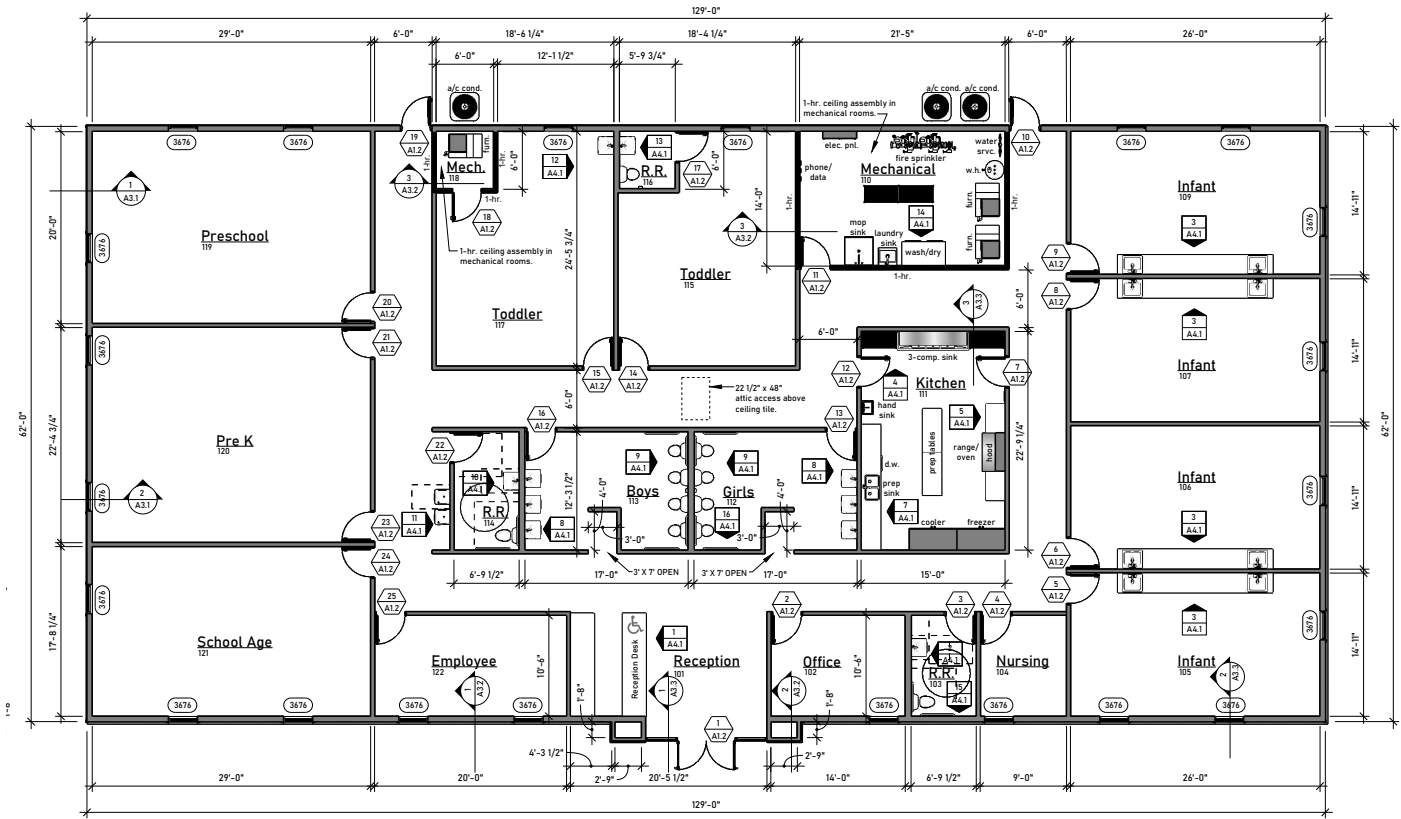
SITE PLAN



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FLOOR PLAN

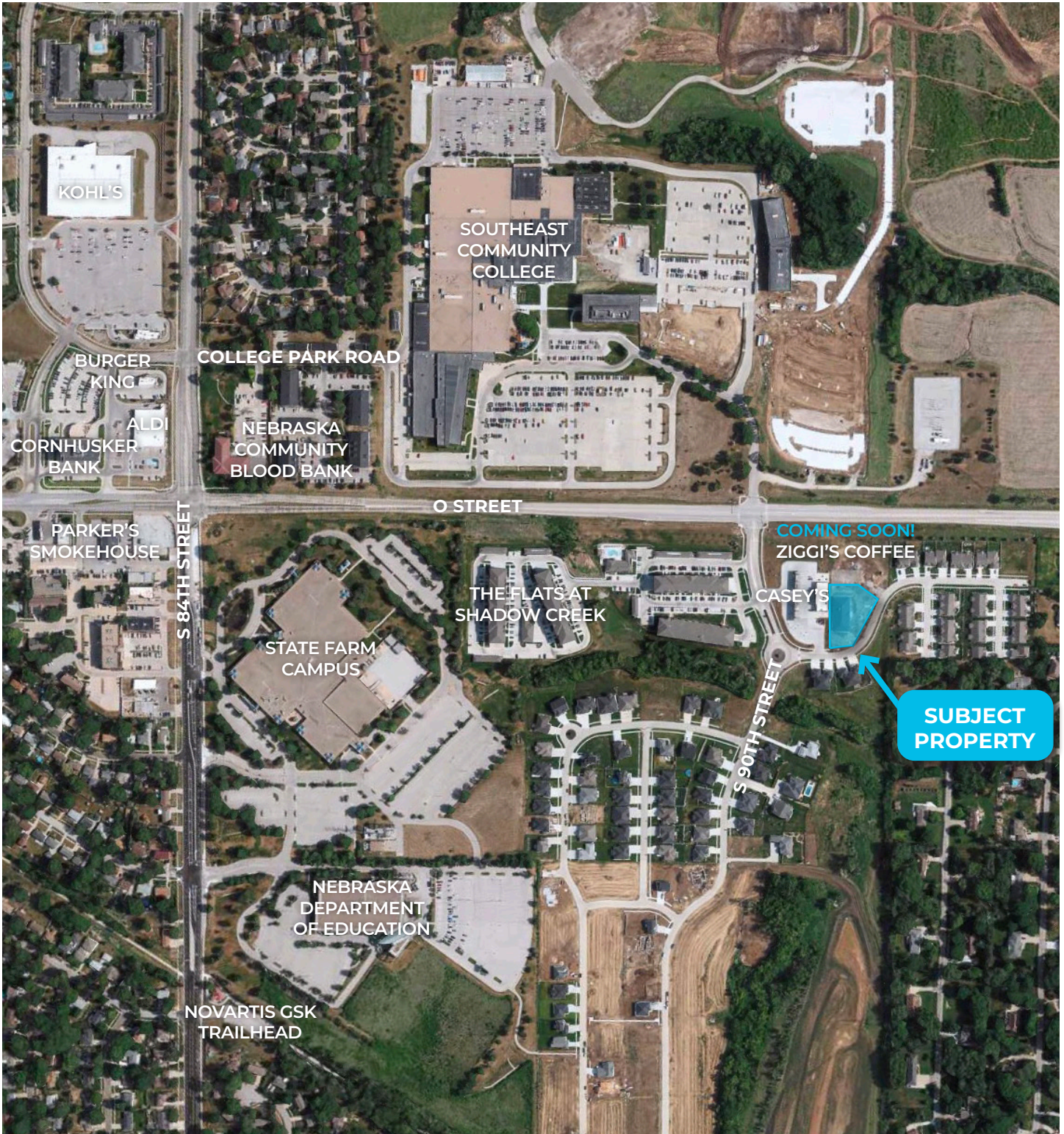


Floor Plan

scale: 1/8" = 1'-0"

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9040 Red Sky Lane Property Site Context



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