

INVESTMENT SUMMARY

PRICE	\$6,967,742
CAP	6.20%
NOI	\$432,000
RENT/SF	\$38.35
PRICE/SF	\$618.53
RENT ADJUSTMENTS: 7.5% Every 5 Years	
YEARS 1-5:	\$432,000.00
YEARS 6-10:	\$464,400.00
YEARS 10-15:	\$499,230.00
YEARS 16-20:	\$536,672.50

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	20 Years
RENT COMMENCEMENT	January 21, 2025
LEASE EXPIRATION	January 31, 2045
RENEWAL OPTIONS	Three 5-Year w/ 7.50% Increases

- The Children's Courtyard is newly constructed and will have a 20-year Net lease and 7.5% Rent Increases every 5 years.
- The tenant on the lease is The Children's Courtyard with guaranty provided by Learning Care Group which operates approximately 1,070 locations under 11 brands.
- Well located near Target, Chick-Fil-A, Lowe's, Aldi, Walgreens, Starbucks, Chick-Fil-A, Harbor Freight, Walmart, McDonalds, Sherwin Williams, Arby's, etc.
- This property is located in Boiling Springs, South Carolina, a suburb of Spartanburg. The Children's Courtyard is located along Boiling Springs Road where traffic counts average 29,800 vehicles per day.
- Population of 63,804 and average household income of \$86,158 within a 5-mile radius.
- Spartanburg was named South Carolina's second Cultural District and was named the #1 Best City for Cyclists, according to Best Life.

LEASE NOTES:

Net, Net Lease. The site is self maintained by the Tenant. Tenant responsible for maintenance or repairs to the Roof Membrane and HVAC. Landlord responsible for repairs and replacement of the structural components of roof (but not membrane), the structure of the Building, and exterior walls. Landlord responsible for HVAC replacement.
Roof has 20 year warranty.

PROPERTY INFORMATION

ADDRESS	851 Double Bridge Road, Boiling Springs, SC
BUILDING SIZE	11,264 SQ. FT.
LOT SIZE	2.21 Acres
COUNTY	Spartanburg
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	4,189	37,855	64,985
2029 POPULATION	4,556	40,065	68,741
2024 MEDIAN HOUSEHOLD INCOME	\$62,410	\$66,872	\$63,554
2024 AVERAGE HOUSEHOLD INCOME	\$88,993	\$88,412	\$86,332

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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PROPERTY	The Children’s Courtyard
TENANT	The Children’s Courtyard
GUARANTOR	Learning Care Group (US), Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
WEBSITE	https://www.learningcaregroup.com https://www.childrenscourtyard.com/

The tenant on the lease is The Children’s Courtyard with guaranty provided by Learning Care Group which operates approximately 1,070 locations under 11 brands.

The Children’s Courtyard offers developmentally appropriate programs and specialized curriculum for infants to school-age students. Their Learning Pathway provides options to create the most fitting path for your child to elementary school and future academic success. The Children’s Courtyard is one of eleven school brands within the Learning Care Group, the second largest for-profit child care provider in North America. Currently there are over 156,000 students, 20,000 teachers and over 1,070 locations.

Learning Care Group is committed to make a difference and have a positive impact on every child at its schools, their families, and the communities it serves every day. It supports child development for infants to school-age students, through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment.

CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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All information, including price change and withdrawal from the market, is subject to change without notice.

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