

Absolute NNN Single Tenant Children's Academy 15 Years | 6.25% Cap



Offering Memorandum

Harbor View Creative Learning Center

209 Town Square Cir | Mooresville, NC 28117

15 Year NNN Lease | 3.0% Annual Rental Increases | Seasoned Location | Strong Operator

Offered Exclusively by



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The Offering

Greybridge Partners, on behalf of ownership, is pleased to exclusively offer for sale the opportunity to acquire the 100% fee simple interest in the commercial property located at 209 Town Square Cir in Mooresville, NC (the “Property”). The Property consists of a 8,256 SF building situated on a large parcel of land. The build-to-suit Property was constructed in 2007 for the specific childcare facility needs of the operator. After acquiring the property the ownership completely renovated the building to meet the needs of the existing tenant. The Tenant has 15 years lease term remaining, featuring annual 3.0% increases.

The Property is located within one of the fastest MSA’s in the country. Ranked #5 for Best Place for Young Families in North Carolina. Mooresville has experienced an average of 11.3% population growth over the past 5 years with this number expected to continue into the future. The central location is ideal for a daycare operation. Over the next five years, tremendous population growth projected - 14.91% projected growth within 3-mile radius

Harbor View Creative Learning Center is a North Carolina-based leading provider of high-quality childcare and after-school programs. Their program is designed to nurture and stimulate growth in the development of each child in a safe and secure environment. They have programs developed for infants of six weeks old to children in kindergarten. Just like the students, Harbor View Creative Learning Center is growing, and responding to the urgent need in America for high-quality childcare.

Price: \$4,985,000
6.25% Cap Rate



Harbor View CLC Property Information	
Location	209 Town Square Cir Mooresville, NC
Total Building Size (SF)	8,256 SF
Lot Size (Acres)	1.33
Lease Term Remaining	15 years
Rental Increases	3.0% annually
Year Built	2007/2024
Lease Type	Absolute NNN
Parking	+/- 33 Spaces

Offering Summary	
Offering Price	\$4,985,000
Current NOI	\$311,664
Current Tenant	Once Upon A Childcare LLC
Guarantor	OUAC/Individual Guarantors
Property Type	Children's Academy Building

Demographics			
	1 mile	3 miles	5 miles
2024 Population	7,739	54,527	161,423
2024 Total Households	2,573	19,410	58,727
2024 Average HHI	\$109,439	\$101,798	100,504



Investment Highlights

15-Year NNN Lease with Attractive Annual Rental Increases

The Tenant is operating under a 15 Year NNN lease with no landlord responsibilities that includes annual 3.0% rental increases, providing a significant hedge against inflation and a boost to the overall cash flow of the asset.

Strong Guarantors

Once Upon A Childcare operate across 8 locations and boast strong guarantor positions that offer safety and peace of mind to an investor.

Ideal Demographics

The 5-mile population has grown by 18% since 2010, with projected growth of 10% in the next 5 years.

Incredible Ease of Access

Subject property is located in the Mooresville main commercial corridor with many major retailers, office users, and daytime employment



Lease Abstract

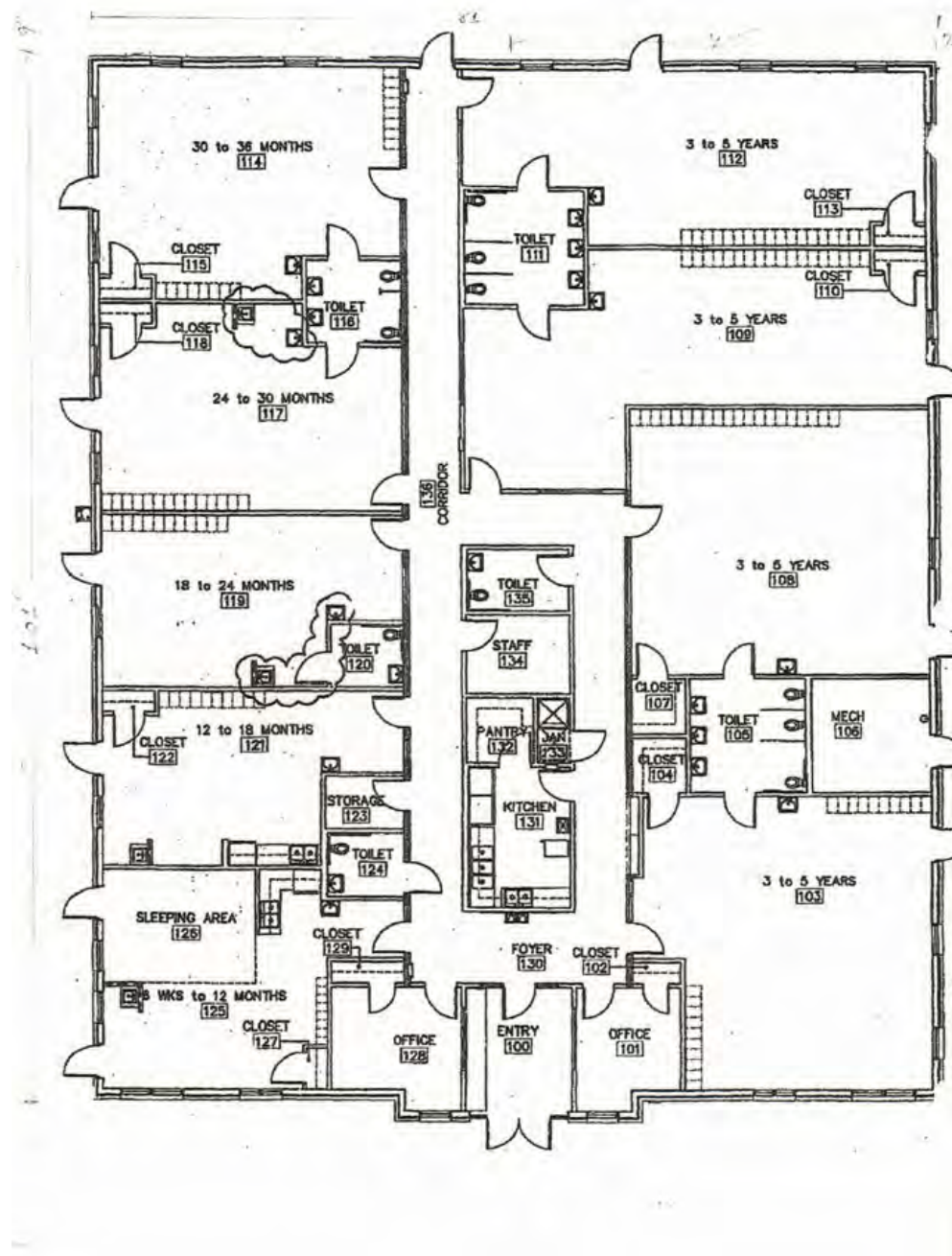
Tenant	Once Upon A Childcare, LLC
Guarantor	Once Upon A Childcare LLC + Individuals
Address	209 Town Square Cir Mooresville, NC
Building Size (SF)	8,256
Lot Size (Acres)	1.33
Year Built/Renovated	2007/2024
Rent Commencement	September 1, 2026
Lease/Rent Expiration	August 31, 2041
Lease Term Remaining	15 years
Annual Base Rent	\$311,664
Rental Increases	3.0% annually
Renewal Options	2 x 5-year options
Renewal Notice	180 days
Option Increases	3.0% annually
Lease Type	Absolute NNN
Landlord Responsibilities	None
Insurance	Tenant responsible
Taxes	Tenant responsible
Utilities	Tenant responsible
HVAC	Tenant responsible
Estoppel	10 days advance notice
Property ID	21301215
Ownership Interest	Fee simple
Encumbrances	None; delivered free and clear

Rent Schedule

Base Lease

1	Aug. 31, 2026 - Aug. 30, 2027	\$311,664.00	\$25,972.00	\$37.75
2	Aug. 31, 2027 - Aug. 30, 2028	\$321,013.92	\$26,751.16	\$38.88
3	Aug. 31, 2028 - Aug. 30, 2029	\$330,644.34	\$27,553.69	\$40.05
4	Aug. 31, 2029 - Aug. 30, 2030	\$340,563.67	\$28,380.31	\$41.25
5	Aug. 31, 2030 - Aug. 30, 2031	\$350,780.58	\$29,231.71	\$42.49
6	Aug. 31, 2031 - Aug. 30, 2032	\$361,304.00	\$30,108.67	\$43.76
7	Aug. 31, 2032 - Aug. 30, 2033	\$372,143.11	\$31,011.93	\$45.08
8	Aug. 31, 2033 - Aug. 30, 2034	\$383,307.41	\$31,942.28	\$46.43
9	Aug. 31, 2034 - Aug. 30, 2035	\$394,806.63	\$32,900.55	\$47.82
10	Aug. 31, 2035 - Aug. 30, 2036	\$406,650.83	\$33,887.57	\$49.26
11	Aug. 31, 2036 - Aug. 30, 2037	\$418,850.35	\$34,904.20	\$50.73
12	Aug. 31, 2037 - Aug. 30, 2038	\$431,415.87	\$35,951.32	\$52.25
13	Aug. 31, 2038 - Aug. 30, 2039	\$444,358.34	\$37,029.86	\$53.82
14	Aug. 31, 2039 - Aug. 30, 2040	\$457,689.09	\$38,140.76	\$55.44
15	Aug. 31, 2040 - Aug. 30, 2041	\$471,419.76	\$39,284.98	\$57.10

Floor Plan





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