



Guidepost Montessori South Riding

43181 Amberwood Drive, Chantilly, VA 20152

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$9,650,000
BUILDING SIZE:	9,888 SF
LOT SIZE:	1.07 Acres
CAP RATE:	6.38%
NOI:	\$616,031
RENT INCREASES:	2% Annually
LEASE EXPIRATION:	8/31/2040
RENEWAL OPTIONS:	4 x 5 Years
AVG 17-YR CAP RATE:	7.51%
YEAR BUILT:	2008
RENOVATED:	2020
ZONING:	CLI

PROPERTY OVERVIEW

Introducing a prime investment opportunity in Chantilly, Loudoun County, VA. This 9,888 SF property, built in 2008 and renovated in 2020, boasts a CLI zoning, one of the most versatile Zoning codes in the County. The property is currently leased to Guidepost Montessori, a part of the largest Montessori school network in the country, with over 100 locations nationally and international expansion.

The Lease is a 20-Yr Lease NNN lease with approximately 17 years remaining on the original term and 4 x 5-Yr renewal options and 2% annual Rent Increases. The property is located in the Washington DC Metro area, offering 100% occupancy and providing immediate rental income. With its modern facilities and strategic location, this property presents the perfect turnkey solution for investors seeking a stable and lucrative opportunity in the commercial real estate market.

PROPERTY DETAILS

SALE PRICE

\$9,650,000

LOCATION INFORMATION

BUILDING NAME	Guidepost Montessori South Riding
STREET ADDRESS	43181 Amberwood Drive
CITY, STATE, ZIP	Chantilly, VA 20152
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Riding/Stone Spring/Aldie
NEAREST HIGHWAY	Route 50
NEAREST AIRPORT	Dulles International Airport

BUILDING INFORMATION

BUILDING SIZE	9,888 SF
NOI	\$616,031.00
CAP RATE	6.38
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2008
YEAR LAST RENOVATED	2020
CONSTRUCTION STATUS	Existing
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	CLI
LOT SIZE	1.07 Acres

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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HIGHLIGHTS

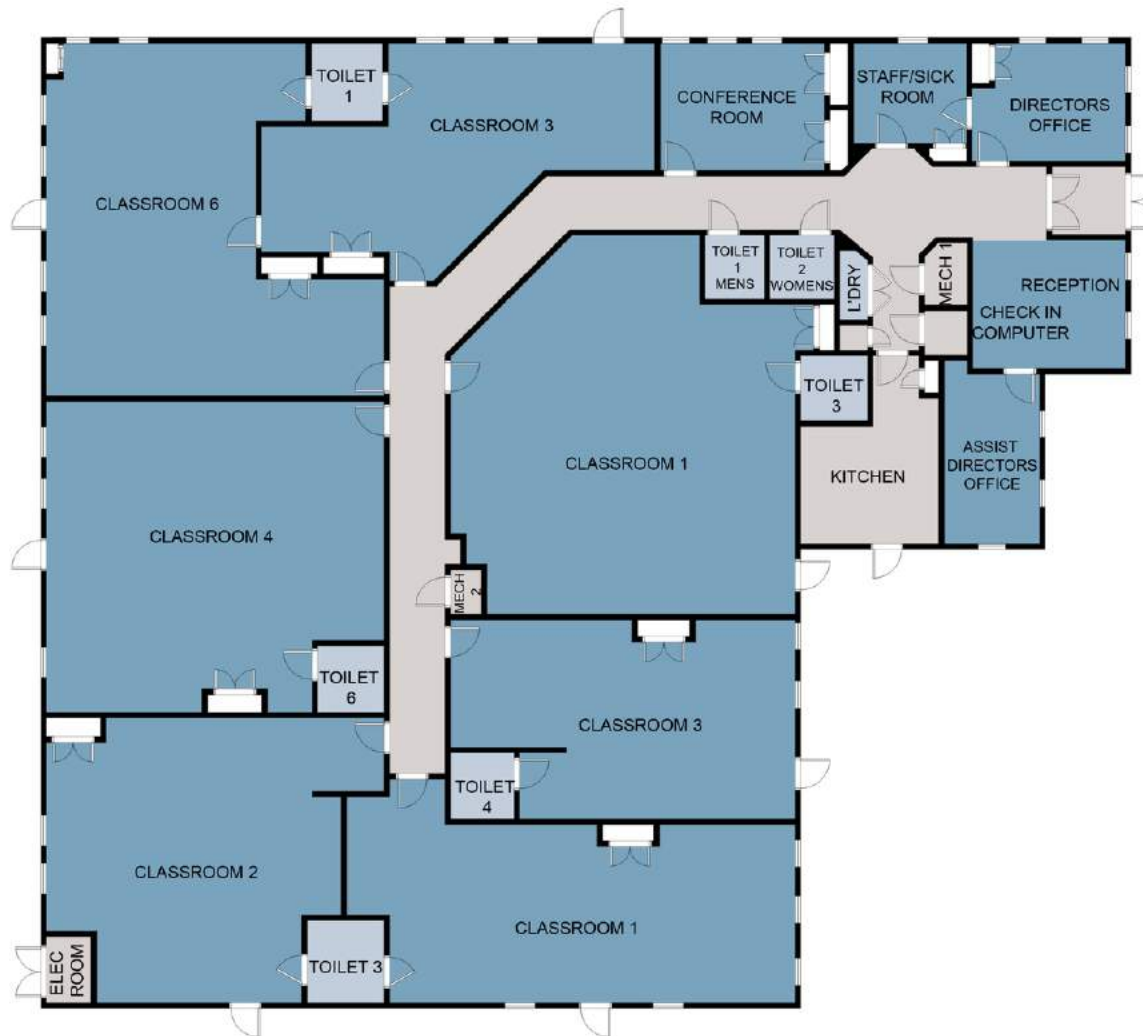
- - 9,888 SF Early Education Center
- - Renovated in 2020
- - CLI zoning for versatile use
- - Leased to Guidepost Montessori, the largest Montessori provider in the Country
- - 20-Yr NNN lease with 4 x 5 Year renewal options
- - Located in Loudoun County
- - 100% occupancy, stable rental income
- - 7.51% Cap rate average over remaining 17 year lease term
- - Ideal for stable and lucrative investment
- - Strategic location for commercial real estate
- - Turnkey solution for investors



ADDITIONAL PHOTOS



FLOOR PLANS

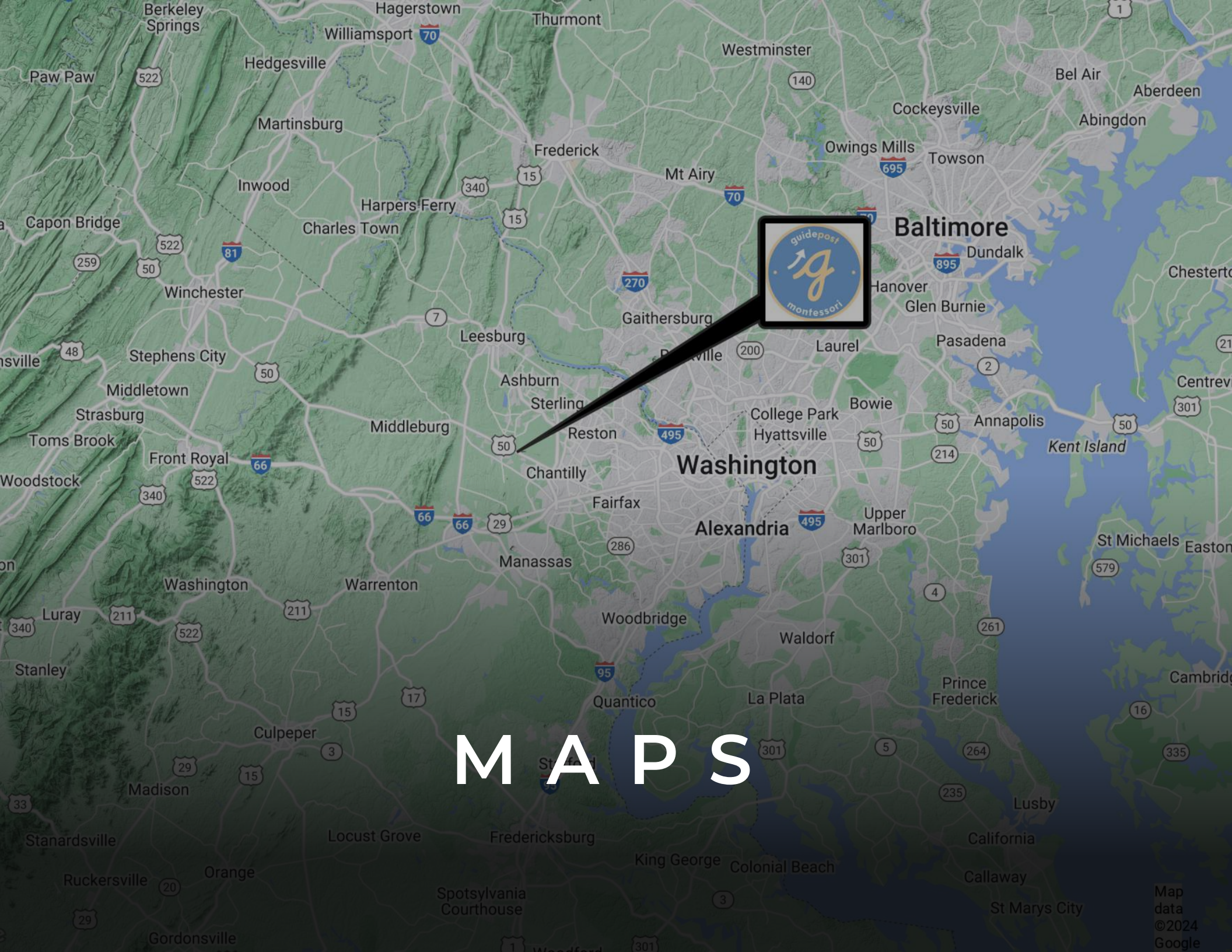


FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

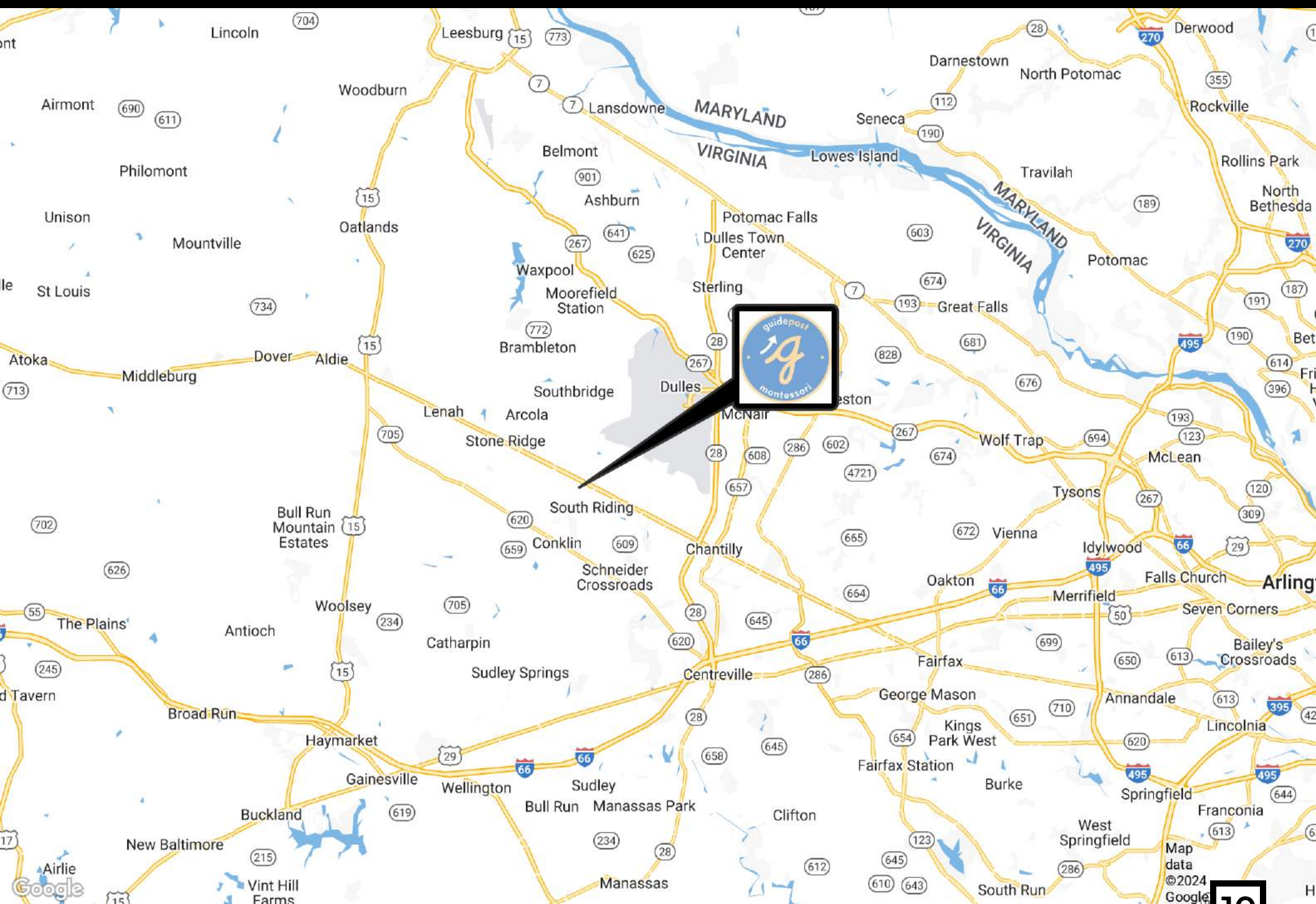
TOTAL : 9,888 Sqft

43181 Amberwood Plaza, Chantilly, VA 20152



MAPS

REGIONAL MAP



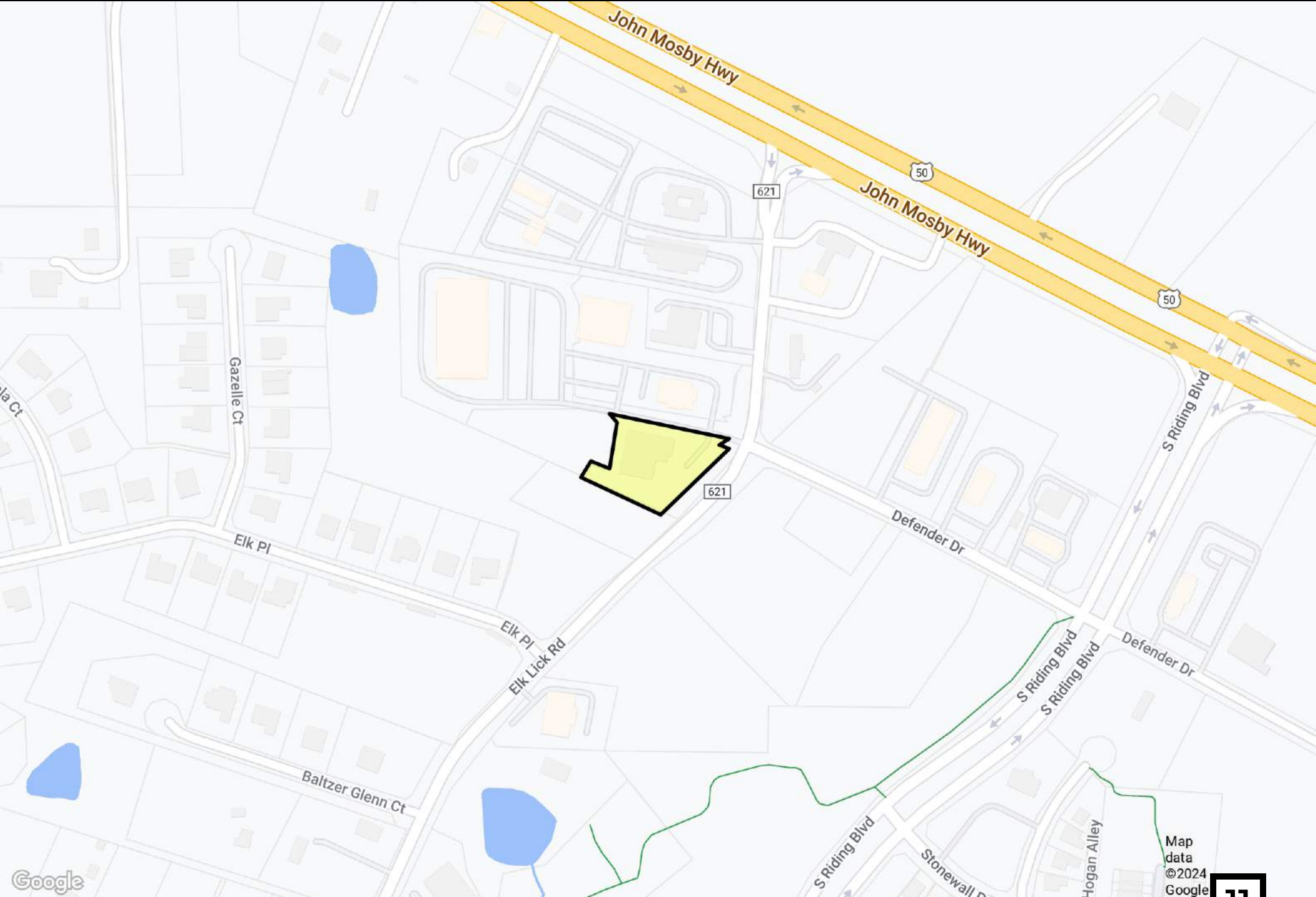
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LOCATION MAP



Map data ©2024 Google

RETAILER MAP



An aerial photograph of a commercial property. In the foreground, there is a large asphalt parking lot with several cars and a white van. To the left, a two-story brick building with a flat roof and large windows is visible. In the center, a larger brick building with a dark, gabled roof stands next to a fenced-in area with a small playground. To the right of the playground is a pond with a small island in the middle. The background shows a residential area with many houses and trees under a blue sky with light clouds.

LEASE
INFORMATION



**HIGHER
GROUND
EDUCATION**



**guidepost
montessori**

PARENT COMPANY: Higher Ground Education
BRAND: Guidepost Montessori
YEAR FOUNDED: 2015
LOCATIONS: Over 100 Nationally and Internationally
HEADQUARTERS: California
WEBSITE: www.tohigherground.com
WEBSITE: www.guidepostmontessori.com

ABOUT HIGHER GROUND EDUCATION & GUIDEPOST MONTESSORI

Higher Ground Education is a leading provider of Montessori-based educational offerings that empower children to live fully lived lives. Through its network of Guidepost Montessori schools and the Academy of Thought & Industry, Higher Ground offers a continuum of learning from infancy through adolescence that fosters independence, creativity, and a love of learning. Higher Ground's commitment to Montessori principles ensures that children are given the freedom to explore their interests, develop their own unique talents, and become confident, self-directed individuals.

LEASE SUMMARY

TENANT:	Guidepost Montessori
LEASED SQFT:	9,888 SF
LEASE TYPE:	NNN
LEASE COMMENCEMENT:	March 11, 2021
RENT COMMENCEMENT:	April 11, 2021
LEASE EXPIRATION:	August 31, 2040
LEASE TERM:	20 Years
TENANT RENEWAL OPTIONS:	4 x 5 Years
RENT INCREASES:	2% Annually
PROPERTY TAXES:	Tenant Responsibility
PROPERTY INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF:	Tenant to Maintain; Landlord only to replace structure of roof, if needed
HVAC:	Tenant Responsibility
UTILITIES:	Tenant Responsibility
GUARANTOR:	Corporate



RENT SCHEDULE

Lease Years	Annual Base Rent	Monthly Base Rent
1	\$580,500	\$48,375
2	\$592,110	\$49,343
3	\$603,952	\$50,329
4	\$616,031	\$51,336
5	\$628,352	\$52,363
6	\$640,919	\$53,410
7	\$653,737	\$54,478
8	\$666,812	\$55,568
9	\$680,148	\$56,679
10	\$693,751	\$57,813
11	\$707,626	\$58,969
12	\$721,779	\$60,148
13	\$736,214	\$61,351
14	\$750,939	\$62,578
15	\$765,957	\$63,830
16	\$781,277	\$65,106
17	\$796,902	\$66,409
18	\$812,840	\$67,737
19	\$829,097	\$69,091
20	\$845,679	\$70,473



AREA OVERVIEW

ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."

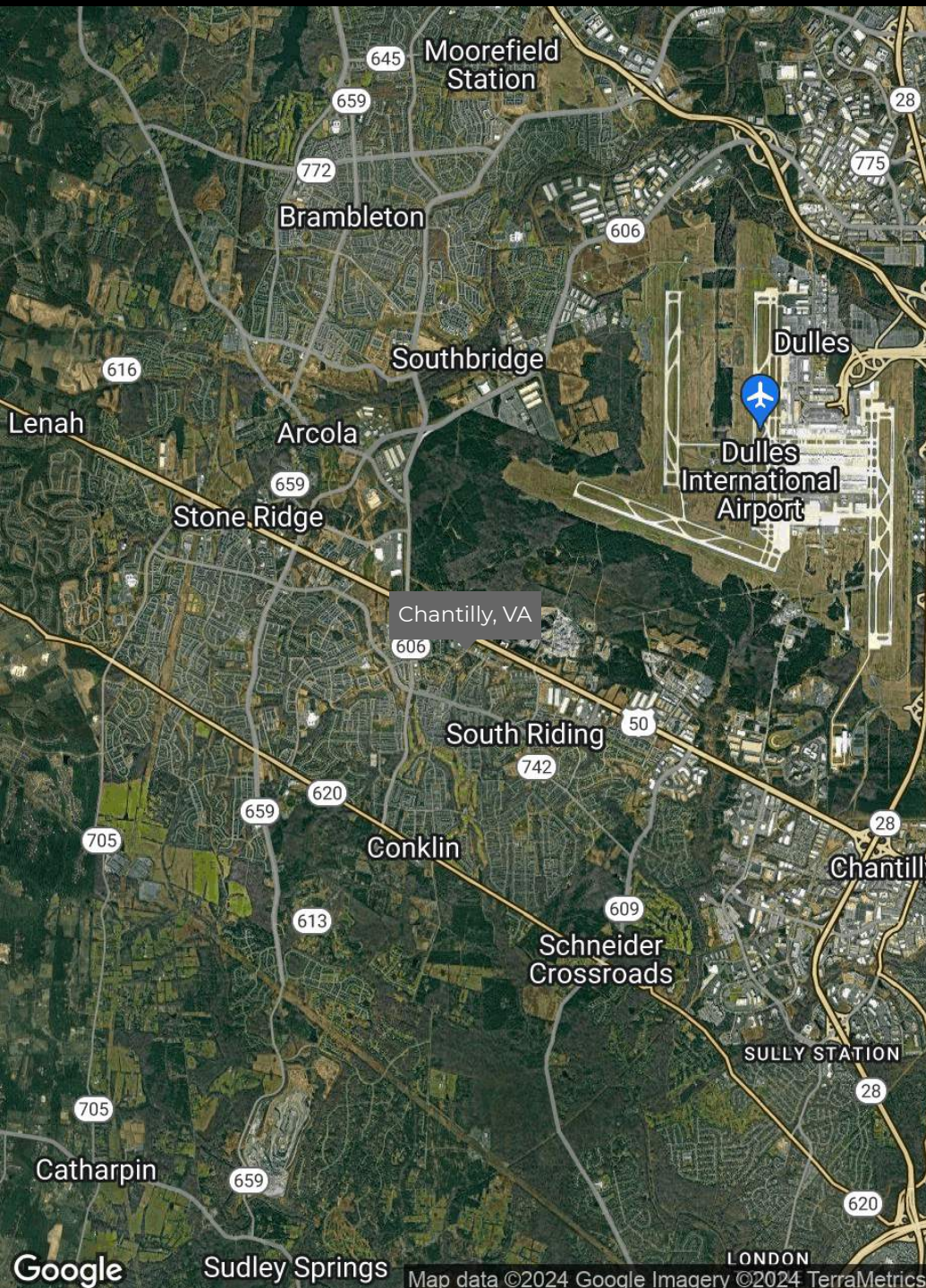


Fastest Growing
County

#1 Wealthiest County
In the U.S.

Top Business
Growth

CITY INFORMATION



ABOUT CHANTILLY, VA

Chantilly, Virginia, located in Loudoun County, also known as South Riding, is a vibrant and strategically situated community in the Northern Virginia region. Notably known for its proximity to Washington, D.C., Chantilly serves as a pivotal area for businesses due to its access to major highways, Dulles International Airport, and a growing technology corridor. The business environment in Chantilly is diverse, with a strong presence in the technology, defense, and aerospace industries, capitalizing on its location near the National Reconnaissance Office and other key federal agencies.

The area is characterized by a mix of office parks, commercial buildings, retail establishments, and residential communities. This blend supports a robust local economy and provides a variety of services and amenities to residents and businesses alike. The local business community benefits from the region's affluent demographic and highly educated workforce, making it an attractive location for both established companies and startups.

Chantilly's position within the Dulles Technology Corridor, which stretches along the Dulles Toll Road towards the airport, underscores its significance as a hub for innovation and technology companies. The corridor is home to numerous IT, telecommunications, and software companies, driving economic growth and job creation in the area.

Retail and hospitality also play significant roles in Chantilly's economy, catering to both the local population and visitors. The area's shopping centers, restaurants, hotels, and recreational facilities add to its appeal as a place to live, work, and do business.

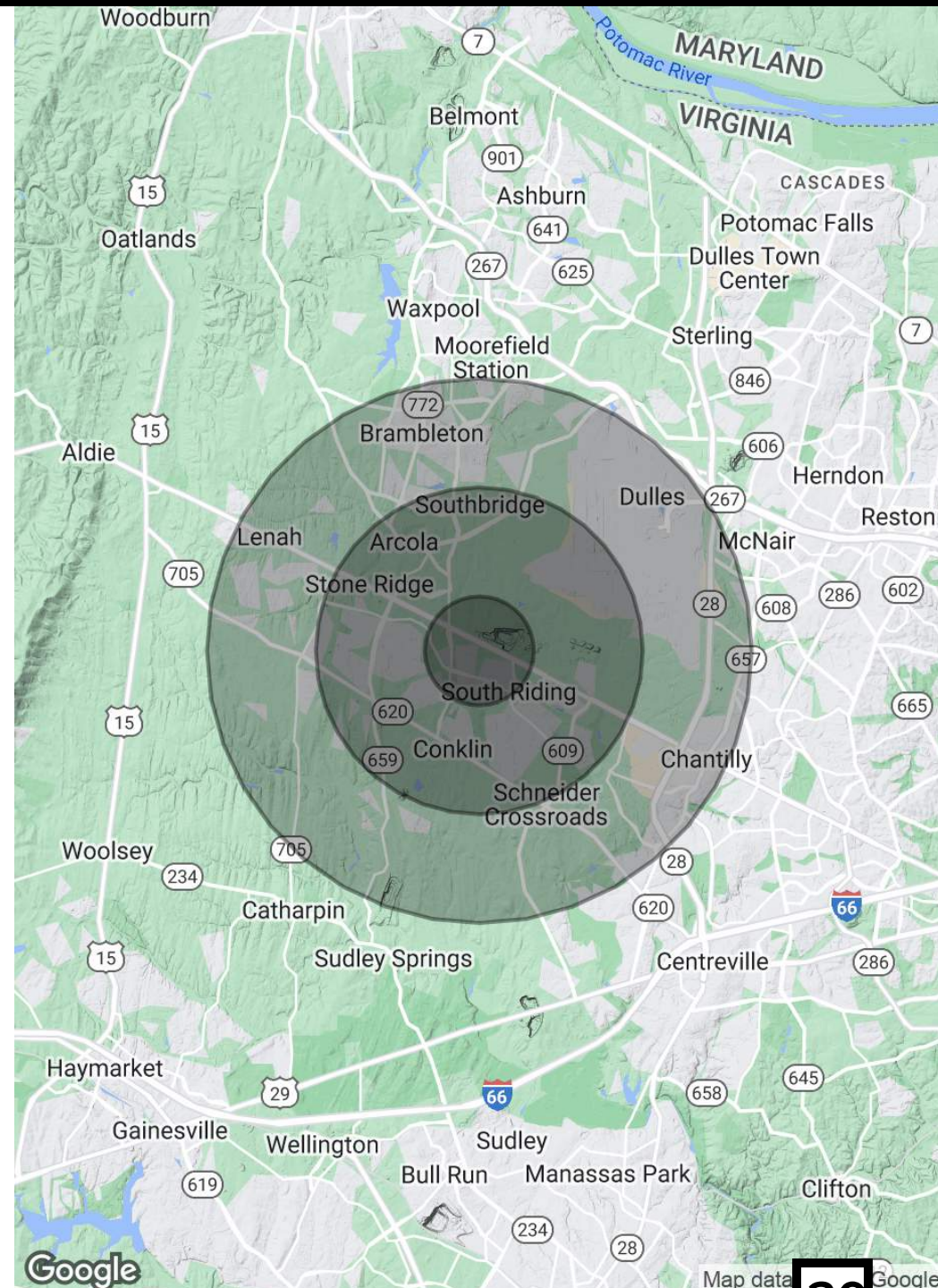
Furthermore, Chantilly's history and culture, highlighted by landmarks such as the Steven F. Udvar-Hazy Center of the National Air and Space Museum, enrich the community and attract tourists, further diversifying its economic base.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,169	56,703	111,298
AVERAGE AGE	36.2	35.8	36.0
AVERAGE AGE (MALE)	36.8	36.3	36.2
AVERAGE AGE (FEMALE)	35.7	35.5	35.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,384	17,383	34,811
# OF PERSONS PER HH	3.0	3.3	3.2
AVERAGE HH INCOME	\$162,251	\$184,129	\$183,531
AVERAGE HOUSE VALUE	\$498,905	\$540,600	\$560,136

* Demographic data derived from 2020 ACS - US Census



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A B O U T U S

MEET THE TEAM



JOE SERAFIN
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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.