



## Childcare Investment Portfolio

Two-Center Essential-Use Childcare Investment

Columbia, South Carolina MSA

# Executive Summary

THE CREEA Group is pleased to exclusively present the Columbia Childcare Investment Portfolio, a two-center, essential-use childcare investment located within the Columbia, South Carolina MSA. The portfolio is fully leased to established childcare operators with long-term occupancy history, providing stable in-place income.

The portfolio generates approximately \$90,000 in annual net operating income, offering an attractive yield supported by consistent occupancy and tenant performance. One property operates under a net (NN) lease and the other under a triple-net (NNN) lease, resulting in limited landlord responsibilities and favorable expense pass-throughs. Each lease includes an executed purchase option, providing a defined exit structure for future ownership.

This offering presents an opportunity to acquire a stabilized, income-producing asset supported by durable demand drivers and favorable lease structures.

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| <b>Price: \$965,000</b>                |
| <b>Net Operating Income: ~\$90,000</b> |
| <b>Cap Rate: ~9.3%</b>                 |
| <b>Occupancy: 100%</b>                 |
| <b>Lease Structure: NN / NNN</b>       |



**Images shown are for illustrative purposes only and do not depict the subject properties.**

# Investment Highlights

## Key Property Details

- Two (2) stabilized childcare assets
- 100% leased to long-term operators
- Located in Columbia, SC MSA

## Operations

- ~\$102,000 annual rental income
- NN / NNN lease structures
- Limited landlord responsibilities

## Investment Profile

- ~\$90,000 NOI
- Essential-use asset class
- Built-in exit via tenant purchase options



# Financial Summary

**Asking Price:** \$965,000

**Net Operating Income:** ~\$90,000

**Properties:** Two (2)

**Occupancy:** 100%

**Asset Type:** Essential-Use Childcare

**Lease Structure:** One Net (NN) Lease / One Triple-Net (NNN) Lease

The portfolio is offered at \$965,000 and consists of two fully leased childcare facilities located within the Columbia, South Carolina MSA. The assets are leased to established operators under NN and NNN structures, providing stable in-place income with limited landlord responsibilities. Each lease includes an executed purchase option, offering a defined exit strategy for future ownership.



# Performance Trends

Both childcare centers are operated by established tenants with a history of continuous operations, supporting reliable occupancy and in-place income across the portfolio.

The leases were originally structured as gross leases and have since been repositioned into net (NN) and triple-net (NNN) lease structures. This transition reduces landlord responsibilities and aligns the assets for long-term ownership, including the implementation of tenant purchase options that provide a defined exit strategy.

Ownership has completed targeted capital improvements to support ongoing operations, including site and building upgrades that enhance functionality while maintaining operational continuity.

Overall, the portfolio reflects consistent operational performance supported by experienced operators and improved lease structures, positioning the assets for continued income stability.



# Submarket Overview

## St. Andrews Submarket

The St. Andrews submarket is an established suburban area within the Columbia, South Carolina MSA, supported by stable residential neighborhoods and long-standing commercial corridors. The area serves a consistent workforce population, creating steady demand for essential services such as childcare. Convenient access to major roadways supports daily commuting and neighborhood-oriented uses.

## Northeast Columbia / Garners Ferry Area

The Northeast Columbia area, including the Garners Ferry corridor, is a growing submarket supported by expanding residential development and ongoing commercial activity. Garners Ferry Road functions as a primary arterial corridor with strong accessibility, connecting nearby neighborhoods to employment centers. Childcare facilities in this area benefit from proximity to residential growth and commuter traffic patterns.



# Childcare Industry Overview & Market Dynamics

The childcare market within the Columbia, South Carolina MSA is primarily served by established, neighborhood-oriented facilities that operate within defined local trade areas. Demand for childcare services is closely tied to surrounding residential communities and workforce participation, supporting consistent utilization for existing providers.

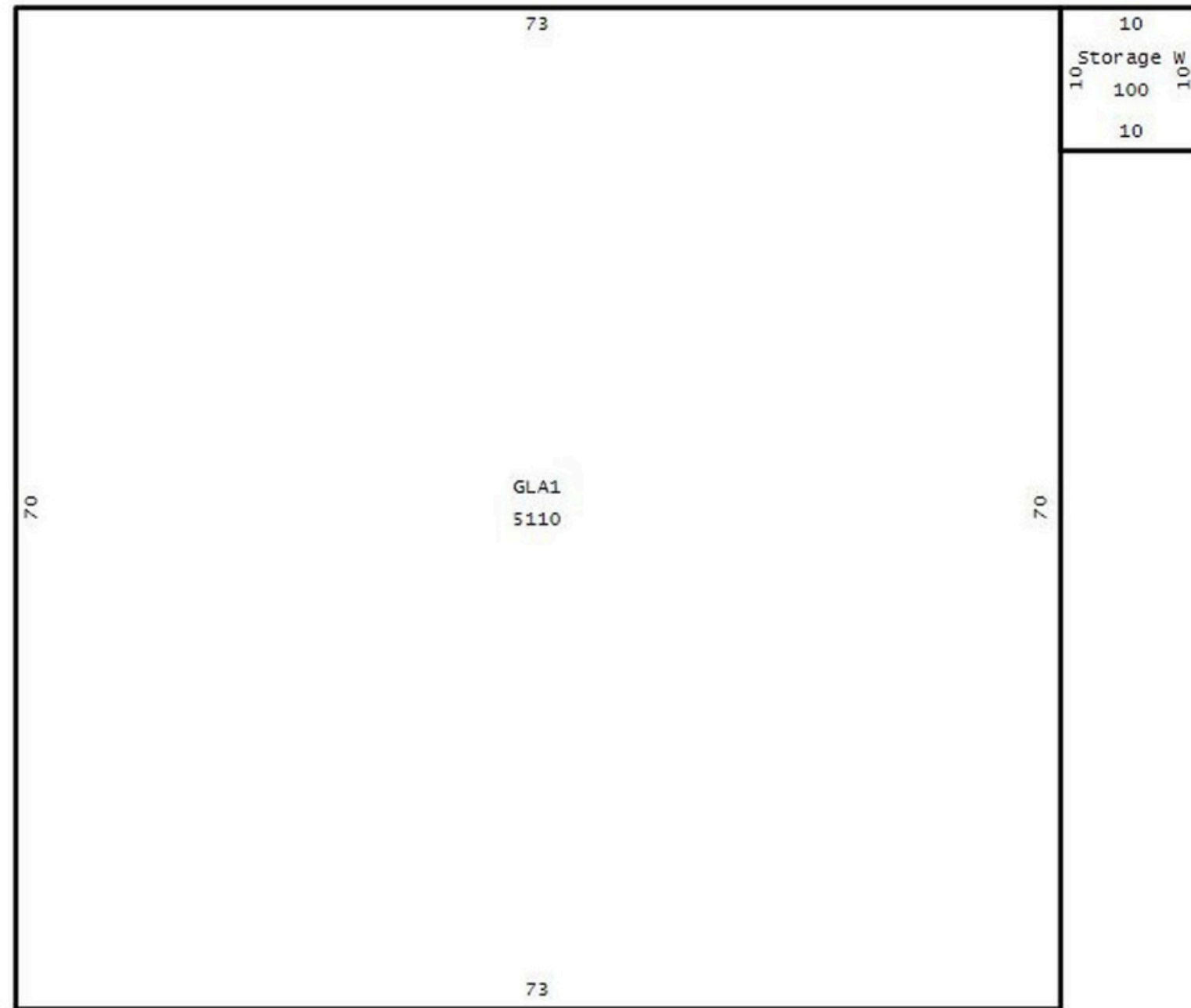
While childcare licensing activity continues statewide, there is no indication of significant new purpose-built childcare development occurring within the subject submarkets at this time. New supply is generally incremental and often limited by zoning requirements, licensing standards, and the specialized buildout associated with childcare facilities.

Within the St. Andrews and Northeast Columbia / Garners Ferry submarkets, competition is largely localized and consists of existing operators serving nearby residential populations. The subject properties benefit from established operations, purpose-built layouts, and long-standing presence within their respective communities, positioning them favorably within the local competitive landscape/

Both tenants operate within the essential childcare sector, which continues to demonstrate durable demand driven by workforce participation and population needs. While the industry is subject to evolving public funding dynamics, experienced operators are often able to adapt through adjustments in payer mix, including private-pay enrollment. The in-place operators demonstrate strong performance indicators supporting continued operational stability.

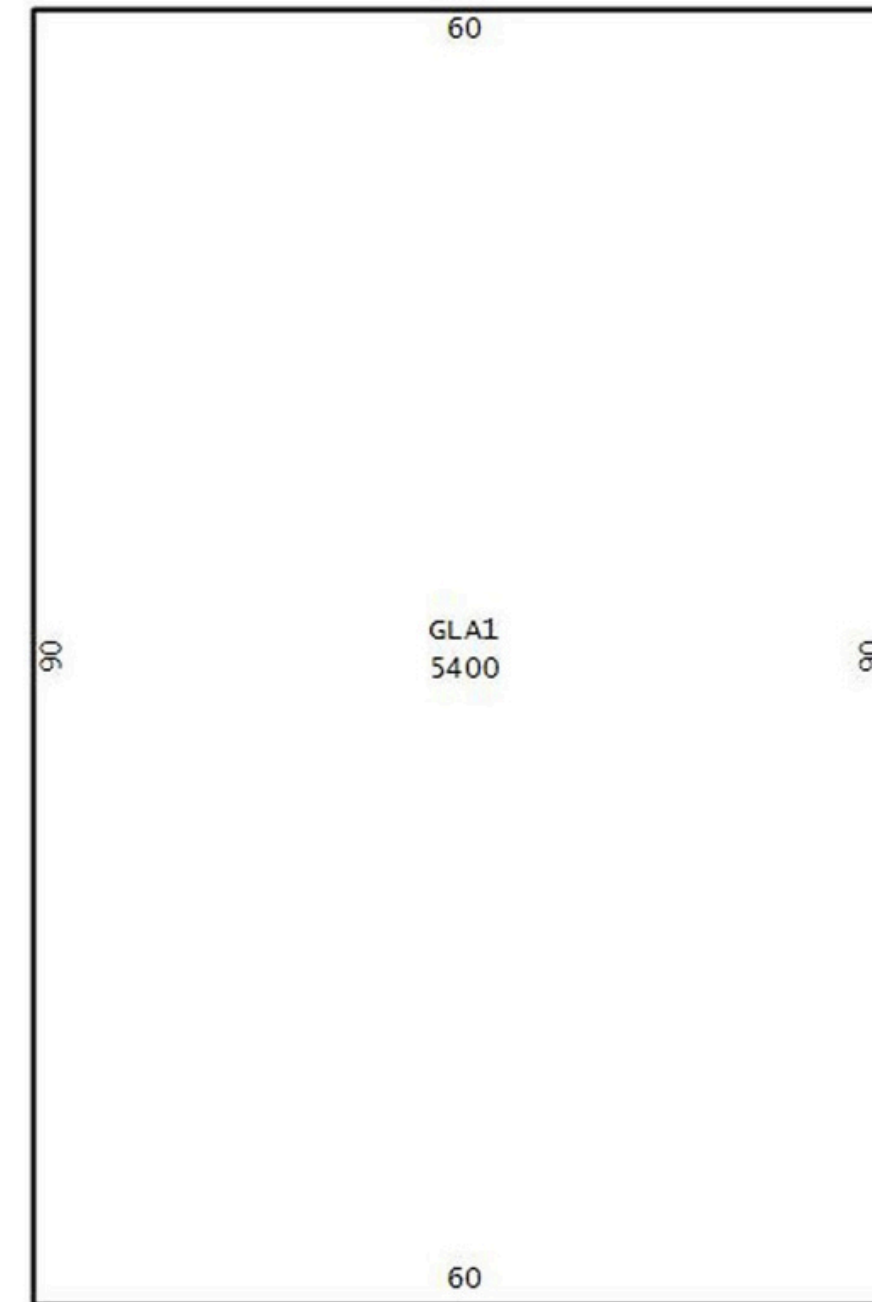
# Conceptual Building Layout

1 Creative Drive, Columbia, SC 29210



Building A (29210): 5110 SF

900 Greenlawn Drive, Columbia, SC 29209



Building B (29209): 5400 SF

The building layouts shown are conceptual in nature and are intended for illustrative purposes only. The drawings depict general building footprints and approximate configurations to provide orientation and scale. Final site configurations, dimensions, and improvements are subject to verification through independent due diligence.

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**CREEA  
GROUP**

Contact Listing Broker:

*Ashley Flott*

**THE CREEA GROUP**

1122 Lady Street, Ofc 253

Columbia, SC 29201

Office: 844-442-4552

Mobile: 803-603-5369

[info@creeagroup.com](mailto:info@creeagroup.com)

[www.creeagroup.com](http://www.creeagroup.com)

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