



615 1ST AVE SE, CEDAR RAPIDS, IA 52403

OFFERING MEMORANDUM

**CORPORATE GUARANTEE**

#1 LARGEST CHILDCARE PROVIDER

**NEW 10 YEAR LEASE IN 2022**

TOOK OVER AN EXISTING DAYCARE SCHOOL



NOW  
KinderCare  
800-461-2222  
www.kinder-care.com



615

KinderCare  
CHILDREN'S CENTER  
615  
1234 Main Street  
City, State, Zip



615 1ST AVE SE, CEDAR RAPIDS, IA 52403

**OFFERING PRICE: \$3,455,900    CAP RATE: 7.00%**

GROSS LEASABLE AREA: +/- 34,483 SF

PRICE / SF: \$100.22

NET OPERATING INCOME: \$241,913

CURRENT OCCUPANCY: 100%

YEAR BUILT / RENOVATED: 1970

LOT SIZE: +/- 0.71 AC

TYPE OF OWNERSHIP: Fee Simple

**PROPOSED FINANCING: 65% LTV / 5 YR TERM / 25 YR AMORT / 5.95% RATE**

**CASH ON CASH RETURN: \$69,058 / 5.71%**

**TOTAL RETURN: \$109,343 / 9.04%**





## RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current – 10/31/2027	\$241,913	\$20,159	\$7.02	7.00%
11/1/2027 - 10/31/2032	\$266,105	\$22,175	\$7.72	7.70%
Option 1	\$292,715	\$24,393	\$8.49	8.47%
Option 2	\$321,986	\$26,832	\$9.34	9.32%

## LEASE SUMMARY

LEASE TYPE:	Double-Net
LEASE GUARANTEE:	Corporate
OPTION TO PURCHASE / ROFR:	N/A
SALES / FINANCIAL REPORTING:	Public Company
RENT COMMENCEMENT:	10/31/2022
LEASE EXPIRATION:	10/31/2032
RENT INCREASES:	10% In Year 6 (11/1/2027)
OPTIONS:	Two – Five Year Options



## INVESTMENT HIGHLIGHTS

### BUILDING OVERVIEW

- +/- 34,483 SQUARE FEET
- +/- 0.71 AC PARCEL
- BUILT IN 1970
- COURTYARD PLAYGROUND
- INDOOR GYM FOR THE KIDS ON RAINY DAYS
- COMMERCIAL KITCHEN WITH TYPE 2 HOOD
- SMALL FITNESS AREA FOR STAFF
- LARGE CONFERENCE ROOM FOR TRAININGS AND/OR PARENT CONFERENCES

### KINDERCARE

- CORPORATE GUARANTEE – 1,400+ LOCATIONS
- FOUNDED: 1969
- #1 LARGEST CHILDCARE PROVIDER
- HEADQUARTERS: PORTLAND, OR

### LEASE OVERVIEW

- 10 YEAR LEASE
- 10% RENT INCREASE IN YEAR 6 (11/1/2027)
- OVER SIX YEARS REMAIN
- TWO-FIVE YEAR OPTIONS

### DOUBLE-NET+ LEASE

- TENANT RESPONSIBLE FOR REAL ESTATE TAXES
- TENANT RESPONSIBLE FOR CAM
- TENANT RESPONSIBLE FOR INSURANCE
- LANDLORD RESPONSIBLE FOR ROOF & STRUCTURE

### LOCATION

- HARD CORNER
- DOWNTOWN LOCATION
- DRIVE UP/DROPOFF
- ADJACENT TO CEDAR RAPIDS FIRE STATION

### DEMOGRAPHICS

- OVER 146,000 RESIDENTS WITHIN FIVE MILES
- AVERAGE HOUSEHOLD INCOME OF \$78,316 WITHIN FIVE MILES

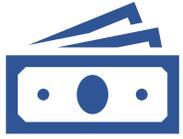
# CORPORATE GUARANTEE

## #1 LARGEST CHILDCARE PROVIDER

# NEW 10 YEAR LEASE IN 2022

## TOOK OVER AN EXISTING DAYCARE SCHOOL





AVERAGE HOUSEHOLD INCOME FIVE MILE RADIUS

**\$78,316**



HOUSEHOLDS WITHIN FIVE MILE RADIUS

**62,489**

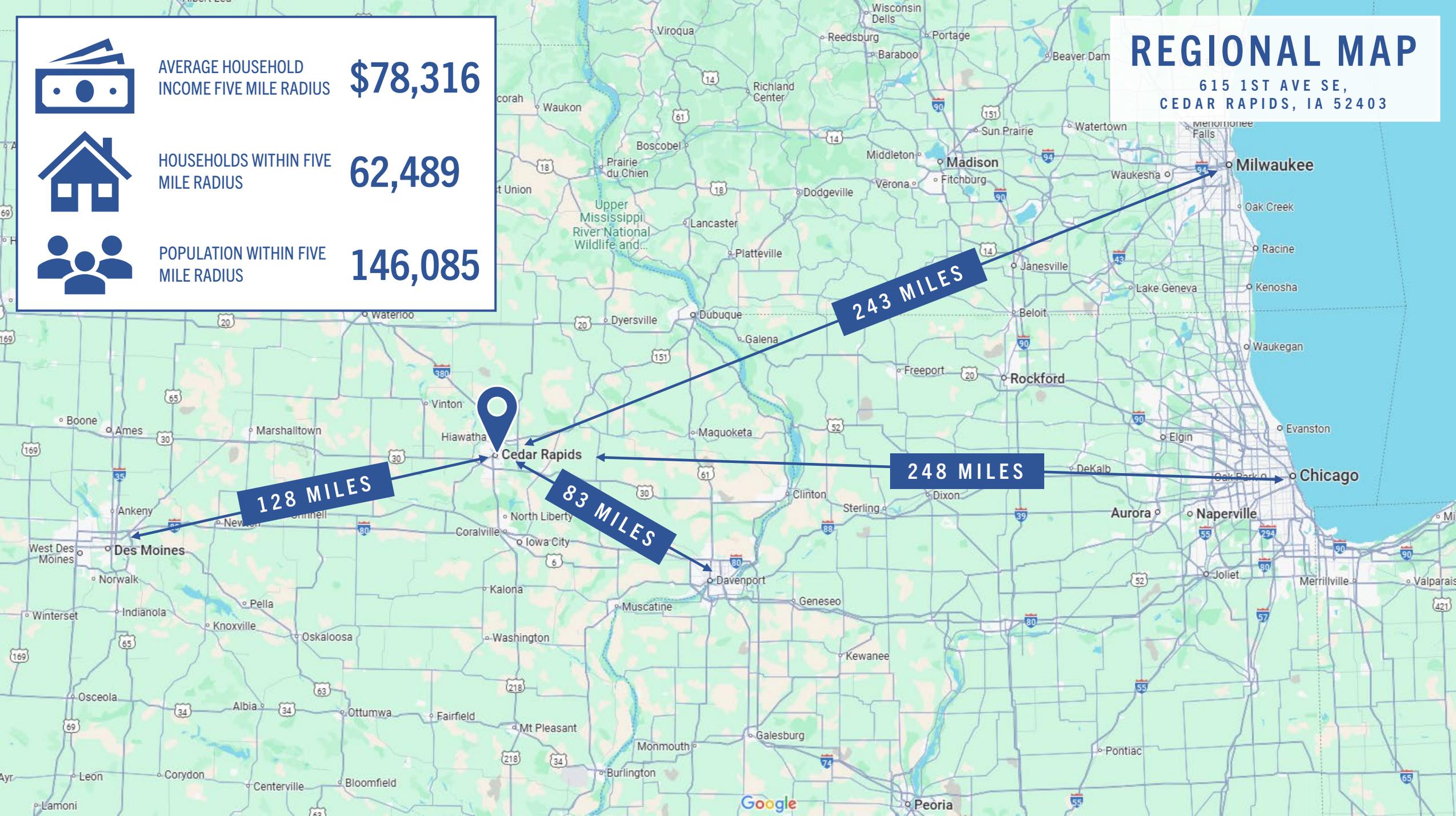


POPULATION WITHIN FIVE MILE RADIUS

**146,085**

# REGIONAL MAP

615 1ST AVE SE,  
CEDAR RAPIDS, IA 52403



**128 MILES**

**83 MILES**

**243 MILES**

**248 MILES**



## DEMOGRAPHICS SUMMARY

POPULATION	3 Miles	5 Miles	10 Miles
2029 Projection	76,113	145,680	209,483
2024 Population	76,355	146,085	210,046
2020 Population	76,622	146,285	210,691
Median Age	38.6	38.7	39.7

INCOME	3 Miles	5 Miles	10 Miles
Average	\$72,959	\$78,316	\$88,961
Median	\$58,841	\$61,613	\$68,384

### TRAFFIC COUNTS

1 <sup>st</sup> Ave E	16,021 (2020)
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HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2029 Projection	32,900	62,317	86,834
2024 Households	33,009	62,489	87,079
2020 Households	33,150	62,557	87,374

Source: © COSTAR 2024



AVERAGE HOUSEHOLD INCOME  
FIVE MILE RADIUS

**\$78,316**



HOUSEHOLDS WITHIN FIVE MILE  
RADIUS

**62,489**



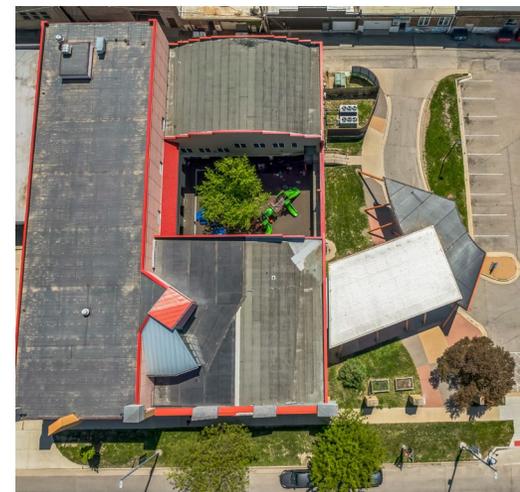
POPULATION WITHIN FIVE MILE  
RADIUS

**146,085**



DAILY TRAFFIC COUNTS

**16,021**



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ACTIVITY ID:



615 1ST AVE SE, CEDAR RAPIDS, IA 52403

**OFFERING MEMORANDUM**

**EXCLUSIVELY LISTED:**

**ARI CHARGO – LEAD AGENT**

ASSOCIATE

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**JEFF ROWLETT**

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