

# EVERBROOK ACADEMY (LEARNING CARE GROUP)

105 INGLESHAM DRIVE, HOLLY SPRINGS, NC 27540 (RALEIGH MSA)

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » 9 FEEDER ELEMENTARY SCHOOLS WITHIN A 3-MILE RADIUS
- » AHHI EXCEEDS \$137K WITHIN A 1-MILE RADIUS

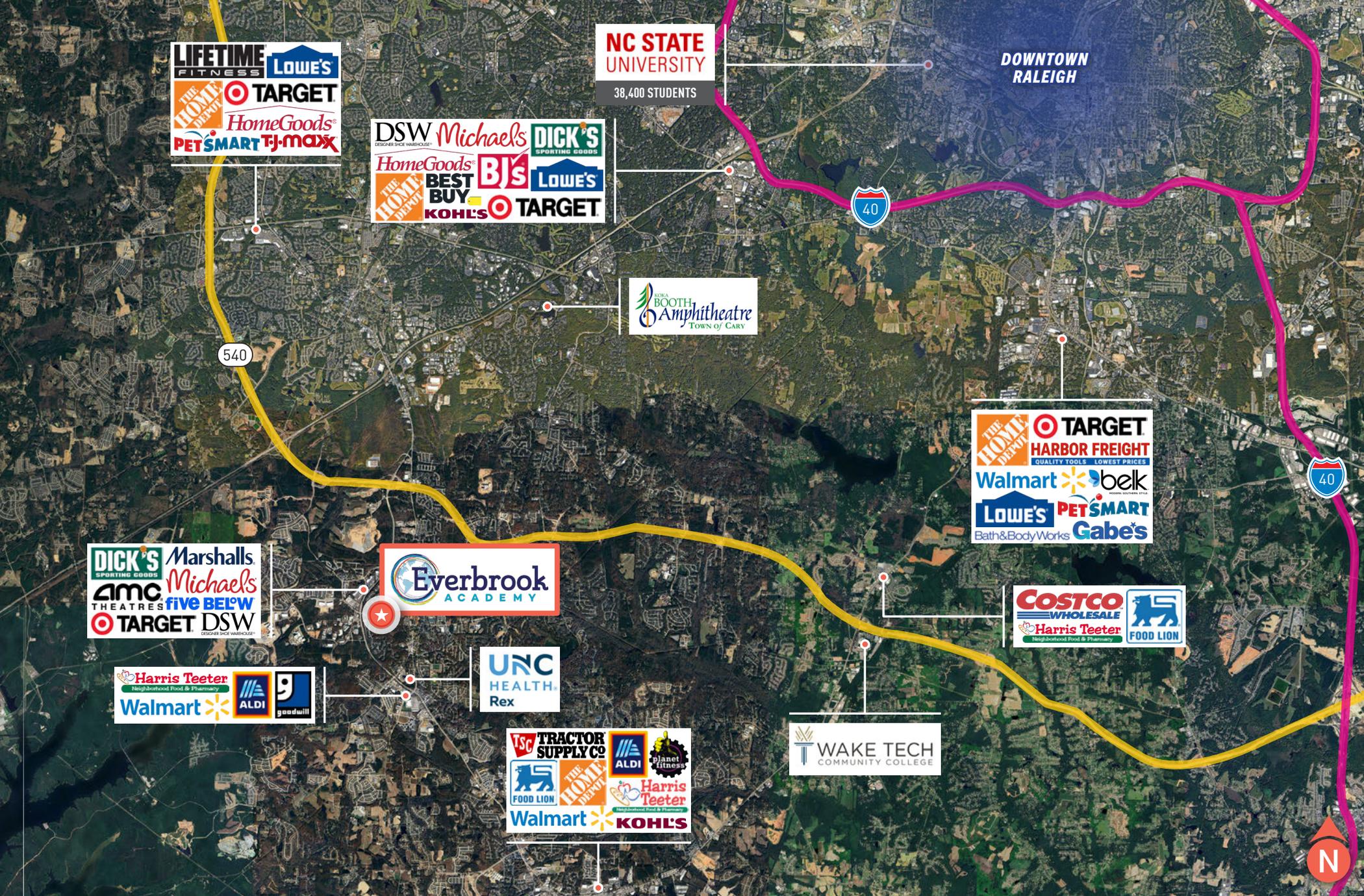


[WWW.EVERBROOKACADEMY.COM](http://WWW.EVERBROOKACADEMY.COM)



OFFERING MEMORANDUM

Marcus & Millichap



**LIFETIME FITNESS** **LOWE'S**  
**THE HOME DEPOT** **TARGET**  
**HomeGoods**  
**PET SMART T.J. MAXX**

**NC STATE UNIVERSITY**  
 38,400 STUDENTS

**DOWNTOWN RALEIGH**

**DSW** **Michaels** **DICK'S SPORTING GOODS**  
**HomeGoods** **BEST BUY** **BJS** **LOWE'S**  
**THE HOME DEPOT** **KOHL'S** **TARGET**

**KOKA BOOTH**  
**Amyhitheatre**  
 TOWN OF CARY

540



**THE HOME DEPOT** **TARGET**  
**HARBOR FREIGHT**  
 QUALITY TOOLS. LOWEST PRICES.  
**Walmart** **belk**  
**LOWE'S** **PET SMART**  
 Bath & Body Works **Gabes**

**DICK'S SPORTING GOODS** **Marshalls**  
**AMC THEATRES** **five BELOW**  
**TARGET** **DSW**  
 DESIGNER SHOE WAREHOUSE

**Everbrook ACADEMY**

**COSTCO WHOLESALE** **FOOD LION**  
**Harris Teeter**  
 Neighborhood Food & Pharmacy

**Harris Teeter**  
 Neighborhood Food & Pharmacy  
**Walmart** **ALDI** **goodwill**

**UNC HEALTH**  
 Rex

**WAKE TECH**  
 COMMUNITY COLLEGE

**TRACTOR SUPPLY CO** **ALDI** **planet fitness**  
**FOOD LION** **THE HOME DEPOT** **Harris Teeter**  
**Walmart** **KOHL'S**



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**PINE SPRINGS  
PREPARATORY ACADEMY**  
1,240+ STUDENTS

**THALES  
ACADEMY**  
230+ STUDENTS

**OAKVIEW  
ELEMENTARY SCHOOL**  
950+ STUDENTS



**TING PARK**



**HOLLY RIDGE  
MIDDLE SCHOOL**  
990+ STUDENTS



**DEVILS RIDGE  
GOLF CLUB**

**HOLLY SPRINGS  
ELEMENTARY SCHOOL**  
900+ STUDENTS

**HOLLY RIDGE  
ELEMENTARY SCHOOL**  
790+ STUDENTS

55



**WOMBLE PARK**



**HOLLY GROVE  
ELEMENTARY SCHOOL**  
900+ STUDENTS

**HOLLY GROVE  
MIDDLE SCHOOL**  
935+ STUDENTS



**HERBERT AKINS ROAD  
MIDDLE SCHOOL**  
820+ STUDENTS

**HOLLY SPRINGS  
HIGH SCHOOL**  
2,140+ STUDENTS

**BUCKHORN CREEK  
ELEMENTARY SCHOOL**  
760+ STUDENTS

**HERBERT AKINS ROAD  
ELEMENTARY SCHOOL**  
940+ STUDENTS



# Executive Summary

105 Inglesham Dr, Holly Springs, NC 27540

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$7,199,000</b>
Cap Rate	6.50%
Building Size	12,870 SF
Net Cash Flow	6.50% \$467,950
Year Built	2025
Lot Size	2.09 Acres

## LEASE SUMMARY

Lease Type	Modified Triple-Net (NNN) Lease*
Tenant	Everbrook Academy
Guarantor	Learning Care Group (MI), Inc
Rent Commencement Date	December 2, 2024
Lease Expiration Date	December 31, 2044
Lease Term	20 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	4, 5 Year Options

\*Landlord is responsible for structural components of the roof & building. Tenant is responsible for maintenance and repair of the Roof Membrane & HVAC, but not replacement. Roof Membrane & HVAC are new & feature warranties.

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/31/2029	\$467,950.00	6.50%
1/1/2030 – 12/31/2034	\$503,046.25	6.99%
1/1/2035 – 12/31/2039	\$540,774.72	7.51%
1/1/2040 – 12/31/2044	\$581,332.82	8.08%
Renewal Options	Annual Rent	Cap Rate
Option 1 (1/1/2045 – 12/31/2049)	\$624,932.78	8.68%
Option 2 (1/1/2050 – 12/31/2054)	\$671,802.74	9.33%
Option 3 (1/1/2055 – 12/31/2059)	\$722,187.95	10.03%
Option 4 (1/1/2060 – 12/31/2064)	\$776,352.04	10.78%

<b>Base Rent</b>	<b>\$467,950</b>
<b>Net Operating Income</b>	<b>\$467,950</b>
<b>Total Return</b>	<b>6.50% \$467,950</b>





**16,000 CPD**  
W HOLLY SPRINGS RD

**DOWNTON SQUARE**  
[ 80+ TOWNHOMES ]



**HOLLY SPRINGS  
ELEMENTARY SCHOOL**  
900+ STUDENTS



**16,000 CPD**  
W HOLLY SPRINGS RD

**DOWNTON SQUARE**  
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# Property Description



## INVESTMENT HIGHLIGHTS

- » Brand New 20-Year Triple-Net (NNN) Lease with 7.5% Rental Increases
- » New High-Quality 2025 Construction
- » Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands
- » Population in the Immediate Area is Projected to Increase 9% by 2030
- » Located in the Raleigh MSA with 108,022 Residents in a 5-Mile Radius
- » Average Household Income Exceeds \$154,000 in the Surrounding Area
- » Close Proximity to Holly Springs Towne Center - Tenants Include Target, Dick's Sporting Goods, Old Navy, and Marshalls

## DEMOGRAPHICS

### Population

	1-mile	3-miles	5-miles
2030 Projection	7,704	58,572	118,739
2025 Estimate	7,154	52,906	108,022
Growth 2025 - 2030	7.70%	10.71%	9.92%

### Households

	1-mile	3-miles	5-miles
2030 Projections	2,752	20,281	41,884
2025 Estimate	2,524	18,341	38,155
Growth 2025 - 2030	9.02%	10.58%	9.77%

### Income

	1-mile	3-miles	5-miles
2025 Est. Average Household Income	\$137,693	\$153,738	\$154,116
2025 Est. Median Household Income	\$113,395	\$128,804	\$128,957

# Tenant Overview



±71  
Locations



2016  
Founded



**NOVI, MICHIGAN**  
Headquarters



**EVERBROOKACADEMY.COM**  
Website

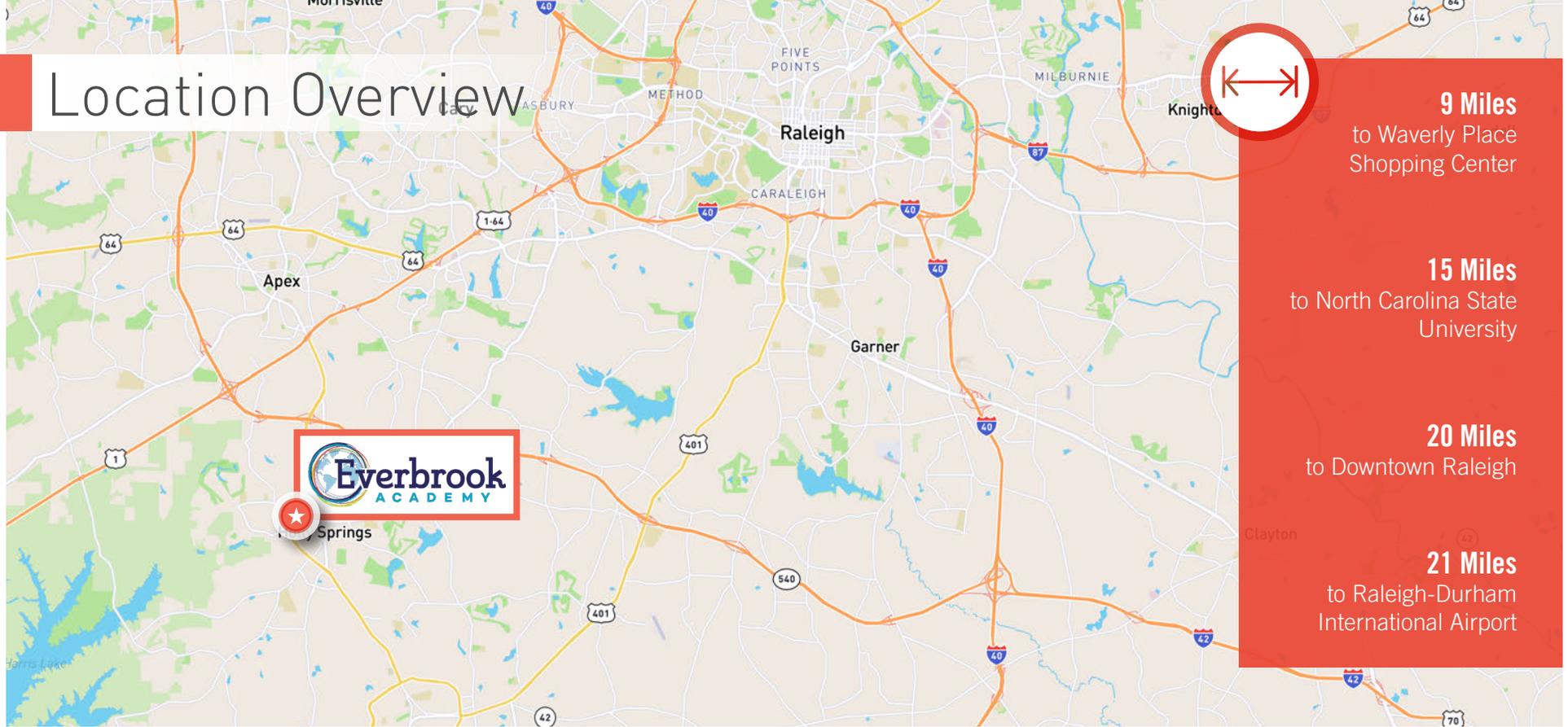
Everbrook Academy offers an engaging, nurturing environment for every child, during the most critical early years, starting in infancy. Across a range of programs, from infants to school-age students, Everbrook Academy provides personalized learning experiences and STEAM-inspired curriculum that helps chart the child's course to elementary school. Everbrook Academy is part of Learning Care Group, and has 71 schools open and in development across 14 states: Washington, California, Colorado, Texas, Minnesota, Michigan, Illinois, New York, Massachusetts, New Jersey, Maryland, Virginia, North Carolina, and South Carolina.

Learning Care Group is one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,150 schools across 11 unique brands.

# Property Photos



# Location Overview



Holly Springs is a town in North Carolina's Wake County, home to an estimated 41,200 residents and part of the Raleigh metropolitan area. Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

## **RALEIGH METROPOLITAN AREA**

The Raleigh-Durham-Chapel Hill metro is located in the north-central portion of North Carolina, where the North American Piedmont and Atlantic Coastal Plain regions join. The market is approximately a two-hour drive west of the Atlantic Ocean, and a four-hour commute east of the Appalachian Mountains. The metro is composed of 11 counties: Wake, Durham, Johnston, Chatham, Orange, Franklin, Harnett, Vance, Granville, Lee and Person. The most

highly populated is Wake County, with nearly 1.2 million residents, which is roughly half of the entire metro population. Raleigh, home to the state capital, has over 486,400 citizens, which leads the region. Durham is the second-largest city, closing in on 293,100 residents, followed by Cary, where roughly 181,900 people live.

The metro is projected to add roughly 200,000 people over the next five years, which will result in the formation of 81,200 households. A metro median home price of roughly \$469,000 is lower than many other East Coast communities, and the annual median household income is well above that of the nation. Numerous world-renowned colleges and universities located in the metro contribute to an educated labor pool.

# [ exclusively listed by ]

**Spencer Berkley**

Director  
602 687 6836  
spencer.berkley@marcusmillichap.com

**Mark J. Ruble**

Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

**Chris N. Lind**

Senior Managing Director  
602 687 6780  
chris.lind@marcusmillichap.com

**Zack House**

Senior Managing Director Investments  
602 687 6650  
zhouse@marcusmillichap.com

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For financing options, please reach out to:

**JOSH SCIOTTO**

602-687-6647

josh.sciotto@marcusmillichap.com

**Marcus & Millichap**  
Capital Corporation

**Charles Gallagher**

Broker of Record  
804 802 6881  
Lic #: 351471

**Marcus & Millichap**

Offices Nationwide  
[www.marcusmillichap.com](http://www.marcusmillichap.com)