



Celebree SCHOOL

120 WELLS AVENUE NEWTON, MA

BOSTON
10 MILES



CONFIDENTIAL OFFERING MEMORANDUM



Atlantic
CAPITAL PARTNERS™

**OFFERED
FOR SALE**

\$12,571,000 | 7.00% CAP

EXECUTIVE SUMMARY

This offering provides the opportunity to acquire a newly leased Celebree School under an absolute NNN structure, delivering investors fully passive, maintenance-free income backed by a 15-year initial term and consistent annual rent increases. As a leading and rapidly growing early childhood education operator, Celebree School brings long-term security aligned with essential service demand, creating a dependable and stable cash-flow investment.

The property underwent a comprehensive modernization in early 2024, including refreshed building systems, exterior upgrades such as a resurfaced parking area, and a complete interior transformation tailored specifically for childcare operations. A newly designed outdoor play area further enhances the facility's functionality and appeal. Located in Newton, MA just 10 miles from downtown Boston the asset benefits from exceptional demographics, high household incomes, and strong demand for childcare within a tightly constrained supply of suitable facilities. With its prime regional positioning, full recent renovation, and committed tenant, this property presents a compelling long-term investment in one of New England's most resilient and affluent markets.

Year 1 NOI	\$880,000
CAP Rate	7.00%
Price	\$12,571,000

ASSET SNAPSHOT

Tenant Name	Celebree School
Guarantor	Franchise
Address	120 Wells Avenue, Newton, MA
Building Size (GLA)	14,230 SF
Land Size	1.15 AC
Year Built	1972
Lease Type	Abs NNN
Landlord Responsibilities	None
Lease Commencement Date	9/21/2025
Lease Expiration Date	9/20/2040
Remaining Term	15 Years
Renewal Options	3 x 5-Years
Rental Increases	2.5% Annually
NOI	\$880,000




31,077
PEOPLE IN
3 MILE RADIUS


\$244,396
AHHI IN
3 MILE RADIUS


165,003
VPD ON
YANKEE HWY
I-95



TRUE PASSIVE OWNERSHIP WITH ABSOLUTE NNN LEASE

Complete elimination of landlord responsibilities creates a hands-off, stable investment ideal for long-term hold strategies



STRONG DEMAND FOR EARLY EDUCATION ASSETS IN GREATER BOSTON

Growing need for childcare services and limited availability of suitable facilities support tenant stability and long-term property performance



NEW LONG-TERM LEASE

Newly executed 15-year lease with a high-quality operator provides exceptional income security and long-range predictability



PRIME LOCATION NEAR BOSTON'S ECONOMIC CORE

Situated approximately ten miles from downtown Boston, the property benefits from affluent demographics, robust employment centers, and steady demand for essential services



CONSISTENT ANNUAL RENT INCREASES PROTECT PURCHASING POWER

Contractual rent escalations deliver built-in income growth and act as a reliable hedge against inflation



NEWTON DEMOGRAPHICS

1 MILE

13,083
PEOPLE

\$229,067
AHHI

3 MILES

31,077
PEOPLE

\$244,396
AHHI

5 MILES

70,271
PEOPLE

\$233,146
AHHI



BOSTON 10 MILES

CHARLES RIVER
COUNTRY CLUB

UMassAmherst
Mount Ida Campus


 Celebree
SCHOOL
NEWTON, MA



WINGATE
COMPANIES

WELLS AVE 7,000 VPD



 **Tripadvisor**
HEADQUARTERS

Residence INN
BY MARRIOTT

OPUS NEWTON
174 UNITS
COMPLETED SUMMER 2025

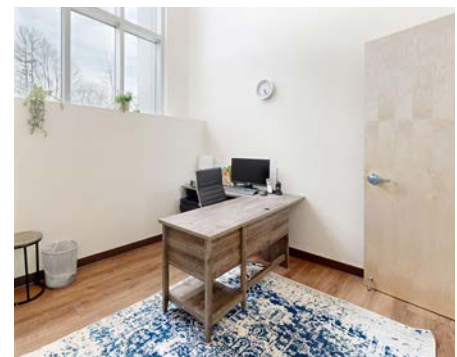
WELLS PARK
377,696 SF
OFFICE COMPLEX

**WINGATE
COMPANIES**

 **Celebree**
SCHOOL
NEWTON, MA

WELLS AVE 7,000 VPD







NORTHLAND NEWTON DEVELOPMENT
22.7-ACRES
800 APARTMENT UNITS
193,200 SF CLASS-A OFFICE
104,268 SF RETAIL

NEWTON NEXUS
TJ-maxx
SIERRA
QSOORA
Citizens Bank
TRADER JOE'S

NEWTON SOUTH HIGH SCHOOL
1,861 STUDENTS

HomeGoods

Marshall's
PRESSED

THE GABLES CONDOS
66 HOMES

CHARLES RIVER LANDING
262 UNITS



Shark NINJA HEADQUARTERS

THE KENDRICK
390 UNITS

NBC BOSTON

CHARLES RIVER COUNTRY CLUB

Tripadvisor HEADQUARTERS

Residence INN BY MARRIOTT

WORKBAR
27,000 SF OF SHARED OFFICE SPACE

OPUS NEWTON - 174 UNITS
COMPLETED SUMMER 2025

Bright Horizons CORPORATE HQ

RSM
Russian School of Mathematics

NEWTON WELLESLEY AMBULATORY CARE CENTER

UMass Amherst
Mount Ida Campus

Coca-Cola
NORTHEAST DISTRIBUTION CENTER

KENDRICK ST 29,100 VPD

CYBERARK SOFTWARE

WINGATE COMPANIES

WELLS PARK
377,696 SF OFFICE COMPLEX



SOLOMAN SCHECHTER DAY SCHOOL



Celebree
SCHOOL
NEWTON, MA



1 MILE

13,083

PEOPLE

\$229,067

AHHI

3 MILES

31,077

PEOPLE

\$244,396

AHHI

5 MILES

70,271

PEOPLE

\$233,146

AHHI

ARLINGTON

EVERETT

SOMERVILLE

WALTHAM

WATERTOWN

CAMBRIDGE

BOSTON LOGAN
INTERNATIONAL
AIRPORT

BOSTON

12 MILES

NEWTON

BROOKLINE

WELLESLEY



120 WELLS AVE
NEWTON, MA

The Boston–Cambridge–Newton MSA stands as one of the most educated and economically resilient regions in the country. Known for its concentration of world-class universities, leading healthcare institutions, and a strong professional services sector, the region benefits from a highly skilled workforce and a diverse economic base. Newton, located just west of downtown Boston (10 mi), is recognized for its exceptional quality of life, strong school system, and established residential communities. These attributes contribute to a stable demographic profile and sustained demand for high-quality goods and services.

Newton's strategic location provides convenient access to major employment hubs, public transit, and key transportation corridors, making it a highly desirable area for families and professionals. The community is characterized by strong household incomes, well-maintained neighborhoods, and a supportive local business environment. As part of the broader Boston metropolitan area, Newton benefits from steady economic growth, robust consumer spending, and long-term real estate stability, creating an attractive setting for tenants and investors seeking dependable market fundamentals.

Celebree School is a premier early childhood education operator serving infants through 12-year-olds with programs including infant and toddler care, preschool, before- and after-school care, and summer camps. Founded in 1994 in Ellicott City, Maryland, the organization has built its reputation on a child-centered philosophy that emphasizes routines, rituals, and consistency to create secure, emotionally supportive learning environments. This approach fosters stability, familiarity, and strong developmental outcomes, enabling students to thrive socially, emotionally, and academically. Celebree is committed to partnering with families and communities to deliver high-quality care that prioritizes safety, structure, and whole-child development.

Since launching its franchise model in 2019, Celebree School has experienced strong growth and now operates more than 50 schools across 19 states, serving **over 7,200 children weekly**. With multiple multi-unit franchise agreements in place, the brand continues to expand rapidly while maintaining its strong operational foundation. As a tenant, Celebree offers long-term stability, substantial investment in specialized childcare build-outs, and a recession-resilient business model driven by consistent demand for early education. Its centers serve as community anchors, bringing reliable **traffic, strong demographics, and enduring neighborhood value**, positioning Celebree School as a highly attractive tenant for retail and commercial real estate assets.

CELEBREE SCHOOL QUICK FACTS

Founded:	1994
Headquarters:	Timonium, MD
Ownership:	Public
Locations:	50+
Guaranty:	Corporate
Website:	https://www.celebree.com/



LESSEE:	Newton Daycare LLC			
LAND:	1.15 Acres			
LEASE TERM:	Fifteen (15) Years			
RENT COMMENCEMENT DATE:	9/21/2025			
EXPIRATION DATE:	9/20/2040			
BASE RENT:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	1	\$880,000	\$73,333	\$61.84
Current Term	2	\$902,000	\$75,167	\$63.39
Current Term	3	\$924,550	\$77,046	\$64.97
Current Term	4	\$947,664	\$78,972	\$66.60
Current Term	5	\$971,355	\$80,946	\$68.26
Current Term	6	\$995,639	\$82,970	\$69.97
Current Term	7	\$1,020,530	\$85,044	\$71.72
Current Term	8	\$1,046,043	\$87,170	\$73.51
Current Term	9	\$1,072,195	\$89,350	\$75.35
Current Term	10	\$1,098,999	\$91,583	\$77.23
Current Term	11	\$1,126,474	\$93,873	\$79.16
Current Term	12	\$1,154,636	\$96,220	\$81.14
Current Term	13	\$1,183,502	\$98,625	\$83.17
Current Term	14	\$1,213,090	\$101,091	\$85.25
Current Term	15	\$1,126,474	\$93,873	\$79.16
Option 1	16-20	2.5% Annual Increase		
Option 2	21-25	2.5% Annual Increase		
Option 3	26-30	2.5% Annual Increase		
SECURITY DEPOSIT:	\$183,332.50			
SIGNATOR/GUARANTOR:	Ankur Rustgi and Anand Patel			
RENEWAL TERM(S):	3 x 5-year renewal options			
PERMITTED USE:	Child Daycare center or pre-school or related educational uses for up to 143 students in compliance with all applicable laws, ordinances, conditions and approvals including but not limited to Newton City Council order #373-22 a copy of which is attached as Exhibit G. Tenant may operate on weekdays between 7:00 AM and 6:00 PM.			

TERMINATION OPTION(S):	None.
REAL ESTATE TAXES:	TENANT shall pay before delinquency any and all taxes, assessments, license fees and public charges levied, assessed or imposed upon its business operation, or based upon the use and occupancy of the Premises as well as upon its leasehold interest, trade fixtures, furnishing, equipment, leasehold improvements (including, but not limited to, those required to be made pursuant to TENANT'S Work), alterations, changes and additions made by TENANT, merchandise and personal property of any kind owned, installed or used by TENANT, in or upon the Premises
COMMON AREA EXPENSES:	None.
REPAIRS & MAINTENANCE:	TENANT shall, at its sole cost and expense, maintain, repair, and replace the entirety of the Premises, including, without limitation, the exterior, the roof, storefront, windows, Playground area (including Playground fencing and equipment), doors, elevators, and all structural portions of the Premises. Structural portions shall be defined as bearing walls, beams, roofs, and the exterior portions of the Premises.
UTILITIES:	TENANT shall pay all charges for telephone, heat, air conditioning, elevator, lighting, water, sewer, gas, electricity, sprinkler system, and all other utilities.
INSURANCE:	TENANT must maintain all required property and liability insurance at specified limits, list landlord as additional insured, avoid coverage lapses, and may not operate on-site unless its own insurance is active.
ASSIGNMENT, SUBLETTING & GO DARK:	TENANT may not assign this Lease in whole or in part, or sublet all or any part of the Premises, without the prior written consent of LANDLORD, which may be withheld in LANDLORD's sole discretion
ESTOPPEL CERTIFICATE:	TENANT agrees at any time and from time to time, within ten (10) days after LANDLORD'S written request, to execute, acknowledge, and deliver to LANDLORD a written instrument
HOLDING OVER:	Any holding over by TENANT after the expiration of the term hereof, with consent of LANDLORD, shall be construed to be a tenant from month to month only, at the rents and on the other terms and conditions herein provided to the extent applicable, except that the Fixed Minimum Rent shall be at 2 times the Fixed Minimum Rent at the end of the term



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Exclusively Offered By



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