



The Nest Schools

REPLACEABLE RENT (\$34/SF) & LOW PRICE PER FOOT (\$457)

ULTRA HIGH NET WORTH GUARANTOR

CLEMMONS, NC (WINSTON-SALEM MSA)



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed North Carolina Broker #C32060



Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

**SCOTT REID
PARASELL, INC.**

scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed North Carolina Broker
#C32060

Copyright ©2025 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners, CP Partners Commercial Real Estate, Inc., and ParaSell, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.

The Nest Schools

3 TWIN BROOK DR, CLEMMONS, NC 27012 

\$5,485,000

PRICE

7.50%

CAP RATE

NOI	\$411,401
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
BUILDING SIZE	12,000 SF
LAND AREA	2.50 AC



Affluent parent demographics – \$96K average household incomes within a 5-mile radius of the subject property

A 15-year absolute net Nest School lease featuring **above market 2.25% annual rental increases** and backed by an **ultra high net worth guarantor**. Numerous factors provide **great intrinsic value** for any potential investor include replaceable rent (\$34/sf), large lot size (2.50 acres), and low price per foot (\$457).

The Offering

- Brand-new 15-year lease featuring above market 2.25% annual rental increases
- Absolute NNN structure making this a truly “hands-off” investment
- Lease is guaranteed by tenant's ultra high net worth founder
- Strong intrinsics – rent at \$34/ft and price per foot of \$457
- Large 2.50 acre lot

The Tenant

- Very strong guarantor – 9-figure net worth (speak with Agent)
- 50+ locations in their system across 9 states
- All schools corporate operated – leadership team benefits from extensive experience in the childcare/early education space

Market Highlights

- Affluent parent demos – \$96K average household incomes within a 5-mile radius of the subject property
- Steady population growth projected over the next five years within a 1, 3, and 5-mile radius
- Nearby Hickory Tree Crossing draws 1.2M annual visitors and is anchored by a Food Lion location that ranks in the top 20% of grocery stores in North Carolina in terms of annual visits (per Placer.ai)
- Other prominent & proximal tenants driving traffic to the direct trade area include Lowe's, Walmart, McDonald's, O'Reilly's, and Bojangles



		CURRENT
Price		\$5,485,000
Capitalization Rate		7.50%
Price/SF		\$457.08
Building Size (SF)		12,000
Lot Size (AC)		2.50
Stabilized Income	\$/SF	
Scheduled Rent	\$34.28	\$411,401
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$411,401

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant	The Nest Schools
Lease Guaranty	Corporate & Personal
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Increases	2.25% Annually After Year 7
Rent Commencement	5/31/2024
Options	Two, 5-Year
Year Renovated	2024
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary				
Tenant Name	SQ. FT.	Term Years		Current Rent	Monthly Rent	Yearly Rent	Annual Rent/SF	Cap Rate
The Nest Schools	12,000	5/31/2024	5/30/2031	\$411,401	\$34,283	\$411,401	\$34.28	7.50%
	2.25% Increase	5/31/2031	5/30/2032		\$35,055	\$420,658	\$35.05	7.67%
	2.25% Increase	5/31/2032	5/30/2033		\$35,844	\$430,122	\$35.84	7.84%
	2.25% Increase	5/31/2033	5/30/2034		\$36,650	\$439,800	\$36.65	8.02%
	2.25% Increase	5/31/2034	5/30/2035		\$37,475	\$449,696	\$37.47	8.20%
	2.25% Increase	5/31/2035	5/30/2036		\$38,318	\$459,814	\$38.32	8.38%
	2.25% Increase	5/31/2036	5/30/2037		\$39,180	\$470,160	\$39.18	8.57%
	2.25% Increase	5/31/2037	5/30/2038		\$40,062	\$480,738	\$40.06	8.76%
	2.25% Increase	5/31/2038	5/30/2039		\$40,963	\$491,555	\$40.96	8.96%
	2.25% Increase	5/31/2039	5/30/2040		\$41,885	\$502,615	\$41.88	9.16%
	Option 1*	5/31/2040	5/30/2045		\$42,827	\$513,924	\$42.83	9.37%
	Option 2*	5/31/2045	5/30/2050		\$43,791	\$525,487	\$43.79	9.58%
TOTALS:		12,000		\$411,401	\$34,283	\$411,401	\$34.28	

*2.25% annual rental increases throughout each Option Period

LEGEND



Property
Boundary

12,500

Rentable SF

2.50

Acres



Egress



The worldwide leader in early childhood programs



50+

LOCATIONS ACROSS
9 STATES

30 Years

OF EARLY EDUCATION
EXPERIENCE


About The Nest Schools


- The Nest Schools ("TNS") is a Top 50, best-in-class early education provider founded by industry leaders with over 30 years of experience. The founders previously owned a best-in-class early education/childcare platform comprised of 20 locations in the Northeast.
- The Nest Schools has already acquired multiple open and operating centers with several more in the pipeline and a growth goal of over 200 locations nationally. All locations will be corporately operated and rebranded as The Nest Schools.
- In 2022, Rockbridge Growth Equity made a strategic investment in The Nest Schools. Rockbridge Growth Equity was founded in 2007 and is a middle market private equity firm committed to helping both founder operated and established companies accelerate growth and build long-term, sustainable value. As of 2021, Rockbridge had over \$1.2 billion in assets under management and experience in the education sector.
- The Nest Schools prides itself on offering the highest quality early education program for families in the 50 communities across the nation it serves. Programs are provided from infancy through elementary school age.
- The Nest Play curriculum is a proprietary and comprehensive approach to early education. It is designed to help children succeed and thrive and includes core and supplemental curriculum components, a philosophy on creative play, and the method and style of delivery that teachers use. The Nest Schools believes that work in early childhood education is about developing the whole child: socially, emotionally, intellectually, and physically.


[Tenant Website](#)


Subject property is 5 minutes to Hickory Tree Crossing, a **77,000 SF** shopping center **anchored by Food Lion**, which ranks in the **top 20% of grocery stores in NC** in terms of annual visits (per Placer.ai)




 GOVERNMENT OFFICE

 ELEMENTARY/
MIDDLE SCHOOL

 HIGH SCHOOL

 GOLF COURSE

 SPORTS COMPLEX



Ring Radius Population Data*

	1-MILE	3-MILES	5-MILES
2024	2,378	16,632	44,095
2029 Projection	2,525	17,587	46,097

Ring Radius Income Data*

	1-MILE	3-MILES	5-MILES
Average	\$83,515	\$84,035	\$96,811
Median	\$68,554	\$66,101	\$72,909

*Population & household income data sourced from CoStar

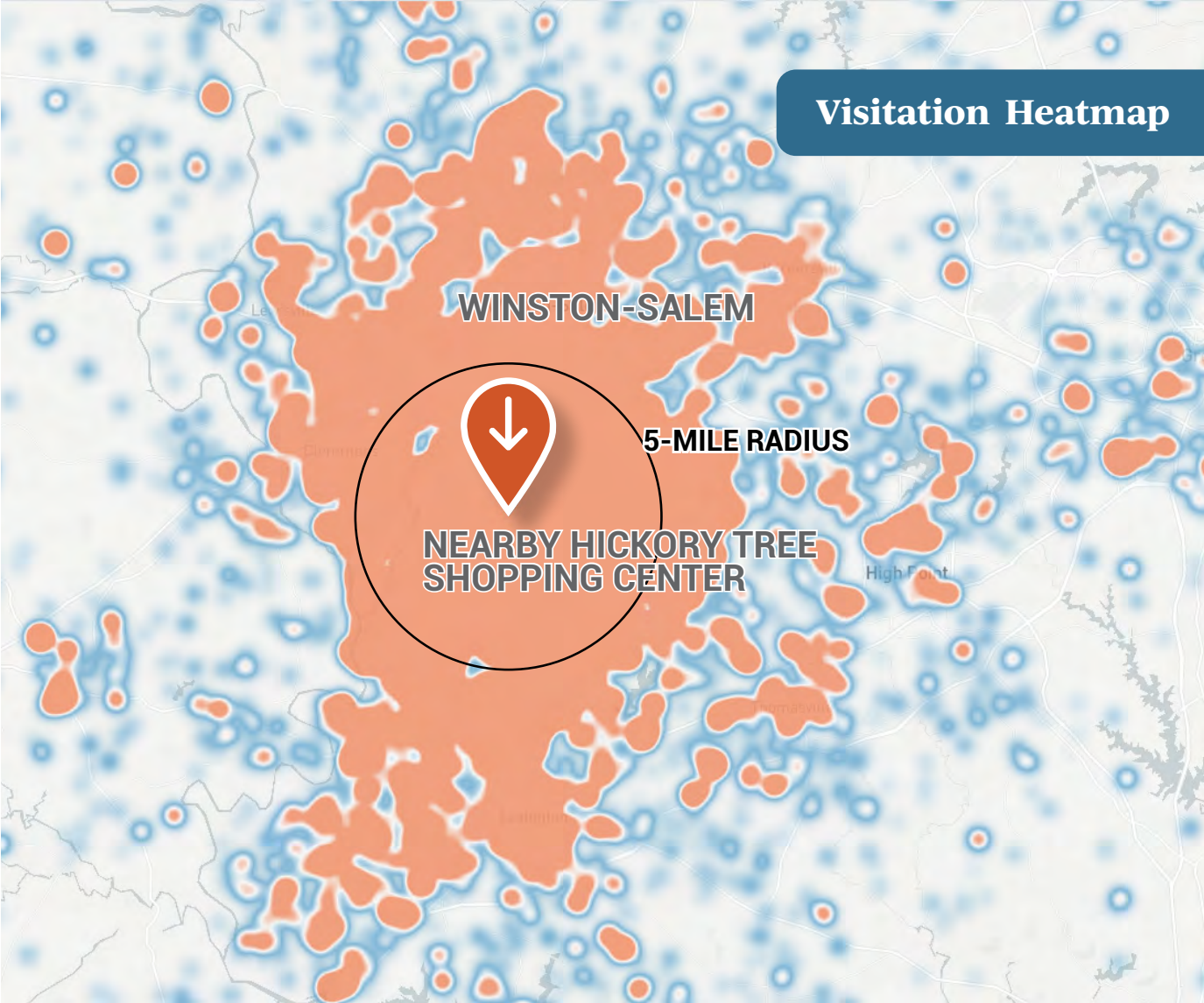
Just 2.9 miles from The Nest Schools, the Food Lion grocery store in the Hickory Tree shopping center is **ranked in the 80th percentile (top 20%) location in North Carolina** based on the number of visits in the past 12 months, **drawing high foot traffic** near the subject property

1.2M Visits

OVER PAST 12 MONTHS AT THE NEARBY HICKORY TREE SHOPPING CENTER

25 Minutes

AVERAGE DWELL TIME AT THE NEARBY HICKORY TREE SHOPPING CENTER



The shading on the map above shows the **home location of people who visited the nearby Hickory Tree shopping center over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Winston-Salem, NC



A GROWING COMMUNITY WITH SOUTHERN CHARM

Suburb of Winston-Salem

- Clemmons is a village in Forsyth County, approximately 10 miles southwest of Winston-Salem
- Well connected to the Triad with easy access to Interstate 40 and U.S. 158
- Tanglewood Park is a regional destination with championship golf, scenic trails, and equestrian facilities

The “Twin City”

- Located in the Piedmont Triad region of North Carolina, Winston-Salem serves as the county seat of Forsyth County and is the fifth-largest city in the state, with a population of approximately 249,558 residents
- Home to major institutions such as Wake Forest University, Winston-Salem State University, and the University of North Carolina School of the Arts
- The Arts District, Innovation Quarter - a nationally recognized hub for research, startups, and entrepreneurship, and Industry Hill offer unique cultural and creative experiences, all just moments away from the city's historic roots in the renowned Old Salem district

Business & Industry

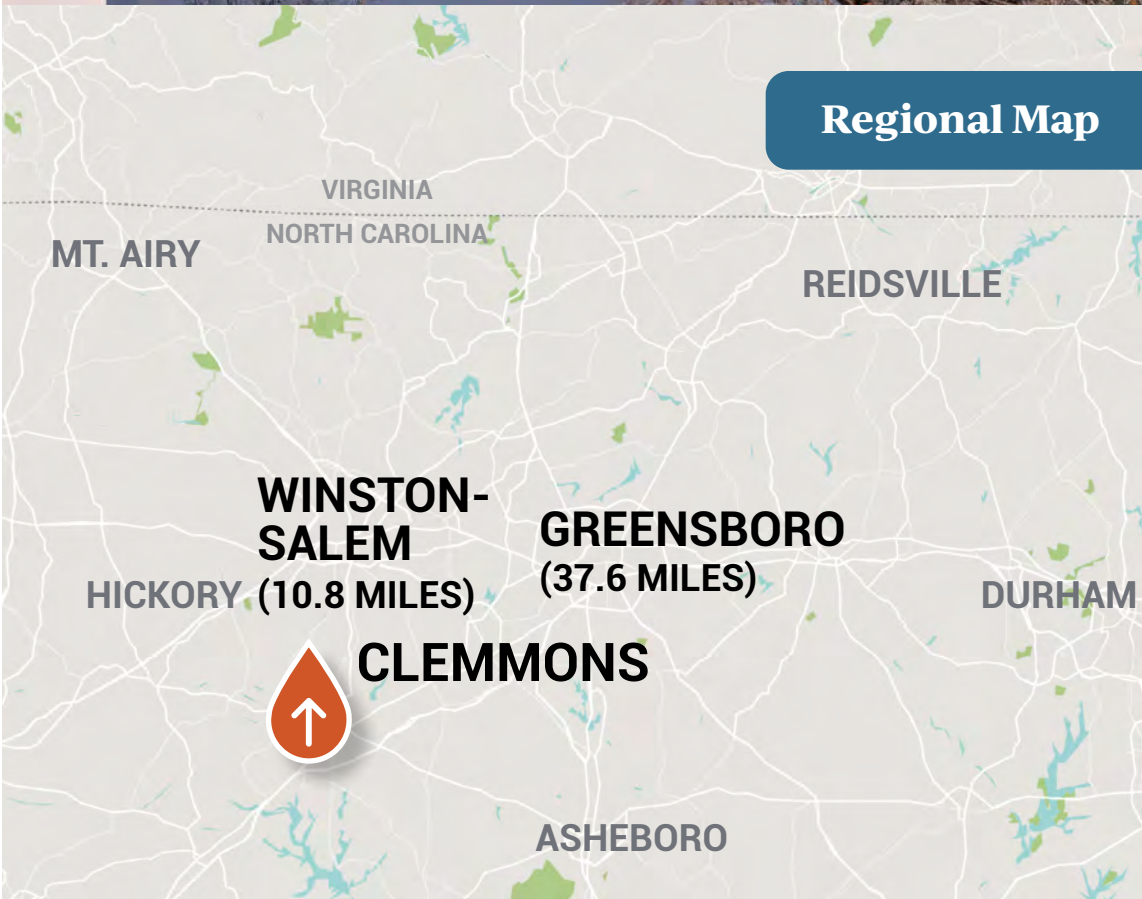
- With a 265-year history traditionally tied to tobacco farming, historic architecture, and former industrial sites, Winston-Salem has emerged as a leader in nanotechnology, stem cell research, finance, advanced manufacturing, cybersecurity, and aviation
- Additionally, healthcare is one of the fastest-growing industries in Winston-Salem, with Novant Health and Atrium Health Wake Forest Baptist serving as the city's largest employers and economic drivers
- The financial sector is also growing, with institutions such as Wells Fargo and Truist Financial operating major offices in Winston-Salem

695,630

WINSTON-SALEM MSA
ESTIMATED POPULATION

\$36.1 B

WINSTON-SALEM MSA GDP





CP PARTNERS
COMMERCIAL REAL ESTATE

Listing Team

JOHN ANDREINI

ja@cppcre.com
PH: 415.274.2715
CA DRE# 01440360

KIRBY DEDERIAN

kirby@cppcre.com
PH: 415.231.0598
CA DRE# 02095008

SCOTT REID
PARASELL, INC.

scott@parasellinc.com
PH: 949.942.6585
NC LIC# 316079

In Association with ParaSell, Inc.
PH: 949.942.6585
A Licensed North Carolina Broker
#C32060

Copyright ©2025 CP Partners Commercial Real Estate, Inc.
California DRE LIC# 01499268