



SINGLE TENANT DAYCARE BUILDING

300 Earnie Lane
Holly Springs, NC 27540

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5

Executive Summary



7

Site Plan

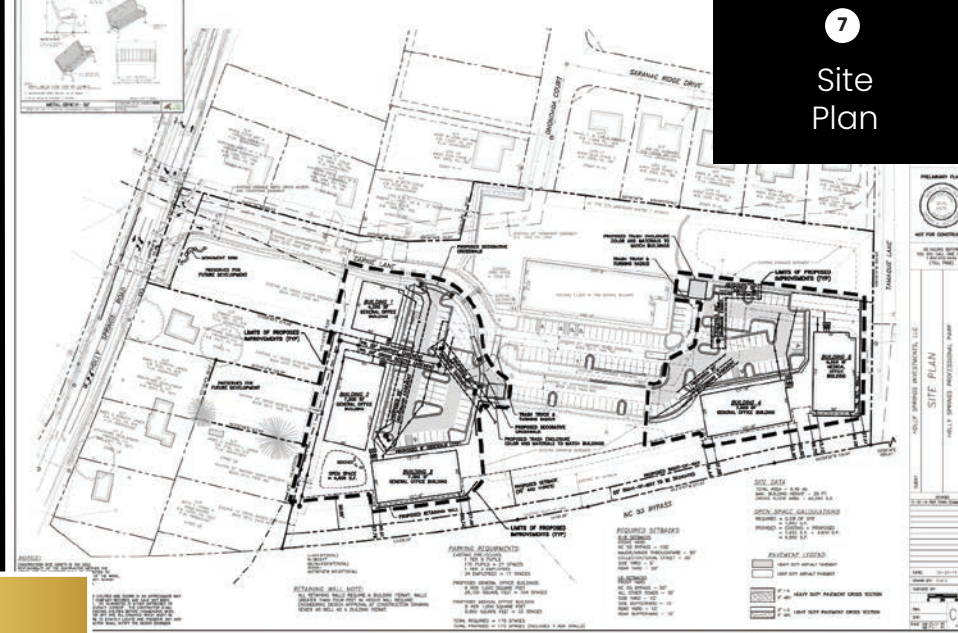


TABLE OF CONTENTS

8

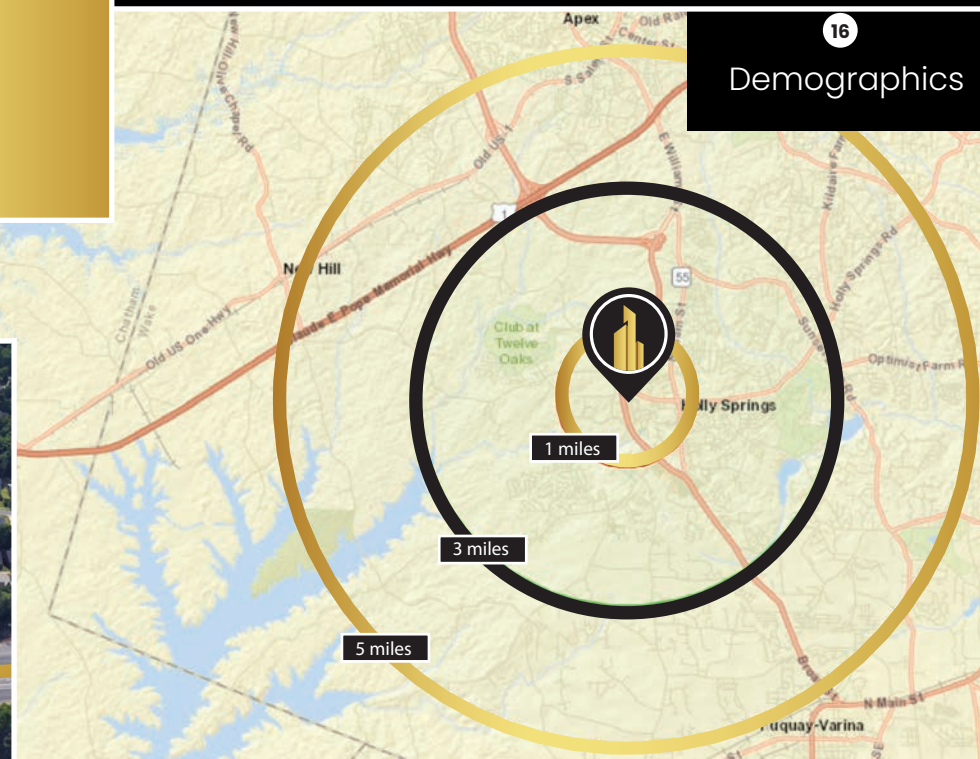
Tenant Profile



KinderCare Learning Centers provides educational programs for children from six weeks to 12 years old throughout the United States. KinderCare Education is the largest provider of early childhood education and care in the nation. Some 200,000 children are enrolled in more than 1,600 early childhood education community centers, over 600 before-and-after school programs, and over 100 employer-sponsored centers in 39 states and the District of Columbia. The company was founded in Portland, Oregon, by Perry Mendel, a real estate developer, founded KinderCare after seeing the need for quality care for women entering the work force would increase demand for preschool child care. The company operates on a franchise model, providing care in bulk using economies of scale.

16

Demographics



10

Location Overview



COMPANY TYPE
PRIVATE



FOUNDED
1969



OF LOCATIONS
1,500+

HEALTHY
F

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

CityPlat is pleased to present a single tenant daycare building operated by KinderCare at Earnie Lane and W Holly Springs Road in Holly Springs NC. This building is in the heart of the Town of Holly Springs, easily accessible to NC Hwy 55, US Hwy 1 and I-540. With excellent visibility, the building is convenient to Restaurants and Shopping.

KinderCare has been in this location since 2012. Currently it is operating at maximum capacity for occupancy with a waiting list for enrollment. Childcare Centers are a growing industry that have seen revenue increases of 210% over the past 5 years and have an expected \$1.8 billion industry growth over the next 5 years. KinderCare Education has over 1,500 locations and is the largest provider of early childhood education and care in the nation.

Holly Springs was ranked by BusinessWeek #1 Place to Raise Kids in North Carolina in 2013. Since the 2000 US Census, Holly Springs has realized a 238% population growth rate. Hundreds of new housing units are under construction or newly completed within a 5 mile radius. This rapidly expanding and sought-after bedroom community reaps geographic benefits from Raleigh, ranked by Forbes as 2nd among "2014 America's 20 Fastest Growing Cities," and the #1 Job Market in the United States, according to the employment search firm Glassdoor.

KEY OFFERING HIGHLIGHTS

- 13,268 Sqft building built in 2012
- Fresh 10 year lease term
- NNN Lease
- Rent escalates 2.5% annually every November
- NOI | \$305,715/year
- 5.75% Cap Rate
- Tenant | KinderCare (1,500+ locations)

SALE PRICE | \$5,823,142

LEASE ABSTRACT

Lease year 1	11/1/2022-10/30/2023	\$305,715
Lease year 2	11/1/2023-10/30/2024	\$313,358
Lease year 3	11/1/2024-10/30/2025	\$321,192
Lease year 4	11/1/2025-10/30/2026	\$329,222
Lease year 5	11/1/2026-10/30/2027	\$337,452
Lease year 6	11/1/2027-10/30/2028	\$345,888
Lease year 7	11/1/2028-10/30/2029	\$354,536
Lease year 8	11/1/2029-10/30/2030	\$363,399
Lease year 9	11/1/2030-10/30/2031	\$372,484
Lease year 10 (6 months only)	11/1/2031-4/30/2032	\$190,898

Lease Term Remaining	9.5
Lease Renewed	1-May-22
Lease Expiration	30-Apr-32
Lease Type	NNN
Rent Escalators	2.5% Annually every November

TENANT PROFILE



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COMPANY TYPE
PRIVATE



FOUNDED
1969



OF LOCATIONS
1,500+



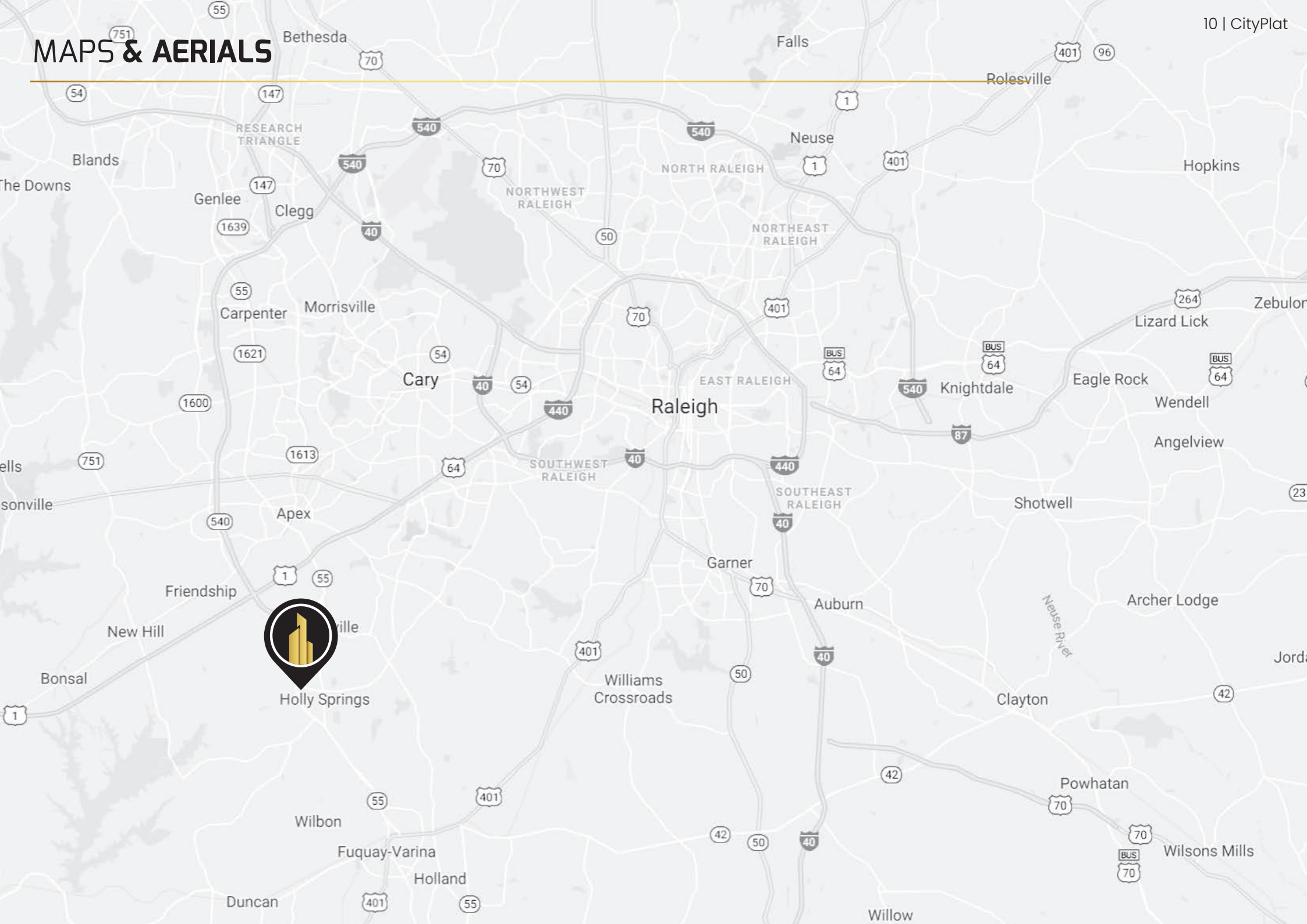
HEADQUARTERS
Portland, OR



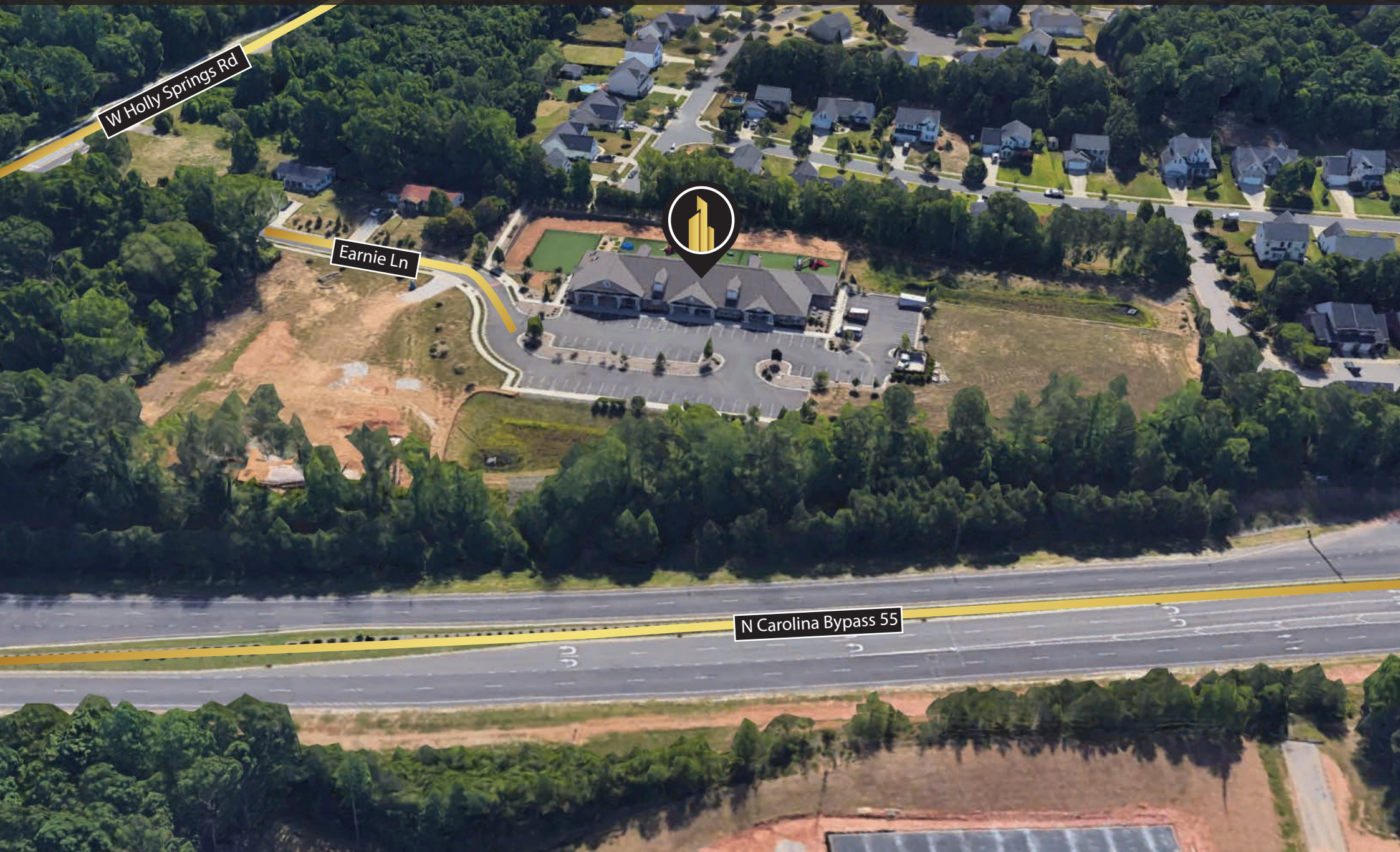
WEBSITE
www.kindercare.com

LOCATION OVERVIEW





MAPS & AERIALS



MAPS & AERIALS



MAPS & AERIALS



MAPS & AERIALS



BED BATH & BEYOND
 Panera
 TEXAS
 Freddy's
 AMC
 DSW
 DESIGNER SHOE WAREHOUSE

Walgreens SUBWAY
 SONIC
 Maria B's
 Pizza Hut
 ACE
 Hardware
 FOOD LION

DQ BB&T BURGER KING
 Chick-fil-A Walmart
 McDonald's KFC Firestone
 IHOP GameStop
 MICHELANGELO'S
 POWER TO THE PLAYERS

CVS Health. SUNTRUST
 Harris Teeter
 Neighborhood Food & Pharmacy
 FIREHOUSE
 SUBS
 FOUNDED BY FIREMEN
 Valvoline SHERWIN WILLIAMS

ULTA BEAUTY Michaels Sport Clips
 Olive Garden Tijuana Flats
 ZAXBY'S chili's
 TARGET Mason Jar Tavern Marshalls
 THE CHILDREN'S PLACE Pier 1 Imports Starbucks
 dressbarn petco Wendy's Marco's
 ME Massage Envy Orangetheory FITNESS



HOLLY SPRINGS, NC

Holly Springs is a global biomanufacturing hub located in Wake County, NC, the third fastest growing county in the country. Located minutes from the Raleigh urban core, an international airport, Research Triangle Park, and three tier one research universities, Holly Springs boasts an ecosystem encompassing infrastructure, diverse talent, affordability, and quality of life.

A dynamic, thriving community that is home to small businesses and multi-national firms, Holly Springs offers a perfect combination of a great place to live and to work. With a rapidly growing population, the city has large-scale manufacturers and large retail centers, while still retaining the small town feel. Holly Springs remains a family-centered community.

Holly Springs has transformed itself into one of the most attractive communities in the Research Triangle Region. The city is home to small businesses and multi-national firms—including the \$600 million Novartis flu vaccine manufacturing facility. In June of 2022, Seqirus completed a \$156 million expansion to its Holly Springs manufacturing facility, optimizing global manufacturing capabilities for seasonal and pandemic influenza vaccines.

One of the best parts about Holly Springs is how close it is located to everything the Triangle has to offer. This is the number one driving force behind the town's continued growth (5-6% annually). A short commute to work, the airport, shopping, dining, and so much more! Holly Springs is a great combination of locations between Raleigh, Durham, Chapel Hill, Cary, and affordability. Folks who are working in one of these nearby areas will find Holly Springs an attractive 20-40 minute commute to work.

With its close proximity to Raleigh, Durham, Cary, and Chapel Hill you can be at NC State, Duke University, Or UNC-Chapel Hill within 40-50 minutes! With access to some of the greatest universities in the world, also gives you a great opportunity to go cheer on your local team! Many of the professors who work at NC State University are living in the town of Holly Springs or one of its nearby neighbors.

Healthcare is huge in the Holly Springs/Raleigh area with some of the best hospitals in the world with Duke, UNC, WakeMed all providing top-notch healthcare.

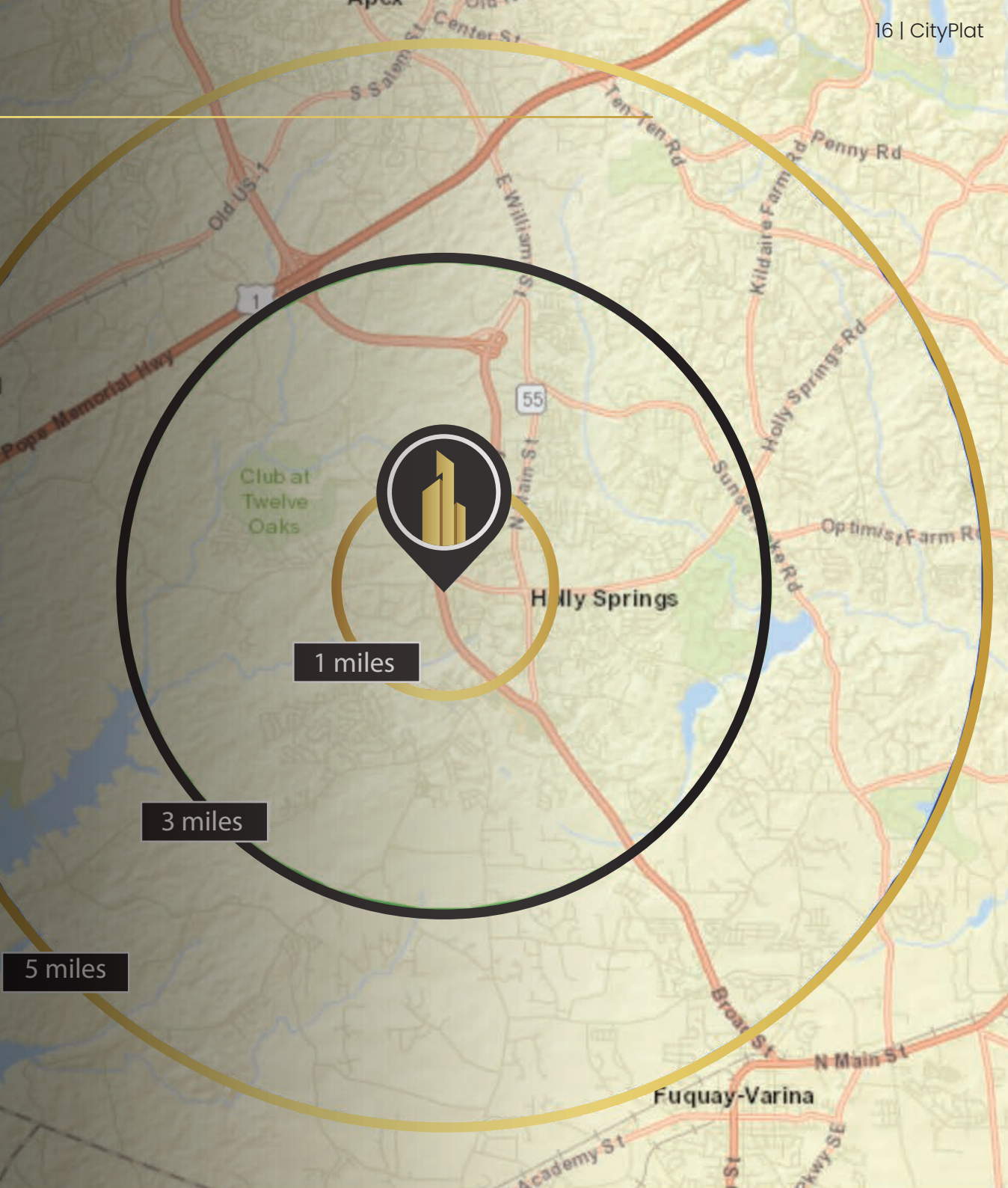
There are so many things to do in Holly Springs from the minor league baseball team, the Holly Springs Salamanders to hiking nature trails to the quick and easy drive to Raleigh, Durham, Chapel Hill, the beach, the Mountains and so much more!



DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	4,929	47,334	98,753
Households	1,668	15,643	33,483
Families	1,260	12,192	25,720
Average Household Size	2.92	3.02	2.94
Owner Occupied Housing Units	1,335	13,124	27,054
Renter Occupied Housing Units	333	2,519	6,428
Median Age	34.5	34.4	35.6
Median Household Income	\$102,227	\$116,286	\$115,508
Average Household Income	\$127,959	\$148,043	\$146,967

2027 Summary	1 Mile	3 Miles	5 Miles
Population	5,280	51,466	107,591
Households	1,789	16,915	36,432
Families	1,348	13,165	27,916
Average Household Size	2.92	3.04	2.94
Owner Occupied Housing Units	1,404	14,046	28,845
Renter Occupied Housing Units	385	2,869	7,587
Median Age	33.9	33.1	34.6
Median Household Income	\$110,565	\$129,349	\$129,606
Average Household Income	\$147,489	\$169,327	\$166,642



CITYPLAT

COMMERCIAL REAL ESTATE

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