



THE CHILDREN'S COURTYARD

851 Double Bridge Road | Boiling Springs, SC | 29316

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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- The Children's Courtyard is under construction and will have a 20-year Net lease with 7.5% Rent Increases every 5 years.
- The tenant on the lease is The Children's Courtyard with guaranty provided by Learning Care Group which operates approximately 1,070 locations under 11 brands.
- Well located near Target, Chick-Fil-A, Lowe's, Aldi, Walgreens, Starbucks, Harbor Freight, Walmart, McDonalds, Sherwin Williams, Arby's, Applebee's, O'Reilly, Advance Auto Parts, etc.
- This property is located in Boiling Springs, South Carolina, a suburb of Spartanburg. The Children's Courtyard is located along Boiling Springs Road where traffic counts average 29,800 vehicles per day.
- Population of 64,985 and average household income of \$86,332 within a 5-mile radius.
- Boiling Springs is located 6 miles north of Spartanburg, South Carolina. Spartanburg was named South Carolina's second Cultural District and was named the #1 Best City for Cyclists, according to Best Life.

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INVESTMENT SUMMARY

PRICE	\$7,200,000
CAP	6.00%
NOI	\$432,000
RENT/SF	\$38.35
PRICE/SF	\$639.15
RENT ADJUSTMENTS: 7.5% Every 5 Years	
YEARS 1-5:	\$432,000.00
YEARS 6-10:	\$464,400.00
YEARS 10-15:	\$499,230.00
YEARS 16-20:	\$536,672.25

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	20 Years
RENT COMMENCEMENT	January 21, 2025
LEASE EXPIRATION	January 31, 2045
RENEWAL OPTIONS	Three 5-Year w/ 7.50% Increases



LEASE NOTES:

Net, Net Lease. The site is self maintained by the Tenant. Tenant responsible for maintenance or repairs to the Roof Membrane and HVAC. Landlord responsible for repairs and replacement of the structural components of roof (but not membrane), the structure of the Building, and exterior walls. Landlord responsible for HVAC replacement.

Roof has 20 year warranty.

PROPERTY INFORMATION

ADDRESS	851 Double Bridge Road, Boiling Springs, SC
BUILDING SIZE	11,265 SQ. FT.
PLAYGROUND	10,000 SQ.FT.
LOT SIZE	2.21 Acres
COUNTY	Spartanburg
YEAR BUILT	2024

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2024 POPULATION	4,189	37,855	64,985
2029 POPULATION	4,556	40,065	68,741
2024 MEDIAN HOUSEHOLD INCOME	\$62,410	\$66,872	\$63,554
2024 AVERAGE HOUSEHOLD INCOME	\$88,993	\$88,412	\$86,332

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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Located directly behind The Children's Courtyard, Boiling Springs will see the grand opening of a new center that will include Target, QuikTrip, Whataburger, McAlister's Deli, and 168 multi-family units. The Target's grand opening was August 18, 2024.

Nearby, a new community development known as the Essentia community, is a brand new development spanning approximately 110 acres. This development combines multi-family residences, senior living, and mixed-use spaces, offering residents an intergenerational community in the heart of Boiling Springs.

Essentia is a build-to-rent community with apartments, townhomes, and cottages designed to provide various living options to individuals of all ages while featuring resort-style amenities. The development will feature 300 townhomes, 655 multi-family units, 233 senior living units, and 79,000 SQ.FT. of commercial space.

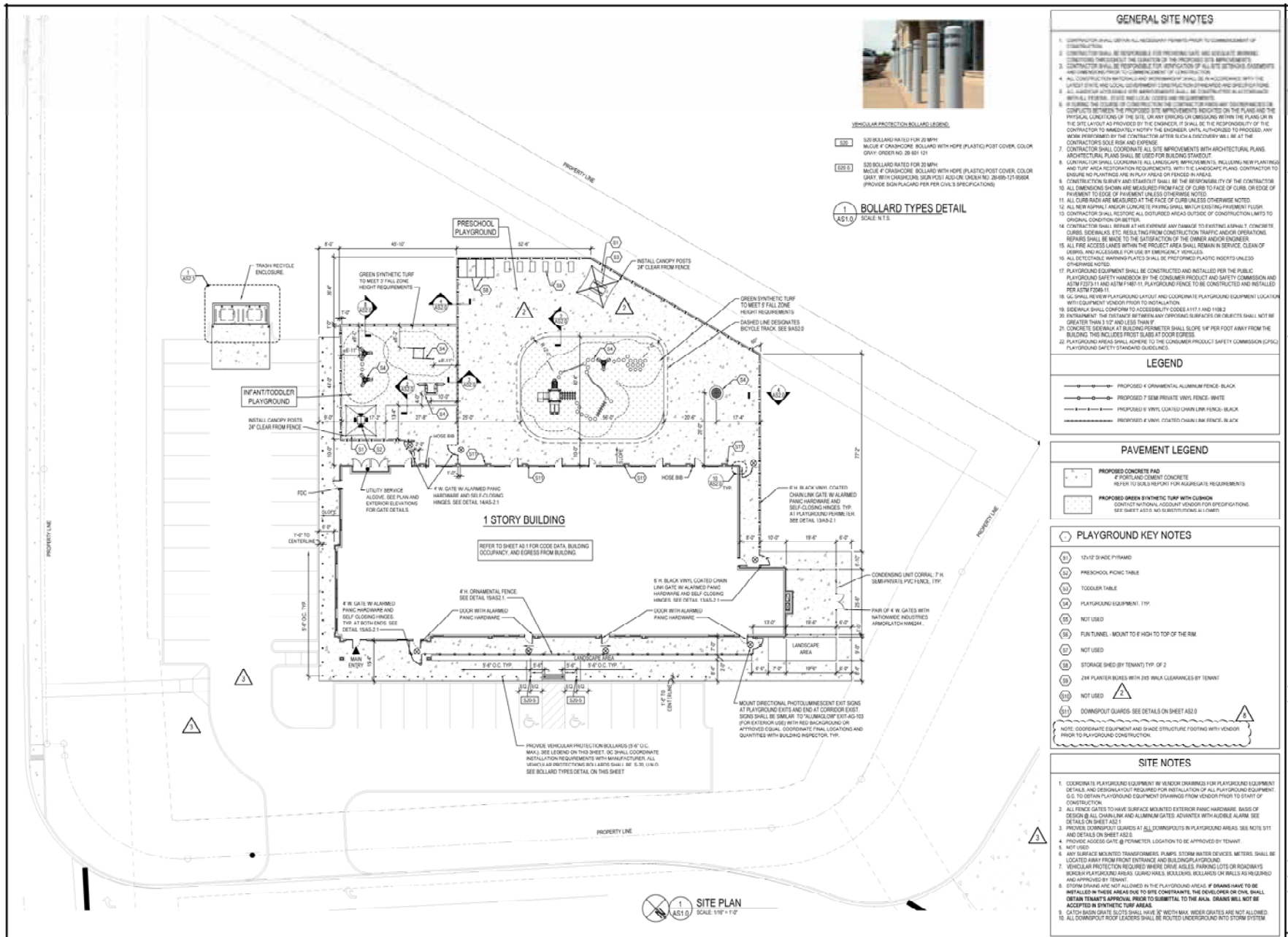
Within the development, Libertas Academy is also under construction. Libertas Academy is a state-of-the-art, tuition-free public charter school located in the heart of Essentia, distinguished by its commitment to a comprehensive curriculum that spans a diverse array of subjects, fostering a well-rounded education tailored to each student's distinctive talents and interests.



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PROPERTY	The Children's Courtyard
TENANT	The Children's Courtyard, Inc.
GUARANTOR	Learning Care Group (US), Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
WEBSITE	https://www.learningcaregroup.com https://www.childrenscourtyard.com/



The tenant on the lease is The Children's Courtyard with guaranty provided by Learning Care Group which operates approximately 1,070 locations under 11 brands.

The Children's Courtyard offers developmentally appropriate programs and specialized curriculum for infants to school-age students. Their Learning Pathway provides options to create the most fitting path for your child to elementary school and future academic success. The Children's Courtyard is one of eleven school brands within the Learning Care Group, the second largest for-profit child care provider in North America. Currently there are over 156,000 students, 20,000 teachers and over 1,070 locations.

Learning Care Group is committed to make a difference and have a positive impact on every child at its schools, their families, and the communities it serves every day. It supports child development for infants to school-age students, through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment.



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Learning Care Group, Inc is a leading provider of early childhood education and care for children 6 weeks to 12 years across 39 states and Washington, D.C. Across 11 unique brands and more than 1,070 schools, the Learning Care Group's 20K+ educators can support more than 156,000 children.

Brands under the Learning Care Group include Everbrook Academy, La Petite Academy, Childtime Learning Centers, Tutor Time Child Care/Learning Centers, The Children's Courtyard, Montessori Unlimited, AppleTree & Gilden Woods, U-Gro, Creative Kids Learning Center, Young School, and Pathways Learning Academy.



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The Children's Courtyard is located in Boiling Springs, South Carolina, a suburb of Spartanburg and approximately 30 miles northeast of Greenville. This property is located along Boiling Springs Road, where traffic counts average 29,800 vehicles per day and near I-85 where traffic counts average 73,600 vehicles daily. Other nearby tenants include Walmart, Lowe's, Aldi, Starbucks, Chick-Fil-A, McDonalds, Goodwill, Anytime Fitness, and much more.

Boiling Springs is home to a variety of residential options, local businesses, and popular nationally-owned companies. Boiling Springs is also located near several parks such as the Milliken Arboretum, Lake Bowen, and Va-Du-Mar McMillian Park, as well as several breweries, distilleries, restaurants, and more. Located just south of Boiling Springs, the Milliken Arboretum is a nationally recognized arboretum and one of the largest corporate greenspaces in the Southeast. The Arboretum consists of 600 acres of foliage, ponds, green space, and trails.

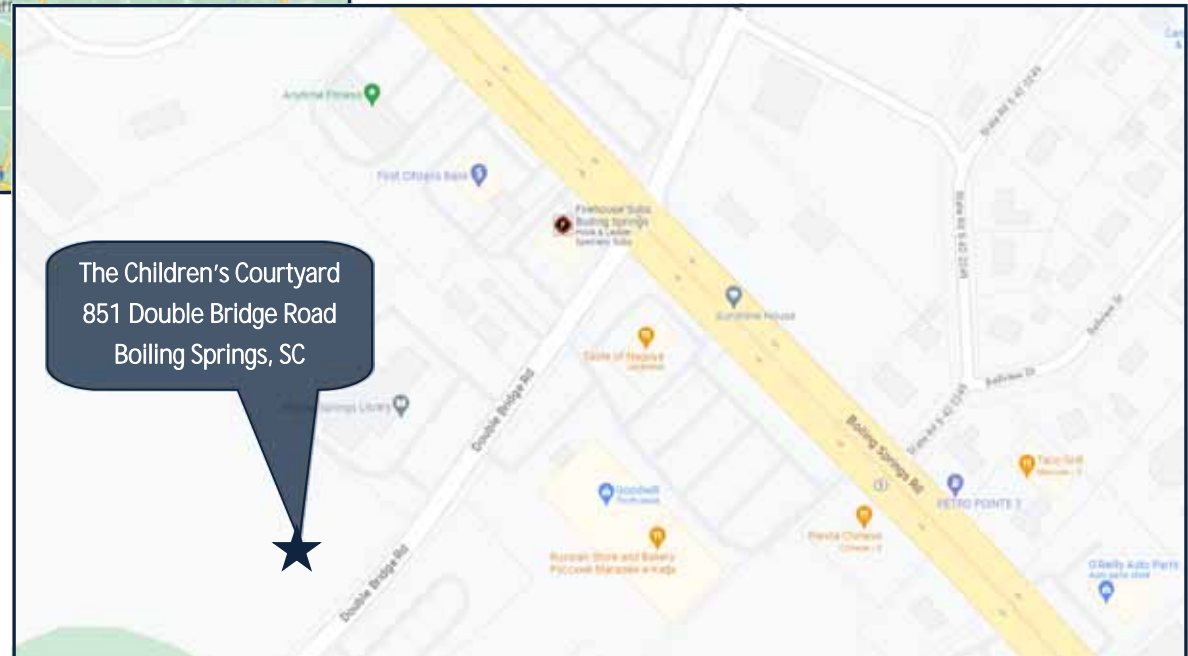
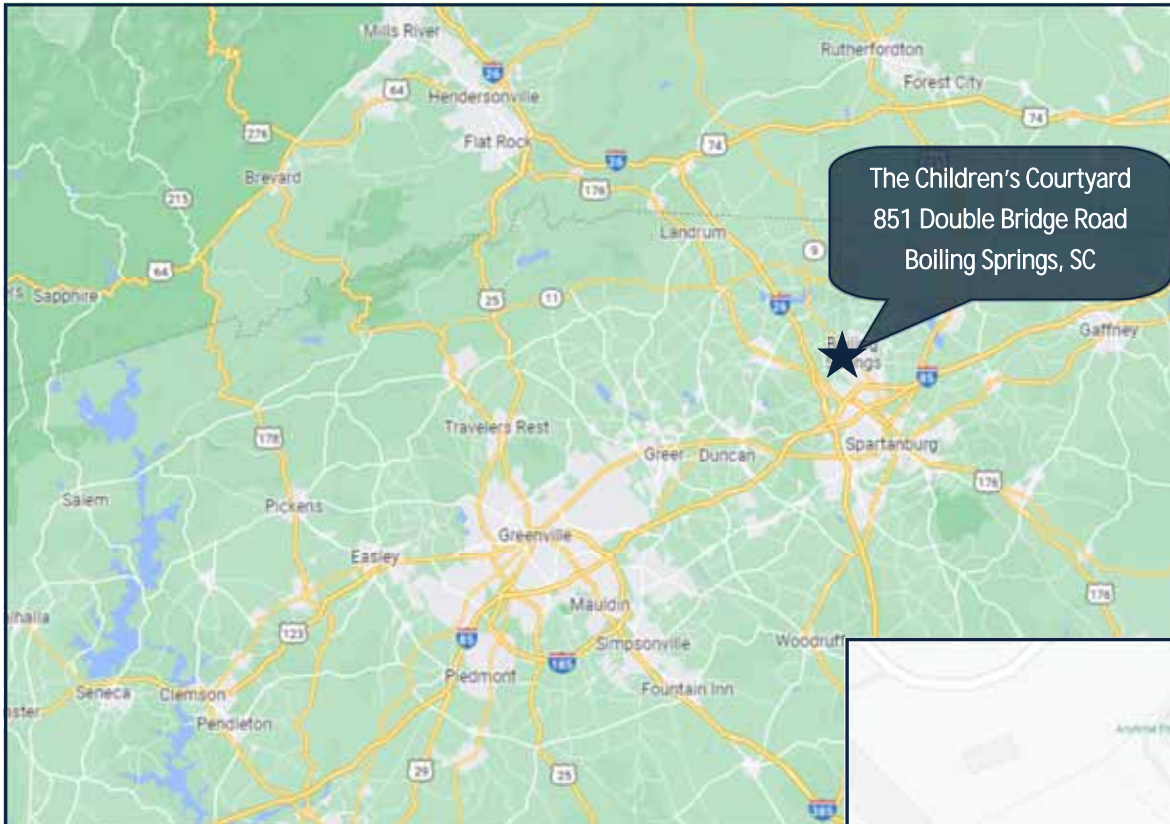
Spartanburg, located 6 miles south of Boiling Springs, was named the state's second Cultural District and offers a wide range of cuisine, shopping, coffee shops, outdoor activities, and much more. Spartanburg is also home to 7 colleges and universities, with over 15,000 students.

The University of South Carolina Upstate is home to 6,000+ students and more than 50 undergraduate and graduate programs. USC Upstate is recognized by the U.S. News World Report as **No. 1 among Southern Regional Public Colleges.**

The Spartanburg area is also known for the Daniel Morgan Trail System (also known as The Dan), which connects tourism, health, and economic & community development. The Dan consists of 55 miles of existing and proposed trails using an urban trail network from the Pacolet River to the North Tyger. According to "Best Life," **Spartanburg is the #1 Best U.S. City for Cyclists.**

The BMW Manufacturing Plant, located in Spartanburg, is one of the largest BMW Group plant worldwide. It has been a major economic driver for the state since its establishment in 1994, with an estimated \$26.7 billion annual economic impact. Directly and indirectly, the plant supports 42,935 jobs across the state.





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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers & Gaby Goldman