



THE CHILDREN'S COURTYARD

851 Double Bridge Road | Boiling Springs, SC | 29316

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- The Children's Courtyard is newly constructed 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	\$6,967,742
CAP	6.20%
NOI	\$432,000
RENT/SF	\$38.35
PRICE/SF	\$618.53
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.

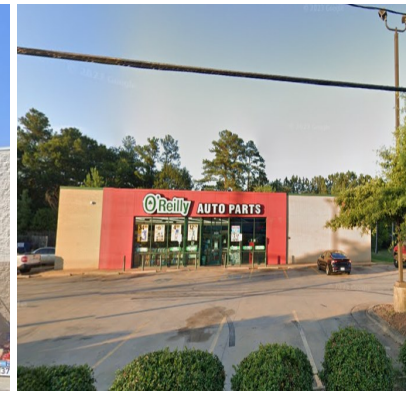
Nearby, a new community development known as the Essentia community, is a brand new development spanning approximately 110 acres. This development combines multi-family residences, senior living, and mixed-use spaces, offering residents an intergenerational community in the heart of Boiling Springs.

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.

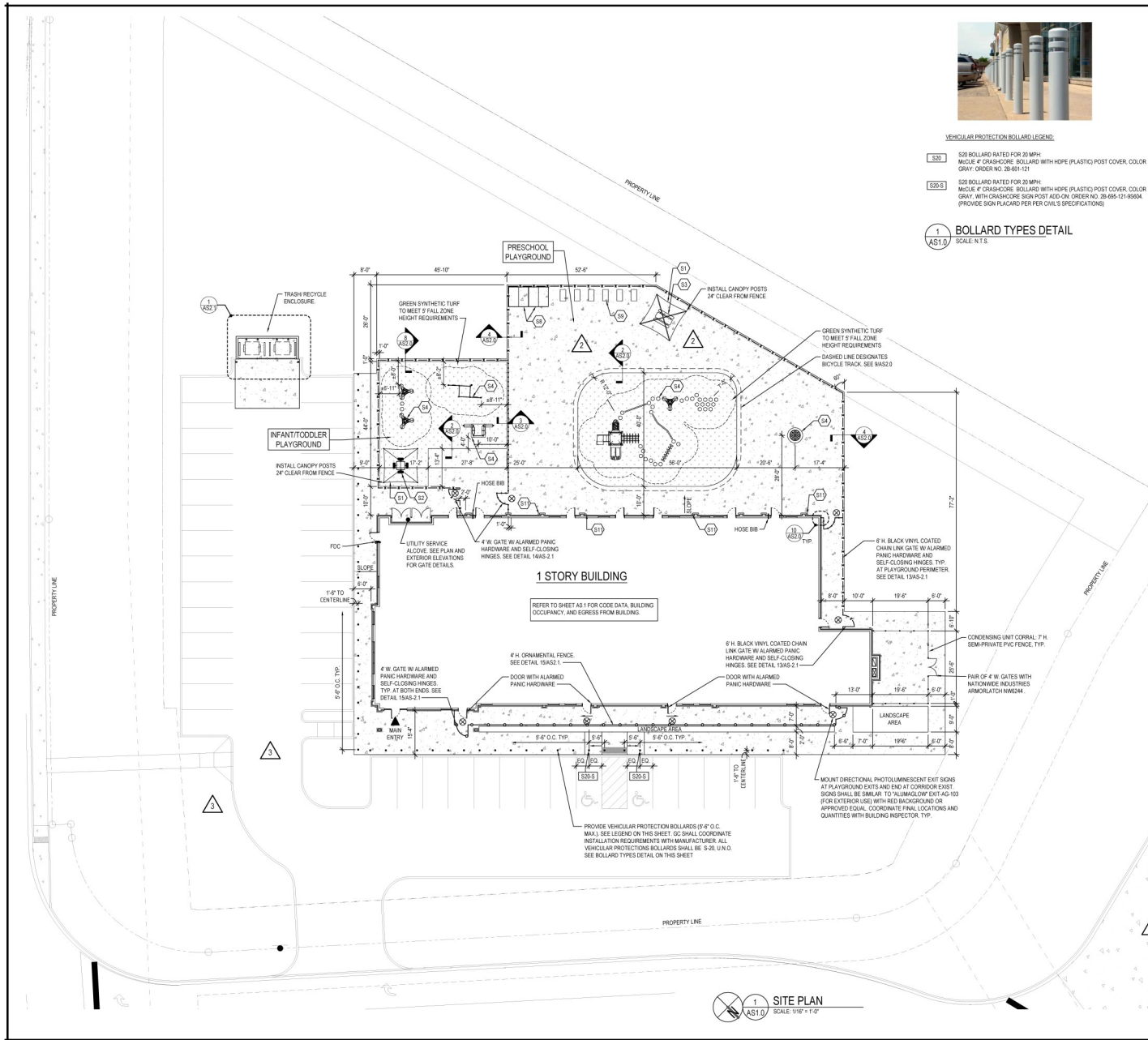
Within the development, Libertas Academy is also under construction. Libertas Academy is a state-of-the-art, tuition-free public charter school located in the heart of Essentia, distinguished by its commitment to a comprehensive curriculum that spans a diverse array of subjects, fostering a well-rounded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



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VEHICULAR PROTECTION BOLLARD LEGEND

- S30** S30 BOLLARD RATED FOR 20 MPH; 1/2" MCLE 4" CRASHCORE BOLLARD WITH HOPE (PLASTIC) POST COVER, COLOR GRAY. ORDER NO. 28-601-121
- S30S** S30 BOLLARD RATED FOR 20 MPH; 1/2" MCLE 4" CRASHCORE BOLLARD WITH HOPE (PLASTIC) POST COVER, COLOR GRAY, WITH CRASHCORE SIGN POST ADD-ON. ORDER NO. 28-605-121-898A (PROVIDE SIGN PLACARD PER PER CIVIL'S SPECIFICATIONS)

BOLLARD TYPES DETAIL
SCALE: 1/8" = 1'-0"

GENERAL SITE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND ADEQUATE WORKING CONDITIONS THROUGHOUT THE DURATION OF THE PROPOSED SITE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SITE EASEMENTS, EASEMENTS AND DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST STATE AND LOCAL GOVERNMENT CONSTRUCTION STANDARDS AND SPECIFICATIONS.
- ALL HANDICAP ACCESSIBLE SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REQUIREMENTS.
- IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER, UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED BY THE CONTRACTOR AFTER SUCH A DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
- CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS. ARCHITECTURAL PLANS SHALL BE USED FOR BUILDING STAKEOUT.
- CONTRACTOR SHALL COORDINATE ALL LANDSCAPE IMPROVEMENTS INCLUDING NEW PLANTINGS AND TURF AREA RESTORATION REQUIREMENTS WITH THE LANDSCAPE PLANS. CONTRACTOR TO ENSURE NEW PLANTINGS ARE IN PLAY AREAS OR FENCED AREAS.
- CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DIMENSIONS SHOWN ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, OR EDGE OF PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE MEASURED AT THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL NEW ASPHALT AND/OR CONCRETE FINISHING SHALL MATCH EXISTING PAVEMENT FINISH.
- CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS OUTSIDE OF CONSTRUCTION LIMITS TO ORIGINAL CONDITION OR BETTER.
- CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
- ALL FIRE ACCESS LINES WITHIN THE PROJECT AREA SHALL REMAIN IN SERVICE, CLEAN OF DEBRIS, AND ACCESSIBLE FOR USE BY EMERGENCY VEHICLES.
- ALL DETECTABLE WARNING PLATES SHALL BE PREFORMED PLASTIC INERTS UNLESS OTHERWISE NOTED.
- PLAYGROUND EQUIPMENT SHALL BE CONSTRUCTED AND INSTALLED PER THE PUBLIC PLAYGROUND SAFETY HANDBOOK BY THE CONSUMER PRODUCT AND SAFETY COMMISSION AND ASTM F2273-11 AND ASTM F1487-11. PLAYGROUND FENCE TO BE CONSTRUCTED AND INSTALLED PER ASTM F296-11.
- GC SHALL REVIEW PLAYGROUND LAYOUT AND COORDINATE PLAYGROUND EQUIPMENT LOCATION WITH EQUIPMENT VENDOR PRIOR TO INSTALLATION.
- SEDEWALK SHALL CONFORM TO ACCESSIBILITY CODES A117.1 AND 119.2.
- ENTRANCE: THE DISTANCE BETWEEN ANY OPPOSING SURFACES OR OBJECTS SHALL NOT BE GREATER THAN 3 1/2" AND LESS THAN 9".
- CONCRETE SIDEWALK AT BUILDING PERIMETER SHALL HAVE 1/4" PER FOOT AWAY FROM THE BUILDING. THIS INCLUDES FRONT BLANK AT DOOR EGRESS.
- PLAYGROUND AREAS SHALL ADHERE TO THE CONSUMER PRODUCT SAFETY COMMISSION (CPSC) PLAYGROUND SAFETY STANDARD GUIDELINES.

LEGEND

- PROPOSED 4" ORNAMENTAL ALUMINUM FENCE - BLACK
- PROPOSED 4" SEMI PRIVATE VINYL FENCE - WHITE
- PROPOSED 6" VINYL COATED CHAIN LINK FENCE - BLACK
- PROPOSED 4" VINYL COATED CHAIN LINK FENCE - BLACK

PAVEMENT LEGEND

- PROPOSED CONCRETE PAD
- 4" PORTLAND CEMENT CONCRETE REFER TO SOils REPORT FOR AGGREGATE REQUIREMENTS
- PROPOSED GREEN SYNTHETIC TURF WITH CURB CONTACT NATIONAL ACRYLIC VENDOR FOR SPECIFICATIONS. SEE SHEET AS-10. NO SUBSTITUTIONS ALLOWED.

PLAYGROUND KEY NOTES

- S1 12x12 SHADE PYRAMID
- S2 PRESCHOOL PICNIC TABLE
- S3 TODDLER TABLE
- S4 PLAYGROUND EQUIPMENT - TYP.
- S5 NOT USED
- S6 FLN TUNNEL - MOUNT TO 6" HIGH TO TOP OF THE RIM
- S7 NOT USED
- S8 STORAGE SHED (BY TENANT) TYP. OF 2
- S9 2x4 PLANTER BOXES WITH 3x6 WALK CLEARANCES BY TENANT
- S10 NOT USED
- S11 DOWNSPOUT GUARDS. SEE DETAILS ON SHEET AS-10

SITE NOTES

- COORDINATE PLAYGROUND EQUIPMENT W/ VENDOR DRAWINGS FOR PLAYGROUND EQUIPMENT DETAILS, AND DESIGN LAYOUT REQUIRED FOR INSTALLATION OF ALL PLAYGROUND EQUIPMENT C.C. TO OBTAIN PLAYGROUND EQUIPMENT DRAWINGS FROM VENDOR PRIOR TO START OF CONSTRUCTION.
- ALL FENCE GATES TO HAVE SURFACE MOUNTED EXTERIOR PANIC HARDWARE. BASIS OF DESIGN @ ALL CHAIN LINK AND ALUMINUM GATES. ADVANTEX WITH ALIBRI ALUM. SEE DETAILS ON SHEET AS-1.
- PROVIDE ACCESS GATE @ PERIMETER LOCATION TO BE APPROVED BY TENANT AND DETAILS ON SHEET AS-2.
- NOT USED.
- ANY SURFACE MOUNTED TRANSFORMERS, PUMPS, STORM WATER SERVICES, METERS, SHALL BE LOCATED AWAY FROM FRONT ENTRANCE AND BUILDING PLAYGROUND.
- VEHICULAR PROTECTION REQUIRED WHERE DRIVE ASLES, PARKING LOTS OR ROADWAYS BORDER PLAYGROUND AREAS. GUARD RAILS, BOLLARDS, BOLLARDS OR WALLS AS REQUIRED AND APPROVED BY TENANT.
- STORM DRAINAGE ARE NOT ALLOWED IN THE PLAYGROUND AREAS. IF DRAINS HAVE TO BE INSTALLED IN THESE AREAS DUE TO SITE CONSTRAINTS, THE DEVELOPER OR CIVIL SHALL OBTAIN TENANT'S APPROVAL PRIOR TO SUBMITTAL TO THE AGENCY. DRAINS WILL NOT BE ACCEPTED IN SYNTHETIC TURF AREAS.
- CATCH-BEYOND GATE SLOTT SHALL HAVE 3" WIDTH MAX. WEED GRATES ARE NOT ALLOWED.
- ALL DOWNSPOUT ROOF LEAKERS SHALL BE ROUTED UNDERGROUND INTO STORM SYSTEM.

SITE PLAN
SCALE: 1/8" = 1'-0"

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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 Children's
Courtyard™



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.

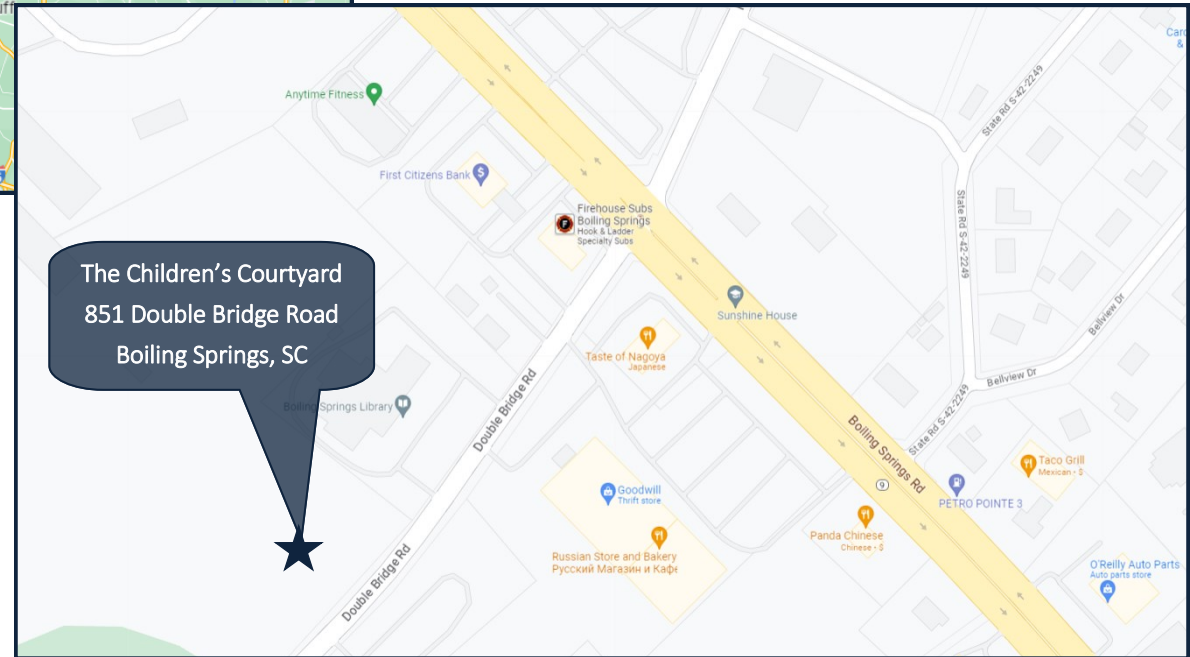
Spartanburg, located 6 miles south of Boiling Springs, was named the state's second Cultural District and offers a wide range of cuisine, shopping, coffee shops, outdoor activities, and much more. Spartanburg is also home to 7 colleges and universities, with over 15,000 students.

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

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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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers