

SINGLE-TENANT  
NET LEASED OPPORTUNITY  
OFFERING MEMORANDUM



**KinderCare**  
LEARNING CENTERS

5387 Burkhardt  
Road, Dayton, OH  
45431



We are pleased to exclusively offer for sale this 4,600 square foot single-tenant, triple net-leased, childcare property. The property is subject to a long-term lease guaranteed by KinderCare Learning Centers, Inc., the largest childcare operator in the United States with more than \$1.5 billion of annual revenues across more than 1,500 locations. The tenant has shown tremendous dedication to this high-performing location and recently executed a brand new 9-year lease extension extending out to 2029.

OFFERING OVERVIEW

LISTING PRICE	\$1,053,717
CAP RATE	6.00%
NOI	\$63,223
PRICE PER SF	\$229
GUARANTOR	Corporate

LOCATION OVERVIEW

ADDRESS	5387 Burkhardt Road Dayton, OH 45431
COUNTY	Montgomery
BUILDING AREA	4,600 SF
LAND AREA	0.64 AC
BUILT	1977

HIGHLIGHTS

- This Asset Is Ideal for an Investor in a 1031 Exchange As Well As an Investor Looking for a Good Return on a Hands-Off Investment
- Internet Resistant Sector, the Childcare Industry Is Expected to Grow to \$520 Billion by 2022
- KinderCare Operates Over 1,500 Early Learning Centers and 600+ Champion Sites With Nearly 1,400 Locations Being Accredited Centers - More Than Any Other Provider
- Strong Surrounding Demographics With a Population of 195,118 and Average Household Income of \$73,304 Within Five Miles

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