



NET LEASED CHILDCARE FOR SALE

SUBJECT PROPERTY

**KNOWLEDGE BEGINNINGS
CHILD DEVELOPMENT
CENTER (KINDER CARE)**

261 Billerica Road. Chelmsford. MA 01824

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CLICK ON THE FOLLOWING LINKS:  Google Map  Street View



EXECUTIVE SUMMARY

OFFERING SUMMARY

| | |
|----------------|-------------|
| List Price: | \$4,750,000 |
| NOI: | \$285,000 |
| Cap Rate: | 6.0% |
| Land Acreage: | 2.5 Acres |
| Year Built: | 2000 |
| Building Size: | 12,749 |
| Price / SF: | \$372.58 |

LEASE SUMMARY

| | |
|--------------------------|--|
| Lease Type: | Absolute NNN |
| Taxes / Insurance / CAM: | Tenant Responsibilities |
| Roof / Structure: | Tenant Responsibilities |
| Term Remaining: | 10+ Years |
| Original Lease Term: | 15 Years |
| Commencement Date: | May 1, 2000 |
| Current Term Expiration: | April 30, 2031 |
| Options: | Three, Five Year Options to Renew w/9 Mo. Notice |
| Increases: | \$300K Starting in Year 6 & CPI* In Options |
| Guarantor: | KinderCare Educaton, LLC |
| Right of First Offer: | None |
| Right of First Refusal: | None |
| Estoppel: | 20 Day Response |

PROPERTY HIGHLIGHTS

- One of the Few Area Child Care Centers that was Open and Operated During Pandemic Shutdown
- Tenant Committed to Lease Extension During Pandemic
- Recently Extended 10 Year Absolute NNN Lease - Zero Landlord Responsibilities
- Tenant Extended their Lease with a Rental Increase from Previous Rent with 10% Increase in New Term as Well
- 12,749 Square Foot Child Care Center Situated on 2.50 Acres of Land
- Tenant Renewed for Ten Years after 20 Years of Occupancy - Very Strong Commitment to the Location
- Property was a Build to Suit for Tenant in 2000
- Strong Student Counts in a Proven Suburban Location
- Phenomenal Demographics - Strong High End Boston Suburb - \$130K HH Income within a 1-Mile Radius
- Excellent Location on Billerica Road with Close Proximity to the City of Lowell and US-3
- KinderCare was Founded in 1969 and has 1,700+ Locations Nationally

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LEASE ABSTRACT



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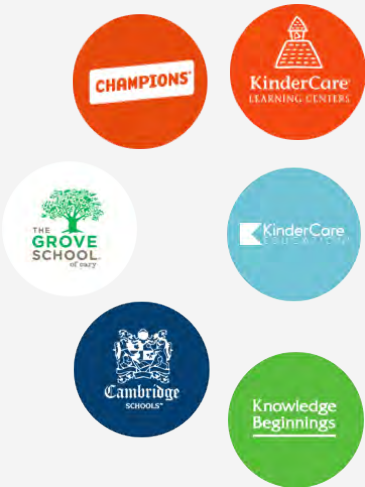
ANNUALIZED OPERATING DATA

| RENT INCREASES | ANNUAL RENT | MONTHLY RENT |
|----------------------|-----------------------|-----------------------|
| Years 1-5 | \$270,000 | \$22,500 |
| Years 6-10 | \$300,000 | \$25,000 |
| Option 1 | CPI Not to Exceed 10% | CPI Not to Exceed 10% |
| Option 2 | CPI Not to Exceed 10% | CPI Not to Exceed 10% |
| Option 3 | CPI Not to Exceed 10% | CPI Not to Exceed 10% |
| Net Operating Income | | \$285,000 |

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TENANT PROFILE - KINDERCARE EDUCATION



OVERVIEW

| | |
|----------------------|--|
| Company: | KinderCare Education, LLC |
| Founded: | 1969 |
| Company Type: | Private |
| Number Of Locations: | 1,500+ |
| Headquarters: | Portland, Oregon |
| Website: | www.kc-education.com |

TENANT OVERVIEW

Located in beautiful Portland, Oregon, KinderCare Education’s National Support Center (NSC) provides ongoing support to field leadership, as well as professional development for educators and staff, curriculum development, and strategic guidance for all of our brands.

Every day, KinderCare Education serves more than 161,000 children aged six weeks to 12 years. While each KinderCare Education brand meets the needs of different age groups and communities, every one of them is dedicated to our mission of educational excellence as well as the nation’s highest standards of care.

The company includes over 600 before-and-after school programs and over 100 employer-sponsored centers. From math skills and early literacy activities to cooking adventures and plenty of time for the arts, the proprietary Early Foundations® curriculum sets the industry standard for excellence in education. The center’s goal is to help kids become curious, engaged, focused, and empathetic—and ready them for school and life.

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LOCATION OVERVIEW



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Chelmsford is a town in Middlesex County, Massachusetts in the United States. It is located 24 miles (39 km) northwest of Boston and, bordering on the city of Lowell, is part of the Greater Lowell metropolitan area. Chelmsford was founded in 1655, as a farming community. Chelmsford's historic buildings and Forefather's Burial Grounds are invested in and cherished by the community. As a community, Chelmsford thrives on the enthusiastic sense of volunteerism and engagement exhibited through our residents and local businesses.

Chelmsford's school system is ranked among the best in the state. Chelmsford has received a Green Community designation from the State of Massachusetts. Chelmsford is proud to have been voted in the top 100 Best Places to Live in the U.S. by Money Magazine in 2007 and again in 2011. Whether you are visiting for the first time, a current resident, contemplating a move, running a business or looking to relocate your business, Chelmsford is the place to be.



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CHILD DEVELOPMENT CENTER

261



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CHILD DEVELOPMENT CENTER

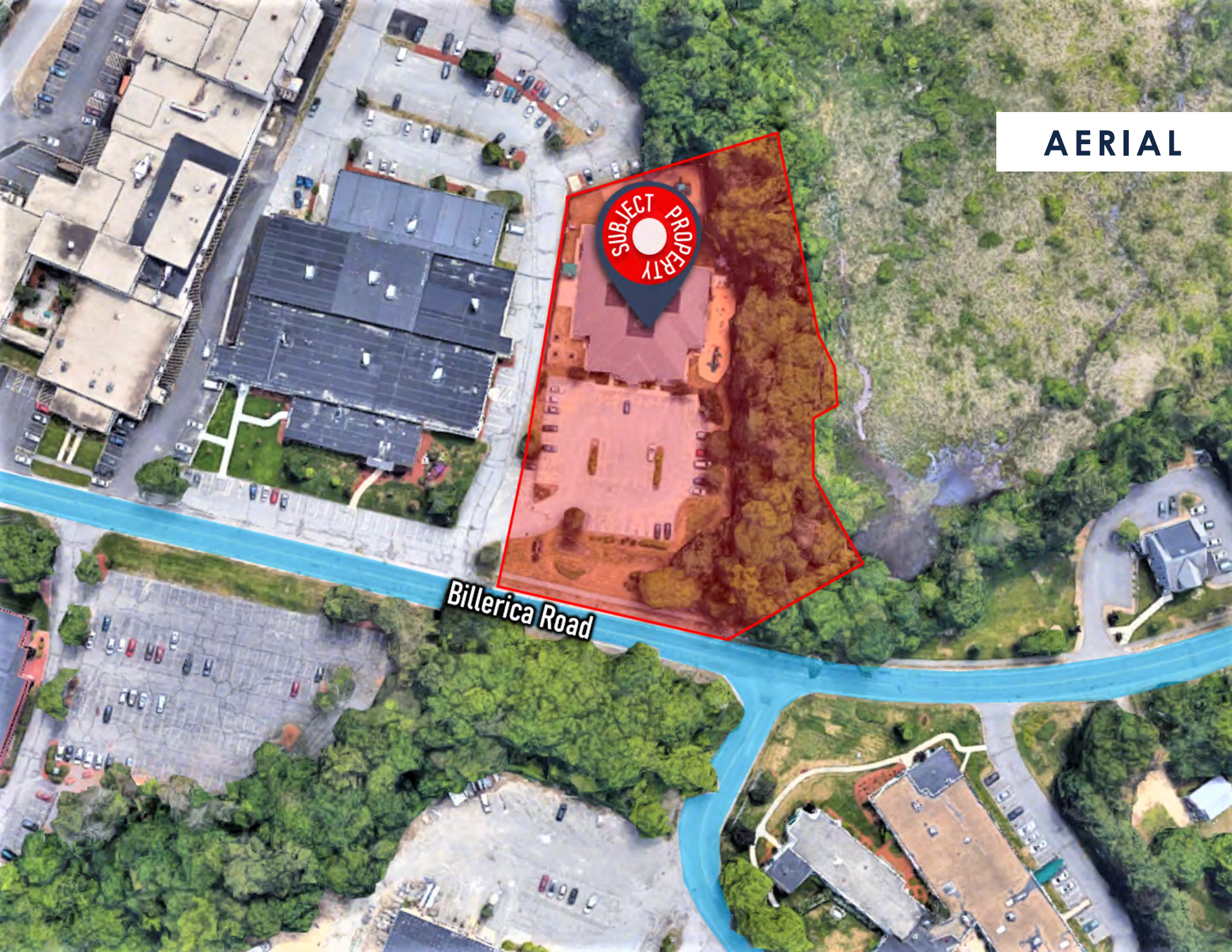


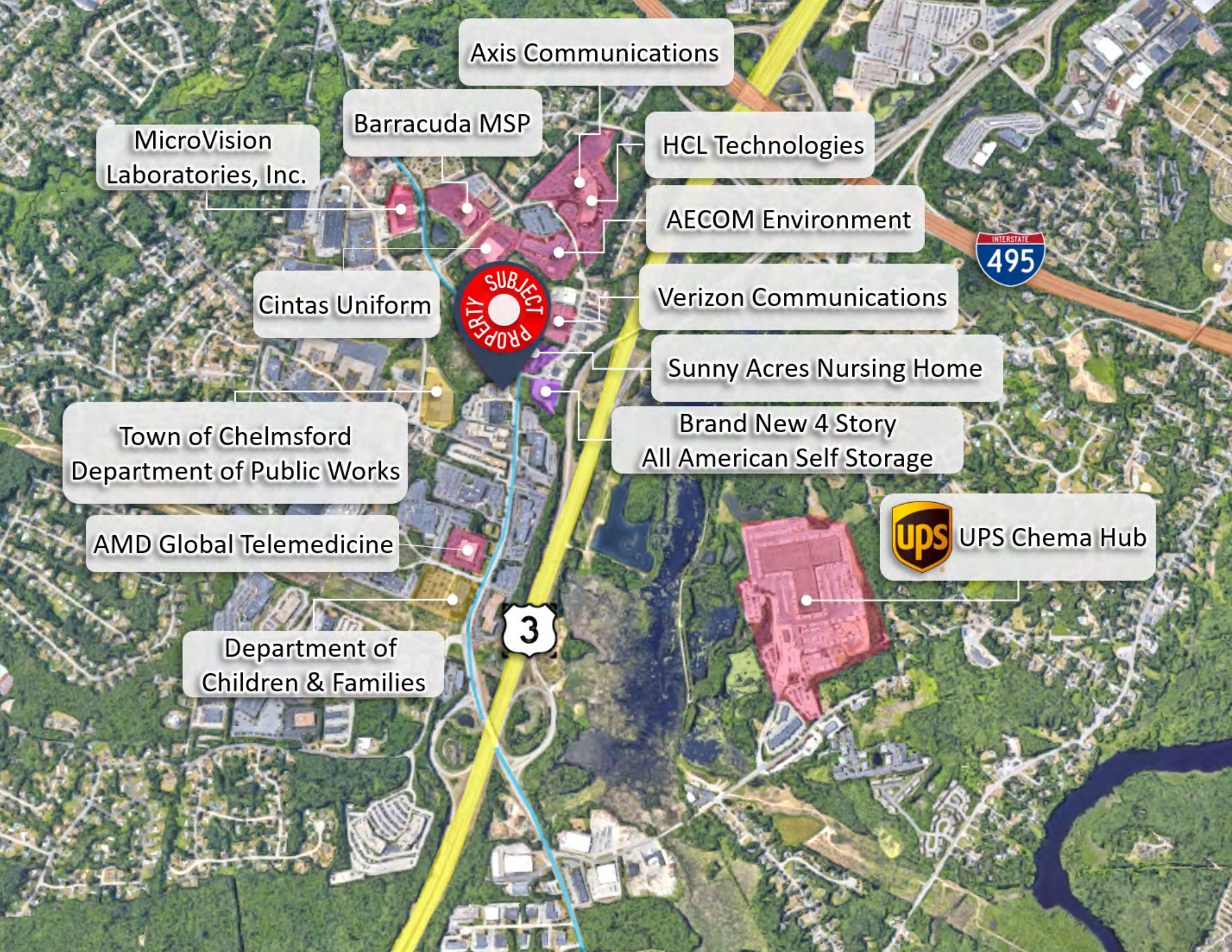
Knowledge Beginnings

AERIAL

**SUBJECT
PROPERTY**

Billerica Road





Axis Communications

Barracuda MSP

HCL Technologies

MicroVision
Laboratories, Inc.

AECOM Environment

Cintas Uniform

Verizon Communications


Sunny Acres Nursing Home

Brand New 4 Story
All American Self Storage

Town of Chelmsford
Department of Public Works

AMD Global Telemedicine

Department of
Children & Families

 UPS Chema Hub



DUNKIN'
DONUTS



Walgreens



RETAIL





REGIONAL



LOCATION



Aerial

Knowledge Beginnings Child
Development Center (KinderCare)

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DEMOGRAPHICS

| Population: | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|-----------|----------|----------|
| 2024 Projection | 2,449 | 70,470 | 207,283 |
| 2019 Estimate | 2,362 | 69,114 | 202,072 |
| 2010 Census | 2,075 | 67,239 | 189,657 |
| Growth 2019-2024 | 3.68% | 1.96% | 2.58% |
| Growth 2010-2019 | 13.83% | 2.79% | 6.55% |
| 2019 Population Hispanic Origin | 71 | 7,568 | 26,562 |
| 2019 Population by Race: | | | |
| White | 1,821 | 46,578 | 149,165 |
| Black | 31 | 3,544 | 12,124 |
| Am. Indian & Alaskan | 2 | 221 | 725 |
| Asian | 490 | 17,199 | 35,080 |
| Hawaiian & Pacific Island | 0 | 27 | 125 |
| Other | 18 | 1,545 | 4,852 |
| U.S. Armed Forces: | 0 | 6 | 58 |
| Households: | | | |
| 2024 Projection | 865 | 24,903 | 76,201 |
| 2019 Estimate | 835 | 24,428 | 74,231 |
| 2010 Census | 737 | 23,819 | 69,507 |
| Growth 2019 - 2024 | 3.59% | 1.94% | 2.65% |
| Growth 2010 - 2019 | 13.30% | 2.56% | 6.80% |
| Owner Occupied | 762 | 15,881 | 45,079 |
| Renter Occupied | 73 | 8,546 | 29,152 |
| 2019 Avg Household Income | \$127,516 | \$98,233 | \$93,862 |

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