

131 KEYBRIDGE DRIVE
Morrisville, NC 27560



±11,250 SF NET LEASED KINDERCARE



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EXECUTIVE SUMMARY



APG Advisors, on behalf of the owner, is pleased to exclusively offer the opportunity to purchase 131 Keybridge Drive, located in Morrisville, NC. The subject property is a 11,250 square foot, free standing, single story daycare building located in Morrisville, NC. (Raleigh-Durham Market) The property is 100% leased to KinderCare. It has operated as a daycare since opening in 2000, with KinderCare taking over operations in 2019 and recently extending the lease, showing commitment to the site. KinderCare is the largest childcare provider in the United States. They have around 200,000 children enrolled in over 1,500 KinderCare early childhood education centers across 39 states. The private company employs over 30,000 people and has a Moody's Rating of B3, Stable.

Morrisville is in the middle of the Triangle region of North Carolina, adjacent to Cary, and between Durham, Chapel Hill and Raleigh. The Triangle is one of the fastest growing and most sought-after real estate markets in the country. Morrisville has a very highly educated and affluent population, giving it ideal demographics for a KinderCare daycare. The subject property is just off Highway 54, which sees 20,000 vehicles per day. The surrounded area features Class A retail and mixed-use developments anchored by national tenants like Target and Walmart. There are also several office parks, such as Centre Green, and a large number of multi- and single-family home developments.



INVESTMENT OVERVIEW



Single Tenant

KinderCare

Location

131 Keybridge Drive, Morrisville, NC

County

Wake County

Building Size

11,250 SF

Lease Renewal Commencement

May 1, 2020

Lease Expiration

October 30, 2024

2020 Base Rent

\$288,405

Annual Escalations

Two and a Half Percent (2.5%)

Lease Extension

Tenant recently extended lease for 18 months during Covid.

Lease Renewal Options

2 Options of 5 Years Each at FMR

Lease Structure

NN (Landlord has Roof and Structure)

Tenant History

Operated as Daycare since 2000, KinderCare purchased in 2019

Zoning

Town Center Commercial (TCC)

Year Built/Renovated

2000/2009

HVAC

Eight units. Two 2014 units (Goodman), six units from 2000 (Trane). Two 4 ton, Two 3 ton, & Four 1.5 ton units

NOI (NOV. 1, 2020-OCT. 31, 2021)

\$288,405

CAP RATE

7.5%

PURCHASE PRICE

\$3,845,400



TENANT PROFILE



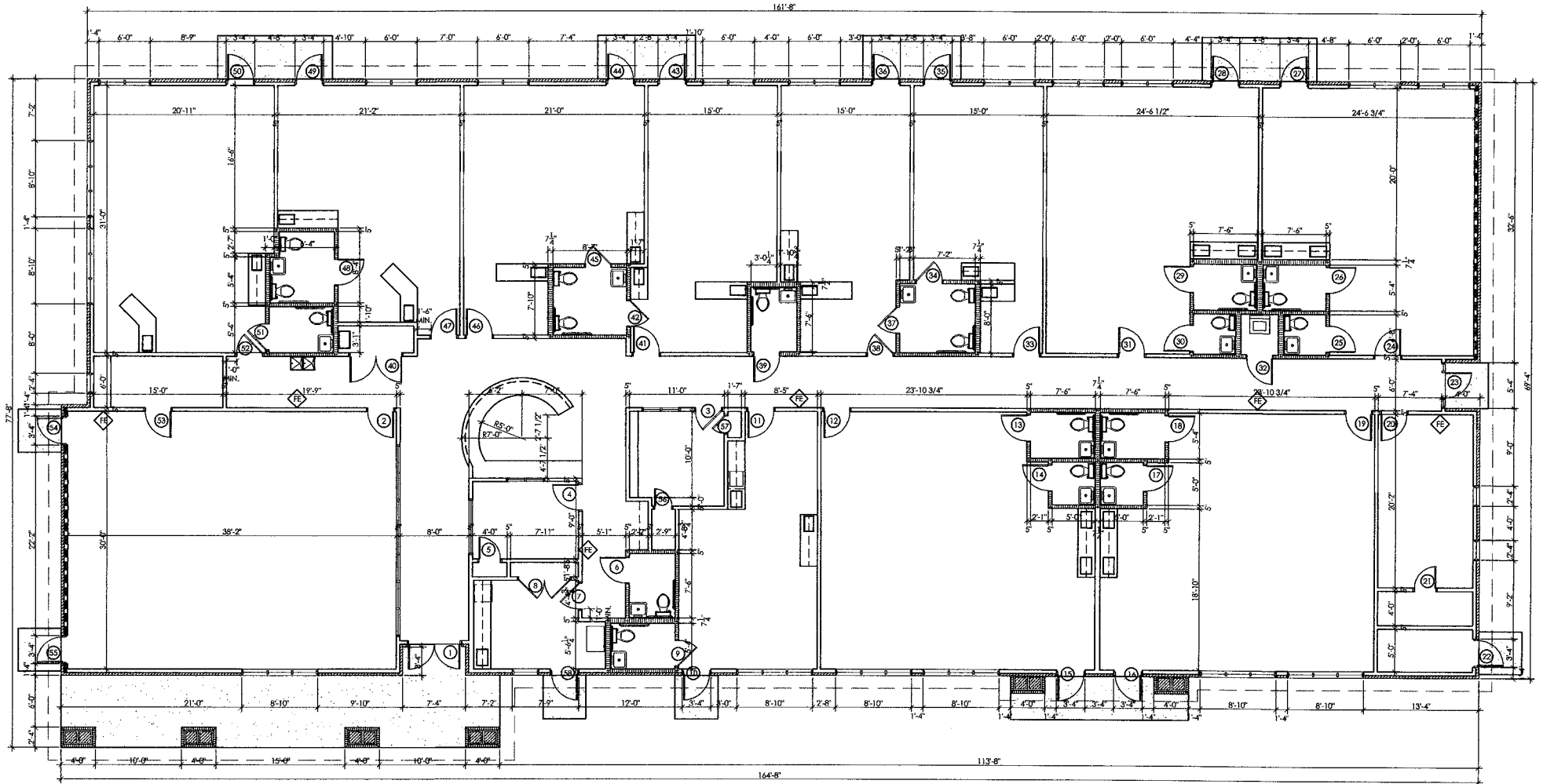
KinderCare Learning Centers is an American operator of for-profit child care and early childhood education facilities founded in 1969 and currently owned by KinderCare Education, LLC. The company provides educational programs for children from six weeks to 12 years old. KinderCare is the largest provider of childcare in the United States and the third-largest privately held company headquartered in Oregon. The company's headquarters operate out of Portland. In 40 states and the District of Columbia, 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. KinderCare Education employs approximately 30,000 people in the United States and has a Moody's Rating of B3, Stable.



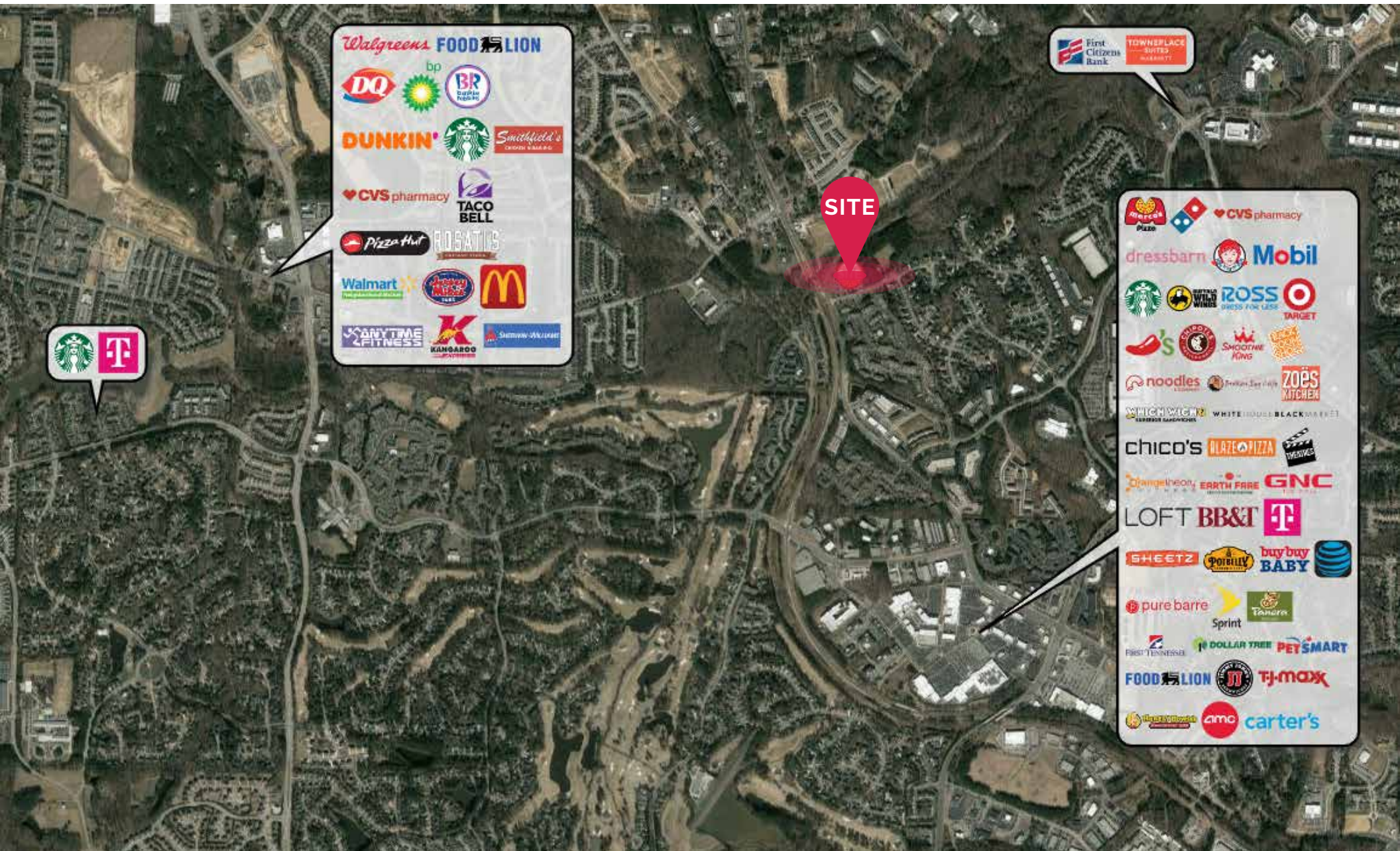
PROPERTY AERIAL



FLOOR PLAN



RETAIL MAP

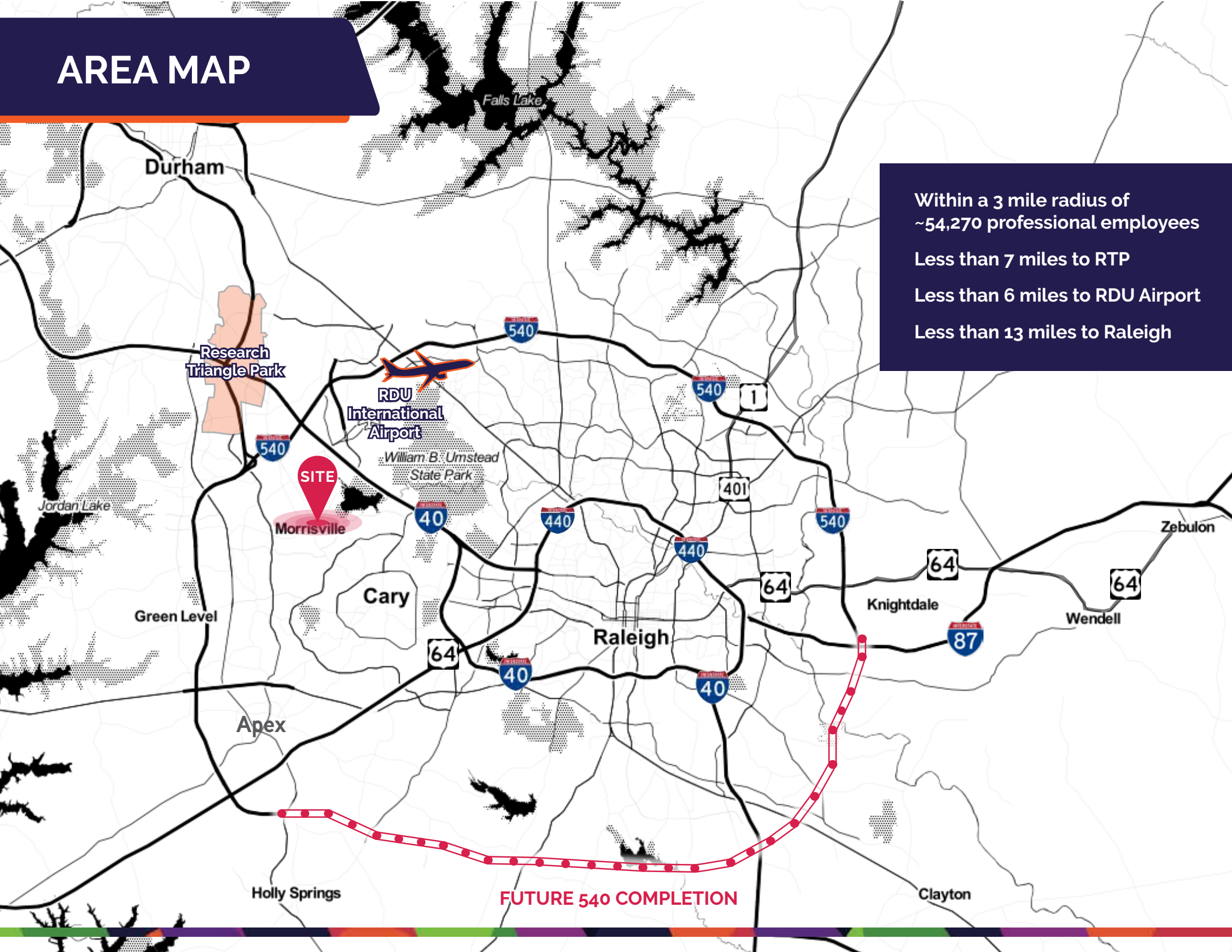


KINDERCARE SALES COMPARABLES



LOCATION	PRICE	CAP RATE	REMAINING LEASE TERM	LL RESPONSIBILITIES
Omaha, NE	\$5,825,000	6.80%	12.2	None
Fort Washington, MD	\$1,170,000	8.38%	1.9	None
Lake Mary, FL	\$3,500,000	6.86%	12.6	None
Fort Collins, CO	\$3,159,050	6.93%	9.2	None
Mission Viejo, CA	\$2,895,000	6.36%	5.5	None
Spring Valley, NV	\$6,200,000	6.83%	15	Roof and Structure
Mansfield, TX	\$2,470,000	7.42%	4.8	None
Oswego, IL	\$3,145,000	7.75%	7.2	Roof and Structure
Twinsburg, OH	\$2,064,285	7.00%	9.5	None
Rohnert Park, CA	\$4,000,000	5.20%	11.5	None
Average		6.95%	8.94	

AREA MAP



DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE	MEDIAN HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
2000 Population	2,897	35,033	83,412	2019 Median Household Income	\$104,183	\$102,630	\$103,019
2010 Population	7,033	57,783	126,076	2024 Median Household Income	\$109,995	\$109,581	\$110,975
2019 Population	10,145	72,168	163,794	AVERAGE HOUSEHOLD INCOME			
2024 Population	11,902	81,390	184,912	2019 Average Household Income	\$129,663	\$128,031	\$127,492
2019-2024 Annual Rate	3.25%	2.43%	2.46%	2024 Average Household Income	\$139,039	\$140,404	\$140,747
2019 Median Age	32.5	36.2	36.2	PER CAPITA INCOME			
HOUSEHOLDS				2019 Per Capita Income	\$54,211	\$50,780	\$49,407
2000 Households	1,342	14,015	32,081	2024 Per Capita Income	\$58,212	\$55,561	\$54,486
2010 Households	3,010	23,124	49,057	EDUCATION			
2019 Total Households	4,314	28,713	63,507	Associate's Degree	5.2%	7.0%	6.9%
2024 Total Households	5,055	32,315	71,597	Bachelor's Degree	34.6%	39.3%	38.3%
2019 Average Household Size	2.35	2.51	2.58	Graduate/Professional Degree	32.7%	29.3%	29.1%
HOUSING				RACE/ETHNICITY			
2019 Total Housing Units	4,672	30,638	68,006	White Alone	48.8%	58.8%	61.3%
2019 Owner Occupied Housing Units	38.2%	54.0%	60.1%	Black Alone	12.4%	9.6%	9.8%
2019 Renter Occupied Housing Units	54.2%	39.7%	33.3%	Hispanic Origin	5.5%	6.3%	7.9%
2019 Vacant Housing Units	7.7%	6.3%	6.6%	AGE			
HOUSEHOLDS BY TYPE				18+	76.3%	74.9%	74.3%
Households with 2 people	70.6%	72.9%	74.4%	55+	23.7%	25.1%	25.7%
Family Households	62%	65.9%	67.8%	EMPLOYMENT			
				Total Employees	7,216	54,270	107,411

MORRISVILLE UDO

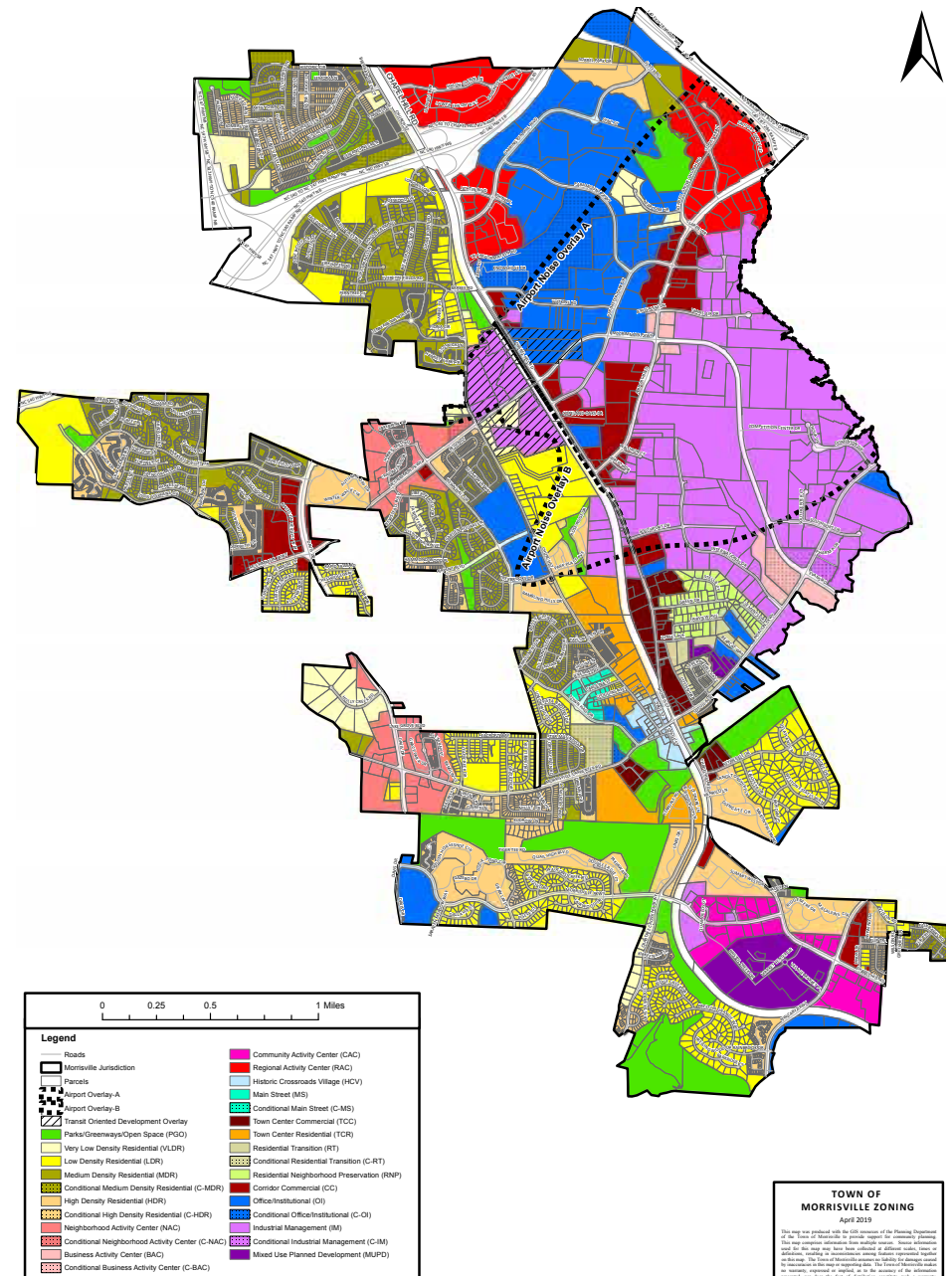


Accommodating Future Growth. Future increases in population and employment will increase demand for land development and redevelopment. Housing demand will be reflected in proposals for new subdivisions, apartment complexes and adaptive reuse of older structures. Businesses will need land and buildings for retail activities, offices, personal and professional services, research and manufacturing. How Morrisville plans for the changing uses of land to accommodate our expected growth will significantly influence our community's future quality of life. Redevelopment opportunities in strategic locations should be encouraged.

Urban Density and Historic Neighborhoods. Triangle Transit is planning its Regional Rail transit services through the heart of Durham. Several of its rail stations are located adjacent to historic Morrisville neighborhoods. Regional transit stations, especially the station in Downtown Durham, will be a major draw for new large scale development, and can help Morrisville attract valuable new higher density transit oriented development.

Local Historic Landmarks. The local historic landmark program is intended to identify, protect, and preserve the most noteworthy historic properties within Morrisville. Morrisville should identify and protect those resources that are important to the community as a whole and represent the most significant aspects of our history, culture, architecture, and persons.

<https://www.townofmorrisville.org/government/departments-services/planning/ordinances-manuals>



RESEARCH TRIANGLE PARK



Research Triangle Park (RTP) is the leading and largest high technology research and science park in North America.

Founded in 1959, this 7,000-acre namesake for the entire Triangle region is two miles wide and eight miles long, based in Durham with an extension now spilling into Wake County toward Cary and Morrisville.

Just four miles from Downtown Durham and encompassed on three sides by the City of Durham, RTP was originally named for its affiliation with three major research universities: Duke University in Durham, the University of North Carolina at Chapel Hill, and North Carolina State University in Raleigh. This part of Durham is approximately equidistant between Raleigh and Chapel Hill.

Originally envisioned by UNC's Howard W. Odum and fostered by the administration of Durham native Governor William Umstead, the Park was developed by the Research Triangle Foundation in 1959 and now includes over 170 companies, 42,000 full time employees, and 10,000 contract workers.

The three original universities are joined by Durham's North Carolina Central University (located less than two miles from RTP), playing a major role as home to the Biomanufacturing Research Institute & Technology Enterprise (BRITE) Center for Excellence.

Today, RTP is surrounded by a variety of other Durham business and corporate parks populated by pharmaceutical, microelectronic, biotechnology, textile, and telecommunications, businesses to name a few. Research Triangle Park is not a city, but it has a special Durham postal substation – Research Triangle Park, NC 27709. It exists in a special county district, serviced by Durham utilities.

Source: Durham Convention & Visitors Bureau



RESEARCH TRIANGLE PARK



MAJOR EMPLOYERS IN THE TRIANGLE

10,000+ EMPLOYEES

- Duke University and Medical Center
- University of North Carolina
- IBM

2,500+ EMPLOYEES

- PPD
- RTI International
- Grifols
- Lenovo
- Cree Inc.
- Iqvia
- Credit Suisse
- GSK
- Fidelity Investments
- GSK
- SAS Institute
- Durham Public Schools
- Blue Cross & Blue Shield of NC
- Cisco Systems
- Verizon
- RTI International
- PPD
- Teleflex Medical

1,000+ EMPLOYEES

- Lenovo
- Cree
- Fidelity Investments
- Quintiles Transnational
- Environmental Protection Agency
- Lowes Foods
- Kroger
- Food Lion
- RBC Center
- UPS
- Harris Teeter
- First Citizens Bancshares
- Longistics
- Wake Technical Community College
- Lowes
- Town of Cary
- ACS
- Target
- Wal-mart
- Waste Industries

RTP Quick Facts

- 50,000 High-tech employees
- 50% Associates degree or higher
- 47% Bachelors degree or higher
- 18% Graduate degree or higher
- 220 Companies
- 245 start-ups
- 3,256 patents
- 1,970 trademarks



Source: The Research Triangle Park

RALEIGH-DURHAM MARKET OVERVIEW



Raleigh is at the heart of **the Triangle, the fastest-growing metropolitan area in the Carolinas** and Downtown Raleigh is the urban center for this region. It provides businesses with a rich recruitment pool, relatively low costs and superb amenities. The city's unique character is evident in all of the different ways its residents and visitors Live. Work. Play. Within a 20 mile range of the Triangle there are over 855K workers, over 680K Residents and a 1,500,000 Daytime Population.

The Triangle is home to three R1 research Universities: North Carolina State University (Raleigh), Duke University (Durham) and University of North Carolina (Chapel Hill). These universities, along with federal labs and contract research companies conduct **more than \$2 billion annually in research and development.**

In addition to doctoral universities with the highest research activity, the Triangle is home to Research Triangle Park, (RTP), one of the leading high technology centers in the world. RTP is home to **more than 170 global companies, including IBM, Syngenta, RTI International, Credit Suisse, and Cisco,** that foster a culture of scientific advancement and competitive excellence. RTP drives the local economy and employs about 40,000 people with an average salary of \$73,000.

In the last four years alone, **startups in Raleigh have raised over \$420 million in angel and venture capital investment.** In addition, over the past six years, startup companies in Wake County have generated economic activity of over \$1.1 billion from IPOs and over \$12.3 billion in acquisitions. Raleigh has more than 140,000 square feet of collaborative workspace within innovation hubs like HQ Raleigh, ThinkHouse, Tech Incubator on Centennial Campus, Loading Dock, Industrious and The Nest, among others.



TRIANGLE HIGHER EDUCATION



1789

Founded

1ST

Public School
in US

TOP 5

University for 17
Years Running

#1

Pharmacy Program
in United States

#1

Medical School
Primary Care

#1

Best Value of all
US Universities

#2

Clinical Psychology
Program



1838

Founded

#1

Physicians
Assistant Program

#1

Nursing Program
(Bachelors)

84%

of graduates go on
to post-graduate
degrees

#2

Nursing Program
(Masters)



1887

Founded

#1

Advanced Analytics
MSA Program

#4

Nuclear Engineering
Program

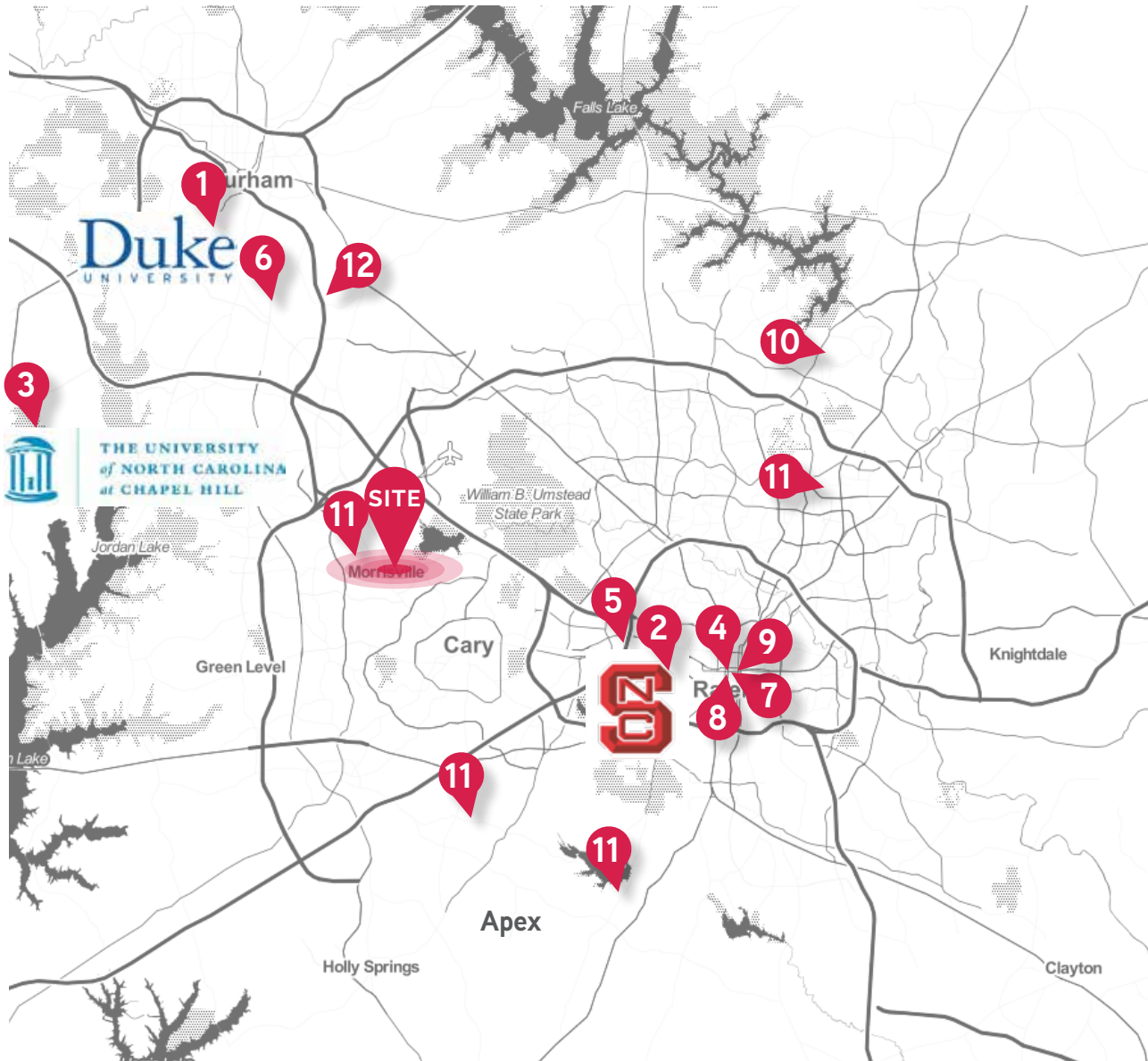
#3

Veterinary Medicine
Program

#1

Largest University in
NC by enrollment

HIGHER EDUCATION INSTITUTIONS



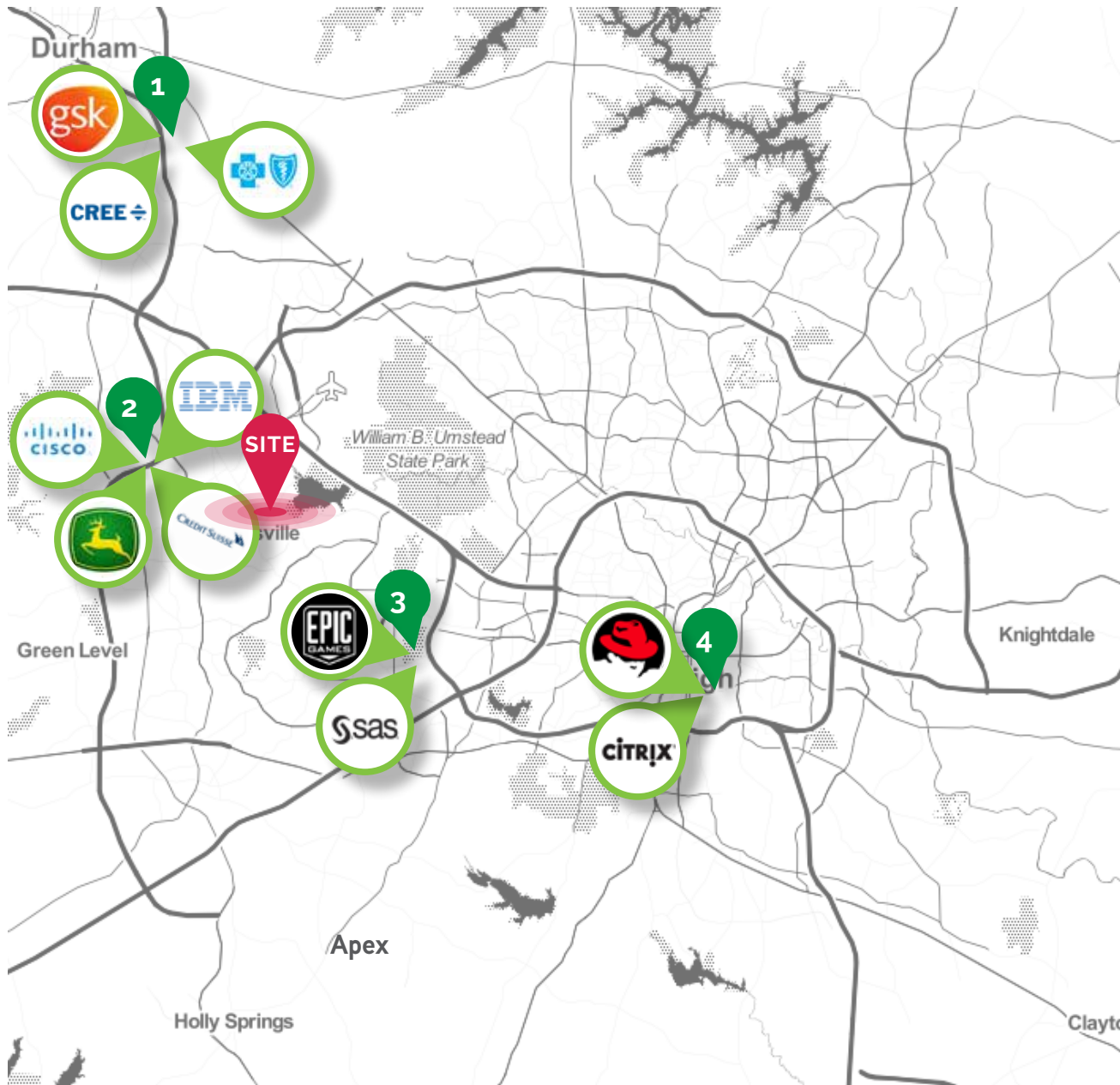
	Institution	Undergraduate Students	Graduate Students
1.	Duke University	6,532	8,660
2.	North Carolina State University	24,111	9,904
3.	The University of North Carolina Chapel Hill	19,117	8,417
4.	Campbell University Law School	4,676	1,637
5.	Meredith College	1,981	-
6.	North Carolina Central University	6,355	1,742
7.	St. Augustine's University	1,508	-
8.	Shaw University	1,505	-
9.	William Peace University	1,077	-
10.	Southeastern Baptist Theological Seminary / The College at Southeastern	5,067	-
11.	Wake Technical Community College	70,000+	-
12.	Durham Technical Community College	5,605	-

NOTABLE RETAIL CENTERS



	Retail Center	Square Footage	Year Built	Anchors / Major Tenants
1.	Brier Creek	800,000	2002	Target, TJ Maxx, Dick's Sporting Goods
2.	The Streets at Southpoint	1,330,000	2002	Nordstrom, Macy's, Apple, Crate & Barrel
3.	Crossroads Plaza	250,000 SF	1992	Dick's Sporting Goods, Bed Bath and Beyond, Best Buy
4.	Arboretum	92,000 SF	2003	Ruth's Chris, Bonefish, BurgerFi, World of Beer
5.	Crabtree Valley Mall	1,326,000 SF	1972	Macy's, Best Buy, Old Navy, Sears
6.	Midtown East	174,000 SF	Under Construction	Wegman's, Trader Joe's, Costco
7.	Cameron Village	557,936 SF	1949, 1980, 2002	The Fresh Market, Harris Teeter, Rite Aid, Ann Taylor
8.	North Hills	988,500 SF	1967, 2007	Target, Regal Cinemas, Hyatt
9.	Triangle Town Center	1,272,263 SF	2002	Belk, Dillards, Sears, Macy's, Saks Fifth Ave
10.	Beaver Creek Crossing	320,629 SF	2006	Lowes Food, Target, AC Moore, Kohl's

EMPLOYMENT HUBS



1. Downtown Durham has successfully transformed its business and economic landscape from one based upon tobacco and textile products to a modern, cutting-edge economy. GlaxoSmithKline and Cree are just some of the forward-thinking companies that have headquarters in Durham. Downtown specifically has become a destination location for employers.

2. Internationally-recognized Research Triangle Park is the oldest research park in America and one of the top in the world. It is comprised of 7,000 acres and 200 companies with over 50,000 employees. Home to names such as IBM, Cisco Systems, Syngenta, RTI International, and Credit Suisse, these organizations invest a combined annual payroll of \$2.9 Billion dollars.

3. Consistently ranked one of the best places to live and work, the suburb of Cary is a thriving community in the heart of the Triangle and home to national companies such as Deutsche Bank, Kelloggs, Siemens, RIM, and John Deere. Cary has an extremely talented workforce, with 60% of its residents having a bachelor degree or higher.

4. Downtown Raleigh is home to some of the most influential tech companies in the Triangle, including Red Hat and Citrix, as well as a rapidly growing population, amazing cultural institutions, risk-taking entrepreneurs, and award-winning restaurants. There has been over \$3 Billion completed, under construction, and planned projects in Raleigh's downtown in less than 10 years. Additionally, there is exponential growth in coworking space in Downtown Raleigh and Durham alike.

DISCLAIMER



This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner") to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and APG Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Offering Memorandum in any manner.

Neither the Owner or APG Advisors, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner.

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any another entity without the prior written authorization of the Owner or APG Advisors. You also agree that you will not use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or APG Advisors. If after reviewing this Offering Memorandum, you have no further interest in purchasing the Property, kindly return this Offering Memorandum to APG Advisors.

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