



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare
1361 Somerset Avenue
Taunton, MA 02780

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,664 SF KinderCare Located at 1361 Somerset Avenue in Taunton, MA. With Over 7 Years Left on a Corporate Backed Lease With a 5 Year Option to Extend, This Opportunity Provides For a Secure Investment.

OFFERING SUMMARY

PRICE	\$986,443
CAP	7.00%
NOI	\$69,051
PRICE PER SF	\$174.16
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1361 Somerset Avenue Taunton, MA 02780
COUNTY	Bristol
BUILDING AREA	5,664 SF
LAND AREA	0.87 AC
BUILT	1989



HIGHLIGHTS

- Over 7 Years Left on a Corporate Backed Lease With a 5 Year Option to Extend and a 10% Bump Coming in 2023
- Strong Corporate Guarantee - KinderCare Education, LLC is the Nation's Leading Private Provider of Early Childhood Education and Care With Approximately 1,500 Learning Centers
- Recent Early Lease Extension; In July of 2020, KinderCare Education, LLC Proactively Extended the Lease Term For an Additional 8 Years Showing Commitment to This Site
- Excellent Demographics With a Population Of 67,731 Residents Making an Average Household Income of \$85,542 Within a 5-Mile Radius
- Nearby Feeder Elementary Schools Include: Saint Anthony, James L Mulcahey, Harold H Galligan, Edward F Leddy, Summer Street and Elizabeth Pole
- The General Dynamics Missions Systems Facility is Just 8-Miles Away and is Known For its Development of Military Communications Equipment; They Are the Largest Industrial Employer in the Area With Over 900 Employees
- Taunton is One of the Oldest Towns in the U.S. and Was Founded By Members of the Plymouth Colony; It is Known as the Silver City For Being a Historic Center of the Silver Industry in the 19th Century
- Taunton is Located 30 Minutes From Providence, RI and 20 Minutes From Fall River, MA
- Nearby Tenants Include: Target, Kohl's, Starbucks, Petco, T.J. Maxx, TGI Fridays, Smokey Bones Bar & Fire Grill, Taco Bell, CVS Pharmacy, Wendy's, Home Depot and More



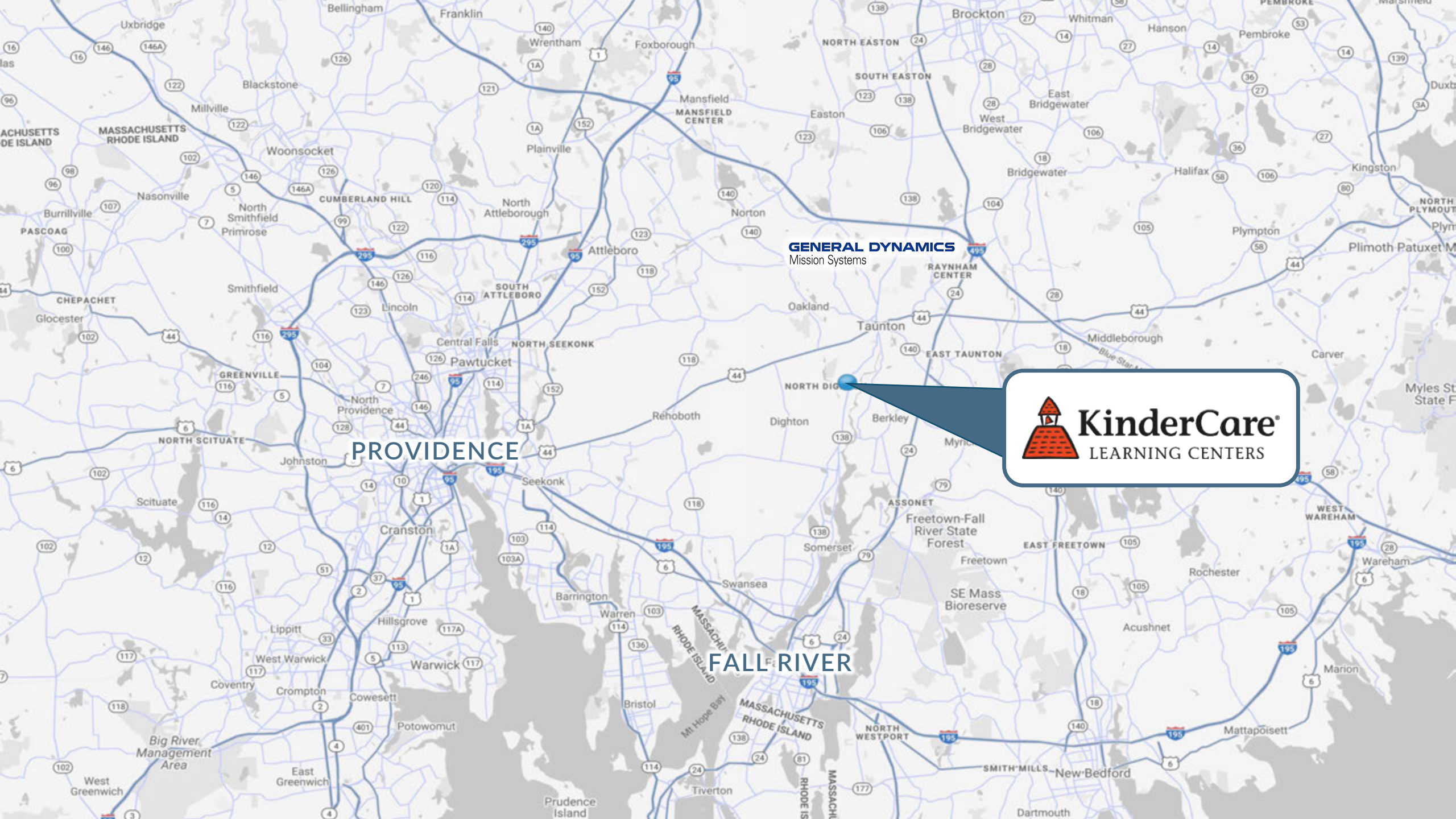
LEASE SUMMARY

TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 5,664 SF
LEASE COMMENCEMENT	August 24, 1990
LEASE EXPIRATION	August 31, 2028
LEASE TERM	7+ Years Remaining
RENEWAL OPTIONS	1 x 5 Year
RENT INCREASES	10% on September 1, 2023 and At Option
LEASE TYPE	Double Net (NN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

LEASE YEAR	SQUARE FOOTAGE	ANNUAL BASE RENT	CAP RATE	RENT PER SF
Current	5,664 SF	\$69,051	7.00%	\$12.19
09/01/2023 to 08/31/2028	5,664 SF	\$75,956	7.70%	\$13.41



ACTUAL PROPERTY IMAGES



GENERAL DYNAMICS
Mission Systems

PROVIDENCE

FALL RIVER



St Nicholas of
Myra Catholic

Prysmian
Group

SAINT-GOBAIN



South Street



KinderCare[®]
LEARNING CENTERS

Somerset Avenue

138

Southwest[®]

Bristol County
Agricultural High School



Taunton Cape
Verdean Seventh-Day
Adventist Church



138



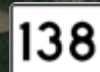
Somerset Avenue



Copley Drive



Somerset Avenue



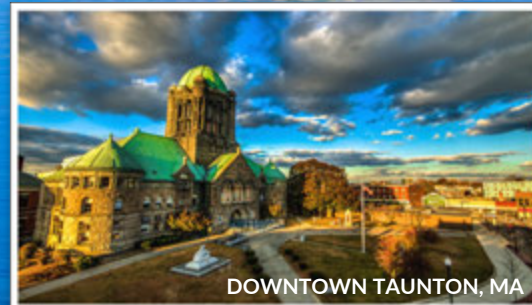


TAUNTON | BRISTOL COUNTY | MASSACHUSETTS

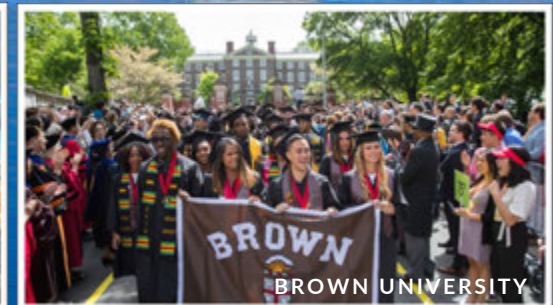
Taunton is a city in Bristol County, Massachusetts, United States, located approximately 40 miles south of Boston, 18 miles east of Providence, 10 miles north of Fall River, 20 miles north of New Bedford, and 25 miles west of Plymouth. It is also the seat of Bristol County. Taunton is situated on the Taunton River which winds its way through the city on its way to Mount Hope Bay, 10 miles to the south. With a 2020 population of 57,662, it is the 19th largest city in Massachusetts.

Taunton's economy was historically based on the silversmith and iron-making industries. Taunton was home to several textile mills, such as Reed & Barton; which produced the 1996 Summer Olympics medals and silverware used exclusively for the White House. The iron industry in Taunton produced the anchor for the USS Constitution. Today, the city's economy has many emphases on semiconductor, silicon, and electronics manufacturing. It is home to the corporate headquarters of many leading businesses in various industries. More recently, the city has worked to attract biotechnology research companies to its industrial parks. The Myles Standish Industrial Park is conveniently located between the Metropolitan areas of Boston and Providence. The Industrial Park is home to approximately 100 companies occupying 5,800,000 square feet of real estate and employing approximately 7,400 area residents. Taunton provides industry with very competitive labor costs drawing a substantial, well trained labor pool, from a population base of over one million people in Southeastern Massachusetts and Northern Rhode Island.

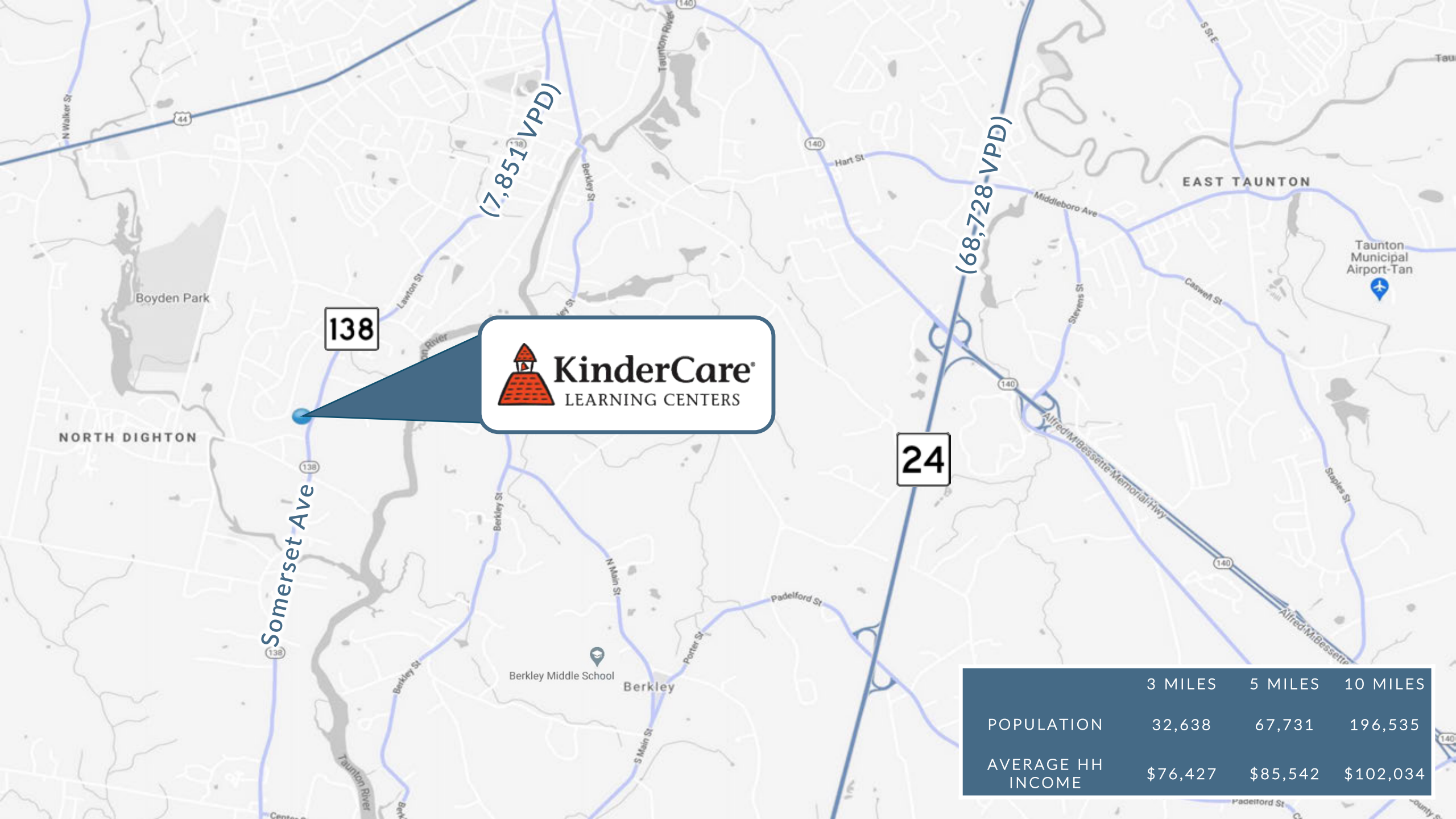
Taunton is only about a 40-minute drive from Providence, RI, which makes it the perfect city to go for the day. Providence is the capital of the state and is home to Brown University and the Rhode Island School of Design, whose RISD Museum displays American art and silver. In Taunton Massasoit State Park is popular for a wide variety of outdoor activities. Gertrude Boyden Wildlife Sanctuary is a wooded area which features hiking trails, attractive wooden bridges, a botanical garden and is popular with bird watching enthusiasts. Hopewell Park features woodlands and includes walking paths and sports facilities. Hockomock Swamp Wildlife Management Area is popular with nature enthusiasts. Watson Pond State, Hartshorn, Memorial and Weir Village Riverfront parks are notable destinations. Residents enjoy visiting nearby Boston, Plymouth, Providence and Cape Cod. The close by Narragansett Bay Watershed is for kayaking, canoeing and swimming.



DOWNTOWN TAUNTON, MA



BROWN UNIVERSITY



(7,851 VPD)

(68,728 VPD)



KinderCare
LEARNING CENTERS

	3 MILES	5 MILES	10 MILES
POPULATION	32,638	67,731	196,535
AVERAGE HH INCOME	\$76,427	\$85,542	\$102,034

KINDER CARE TENANT PROFILE

KinderCare Education is America's largest private provider of early childhood and school - age education and child care. KinderCare supports hardworking families in 40 states and the District of Columbia:

- In neighborhoods with our KinderCare® Learning Centers and Rainbow Child Care Centers that offer early childhood education and child care for children six weeks to 12 years old;
- At work through KinderCare Education at Work™, family benefits for employers including on- site and near- site early learning centers and back - up care for last-minute child care;
- In local schools with our Champions® before and after- school programs.

KinderCare Education operates more than 1,500 locations nationwide and is headquarters in Portland, Oregon. In 2020, KinderCare earned its fourth Gallup Great Workplace Award – one of only 19 companies worldwide to win this award.

They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
1,500+



HEADQUARTERS
Portland, OR



WEBSITE
kc-education.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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