

SECURE  
NET LEASE

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AERIAL VIDEO

SUBJECT PROPERTY



# KinderCare Learning Center

**\$4,585,000 | 5.75% CAP**

16780 Forest Rd., Forest, Virginia (Lynchburg)

- ✓ New Construction, Corporate 15 Year Lease
- ✓ Strategically Located just off Forest Rd (25,573 VPD)
- ✓ Adjacent to Walmart and Centra Urgent Care
- ✓ 10 K-12 Schools within a 3-mi Radius Servicing 7,500+ Students
- ✓ Affluent Demographics servicing the Lynchburg Metro.





KinderCare Education is America's largest private provider of early education and childcare with more than 36,000 teachers and staff serving 186,000 children at 1,500 centers in 40 states and in Washington, D.C. every day.



# INVESTMENT OVERVIEW

KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

# \$4,585,000

## 5.75% CAP

NOI

\$263,613

Building Area

±10,782 SF

Land Area

±1.19 AC

Year Built

2019

Lease Type

NNN\*

Occupancy

100%

Ownership

Fee Simple Interest

- ✓ **Open and operating.** Rent Commenced August 1st, 2019
- ✓ **Corporate Backed 15-Year NNN Lease with 2% Annual Rental Increases,** making it an excellent passive investment hedge against inflation. In February 2022, U.S. Inflation reached a 40-Year high at 7.9%.
- ✓ **High Traffic Site with Excellent Demographics.** Subject property is located just off Forest Rd (25,573 VPD) with an average household income exceeding \$95,000 in a 1-mile radius. Forest's population has increased 29% since 2010.
- ✓ **Across the street from Walmart and Urgent Care.** Strategically located between Forest Square Shopping Mall (27+ acres) and Graves Mill Shopping Center (11+ acres). Forest Square Shopping Mall is anchored by Kroger with outparcels to McDonald's and Bojangles. Graves Mill Shopping Center is anchored by Food Lion with other national retailers including Burger King and Wells Fargo.
- ✓ **Within a 3-mile radius of (10) K-12 Schools servicing over 7,500 students.** Just minutes away from both Liberty and Lynchburg University.
- ✓ **KinderCare is the nation's largest for-profit childcare provider,** serving more than 126,000 children with its 2,000+ locations.
- ✓ **KinderCare is planning an IPO in 2022 and reported 2021 Revenues of \$1.81 Billion**

\* Landlord responsible for Roof, Structure and Foundation

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE

## CONTACT FOR DETAILS

**Anthony Pucciarello**

Executive Vice President  
(214) 915-8896

apucciarello@securenetlease.com

**VA Broker of Record:** Hunt Gunter

**License #:** 22516590

SUBJECT PROPERTY



# TENANT OVERVIEW

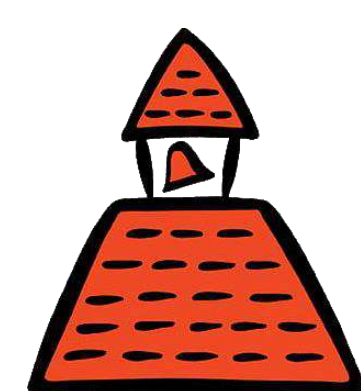
KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

## KinderCare

**Lessee:** KinderCare Education LLC, a Delaware limited liability company

**Guarantor:** KUEHG Corp., a Delaware corporation

LOCATIONS  
1,500



KinderCare®

[kindercare.com](http://kindercare.com)

KinderCare Education is America's largest private provider of early education and childcare with more than 36,000 teachers and staff serving 186,000 children at 1,500 centers in 40 states and in Washington, D.C. every day.

For 50 years, KinderCare Learning Centers have been **creating safe, encouraging environments** where kids can **learn, grow** and build confidence for life. In neighborhoods, KinderCare Education Centers and Rainbow Child Care Centers **offer early childhood** education and childcare for children six weeks to 12 years old.

KinderCare Education at Work offers **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, KinderCare offers the Champions before and after-school programs. 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 time for the arts, Kinder Care's 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.

SUBJECT PROPERTY





## IN THE NEWS

KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

## KinderCare files again for IPO after postponing in November

March 9, 2022 (BUSINESSWIRE)

**KinderCare Learning (NYSE:KLC) refiled for an initial public offering after the company abruptly pulled the plug on its original offering one day before the stock had been set to begin trading.**

KinderCare on Wednesday filed an amended S-1 after originally filing an S-1 in October. The childcare provider postponed its **IPO in November**, citing regulatory concerns out of the company's control. KinderCare filed in October to go public 16 years after a **\$1B buyout**. Founded in 1969, KinderCare bills itself as **America's largest childcare provider** in terms of capacity at its centers.

"KinderCare originally said it planned to sell 25.8M shares at a price of \$18 to \$21/share."

The company again said it plans to list on the New York **Stock Exchange** under the ticker symbol "KLC," but provided few other details. For example, the firm didn't disclose how many shares it intends to offer or an **expected price range** for the deal.

Barclays, Morgan Stanley, Jefferies, BofA Securities, Goldman Sachs, Baird, Citi, Credit Suisse, and Macquarie Capital are listed as the **joint bookrunners on the deal**.

EXPLORE ARTICLE



## KinderCare Education named Gallup Exceptional Workplace for fifth consecutive year

MARCH 18, 2021 (KINDERCARE LEARNING COMPANIES)

**The award honors organizations that demonstrated their ability to achieve exceptionally high levels of customer and employee engagement by investing in their people and culture.**

According to Gallup, global employee engagement fluctuated more than ever last year, yet KinderCare's engagement remained **high and held steady**.

"KinderCare Education, the nation's largest private provider of early childhood education and care, is proud to announce that it earned the 2021 Gallup Exceptional Workplace Award for the fifth consecutive year."

KinderCare remains the **first and only company** in the early childhood education industry to be recognized by Gallup for this achievement, and one of only **four companies** worldwide to receive this **award five years in a row**.

EXPLORE ARTICLE





# LEASE OVERVIEW

## KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

Initial Lease Term	15-Years, Plus (2), 5-Year Options to Renew
Rent Commencement	August 1st, 2019
Lease Expiration	2034
Lease Type	NNN*
Rent Increases	2% Annually, In Primary Term and Options
Annual Rent Year 1	\$245,291
Annual Rent Year 2	\$258,445
Annual Rent Year 3	\$263,614
Annual Rent Year 4	\$268,886
Annual Rent Year 5	\$274,264
Annual Rent Year 6	\$279,749
Annual Rent Year 7	\$285,344
Annual Rent Year 8	\$291,051
Annual Rent Year 9	\$296,872
Annual Rent Year 10	\$302,810
Annual Rent Year 11	\$308,866
Annual Rent Year 12	\$315,043
Annual Rent Year 13	\$321,344
Annual Rent Year 14	\$327,771
Annual Rent Year 15	\$334,326
Option 1: Annual Rent Year 16	\$341,013
Option 1: Annual Rent Year 17	\$347,833
Option 1: Annual Rent Year 18	\$354,790
Option 1: Annual Rent Year 19	\$361,885
Option 1: Annual Rent Year 20	\$369,123
Option 2: Annual Rent Year 21	\$376,506
Option 2: Annual Rent Year 22	\$384,036
Option 2: Annual Rent Year 23	\$391,716
Option 2: Annual Rent Year 24	\$399,551
Option 2: Annual Rent Year 25	\$407,542

\*Landlord responsible for Roof, Structure and Foundation

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SUBJECT PROPERTY







## SITE OVERVIEW

### KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

 Year Built | 2019

 Building Area |  $\pm 10,782$  SF

 Land Area |  $\pm 1.19$  AC

#### NEIGHBORING RETAILERS

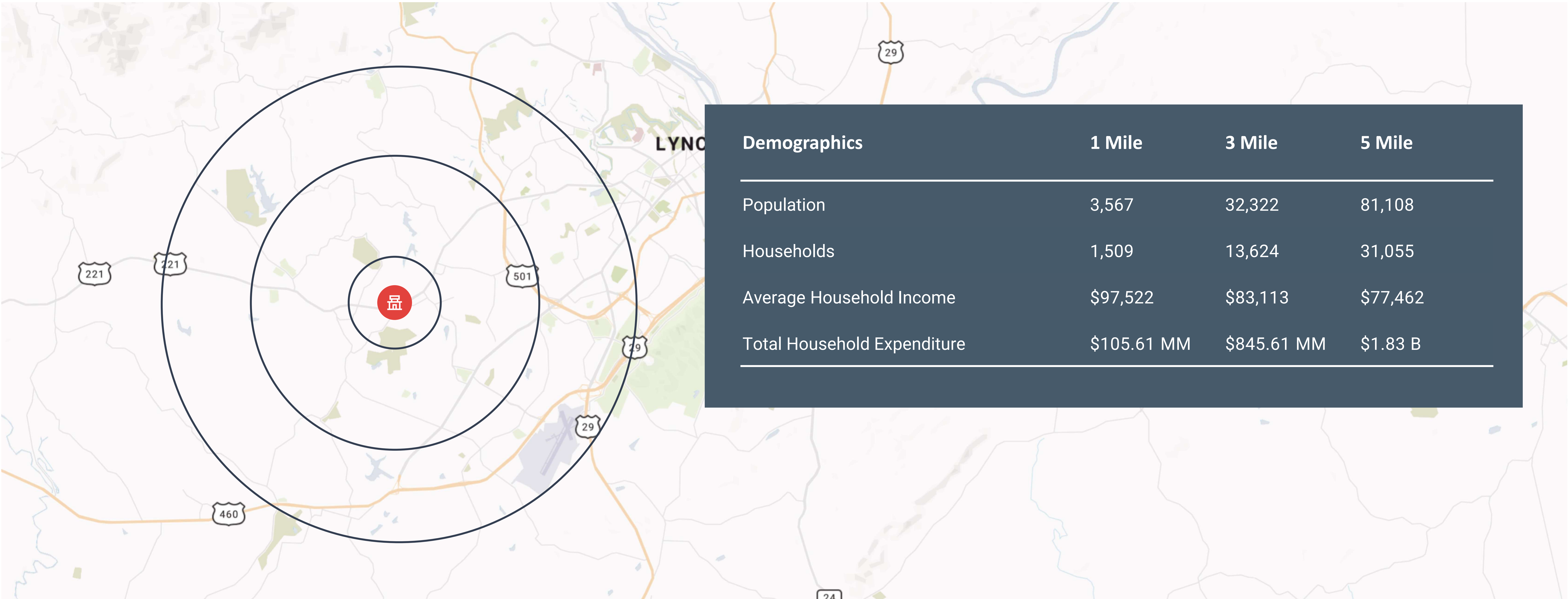
- Walmart Neighborhood Market
- Kroger
- The Home Depot
- Lowe's
- Big Lots!
- Walgreens
- Food Lion
- AutoZone Auto Parts
- Dollar General
- Family Dollar





# LOCATION OVERVIEW

## KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)



### ECONOMIC DRIVERS

1. Innovairre

2. Georgia Pacific Big Island, LLC

3. Centra - Bedford Memorial Hospital

4. Sam Moore Furniture

5. Carilion Professional Services

6. Sentry Equipment Erectors
7. L3Harris Technologies Inc.

8. Inservice Marketing Group

9. RST Marketing

10. Bedford Weaving Mills

11. Cintas

12. Valtim
13. Custom Truck One Source

14. Generation Solutions

15. Boxley



# LOCATION OVERVIEW

KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)



Forest  
Virginia

10,836  
Population

\$76,367  
Median Household Income

Ranked #6 for 'Best  
Places to Buy a House in  
VA'

#6

Cost of living is 2.2%  
lower than the U.S.  
average

2.2%

Forest is in Bedford County and is one of the best places to live in Virginia.

Located just 12 miles outside of Lynchburg, the rural community of Forest, Virginia, offers a natural setting for its residents.

Forest is home to a small community of people who enjoy a rural day-to-day lifestyle, while still maintaining access to the convenience and attractions of a larger city.

Homes are affordable, making Forest a popular destination for folks who want to avoid the noise and stress of city living. As a result, the population is growing steadily.

Living in Forest is peaceful, and residents tend to do most of their socializing on one of the local golf courses. Dining options range from casual to formal, and nearly all are local operations. Since Forest, Virginia, neighborhoods aren't far from the Blue Ridge Parkway, there is ample access to hiking, camping, and biking. Forest, VA, is close enough to enjoy access to Amtrak's Lynchburg station. The Lynchburg Regional Airport offers service to larger cities, where Forest travelers can connect to national and international flights. Overall, Forest is home to a small community of people who enjoy a rural day-to-day lifestyle, while still maintaining access to the convenience and attractions of a larger city. Affordable pricing on medium-sized properties makes living in Forest appealing to folks relocating to the area.



# METRO OVERVIEW

KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

## Lynchburg Virginia

 266,186  
Population

 \$10.7 B  
Gross Domestic Product

Cost of living is 14.2%  
lower than the national  
average.

14.2%

Reviews.org ranked  
Lynchburg the #1 place  
for millennials to move to.

#1

**Lynchburg, Virginia is a city which remembers its past while focusing on the future - a vibrant central city fostering a strong sense of community, economic opportunity for all our citizens and responsive, results-oriented local government.**

Lynchburg is a city of 50 square miles located near the geographic center of the state, bordered by the eastern edge of the beautiful Blue Ridge Mountains.

**Lynchburg is rapidly growing as Central Virginia's urban center for commerce and culture. This is evident in their expanding diverse population, flourishing higher education institutions, and economic growth.**

An active community boasting friendly residential neighborhoods, Lynchburg has a tradition of outstanding public education. Lynchburg operates one of the top school systems in the state and is recognized for its unique Partners in Education program that partners the business and government sector with the schools. The city is also home to five public/private colleges and universities. A city with outstanding cultural, educational, and recreation opportunities, Lynchburg operates 12 parks, 24 playgrounds, eight community centers, an Olympic-size pool, 34 tennis courts, and 26 baseball diamonds. Other opportunities include hiking in the Blue Ridge Mountains or on the Appalachian Trail; swimming and boating on Smith Mountain Lake, one of the country's largest man-made bodies of water; skiing at nearby Wintergreen Resort; or taking in a minor-league baseball game at the city-managed stadium.



# IN THE NEWS

KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)

## Lynchburg City Council gathers to cast its vision for the Hill City

MIA NELSON, FEBRUARY 5 2022 (WSET)

The Lynchburg City Council spent Thursday casting a vision for the future of the Hill City. They gathered for their annual retreat before working on the 2023 budget. Lynchburg City Manager, Wynter Benda, said this was a vision and strategy retreat.

"What we **centered in** on and what we should be looking for is our north star as far as where we want to go as a city, and I think today we took that first step," Benda said. Vice Mayor Beaux Wright says his **goal** today was to listen and walk away with an idea of what they want to do for Lynchburg in the next **10 to 20 years**.

What we talked a lot about today was how do we -- let's say we want Lynchburg to be a community for young people and families, right, our median age is what, a little less than 30, and so how are making a community that's going to be attractive and resilient for families that are just getting started here in Lynchburg today.

He says that includes making sure that the city has high-quality public education, a well-resourced public **safety force** and great infrastructure. The city brought in officials with SIR, a business consultancy, to facilitate the discussions. Part of the retreat included discussing the city's strengths and weaknesses. Mayor MaryJane Dolan believes the **city's leadership** is strong, but a concern of hers is having the resources necessary to move the city forward. We have to really invest in our infrastructure, invest in our citizens, invest in our neighborhoods," Dolan said. Wright praised city employees but says it's important that they **invest in public education**.

EXPLORE ARTICLE

## Bedford County ranked #10 in state for population growth over past decade, census says

Taylor Coleman, August 19 2021 (abc13 news)

From 2010 to 2020, Bedford County's population went from 68,576 to 79,462. That is a 15.71% growth.

New census data shows Bedford County experienced tremendous population growth over the **last 10 years**

Bedford County saw significant growth in the last 10 years. It ranked #10 out of 133 Virginia localities based on the highest population change, according to new census data.

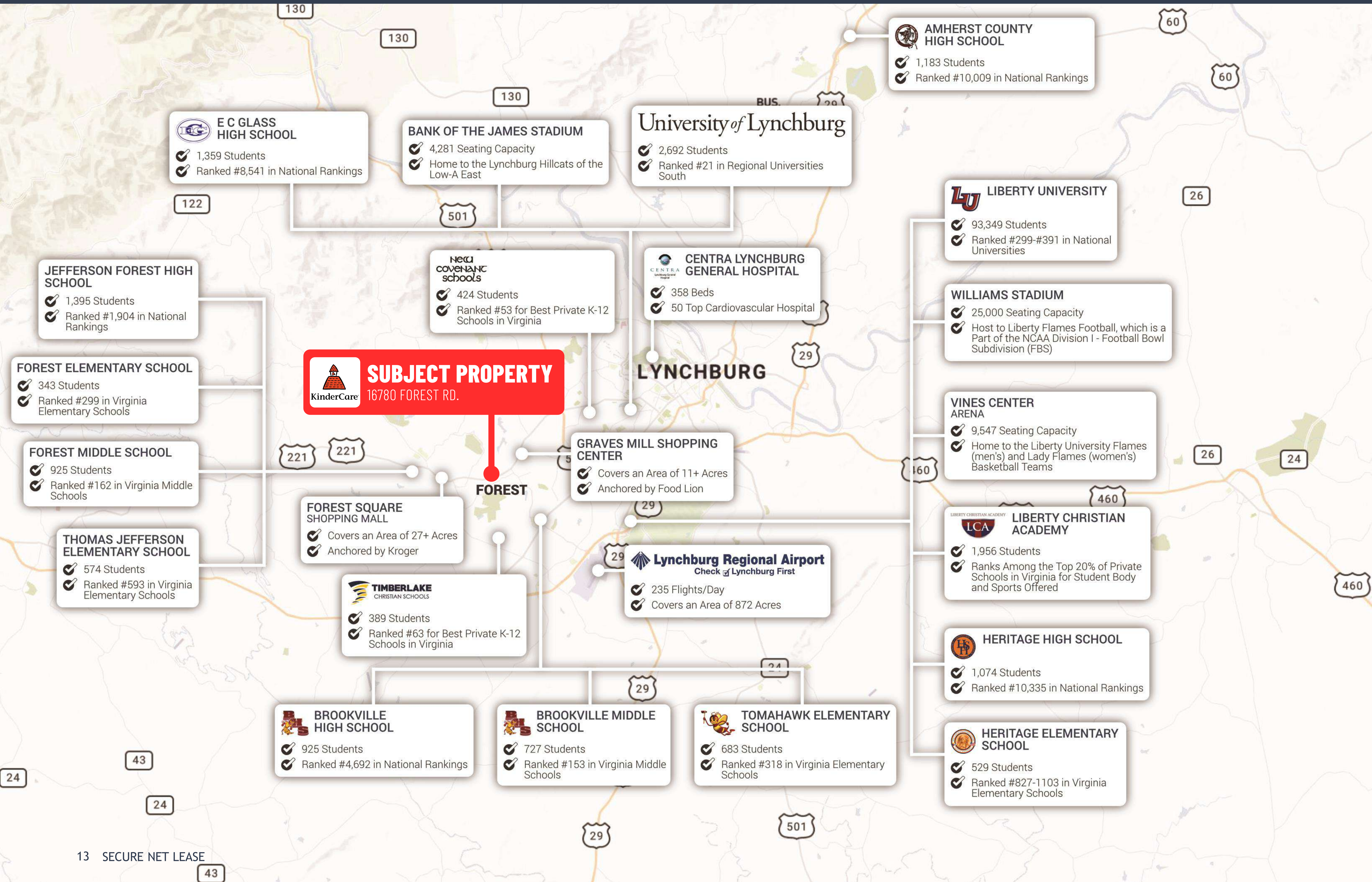
Lynchburg grew **4.55%**. Danville shrank by **1.08%**. Roanoke City **grew by 3.07%**.

EXPLORE ARTICLE



# LYNCHBURG

## KINDERCARE LEARNING CENTER FOREST, VA (LYNCHBURG)





CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231  
(214) 522-7200

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245  
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Anthony Pucciarello  
Executive Vice President  
(214) 915-8896  
apucciarello@securenetlease.com