



KID CITY USA

169 Main Street - Rosman, NC 28772

EXCLUSIVELY MARKETED BY



SETH KREPISTMAN

TX #744270
512.543.7437 | DIRECT
skrepistman@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com



ELAN SIEDER

TX #678407
512.649.5185 | DIRECT
elan@SIGnnn.com

In Cooperation With Sands Investment Group North Carolina, LLC - Lic. #29362
BoR: Chris Sands - Lic. NC #300021

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,000 SF Kid City USA Located at 169 Main Street in Rosman, NC. This Deal Includes an Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities With a Strong Corporate Guarantee By Kid City USA Inc, Providing For a Secured Investment.

Sale Price	\$1,406,896
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OFFERING SUMMARY

Cap Rate:	7.25%
NOI:	\$102,000
Price / SF:	\$351.72
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	169 Main St
City, State, Zip:	Rosman, NC 28772
County:	Transylvania
Building Size:	4,000 SF
Lot Size:	0.4 Acres
Year Built:	1987
Year Last Renovated:	2000



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Kid City USA Has Been in Business For More Than 20 Years With 127 Locations
- Strong Corporate Guarantee By Kid City USA Inc
- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- The Only Daycare Center Within a 10-Mile Radius Serving 3 Feeder Elementary Schools
- 40 Minute Drive to Asheville Regional Airport (AVL) and 1.5 Hour Drive From Greenville-Spartanburg International Airport (GSP)
- Rosman, Located in Transylvania County, is 2.5 Hours West of Charlotte, the Largest City and Commercial Hub in North Carolina
- North Carolina is #1 Lowest Corporate Income Tax Rate in the US
- Main Industries are Manufacturing, Pharmaceuticals and Tourism Creating a Hub of Hospitality and Economic Growth



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

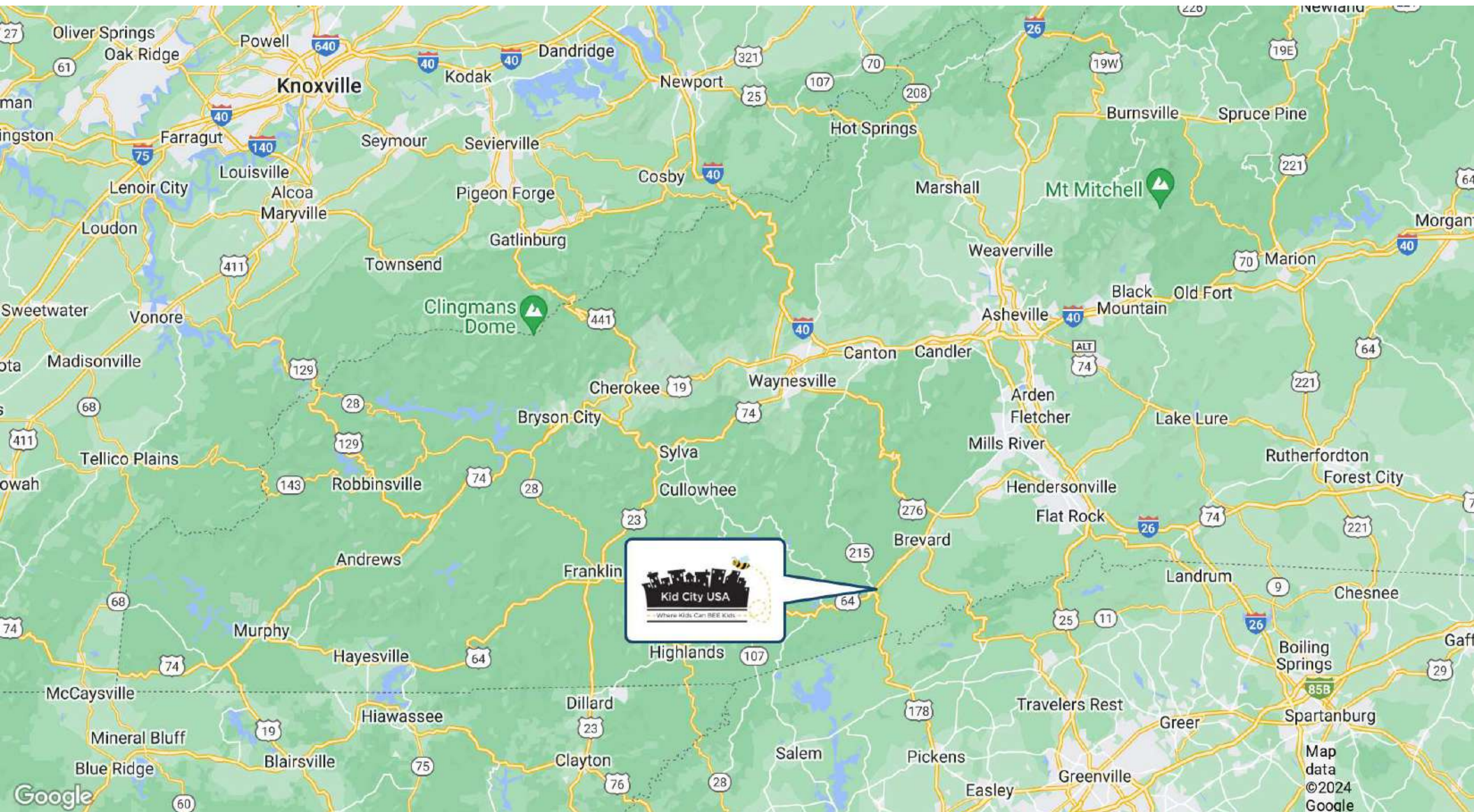
Tenant:	Kid City USA
Premises:	4,000 SF
Base Rent:	\$102,000
Rent Per SF:	\$25.50
Lease Commencement:	02/01/2024
Lease Expiration:	01/31/2039
Lease Term:	15 Years
Renewal Options:	3 x 5 Year Options
Rent Increases:	10% Every 5 Years
Lease Type:	Absolute Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

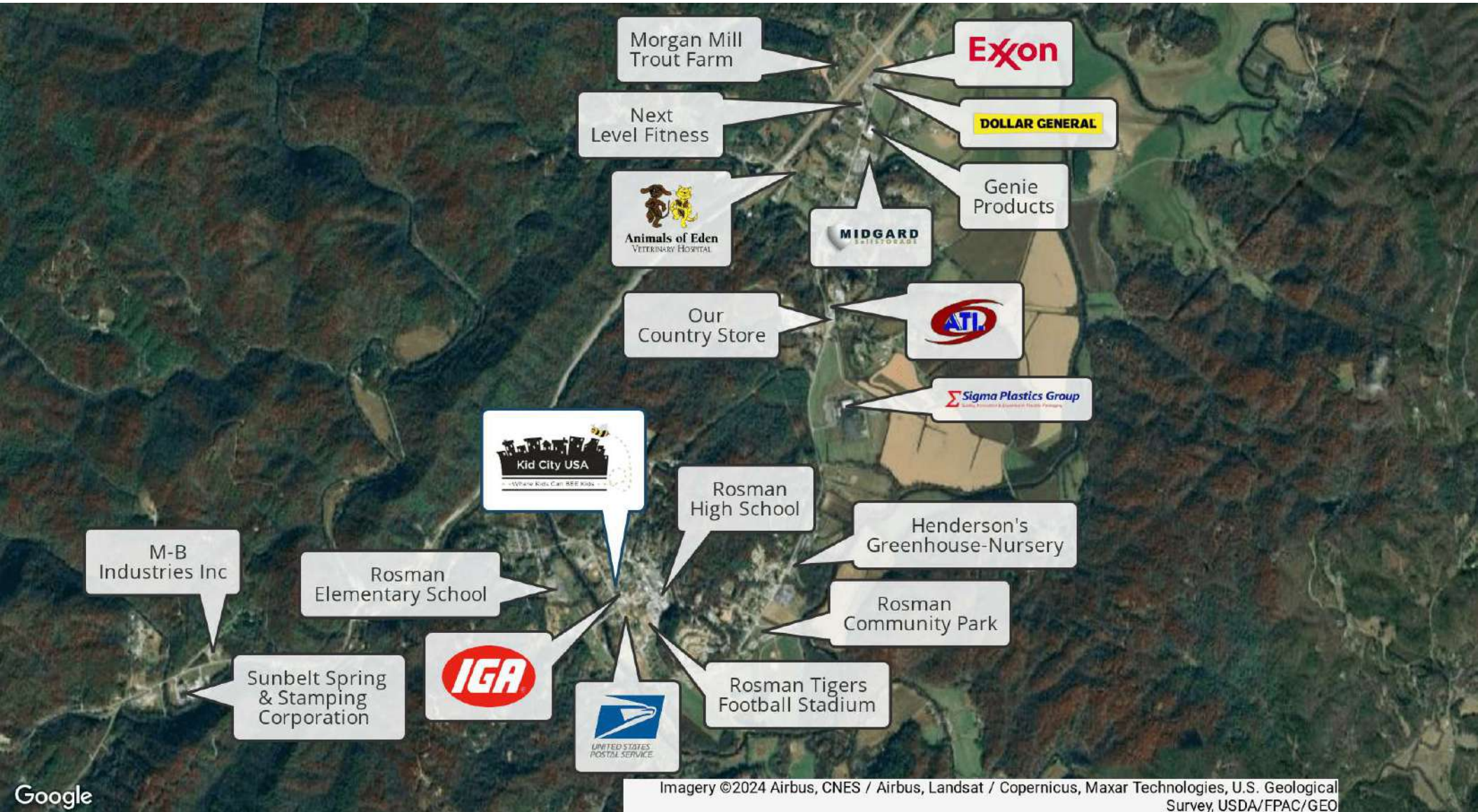


Actual Property Image

AERIAL MAP



RETAILER MAP

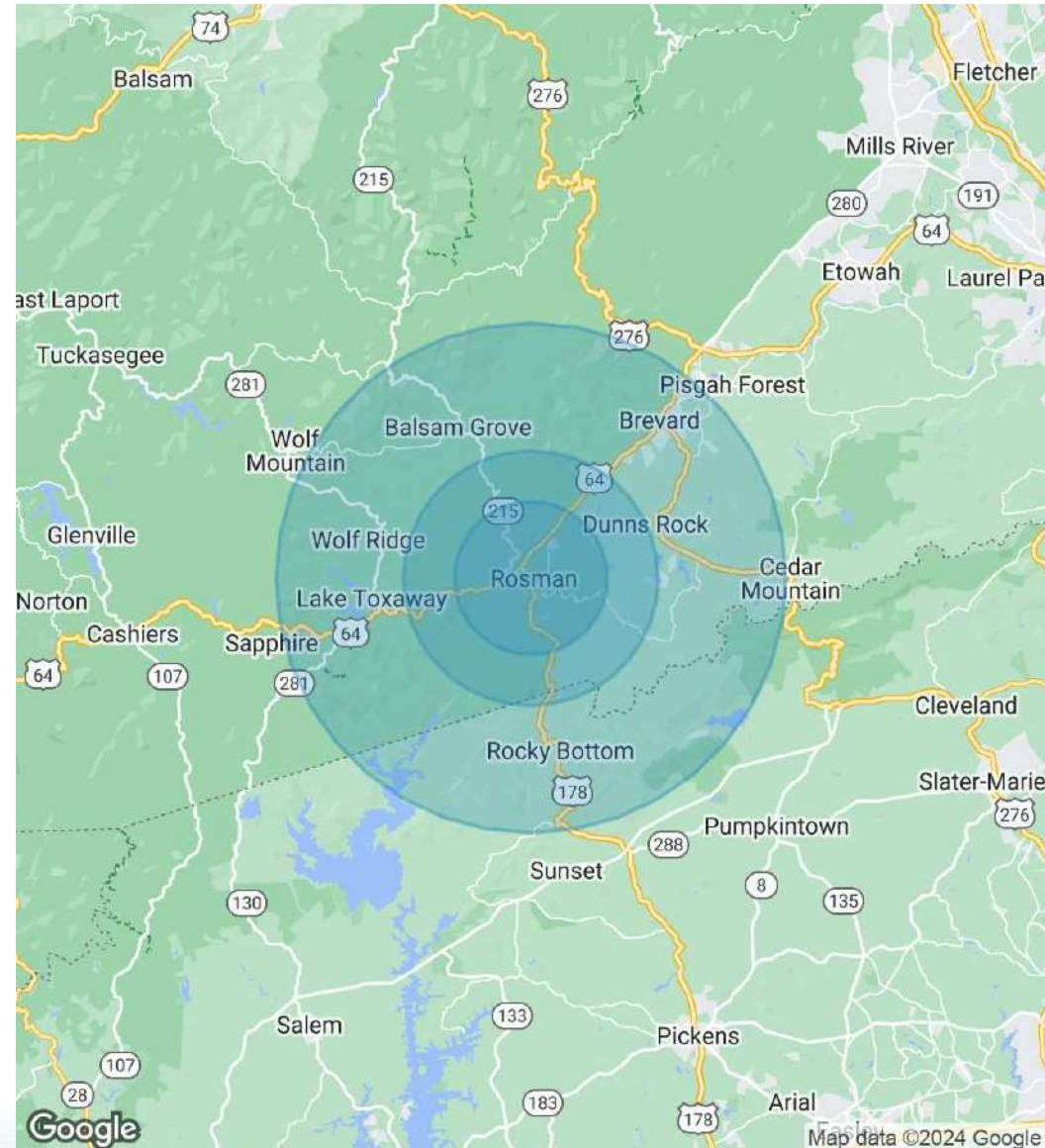


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,046	6,911	25,349
Average Age	42.1	48.2	51.1
Average Age (Male)	34.0	41.4	49.0
Average Age (Female)	47.1	51.0	51.7

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,287	3,400	14,872
# of Persons per HH	1.6	1.7	1.6
Average HH Income	\$54,964	\$62,680	\$74,045
Average House Value	\$217,731	\$260,325	\$280,539

TRAFFIC COUNTS	
Main St	3,100 VPD
Pickens Hwy	3,599 VPD
Rosman Hwy	8,000 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Asheville, NC



Upper French Broad Riverfest

ROSMAN, NC

The Town of Rosman is located in Transylvania County in the western part of North Carolina, approximately ten miles south of the City of Brevard. Within the town limits of Rosman and to the south of the town limits, U.S. Route 178 is called Pickens Highway, referring to Pickens, South Carolina. South of Rosman, the highway continues across mountainous terrain through a series of switchback curves into South Carolina, eventually reaching Pickens. Rosman sits on the eastern boundary of Pisgah National Forest. According to the United States Census Bureau, the town has a total area of 0.4 square miles, all land. The Town of Rosman had a population of 715 as of July 1, 2023.

Rosman/Transylvania County has a diverse and vibrant economic base that is business-friendly and is supported by exceptional infrastructure. Proximity to Asheville is beneficial for the economy of Rosman. Asheville's economy is reasonably diverse but is generally service driven. The City of Asheville is the principal city in the Asheville, NC Metropolitan Statistical Area ("MSA"). Asheville is the regional center for manufacturing, transportation, health care, banking, professional services and shopping. The City's economy is diverse, with strong representation in health care, retail trade and tourism. The area's leading industry sectors in terms of employment are education, health services, trade, transportation, leisure and View of Asheville from Beaucatcher Mountain (facing southwest) hospitality services, and government. Together these sectors account for the majority of jobs in the MSA. The City's setting in the heart of a vast and beautiful recreational area has made tourism an important part of the local economy. Biltmore contributes significantly to the economy of Asheville and western North Carolina. Roughly 750,000 visitors each year come to the estate and take the self-guided tour, which includes 85 rooms of the house as well as the grounds. Major employers include M H Hospital Manager LLC, Buncombe County Board of Education, Ingles Markets, Inc, Veterans Administration and County of Buncombe.

The French Broad River is a key feature in the Town and draws thousands of people annually to Rosman, especially during the yearly Riverfest celebration. Rosman is also adjacent to Pisgah National Forest which attracts millions of tourists every year. Also within Town limits are Champion Park Pool and Rosman Community Park, recreational facilities open to the public which are owned and maintained by the Town. Rosman Community Park is approximately 22 acres with several ball fields, picnic shelters, a playground, and almost a mile of walking trails. The top attractions to visit in Rosman are: Sassafras Mountain, Courthouse Falls, Pisgah Astronomical Research Institute, Headwaters Outfitters Outdoor Adventures and Miller's Land of Waterfall Tours.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	120+
Headquarters:	DeLand, FL
Website:	kidcityusa.com

KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides itself on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment led with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child. For over 20 years, Kid City USA has grown to over 127 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.

CONFIDENTIALITY AGREEMENT

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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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Elan Sieder // TX #678407

512.649.5185 // elan@SIGnnn.com