



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

2300 Spring Forest Road | Raleigh, NC 27615

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

1017 Chuck Dawley Blvd., Suite 200
Mount Pleasant, SC 29464
844.4.SIG.NNN

www.SIGnnn.com

In Cooperation with Sands Investment Group North Carolina, LLC - Lic # 300021

CLIFTON MCCRORY

Lic. # 99847

843.779.8255 | DIRECT

clifton@SIGnnn.com

CHRIS SANDS

Lic. # 300021

310.870.3282 | DIRECT

chris@SIGnnn.com

ANDREW ACKERMAN

Lic. # 311619

770.626.0445 | DIRECT

andrew@SIGnnn.com

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TABLE OF CONTENTS

3

Rainbow Child Care Center | 2300 Spring Forest Road | Raleigh, NC 27615



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Map
Retail Map

Area Overview

City Overview
Demographics

Tenant Summary

Tenant Profile

Lease Abstract

Lease Summary
Rent Roll

Actual Property Image

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present for Sale the Rainbow Child Care Center Located at 2300 Spring Forest Road in Raleigh, North Carolina. This is an Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities. The Building is 11,195 SF on Approximately 1.765 Acres of Land.



OFFERING SUMMARY

PRICE	\$3,846,152
CAP	6.50%
NOI	\$250,000
PRICE PER SF	\$343.55
YEARS REMAINING	14+ Years Remaining
GUARANTY	Corporate

PROPERTY SUMMARY

ADDRESS	2300 Spring Forest Road Raleigh, NC 27615
COUNTY	Wake
BUILDING AREA	11,195 SF
LAND AREA	1.765 Acres
BUILT	1994

Actual Property Image

HIGHLIGHTS



BEST OF CLASS INVESTMENT

- Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities
- 14+ Years Remaining With 2% Rent Increases Every 2 Years
- Rainbow Child Care Centers Are the Leading Provider in Educational Programs
- Rainbow Daycare is a Subsidiary of KinderCare Inc. - the Largest Childcare Chain in the USA



IRREPLACEABLE LOCATION

- Strategically Located Within Minutes of All Major Submarkets & High Residential Area
- Recession Proof Business
- Population Growth of 10.79% Anticipated Over the Next 5 Years Within 3-Miles



GROWING INDUSTRY

- Childcare Centers are a Growing Industry that Have Seen Revenue Increases of 210% Over the Past 5 Years and Have an Expected \$1.8 Billion Industry Growth Over the Next 5 Years



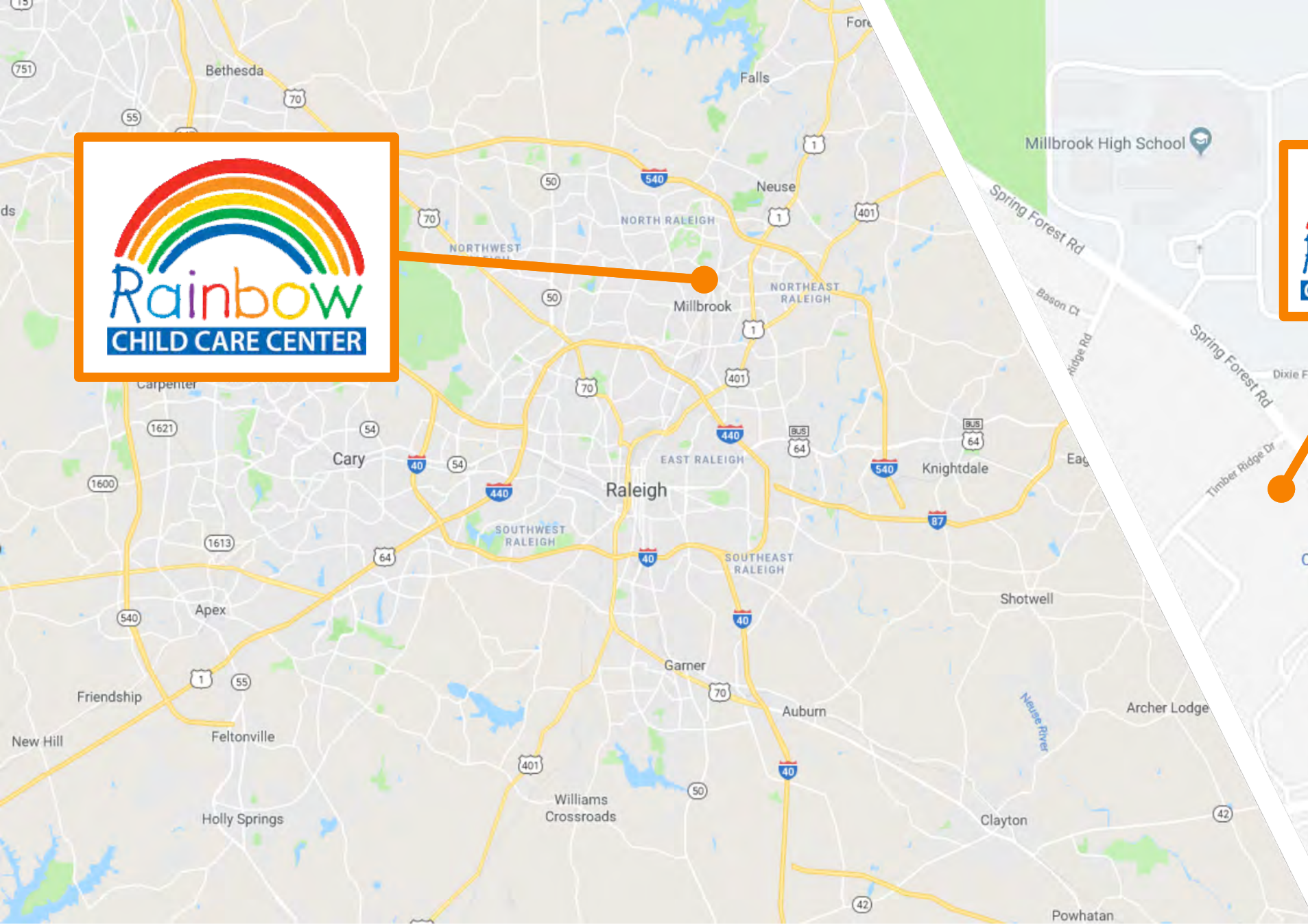
STRONG DEMOGRAPHICS

- Outstanding Location Along Spring Forest Road With Over 30,000+ VPD
- Within 12-Miles North of Downtown Raleigh
- Dense Residential Area – Population of 193,000 Within 10-Miles
- Average Household Income of \$57,918 Within 3-Miles and \$69,639 Within 5 Miles
- Over 130,000 in Daytime Employment Within 5-Miles



TENANTS IN NEARBY AREA

- Located Directly Adjacent to CVS
- Directly Across from Millbrook High School
- Tenants Nearby Include: Sheetz, O'Reilly Auto Parts, Circle K, and AMC Theatres



Rainbow Child Care Center | 2300 Spring Forest Road | Raleigh, NC 27615

Anne Gordon Center
for Active Adults



MILLBROOK MAGNET
HIGH SCHOOL

International Baccalaureate World School

Spring Forest Rd



Tuesday Morning
studio10
SNOOPY'S
HOT DOGS & MORE

 NORTH CAROLINA
The Official North Carolina DMV Website

FRESH FOOD
SHEETZ
MADE TO ORDER

**WAFFLE
HOUSE**

O'Reilly
AUTO PARTS

CITGO

GOODBERRY'S
CREATING VALUE

Speedee
& Auto Service



CIRCLE K

 **CVS**
pharmacy

SPRING FOREST ANIMAL HOSPITAL

Spring Forest Rd


Rainbow
CHILD CARE CENTER

ACE Harris Teeter
 CHIPOLE Papa Murphy's Starbucks
 Great Clips
 ZOË'S KITCHEN Jockey Mikes WELLS FARGO

BIG LOTS! Marshalls DOLLAR TREE
 T-Mobile LIFETIME
 BJs Tuesday Morning Rainbow
 SALLY BEAUTY avenue sweetFrog

Arby's BURGER KING
 FirstWatch MATTRESS FIRM
 jiffy lube Life Storage FAIRFIELD
 metroPCS SUBWAY

Walmart Supercenter
 WOODFOREST NATIONAL BANK
 McDonald's



Spring Forest Rd

SHEETZ
WAFFLE HOUSE

BEST BUY HOBBY LOBBY
 HAVERTYS
 McDonald's Macaroni Grill
 COURTYARD Marriott

O'Reilly AUTO PARTS bp
 U-HAUL

Bojangles' the Vitamin Shoppe
 FIVE GUYS M'ALISTER'S
 MATTRESS FIRM

TARGET OLD NAVY ROSS
 WORLD MARKET DRESS FOR LESS
 Pier 1 imports Justice Sprinkles Starbucks
 COLD STONE ULTA Applebee's
 SHANE'S CVS pharmacy
 five BEL'W claire's carter's
 LANE BRYANT Great Clips

CVS pharmacy

SHERWIN-WILLIAMS

BED BATH & BEYOND DICK'S SPORTING GOODS
 Party City DSW
 KIRKLAND'S DESIGNER SHOE WAREHOUSE

macy's Dillard's **belk** Starbucks
 sears H&M HOLLISTER LOFT
 Chick-fil-A CHARLEY'S BARNES & NOBLE
 Z GALLERIE Bath & Body Works Payless claire's
 REGIS SALONS VICTORIA'S SECRET rue 21 SHOE DEPT. ENCORE
 CHAMPS AT&T T-Mobile Saks Fifth Avenue SPRINT
 GNC AÉROPOSTALE Sbarro
 EXPRESS THE CHILDREN'S PLACE charlotte FUSSE SUBWAY
 J.P.S.A. BANK TALBOTS dressbarn
 NEW YORK & COMPANY PACSUN CHICO'S
 AMERICAN EAGLE Foot Locker FINISH LINE
 MEN'S WEARHOUSE

CIRCLE K Shell

amc

WELLS FARGO THE HOME DEPOT
 CARRABBA'S Bank of America

Capital Blvd

FOOD LION WELLS FARGO
 FAMILY DOLLAR
 Little Caesars BOSTON MARKET
 BB&T metroPCS TACO BELL

First Citizens Bank
 TIJUANA FLATS Shell

LOWE'S Sam's Club Steak Shake
 K&C FASHION SUPERSTORE AC. MOORE Chick-fil-A
 PETSMART Conn's
 SHEETZ

CITY OVERVIEW

Raleigh | Wake County | North Carolina



Raleigh, NC

Raleigh is the capital of the state of North Carolina and the seat of Wake County. Raleigh is the second-largest city in the state, after Charlotte. It is the only state capital to have been planned and established by a state as the seat of state government, and it is the largest city in a combined statistical area known as Raleigh-Durham-Chapel Hill (the Research Triangle Region). The U.S. Census Bureau estimated the city's population as 464,758 residents as of July 1, 2017. Raleigh is one of the fastest-growing cities in the country. The city is nicknamed as the "City of Oaks" for its many oak trees, which line the streets in the heart of the city.



Economy

Raleigh's industrial base includes financial services, electrical, medical, electronic and telecommunications equipment, food processing and pharmaceuticals. Raleigh is part of N.C.'s Research Triangle, one of the country's largest and most successful research parks, and a major center in the U.S. for high-tech and biotech research and advanced textile development. Raleigh was number one on the 2015 Forbes list of the best place for businesses and careers. Companies based in Raleigh include BB&T Insurance Services, Capitol Broadcasting Company, Carquest, First Citizens, Golden Corral, Martin Marietta Materials, Red Hat. And Waste Industrials.



Culture

Raleigh is home to the N.C. State Fair, which is the state's largest annual event. Raleigh has an exceptionally diverse art scene. Visitors can see a touring Broadway show, view original plays in theaters and outside in the parks, listen to the North Carolina Opera or North Carolina Symphony or watch the Carolina Ballet. The city is also home to numerous museums including, N.C. Museum of Natural Sciences, N.C. Museum of History, and N.C. Museum of Art. The museums exhibit on N.C.'s geology, fossil collections, 3D films, live-animal programs, traveling & online exhibits, and a permanent collection of art spanning over 5,000 years.

DEMOGRAPHICS

Rainbow Child Care Center | 2300 Spring Forest Road | Raleigh, NC 27615



Population

1-MILE	3-MILE	5-MILE
9,743	96,701	217,845



Average Household Income

1-MILE	3-MILE	5-MILE
\$69,614	\$77,938	\$93,233



TENANT PROFILE



The founders of Rainbow Child Care Center opened their first school in 1986 in Hillsborough, New Jersey shortly after the birth of their first son. They were inspired to open a state-of-the-art quality facility for young children that focused on education and enrichment—not just babysitting; over twenty years later, Rainbow Child Care Center is a leading provider in educational programs and is proud to have numerous state-of-the-art facilities in multiple states.

The Rainbow family is dedicated to ensuring the best educational practices that exceed our families' highest expectations. The schools provide a safe “home away from home” environment for the developmental growth of every child. They value every member of the team and provide continuing education to ensure professional and personal growth within the schools. Rainbow Child Care Center is thoroughly dedicated to creating Quality through Excellence in their outstanding educational experiences. After 30 years of being in business, Rainbow Child Care Center now has more than 160 centers in 17 states. Their programs have been developed to serve the needs of today's families and they only continue to expand more in the future.



COMPANY TYPE
Private



FOUNDED
1986



OF LOCATIONS
160+



HEADQUARTERS
Troy, MI



WEBSITE
rainbowccc.com



LEASE SUMMARY

TENANT	Rainbow Child Care Center
PREMISES	A Building of Approximately 11,195 SF
LEASE COMMENCEMENT	February 1, 2018
LEASE EXPIRATION	January 31, 2033
LEASE TERM	14+ Years Remaining *Tenant Has Option to Terminate After 01/31/2028
RENEWAL OPTIONS	2 x 5 Year Options
RENT INCREASES	2% Every 2 Years
LEASE TYPE	Absolute NNN Lease
PERMITTED USE	Childcare Center
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



RENT ROLL

Rainbow Child Care Center | 2300 Spring Forest Road | Raleigh, NC 27615



Actual Property Images

SIZE		ANNUAL RENT				LEASE TERM			
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TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
Rainbow Child Care Center	11,195 SF	100%	\$250,000	\$22.33	2%	Every 2 Years	02/1/2018	01/31/2033	2 x 5 Years



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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