

Absolute NNN
CHESTERBROOK ACADEMY
Woodbridge, VA



Actual Site



**Chesterbrook
Academy**
A Nobel Learning Community

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CALKAIN
AMERICA'S NET LEASE COMPANY™

\$ Asking Price
\$4,000,000

% Cap Rate
6.00%

12960 Troupe Street
Woodbridge, VA 22192

Asset Summary

Net Operating Income (NOI)	\$240,000
Rent/Month	\$20,000
Rent/SF	\$29.77
Rentable Square Feet	8,063+/- SF
Land Area	1.31+/- Acres
Tenant	Nobel Learning Communities, Inc. d/b/a Chesterbrook Academy Preschool
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Year Built	2004
Lease Term Remaining	7 Years
Rent Commencement	August 15, 2004
Extension	10-Year Extension Signed March 1, 2016
Lease Expirations	June 30, 2026
Increases	10% Every 5 Years
Options	Two (2), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent	Rent SF
7/1/2016 – 6/30/2021	-	\$240,000	\$20,000	\$29.77
7/1/2021 – 6/30/2026	10%	\$264,000	\$22,000	\$32.74
7/1/2026 – 6/30/2031 (Option 1)	10%	\$290,400	\$24,200	\$36.02
7/1/2031 – 6/30/2036 (Option 2)	10%	\$319,440	\$26,620	\$39.62

Investment Highlights

- Absolute NNN lease; no landlord responsibilities
- 10-year extension signed March 1, 2016 extending firm term through June 30, 2026; shows tenant's commitment to the site
- Rent bumps 10% every 5 years including two (2), five (5) year option terms
- Located near busy Merchant Plaza, also known as The Glen, with 37,000+ VPD and surrounded by other nationally recognized tenants including grocery anchor Safeway, Chick-fil-A, McDonald's, Chipotle, Starbucks, CVS, The UPS Store, and more
- Washington, DC suburb; future job growth over the next ten years is predicted to be 37.46%
- Direct access from Old Bridge Rd (37,000 VPD)
- Average HH income of \$127,369 within 1 mile
- Population counts of 99,806 within 3 miles



About Nobel Learning Communities

Nobel Learning Communities is a network of more than 200 private schools in 18 states and the District of Columbia, with a commitment to outstanding preschools and K-12 schools.



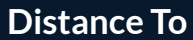
Nobel Learning Communities, Inc. together with its subsidiaries, operates a network of nonsectarian private schools that include preschools, elementary schools, middle schools, and specialty high schools. The company provides private education, with small schools and class sizes, as well as various supplemental educational services, including before and after-school programs, the Camp Zone summer program, learning support programs, and camps. These schools operate under the **Chesterbrook Academy**, Merryhill School, Discovery Isle Child Development Center, Enchanted Care Learning Center, Camelback Desert Schools, The Honor Roll School, Camp Zone, Paladin Academy, and Rocking Horse Child Care Center.



Tenant Snapshot

# of Locations	Year Founded	# of Employees	Headquarters
200+	1974	4,700	West Chester, PA

Location Overview



Herndon, VA

29 miles

Washington, DC

28 miles

Gainesville, VA

21 miles

Manassas, VA

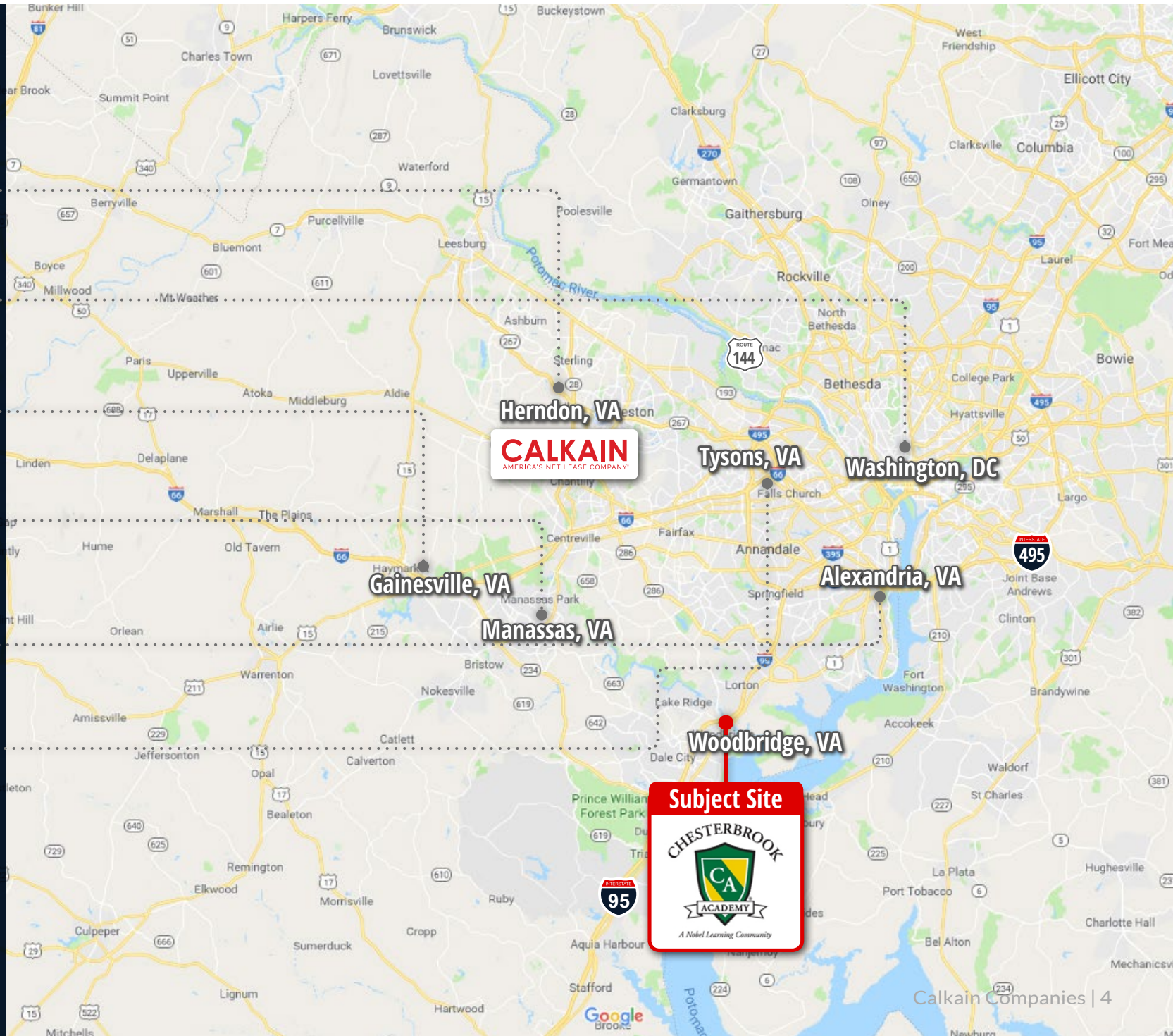
10 miles

Alexandria, VA

24 miles

Tyson, VA

27 miles







Prince William County Rankings and Ratings

- Prince William County is the 2nd largest and 4th fastest growing county in Virginia
- Among the wealthiest zip codes in Washington, DC metro area. Zip codes located in Dumfries, Haymarket and Manassas have been listed among the Greater Washington, Area's Top 50 Wealthiest Zip Codes



Location
Highlights



Corner
Location



37,000 VPD
Pass the Site



Dense
Retail



Merhcant Plaza | The Glen

SAFeway CHiPOTLE
Panera FIVE GUYS
Capital One Bank WeightWatchers
SUBWAY cricket wireless UPS UFC

Minnieland
Private Day School, Inc.

EXXON

McDonald's

Chick-fil-A

TRIBUTE
ASSISTED LIVING | MEMORY CARE

CVS
pharmacy

Crossroads
Animal
Care
Center

Subject Site

CHESTERBROOK
ACADEMY
A Noble Learning Community



Chinn Park Regional Library
Chinn Aquatics & Fitness
Center

Prince William
Soccer Fields
Chinn Park
Soccer Fields

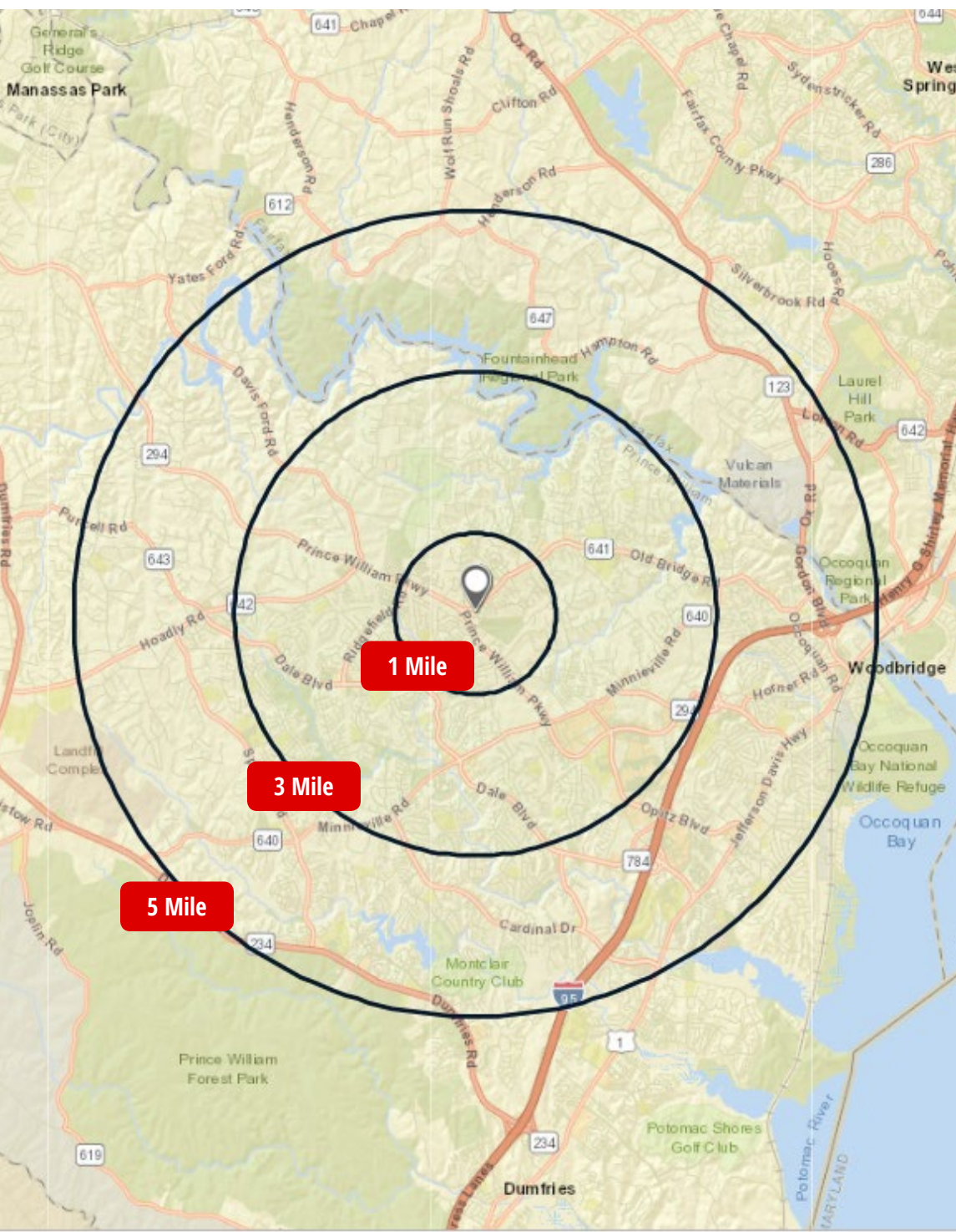
Surrounding Retail



Site Plan



Location Overview, 1/3/5 Miles



1 Mile 3 Miles 5 Miles

Population

2018 Population	16,154	99,806	214,578
2023 Population	17,233	103,606	228,302
2018 Median Age	35.0	35.2	35.3

Households

2018 Total Households	5,290	32,273	70,118
2023 Total Households	5,636	33,402	74,471

Median Household Income

2018 Median HH Income	\$104,503	\$100,905	\$101,014
2023 Median HH Income	\$115,370	\$109,351	\$109,428

Average Household Income

2018 Average HH Income	\$127,369	\$123,184	\$125,157
2023 Average HH Income	\$148,289	\$141,761	\$143,025

Woodbridge, VA

Woodbridge, Virginia is in Prince William County whose population has grown steadily due to the combined effects of migrant growth as well as natural growth. The County is the second largest and fourth fastest growing county in the state of Virginia by population. Population increased by 43% from 280,813 in 2000 to 402,002 in 2010. Moreover, continued growth is anticipated and the County's population is expected to approach 660,000 residents by 2040. Prince William County has created a pro-business climate by expanding its targeted industry sectors, using fast-track permitting for targeted industries, competitive real estate and personal property tax rates, aggressive tax depreciation schedules and unique local financing opportunities.

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

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Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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