



**UPLAND**  
REAL ESTATE GROUP, INC.

# LEARNING CARE GROUP

851 Double Bridge Road | Boiling Springs, SC | 29316

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South Carolina Brokerage

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The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'**

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- The Learning Care Group dba The Children's Courtyard is newly constructed and priced to sell \$6,646,155 @ 6.50% Cap Rate, with a 20-year lease, 7.5% Rent Increases every 5 years, and rent commencement date of January 21, 2025.
- The Children's Courtyard opened on February 24th, 2025.
- The Learning Care Group which operates approximately 1,150 locations under 11 brands. The second largest day care provider in the U.S. Operates La Petite Academy, Childtime, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, AppleTree & Gilden Woods, U-GRO, Creative Kids, Young School, and Pathways Learning Academy's and Centers.
- Well located near Super Target, Chick-Fil-A, Lowe's, Aldi, Walgreens, Starbucks, Harbor Freight, Walmart, McDonalds, Sherwin Williams, Arby's, Applebee's, O'Reilly, Advance Auto Parts, etc.
- This property is located in Boiling Springs, South Carolina, a suburb of Spartanburg. Excellent traffic counts along Boiling Springs Road which average 29,800 vehicles per day.
- Population of 64,985 and average household income of \$86,332 within a 5-mile radius.
- Boiling Springs is located 6 miles north of Spartanburg, South Carolina. Spartanburg was named South Carolina's second Cultural District and was named the #1 Best City for Cyclists, according to Best Life.

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**INVESTMENT SUMMARY**

<b>PRICE</b>	\$6,646,155
<b>CAP</b>	6.50%
<b>NOI</b>	\$432,000
<b>RENT/SF</b>	\$38.35
<b>PRICE/SF</b>	\$589.98
<b>RENT ADJUSTMENTS: 7.5% Every 5 Years</b>	
<b>YEARS 1-5:</b>	\$432,000.00
<b>YEARS 6-10:</b>	\$464,400.00
<b>YEARS 10-15:</b>	\$499,230.00
<b>YEARS 16-20:</b>	\$536,672.25

**LEASE INFORMATION**

<b>LEASE TYPE</b>	NN
<b>LEASE TERM</b>	20 Years
<b>RENT COMMENCEMENT</b>	January 21, 2025
<b>LEASE EXPIRATION</b>	January 31, 2045
<b>RENEWAL OPTIONS</b>	Three 5-Year w/ 7.50% Increases

**LEASE NOTES:**

Net, Net Lease. The site is self maintained by the Tenant. Tenant responsible for maintenance or repairs to the Roof Membrane and HVAC. Landlord responsible for repairs and replacement of the structural components of roof (but not membrane), the structure of the Building, and exterior walls.

Roof has 20 year warranty.

The Children's Courtyard opened on February 24, 2025.



**PROPERTY INFORMATION**

<b>ADDRESS</b>	851 Double Bridge Road, Boiling Springs, SC
<b>BUILDING SIZE</b>	11,265 SQ. FT.
<b>PLAYGROUND</b>	10,000 SQ.FT.
<b>LOT SIZE</b>	2.21 Acres
<b>COUNTY</b>	Spartanburg
<b>YEAR BUILT</b>	2025

**DEMOGRAPHIC INFORMATION**

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>2024 POPULATION</b>	4,189	37,855	64,985
<b>2029 POPULATION</b>	4,556	40,065	68,741
<b>2024 MEDIAN HOUSEHOLD INCOME</b>	\$62,410	\$66,872	\$63,554
<b>2024 AVERAGE HOUSEHOLD INCOME</b>	\$88,993	\$88,412	\$86,332

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2024 and 2029.

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Located directly behind The Children's Courtyard, Boiling Springs will see the grand opening of a new center that will include Target, QuikTrip, Whataburger, McAlister's Deli, and 168 multi-family units. The Target's grand opening was August 18, 2024.

Nearby, a new community development known as the Essentia community, is a brand new development spanning approximately 110 acres. This development combines multi-family residences, senior living, and mixed-use spaces, offering residents an intergenerational community in the heart of Boiling Springs.

Essentia is a build-to-rent community with apartments, townhomes, and cottages designed to provide various living options to individuals of all ages while featuring resort-style amenities. The development will feature 300 townhomes, 655 multi-family units, 233 senior living units, and 79,000 SQ.FT. of commercial space.

Within the development, Libertas Academy is also under construction. Libertas Academy is a state-of-the-art, tuition-free public charter school located in the heart of Essentia, distinguished by its commitment to a comprehensive curriculum that spans a diverse array of subjects, fostering a well-rounded education tailored to each student's distinctive talents and interests.



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**Learning Care Group, Inc is a leading provider of early childhood education and care for children 6 weeks to 12 years across 39 states and Washington, D.C. Across 11 unique brands and more than 1,150 schools, the Learning Care Group's 24K+ educators can support more than 165,000 children.**

“Our Promise is to have a positive impact on every child we serve, their families, our teachers, and our communities. We provide infants to school-age children a consistent, safe, and enriching environment to instill a lifelong love of learning and provide a solid foundation for a successful educational future. “

**The Children's  
Courtyard™**

This is an exceptional place to grow and learn. Your child will develop a solid foundation for a strong academic future, in a state-of-the-art environment with cutting-edge learning materials.



This early learning experience is like no other. Through immersive, hands-on activities in science, technology, engineering, the arts, and math, children become innovators, ready to navigate a changing world. We guide them on the journey to kindergarten—and the future.



The next best place to home. Inspired by the famed Reggio Emilia approach, it's our belief that secure relationships with responsive and respectful adults provide children with the basis for all learning. We empower children for success in elementary school—and beyond.



Every child is unique. By embracing each child's individuality, we are able to craft personalized experiences, filled with nurturing care and creative learning. Following Howard Gardner's Multiple Intelligences theory, we discover each child's unique "smarts" to help them learn.



The Montessori experience is highlighted by authentic curriculum, certified teachers, a full complement of Montessori equipment, and mixed-aged classrooms. Here, the self-directed educational process is defined by creative, tactile, and practical learning experiences.



Discover the difference the Young School can make in your child's future. We pioneered the "Cottage" learning environment for infants through Pre-K students. Here, children become part of a nurturing community where they are active participants and learners.



Every day starts with one simple question: Will this benefit children in a positive way? This goal guides every decision and choice we make, to provide a successful experience for children 6 weeks to 12 years. We create a safe, nurturing space for high-quality learning to take place.



U-GRO helps you provide the best possible start in life for your child. We empower families and make childhood extraordinary, while providing a foundation for the future. We're proud to say 94.8% of U-GRO children meet or exceed Pennsylvania standards for kindergarten readiness.



We provide a complete, nurturing environment for the growth and development of the whole child: socially, emotionally, physically, and intellectually. Children learn through hands-on discovery, to build social skills, test their own abilities, develop confidence, and try new ideas.



Strong, sound social and educational foundations are formed here, as we nurture well-rounded children. Our school environment is interactive and collaborative, where we learn together and learn to respect each other. This is where children discover the joy of learning.



We show children the path to school and the future. Here, children make profound discoveries and experience a meaningful journey. While we offer an LCG proprietary curriculum and learning experiences, when a Pathways Learning Academy is located within a faith-based environment, there will be opportunities for short ministry-led lessons during the day.

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<b>PROPERTY</b>	The Children's Courtyard
<b>TENANT</b>	The Children's Courtyard, Inc.
<b>GUARANTOR</b>	Learning Care Group (US), Inc.
<b># OF LOCATIONS</b>	1,150+ Locations
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	B
<b>WEBSITE</b>	<a href="https://www.learningcaregroup.com">https://www.learningcaregroup.com</a> <a href="https://www.childrenscourtyard.com/">https://www.childrenscourtyard.com/</a>

**The tenant on the lease is The Children's Courtyard with guaranty provided by Learning Care Group which operates approximately 1,150 locations under 11 brands. They are the second largest daycare provider in the U.S.**

Welcome to Children's Courtyard! We are thrilled to have the opportunity to become a part of your family's journey and the vibrant Boiling Springs community. At Children's Courtyard, we are dedicated to fostering a warm, nurturing environment where your child can learn, grow, and thrive. Our team of passionate educators is committed to providing high-quality care and engaging experiences that will inspire curiosity and build strong foundations for lifelong learning. We can't wait to embark on this exciting adventure with you and your little one, and we look forward to building lasting relationships within the Boiling Springs community.

The Children's  
Courtyard™



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## Programs for All Ages



### Infants >

We provide an exceptional, comfortable, safe space for your little one to grow and thrive.



### Toddlers >

Learning is doing, so little ones have all the space they need to move, explore, and excel.



### Twos >

Learners on the move! Embrace and discover energetic, active learning experiences.



### Early Preschool >

Get ready for Preschool, while growing, developing confidence, and gaining independence.



### Preschool >

For active little achievers, hands-on learning experiences help children prepare for kindergarten.



### Pre-K >

Gain a strong foundation for kindergarten, while laying the groundwork for advanced skill development.



### Junior Kindergarten >

For young 5-year-olds and older 4-year-olds, this is the chance to slowly get accustomed to the kindergarten experience.



### Before & After School >

The perfect mix of education and recreation offers a positive start and finish to every school day.



### Summer Camp >

Our summer program is inspired by the imagination, creativity, and enthusiasm of children.



The Children's Courtyard is located in Boiling Springs, South Carolina, a suburb of Spartanburg and approximately 30 miles northeast of Greenville. This property is located along Boiling Springs Road, where traffic counts average 29,800 vehicles per day and near I-85 where traffic counts average 73,600 vehicles daily. Other nearby tenants include Walmart, Lowe's, Aldi, Starbucks, Chick-Fil-A, McDonalds, Goodwill, Anytime Fitness, and much more.

Boiling Springs is home to a variety of residential options, local businesses, and popular nationally-owned companies. Boiling Springs is also located near several parks such as the Milliken Arboretum, Lake Bowen, and Va-Du-Mar McMillian Park, as well as several breweries, distilleries, restaurants, and more. Located just south of Boiling Springs, the Milliken Arboretum is a nationally recognized arboretum and one of the largest corporate greenspaces in the Southeast. The Arboretum consists of 600 acres of foliage, ponds, green space, and trails.

Spartanburg, located 6 miles south of Boiling Springs, was named the state's second Cultural District and offers a wide range of cuisine, shopping, coffee shops, outdoor activities, and much more. Spartanburg is also home to 7 colleges and universities, with over 15,000 students.

The University of South Carolina Upstate is home to 6,000+ students and more than 50 undergraduate and graduate programs. USC Upstate is recognized by the U.S. News World Report as **No. 1 among Southern Regional Public Colleges**.

The Spartanburg area is also known for the Daniel Morgan Trail System (also known as The Dan), which connects tourism, health, and economic & community development. The Dan consists of 55 miles of existing and proposed trails using an urban trail network from the Pacolet River to the North Tyger. According to "Best Life," **Spartanburg is the #1 Best U.S. City for Cyclists**.

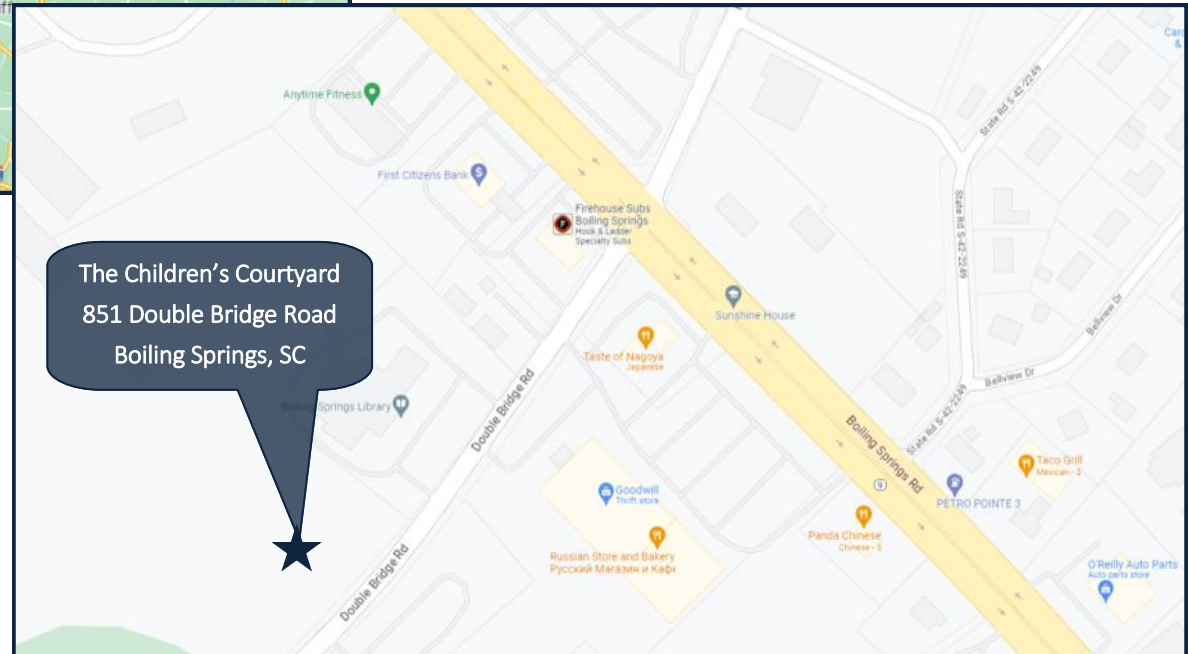
**The BMW Manufacturing Plant, located in Spartanburg, is one of the largest BMW Group plant worldwide.** It has been a major economic driver for the state since its establishment in 1994, with an estimated \$26.7 billion annual economic impact. Directly and indirectly, the plant supports 42,935 jobs across the state.







The Children's Courtyard  
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Boiling Springs, SC



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### THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

### BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

[www.nnnsales.com](http://www.nnnsales.com)



### PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers