



THE OWL'S NEST

PROPERTY PROFILE | 3605 NORTH LOCUST GROVE ROAD

The Owl's Nest Daycare & Preschool provides investors with an opportunity to acquire a smaller-format childcare asset that offers the same institutional lease structure and tenant profile as the larger portfolio properties. Supported by long-term contractual rent growth, a mission-critical operating location, and favorable demographic trends, the property serves as a durable income-producing asset within the broader portfolio. The combination of stable occupancy, long remaining economic life, and strong community presence creates a compelling long-term investment opportunity.

PROPERTY OVERVIEW

BLDG AREA	3,190 SF
SITE AREA	0.37 ACRE
YEAR BUILT	2007
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	Limited Office (L-O)
ASKING PRICE	\$1,348,050

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Locust Grove LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$85,223
Monthly Rent	\$7,102
Rent PSF	\$26.19
Asking Price	\$1,348,050
Cap Rate	6.32%