



<https://www.creativekidslearningcenter.com/>

Las Vegas Daycare / Private School Cap Rates:
5.25% – 7.25%

Most transactions cluster in the mid-6% range, with pricing moving lower or higher depending on lease structure, tenant quality, and location.

Why This Is the Right Range

1. Comparable Las Vegas Listings (Actual Market Evidence)

Recent Las Vegas daycare property listings show:

Location	Cap Rate
Harbor Island Dr, Las Vegas	4.57%
Blue Diamond Rd, Las Vegas	6.21%
Reno comps (daycare)	5.7% – 6.5%

These listings are pulled from active Nevada daycare sales data and give us real-world pricing benchmarks, not theoretical averages.

2. National & Regional Daycare Cap Rate Benchmarks

National data for single-tenant childcare / early education properties generally shows:

- Institutional / credit tenants (KinderCare-style):
6.0% – 7.0% nationally boulder group
- Independent operators / non-credit tenants:
6.5% – 8.0%, depending on risk and lease terms childcare owner





Las Vegas tends to trade slightly tighter than national averages due to:

- Strong population growth
- Family-heavy suburban submarkets (Summerlin, Henderson)
- Limited purpose-built childcare inventory

➤ What Pushes the Cap Rate LOWER (**More Valuable**)

You should expect 5.75% – 6.0% if:

- NNN or absolute NNN lease
- 10–20 years remaining
- Strong enrollment history
- Purpose-built school
- High-income submarket (Summerlin, Southwest, Henderson)
- Annual rent increases (2–3%)

➤ What Pushes the Cap Rate HIGHER (**More Risk**)

You would expect 6.75% – 7.25%+ if:

- Owner-user or short lease (≤ 5 years)
- Modified Gross or landlord expenses
- Second-generation retail conversion
- Non-franchise local operator
- Operational risk (license tied to operator)





➤ Practical Rule of Thumb (Las Vegas, 2026):

Well-leased creative kids school in Las Vegas: 6.25% cap rate is a strong “fair market” underwriting assumption.

➤ Additional Insight to Consider:

- Licensing risk is priced in — investors prefer real estate where the license stays with the operator, not the building
- Enrollment stability > rent amount
- School properties trade closer to medical than retail, despite zoning

➤ The Bottom Line

For a commercially zoned Creative Kids School in Las Vegas:

Expect a cap rate of 5.25%–7.25%, with 6.25% as the most realistic midpoint assumption.

➤ CAP RATE

Let’s translate \$22,461/month in rent into sale prices using realistic Las Vegas daycare / private school cap rates...for NNN or near-NNN daycare leases):

- Monthly Rent: \$22,461
- Annual NOI:
 $\$22,461 \times 12 = \$269,532$

Sale Price by Cap Rate:

6%	\$4,492,200
6.25%	\$4,312,512
6.5%	\$4,146,646





➤ **Most Realistic Expectation (Las Vegas)**

For a commercially zoned Creative Kids School in Las Vegas:

Likely sale price:

\$4.3M – \$4.9M (centered around \$4.3M–\$4.5M at a 6.25% cap)

➤ **How we will Position It**

- Strong lease / long term / Summerlin-tier area: justify 6.0% or lower
- Shorter lease / local operator / modified gross: expect 6.5–7.0%
- Institutional buyer target: price to 5.75–6.25%

NOTE:

Every 25 bps change in cap rate here moves value by roughly \$180K–\$200K.

2385 west deer springs that is 11,331sf building

- Address: 2385 W Deer Springs Way, North Las Vegas, NV
- Building Size: 11,331 SF
- Use: Creative kids school / childcare
- Rent: \$22,461 per month

➤ **Price Per Square Foot (Very Useful for Buyers)**

Based on 11,331 SF:

- *Market sweet spot: \$375–\$400/SF*

That range is very consistent with newer, purpose-built education / medical-adjacent buildings in North Las Vegas.





➤ How Deer Springs Specifically Affects Value

Location strengths

- Strong residential rooftops
- Limited competing childcare inventory
- Easy access from Aliante / North 95 corridor

Location reality

- Not Summerlin pricing
- Buyer pool is private investors, not institutions
- ✚ That keeps this firmly in the 6.0%–6.5% cap band, unless the lease is exceptionally strong.

➤ Most Defensible Value Conclusion

I would expect this property to trade around:

\$4.3M ± \$250K

- Asking price: \$4.5M
- Likely buyer close: \$4.2–\$4.35M
- Cap rate: 6.25%

➤ Buyer Underwrite Reality Check

At a 65% LTV, 6.50–6.75% interest, buyers are comfortable up to ~6.25% caps before cash flow compression starts to bite. Above that, price softens quickly.

The Bottom Line:

For 2385 W Deer Springs Way (11,331 SF) with \$22,461/month rent:

- Fair market value: \$4.3M
- Fair market cap: 6.25%
- Fair market \$/SF: \$380/SF





MEMORANDUM: Pricing & Valuation Narrative

➤ 2385 W Deer Springs Way | North Las Vegas, NV:

The property at 2385 W Deer Springs Way represents a compelling opportunity to acquire a purpose-built early education / childcare facility in one of North Las Vegas' strongest residential growth corridors. The 11,331-square-foot commercial building is fully leased to a creative kids school at a contract rent of \$22,461 per month, providing \$269,532 in annual net operating income.

Based on prevailing market conditions for childcare and specialty education properties in Las Vegas, assets of this type are currently trading in the 6.0%–6.5% cap rate range, depending on lease structure, remaining term, and tenant profile. Applying a market-supported midpoint cap rate of approximately 6.25%, the property is valued at \$4,300,000, equating to approximately \$380 per square foot.

This valuation is consistent with recent transactions of comparable early-education, medical-adjacent, and specialty use buildings throughout the Las Vegas Valley, particularly in suburban submarkets with strong household density and limited competitive inventory. At this pricing level, the asset offers investors an attractive blend of stable cash flow, durable tenant demand, and defensible replacement cost.

The Deer Springs corridor benefits from continued residential development, favorable demographics, and a scarcity of purpose-built childcare facilities, which historically supports high occupancy and rent durability. Additionally, children's education uses tend to perform with lower volatility than traditional retail, making the income stream particularly attractive to private investors seeking long-term stability.

At an offering level around \$4.3 million, the property is positioned to attract both 1031 exchange buyers and yield-oriented private capital, while still underwriting to conservative debt metrics at current interest rates. Buyers acquiring the asset at this basis are securing in-place income at a pricing level that remains below institutional daycare caps, yet above generic retail, reflecting the asset's specialty nature and defensive characteristics.

Overall, the pricing reflects a fair and supportable market value for a well-located, income-producing childcare facility in the North Las Vegas market, with upside supported by strong fundamentals, continued population growth, and sustained demand for early childhood education services.





Broker Opinion of Value: Property Overview

2385 W Deer Springs Way is a purpose-built early education / childcare facility totaling 11,331 square feet, situated within a strong North Las Vegas residential growth corridor. The property is commercially zoned and fully leased to a creative kids school, generating contract rent of \$22,461 per month, equating to \$269,532 in annual net operating income.

The building's design, parking configuration, and site layout are well suited for continued educational use, a factor that enhances tenant retention and limits competitive supply. Childcare and early education facilities remain a defensive real estate sector, historically demonstrating lower volatility than traditional retail and service uses.

➤ Market Context

Within the Las Vegas Valley, childcare and specialty education properties typically trade at cap rates below generic retail assets and above institutional net-lease properties such as medical or national QSR. The buyer pool is largely composed of private investors and 1031 exchange buyers seeking stable income backed by necessity-based tenancy.

Recent market activity indicates that well-located, purpose-built childcare facilities in suburban Las Vegas trade in a 6.0%–6.5% capitalization range, with pricing influenced by lease term, expense structure, tenant credit, and submarket quality. North Las Vegas properties generally trade modestly wider than Summerlin or Henderson, while still commanding strong demand due to population growth and limited supply of comparable assets.

Income & Valuation

- Monthly Rent: \$22,461
- Annual NOI: \$269,532
- Building Size: 11,331 SF

Applying prevailing market cap rates produces the following valuation range:

Sale Price by Cap Rate:

6%	\$4,492,200
6.25%	\$4,312,512
6.5%	\$4,146,646





This translates to a pricing range of approximately \$365–\$395 per square foot, aligning with recent sales of purpose-built childcare and medical-adjacent properties throughout the Las Vegas metro.

➤ Broker Opinion of Value (BOV)

Based on a review of:

- In-place income and rent durability
- Property size, use, and functionality
- Submarket fundamentals and demographic support
- Comparable childcare and specialty-use transactions in the Las Vegas Valley
- Current investors return expectations and financing conditions

It is our professional opinion that the market value of 2385 W Deer Springs Way is:

\$4,300,000 (Approximately \$380 per square foot)

This value reflects a 6.25% capitalization rate applied to the current Net Operating Income and represents a fair and supportable estimate of market value as of today.

➤ Pricing Rationale

- The subject property offers stable, necessity-based income in a sector favored by private investors.
- Purpose-built childcare facilities command premium pricing relative to standard retail, supported by higher tenant improvement costs and limited alternative uses.
- The North Las Vegas / Deer Springs corridor benefits from strong residential density and continued development, supporting long-term demand for early education services.
- At the concluded value, the asset remains financeable under current debt markets while delivering an attractive yield relative to comparable risk profiles.

➤ Conclusion

At a value of approximately \$4.3 million, 2385 W Deer Springs Way is appropriately positioned to attract private capital, 1031 exchange buyers, and long-term income investors seeking durable cash flow in a growing Las Vegas submarket. The pricing reflects current market realities while offering buyers a defensible basis relative to replacement cost and long-term operational demand.

