The Learning Zone - Huntsville, AL

MARKETING SUMMARY

Premier Early Childhood Education property in booming Huntsville MSA.

Key Fundamentals

- **Experienced Operator:** over 25 local preschools and 25 yr track record. No franchisees.
- **Attractive Lease Structure:** 100% personal and corporate guarantees from operator with no burn off. Annual Rent Escalations built into lease.
- **NNN lease:** Tenant responsible for taxes, insurance and maintenance.

Early Childhood Education: Surging Demand, Yet Critically Undersupplied

- **64%** of Children Ages 3-5 Enrolled In All-Day Preschool Programs
- High Market Occupancy Rate (Waitlists average more than a year long nationwide)
- **3.6M** US Child Care Supply Gap *(Number of students unserved by current options)*

Market Overview

- Huntsville, AL has grown nearly 30% since 2010.
- Home to Redstone Arsenal, FBI, and NASA

Property Highlights

Price

$7,356,106 (6.85% cap rate)

Property Address

2615 Old Fairway Rd. Huntsville, AL 35806

Building Square Footage

13,718 Sq Ft

Rent Commencement

May 2024

Lease Details

Lease Term/Structure

15 Years; NNN

Rent Increases

2% Annually

Current Annual Rent (Year 3)

$503,893

CMK Properties

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