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24328 MARRWOOD DRIVE

Absolute NNN | Guidepost Montessori Of Aldie
24328 Marrwood Drive, Aldie, VA 20105

TABLE OF CONTENTS

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24328 MARRWOOD DRIVE

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject to Offer
BUILDING SIZE:	44,384 SF
LOT SIZE:	14.63 Acres
NOI:	\$729,304
RENT INCREASES:	5% Annually
LEASE COMMENCEMENT:	January 1, 2016
LEASE EXPIRATION:	December 31, 2035
RENEWAL OPTIONS:	3 x 5 Years
RENOVATED:	2010
ZONING:	TR - 1
SUBMARKET:	South Loudoun

PROPERTY OVERVIEW

5% ANNUAL rent escalations! Serafin Real Estate offers a prime investment opportunity located in Aldie, Loudoun County, VA. The tenant, Guidepost Montessori, is the largest network of Montessori schools with over 100 schools located nationally and internationally. This investment offers the ideal core investment for stable and long-term cash flow with zero landlord responsibilities (Absolute NNN). The property is the former Arcola Elementary School located directly off of Rt. 50 in the Lenah Mills Subdivision and minutes to Willowsford. Extensively Renovated in 2010

The property is below market rent at \$16.43/SF. The market rent for the area is over \$40/SF (see Lease Comps in the "Documents" section on the property webpage).

Property is currently occupied by existing tenant. Please contact Serafin Real Estate directly for any questions. Property and Tenant are not to be disturbed.

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Guidepost Montessori of Aldie
STREET ADDRESS	24328 Marrwood Drive
CITY, STATE, ZIP	Aldie, VA 20105
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Loudoun

BUILDING INFORMATION

BUILDING SIZE	44,384 SF
NOI	\$729,303.75
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1973
YEAR LAST RENOVATED	2013
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	NNN Investment
PROPERTY SUBTYPE	School Early Education Center
ZONING	TR - 1
LOT SIZE	14.63 Acres

PARKING & TRANSPORTATION

PARKING TYPE	Surface
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INVESTMENT HIGHLIGHTS

- Absolute NNN Lease - No Landlord Responsibilities
- \$729,304 NOI w/ 5% Annual Increases
- 11 Years Remaining on Lease
- National Tenant with Over 100 Operating Schools
- Corporately Guaranteed Lease
- Strong Enrollment Numbers



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS



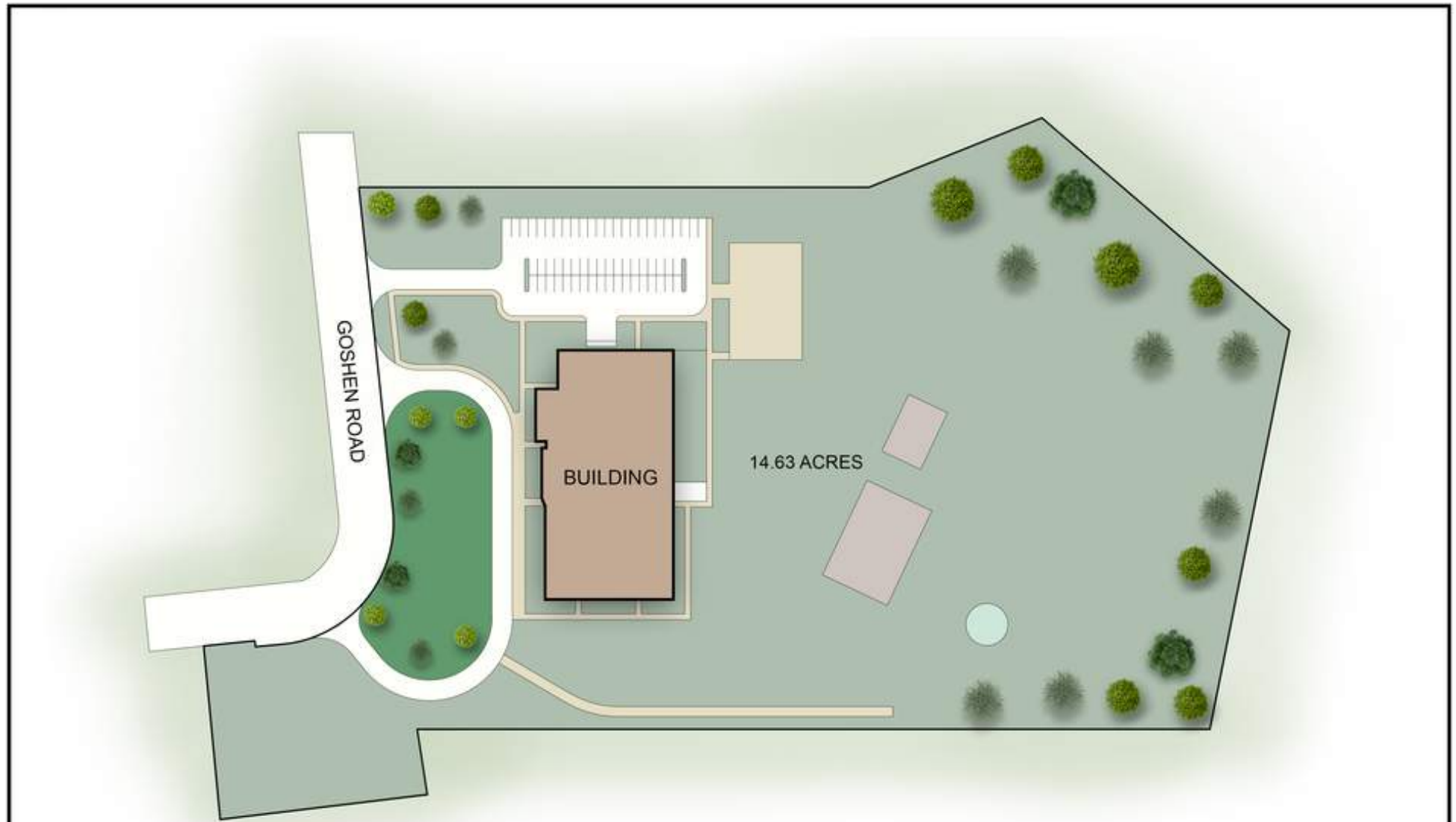
FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Total : 44,384 SF

24328 Marrwood Drive, Aldie, VA 20105

SITE PLANS



SITE PLAN

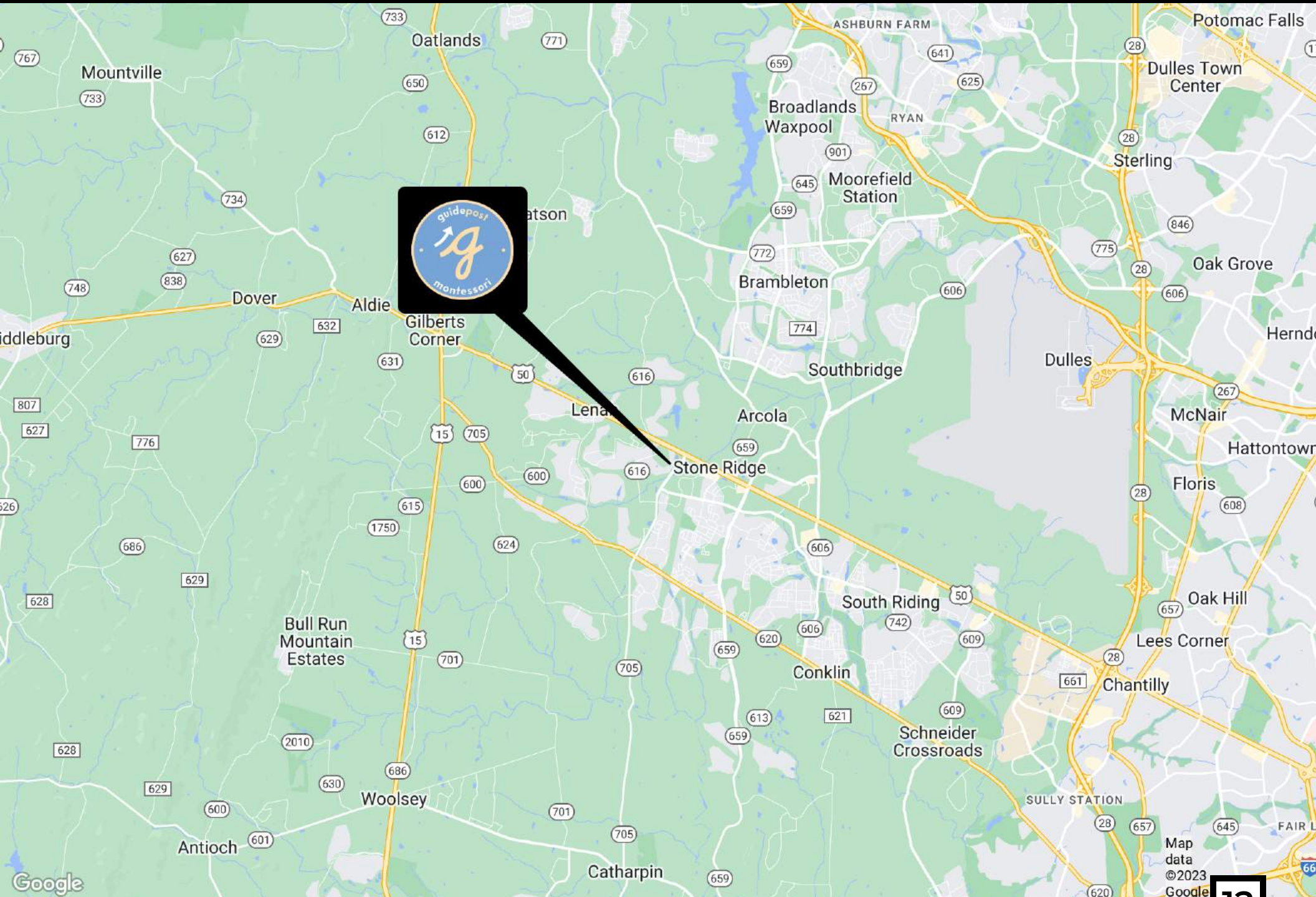
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24328 Marrwood Drive, Aldie, VA 20105



MAPS

REGIONAL MAP



Map data
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Google

LOCATION MAP



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AERIAL MAP

Willowsford Community
4,000+ Residential Homes

Corpus Christie Church

Route 50



John Mosby Hwy

Willow Pl

616

616

RETAILER MAP



Map data ©2023 Google Imagery ©2023 CNES / Airbus, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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24328 MARRWOOD DRIVE

TENANT & LEASE OVERVIEW

TENANT PROFILE



**HIGHER
GROUND
EDUCATION**



**guidepost
montessori**

TENANT OVERVIEW

PARENT COMPANY:	Higher Ground Education
FOUNDED:	2015
LOCATIONS:	Over 100 Nationally & Internationally
BRAND:	Guidepost Montessori
HEADQUARTERS:	California
WEBSITE:	www.tohigherground.com

TENANT HIGHLIGHTS

- Over 125 Locations Nationally and Internationally
- Largest Montessori Operator in the Country
- Enrollment Up over 200% since Pre-Covid
- Higher Ground has doubled it's revenue every year since

ABOUT HIGHER GROUND & GUIDEPOST MONTESSORI

Higher Ground Education is a leading provider of Montessori-based educational offerings that empower children to live fully lived lives. Through its network of Guidepost Montessori schools and the Academy of Thought & Industry, Higher Ground offers a continuum of learning from infancy through adolescence that fosters independence, creativity, and a love of learning. Higher Ground's commitment to Montessori principles ensures that children are given the freedom to explore their interests, develop their own unique talents, and become confident, self-directed individuals.

RENT SCHEDULE

Lease Year	Escalation	Annual Rent	Monthly Rent
January 2016 - December 2016	-	\$450,000.00	\$37,500.00
January 2017 - December 2017	11.11%	\$500,000.00	\$41,666.67
January 2018 - December 2018	10.00%	\$550,000.00	\$45,833.33
January 2019 - December 2019	9.09%	\$600,000.00	\$50,000.00
January 2020 - December 2020	0.00%	\$600,000.00	\$50,000.00
January 2021 - December 2021	5.00%	\$630,000.00	\$52,500.00
January 2022 - December 2022	5.00%	\$661,500.00	\$55,125.00
January 2023 - December 2023	5.00%	\$694,575.00	\$57,881.25
January 2024 - December 2024	5.00%	\$729,303.75	\$60,775.31
January 2025 - December 2025	5.00%	\$765,768.94	\$63,814.08
January 2026 - December 2026	5.00%	\$804,057.38	\$67,004.78
January 2027 - December 2027	5.00%	\$844,260.25	\$70,355.02
January 2028 - December 2028	5.00%	\$886,473.27	\$73,872.77
January 2029 - December 2029	5.00%	\$930,796.93	\$77,566.41
January 2030 - December 2030	5.00%	\$977,336.78	\$81,444.73
January 2031 - December 2031	5.00%	\$1,026,203.61	\$85,516.97
January 2032 - December 2032	5.00%	\$1,077,513.80	\$89,792.82
January 2033 - December 2033	5.00%	\$1,131,389.49	\$94,282.46
January 2034 - December 2034	5.00%	\$1,187,958.96	\$98,996.58
January 2035 - December 2035	5.00%	\$1,247,356.91	\$103,946.41
Tenant Renewal Option 1			
January 2036 - December 2036	5.00%	\$1,309,724.75	\$109,143.73
January 2037 - December 2037	5.00%	\$1,375,210.99	\$114,600.92
January 2038 - December 2038	5.00%	\$1,443,971.54	\$120,330.96
January 2039 - December 2039	5.00%	\$1,516,170.12	\$126,347.51

RENT SCHEDULE

Lease Year	Escalation	Annual Rent	Monthly Rent
January 2040 - December 2040	5.00%	\$1,591,978.62	\$132,664.89
Tenant Renewal Option 2			
January 2041 - December 2041	5.00%	\$1,671,577.55	\$139,298.13
January 2042 - December 2042	5.00%	\$1,755,156.43	\$146,263.04
January 2043 - December 2043	5.00%	\$1,842,914.25	\$153,576.19
January 2044 - December 2044	5.00%	\$1,935,059.97	\$161,255.00
January 2045 - December 2045	5.00%	\$2,031,812.96	\$169,317.75
Tenant Renewal Option 3			
January 2046 - December 2046	5.00%	\$2,133,403.61	\$177,783.63
January 2047 - December 2047	5.00%	\$2,240,073.79	\$186,672.82
January 2048 - December 2048	5.00%	\$2,352,077.48	\$196,006.46
January 2049 - December 2049	5.00%	\$2,469,681.36	\$205,806.78
January 2050 - December 2050	5.00%	\$2,593,165.43	\$216,097.12

LEASE SUMMARY

TENANT:	Guidepost Montessori
LEASED SQFT:	44,384 SF
LEASE TYPE:	Absolute NNN
LEASE COMMENCEMENT:	January 1, 2016
LEASE EXPIRATION:	December 31, 2035
LEASE TERM:	20 Years
TENANT RENEWAL OPTIONS:	3 x 5 Years
RENT INCREASES:	5% Annually
PROPERTY TAXES:	Tenant Responsibility
PROPERTY INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
HVAC:	Tenant Responsibility
UTILITIES:	Tenant Responsibility
GUARANTOR:	Higher Ground Education





AREA OVERVIEW

ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."

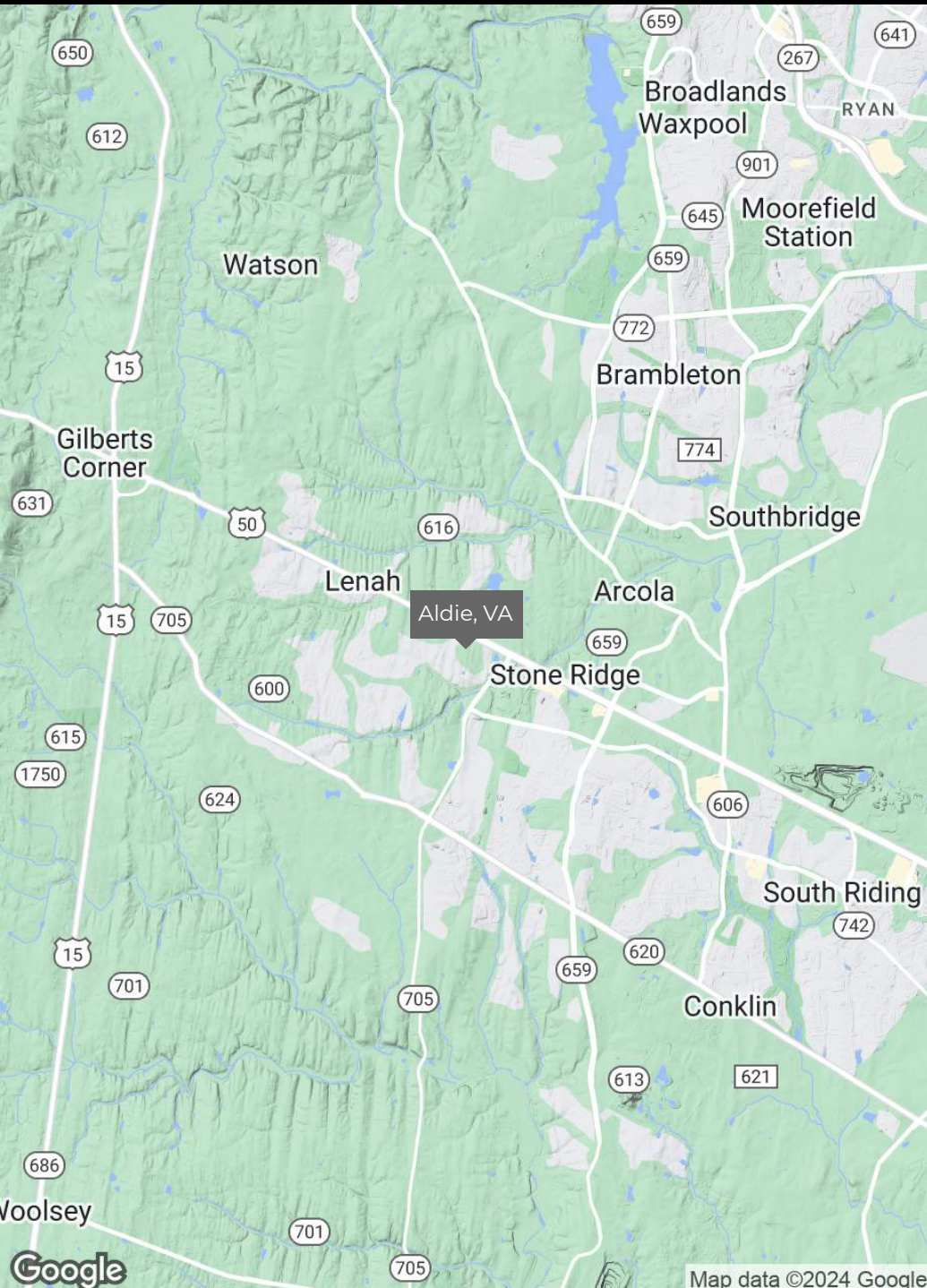


Fastest Growing
County

#1 Wealthiest County
In the U.S.

Top Business
Growth

CITY INFORMATION



ABOUT ALDIE, VIRGINIA

Aldie, Virginia is a thriving community nestled in the heart of Loudoun County. With a rich history dating back to the early 19th century, Aldie has undergone significant development in recent years, transforming from a rural hamlet into a vibrant and dynamic hub of commerce and industry.

The median household income in Aldie is \$125,000, significantly higher than the national average. This is due in part to the presence of a number of high-paying employers in the area, such as data centers, technology firms, and government contractors.

The population of Aldie has grown rapidly in recent years, increasing by over 20% in the last decade. This growth is being driven by a number of factors, including the area's proximity to major employment centers, its excellent schools, and its high quality of life.

Aldie is a community on the rise. With its strong economy, growing population, and commitment to quality of life, Aldie is poised for continued success in the years to come.

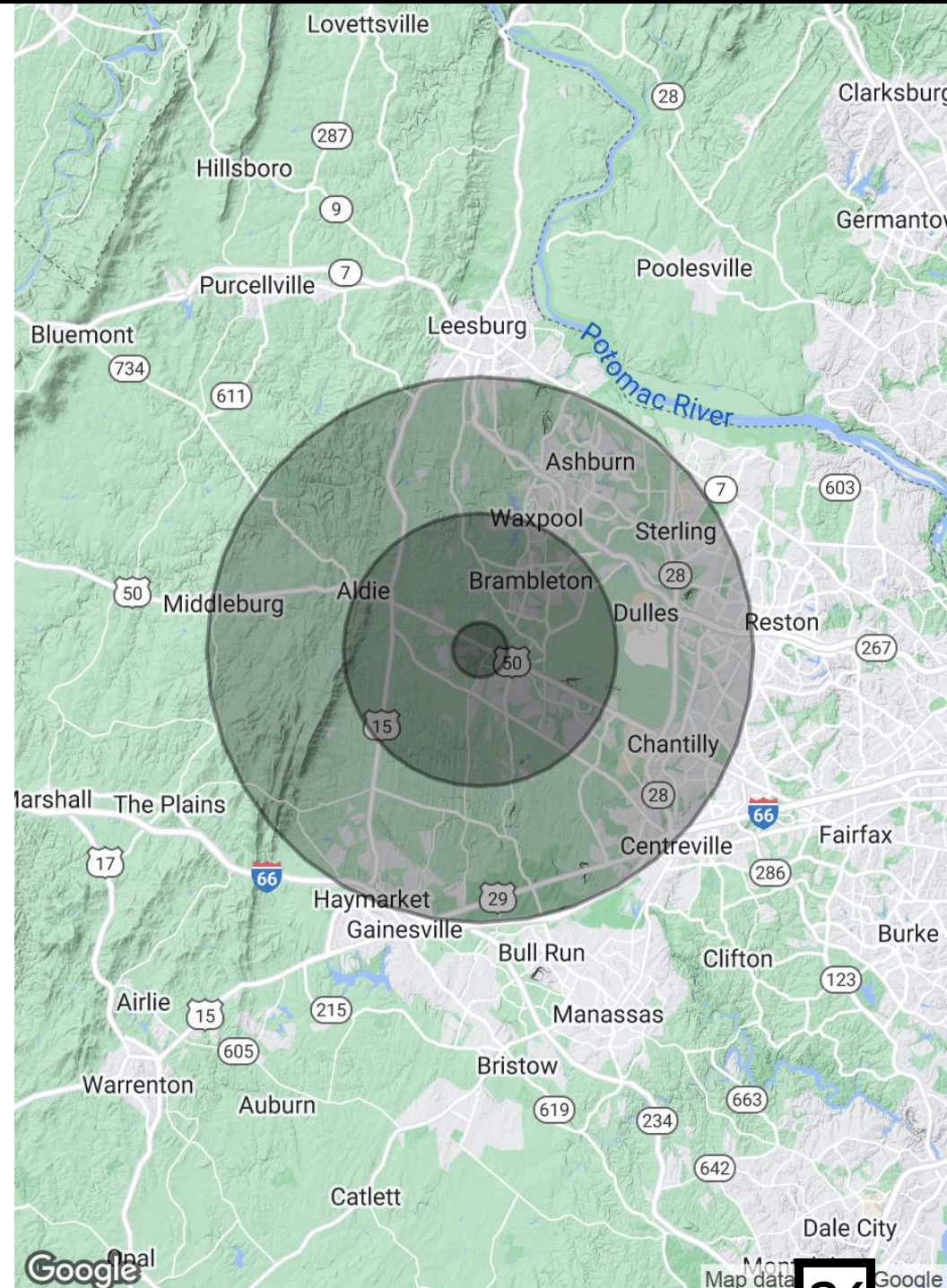
In addition to its strong economic indicators, Aldie is also home to a number of cultural and recreational amenities. The Aldie Mill Historic Park is a popular destination for visitors and residents alike, and the town hosts a number of annual events, such as the Aldie Heritage Festival and the Aldie Christmas Parade.

Aldie is a welcoming and inclusive community that offers residents a unique blend of history, charm, and opportunity.

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,301	45,016	212,946
AVERAGE AGE	31.5	32.3	34.8
AVERAGE AGE (MALE)	31.6	32.1	34.9
AVERAGE AGE (FEMALE)	31.4	32.4	34.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	409	13,794	67,976
# OF PERSONS PER HH	3.2	3.3	3.1
AVERAGE HH INCOME	\$154,995	\$150,079	\$146,991
AVERAGE HOUSE VALUE	\$698,201	\$695,543	\$592,956

* Demographic data derived from 2020 ACS - US Census





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Top-Selling
Commercial Brokerage
for Total Volume Sold
in Loudoun County

A B O U T U S

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ABOUT SRE

Serafin Real Estate is a licensed commercial real estate brokerage firm located in Loudoun County, VA. We help investors and business owners with their commercial property needs. We strive to provide high-level services to our clients and deliver the best solutions and opportunities in commercial real estate.

Serafin Real Estate Inc.
40834 Graydon Manor Lane
Leesburg, VA 20175
703.261.4809
info@serafinre.com
www.serafinre.com
Licensed in the State of Virginia

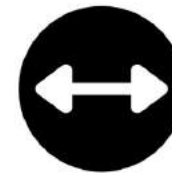


#1 CRE BROKERAGE FOR TOTAL VOLUME
SOLD IN LOUDOUN COUNTY



\$648M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY

MEET THE TEAM (CUSTOM)

SRE

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REAL ESTATE

Investment | Brokerage | Acquisition

703.261.4809

info@serafinre.com

www.serafinre.com



JOE SERAFIN

703.994.7510

jserafin@serafinre.com



SEAN KLINE

703.963.0608

skline@serafinre.com



GRANT WETMORE

703.727.2542

gwetmore@serafinre.com

PREFERRED CONTACTS

TITLE COMPANIES

Loudoun Commercial Title
John Mashack
5 Wirt Street SW, Suite 200
Leesburg, VA 20175
(703)737-3800
john@loudouncommercialtitle.com

Title 1 LLC
Jane Lee
10432 Balls Ford Road, Suite 313
Manassas, VA 20109
Telephone: (703) 881-7765
jlee@title1dmv.com

LENDERS

Bank of Clarke
Doug Ward
(571) 205-2639
dward@bankofclarke.com

FVC Bank
Sharon Ricciardi
(571) 970-7324
sricciardi@fvcbank.com

BCT Bank
Lance Nobles
703-488-8826
Lnobles@mybct.bank

ATTORNEYS & 1031 SERVICES

Tucker, Nong & Associates
Lawrence Tucker, Esquire, MBA
8133 Leesburg Pike, Suite 900
Vienna, Virginia 22182
DIRECT 240-888-4176
www.tuckerlawpllc.com
ltucker@tuckerlawpllc.com

Realty Exchange Corporation (1031 QI)
Bill Horan
7400 Heritage Village Plaza #101
Gainesville, VA 20155
(703) 754-9411
<https://www.1031.us>

FINANCIAL PLANNING

NY Life / Avenue Wealth
Brad Burton
8075 Leesburg Pike, Suite 400
Vienna VA 22182
Office: 703.287.2115
brad@avenuewealth.com

CPA & TAX SERVICES

Taxwise Financial
ADEEL ZAFAR
7960 Donegan Drive, SUITE 241
MANASSAS, VA 20109
PH: 703-368-7905
FAX:703-368-7916
email: adeel@taxwisecorp.com
website: www.taxwisecorp.com

PROPERTY INSURANCE

Brock Norton Insurance
Jimmy Norton
4221 Walney Rd, Suite 202
Chantilly, VA 20151
Office: 703-631-4500
Fax: 703-631-7221
Website: www.brocknorton.com
Email: jimmy@brocknorton.com