

SRE

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Investment | Brokerage | Acquisition

NNN | FALLS CHURCH MONTESSORI



O F F E R I N G M E M O R A N D U M

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SERAFIN REAL ESTATE

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SECTION 1

I N V E S T M E N T O V E R V I E W


EXECUTIVE SUMMARY



6103 ARLINGTON BLVD, FALLS CHURCH, VA 22044

 **\$5,120,000**
LIST PRICE

 **\$242,928**
NOI

 **2.5%**
ANNUAL ESCALATIONS

OFFERING SUMMARY

SALE PRICE:	\$5,120,000
LEASE TERM:	15 Years NNN
CAP RATE:	4.74%
NOI:	\$242,928
YEAR BUILT:	2005
RENEWAL OPTIONS:	2 x 5 Years
MARKET:	Washington DC Metro
SUBMARKET:	Falls Church

PROPERTY OVERVIEW

Brand New 15 Year NNN Lease with Cadence Education, one of the largest private early education providers in the United States with over 250 locations. The Falls Church Montessori has been successfully operating since 1983 and boasts incredible financials and is truly a "trophy" school year over year. The location is one of the most well-known areas in the country near Arlington and Amazon's new HQ2 National Landing.

INVESTMENT HIGHLIGHTS

- Brand New 15 Year NNN Lease
- Credit-Tenant (Cadence Education)
- 2.5% Annual Escalations
- 2 x 5 Year Renewal Options
- Highly Affluent Area with HH Incomes
- Located within Minutes to Arlington, VA



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SECTION 2

P R O P E R T Y I N F O R M A T I O N

PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Falls Church Montessori
STREET ADDRESS	6103 Arlington Blvd
CITY, STATE, ZIP	Falls Church, VA 22044
COUNTY	Fairfax
MARKET	Washington DC Metro
SUB-MARKET	Falls Church

BUILDING INFORMATION

BUILDING SIZE	4,338 SF
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	2
YEAR BUILT	2005
CONSTRUCTION STATUS	Existing
ROOF	Composition Shingle
FREE STANDING	Yes
FLOOR COVERINGS	Carpet & Tile
EXTERIOR WALLS	Block/Brick



ADDITIONAL PHOTOS



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SECTION 3

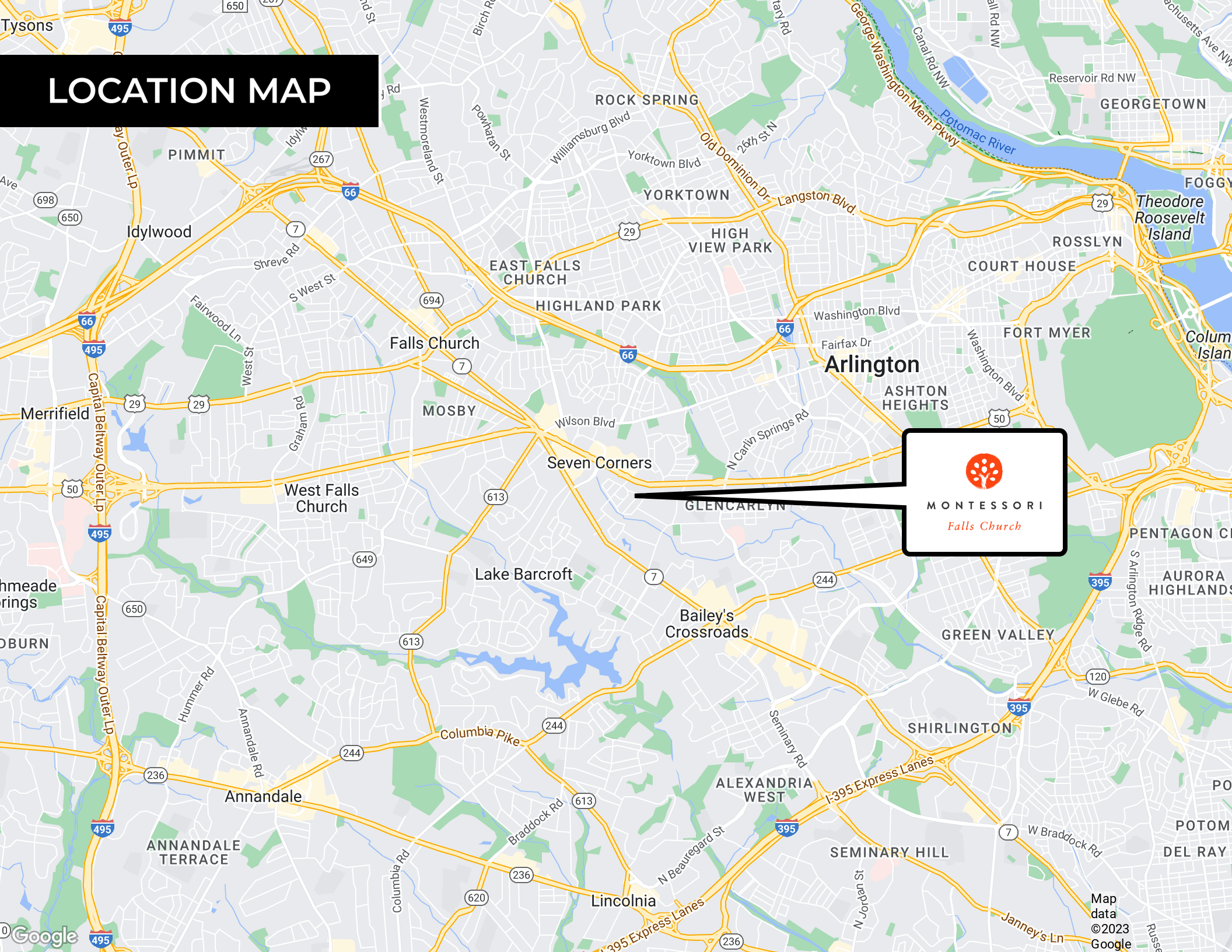
L O C A T I O N I N F O R M A T I O N

REGIONAL MAP



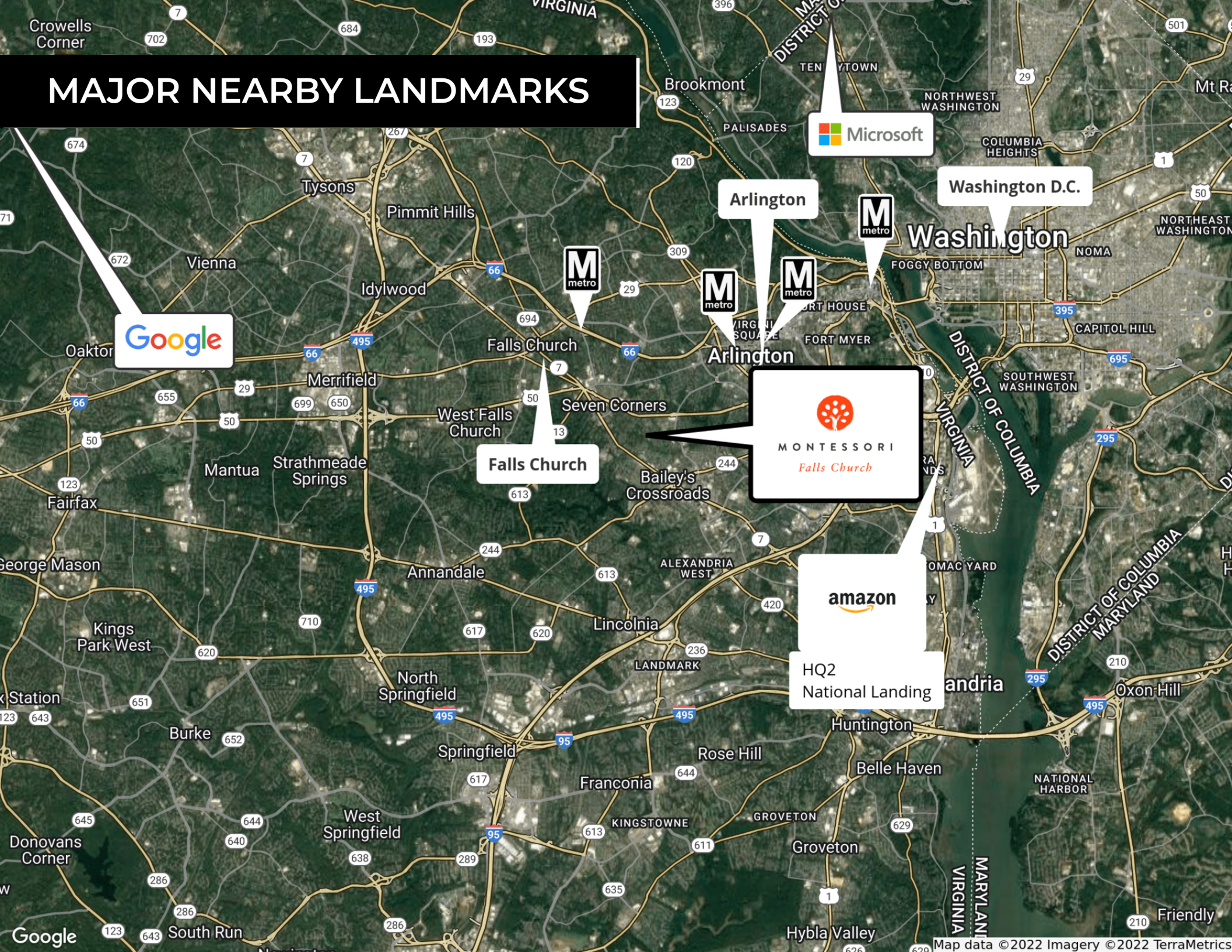
MONTESSORI
Falls Church

LOCATION MAP



MONTESSORI
Falls Church

MAJOR NEARBY LANDMARKS



HQ2
National Landing

RETAILER MAP



scarora Mill LIGHTFOOT RESTAURANT Giant Wegmans

DULLES
Travel Centers

AT&T T-Mobile Giant Harris Teeter Z

Red Robin STARBUCKS COFFEE SUNTRUST
DUNKIN' DONUTS McDonald's TARGET Chick-fil-
WELLS FARGO

RESTON JACKSON'S

TARGET Walmart ExxonMobil Clyde's

SHELL SONOCO WILDFIRE STEAKS, CHOPS & SEAFOOD Chick-fil-
DUKE UNIVERSITY OF THE POTOMAC

TARGET Walmart SAFEWAY SHELL SONOCO
Chick-fil- Harris Teeter Giant OLD EBBITT GRILL Stan's RESTAURANT
TYCO FLEMING MARKET BULLETIN STRAYER UNIVERSITY

DULLES INTERNATIONAL

MONTESSORI
Falls Church

WELLS FARGO Panera BREAD UNITED BANK TARGET Walmart

ALDI HAMROCK'S RESTAURANT

REAGAN NATIONAL

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SECTION 3

— L E A S E O V E R V I E W —

TENANT PROFILE



M O N T E S S O R I

Falls Church



ABOUT CADENCE EDUCATION & FALLS CHURCH MONTESSORI

Cadence Education is the parent company to FCM and the corporate guarantor on the lease. Cadence Education is one of the premier early childhood educators in the United States, operating more than 265 private preschools and elementary schools as members of the Cadence Education Family of Schools across the country. With more than 28 years in business, we have developed an unparalleled expertise in preparing students to thrive in the next step of their childhood.

Falls Church Montessori (FCM) is the area's only fully accredited Montessori school. Our staff are career professional teachers- with decades of experience. Our facilities and classes are light filled, designer inspired spaces- and are among the area's finest. With continual investment in our principles- both material and substantive- we are dedicated to providing the very best in early childhood education.

CADENCE EDUCATION OVERVIEW

COMPANY:	Cadence Education
BRAND:	Falls Church Montessori
LOCATIONS:	265+
CREDIT TENANT:	Yes
HEADQUARTERS:	Scottsdale, Arizona
WEBSITE:	https://www.cadence-education.com

FCM OVERVIEW

AVERAGE REVENUE:	\$1,825,000
FOUNDED:	1983
WEBSITE:	www.fallschurchmontessori.com

LEASE ABSTRACT

TENANT:	Falls Church Montessori
LEASED SQFT:	4,338 SF
LEASE TYPE:	Absolute NNN
LEASE COMMENCEMENT:	September 1, 2022
LEASE EXPIRATION:	August 30, 2037
LEASE TERM:	15 Years
RENEWAL OPTIONS:	2 x 5 Years
RENT INCREASES:	2.5% Annually
PERMITTED USE:	Early Education
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
COMMON AREA:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
HVAC:	Tenant Responsibility
UTILITIES:	Tenant Responsibility
GUARANTOR:	Corporate (Cadence Education)



RENT SCHEDULE

	Annual Rent	Monthly Rent	Escalation
Year 1	\$242,928.00	\$20,244.00	
Year 2	\$249,001.20	\$20,750.10	2.50%
Year 3	\$255,226.23	\$21,268.85	2.50%
Year 4	\$261,606.89	\$21,800.57	2.50%
Year 5	\$268,147.06	\$22,345.59	2.50%
Year 6	\$274,850.73	\$22,904.23	2.50%
Year 7	\$281,722.00	\$23,476.83	2.50%
Year 8	\$288,765.05	\$24,063.75	2.50%
Year 9	\$295,984.18	\$24,665.35	2.50%
Year 10	\$303,383.78	\$25,281.98	2.50%
Year 11	\$310,968.38	\$25,914.03	2.50%
Year 12	\$318,742.59	\$26,561.88	2.50%
Year 13	\$326,711.15	\$27,225.93	2.50%
Year 14	\$334,878.93	\$27,906.58	2.50%
Year 15	\$343,250.90	\$28,604.24	2.50%
1st Renewal Option			
Year 16	\$351,832.18	\$29,319.35	2.50%
Year 17	\$360,627.98	\$30,052.33	2.50%
Year 18	\$369,643.68	\$30,803.64	2.50%
Year 19	\$378,884.77	\$31,573.73	2.50%
Year 20	\$388,356.89	\$32,363.07	2.50%
2nd Renewal Option			
Year 21	\$398,065.81	\$33,172.15	2.50%
Year 22	\$408,017.46	\$34,001.45	2.50%
Year 23	\$418,217.90	\$34,851.49	2.50%
Year 24	\$428,673.34	\$35,722.78	2.50%
Year 25	\$439,390.18	\$36,615.85	2.50%

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SECTION 5

— AREA OVERVIEW —

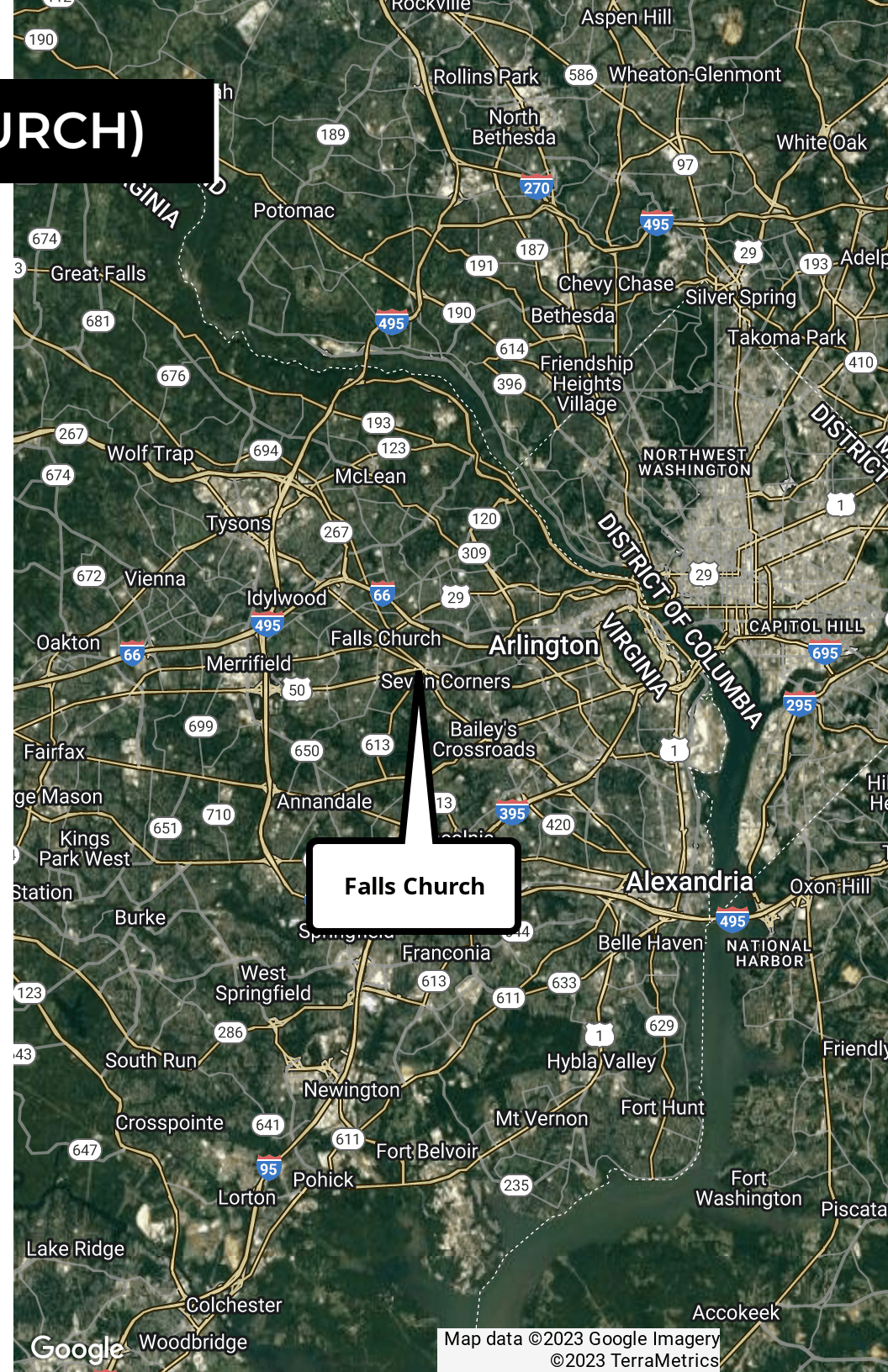
CITY INFORMATION (FALLS CHURCH)

ABOUT FALLS CHURCH, VA

The city is conveniently located just miles from Washington, DC. (City Hall is only nine miles from the White House.) Falls Church is easily accessed by Routes 66 and 50, the East and West Falls Church Metro Stations (Orange Line), and by a number of bus routes. Interestingly, neither Metro station lies within the City's boundary.

The City of Falls Church is a unique and historic city. Besides featuring quick access to renowned museums and art galleries in nearby Washington, D.C., almost every neighborhood is a treasure of its own with a variety of restaurants and shops that reflect the city's great ethnic and cultural diversity. You'll find a warm welcome in the City of Falls Church, and it is our hope that you will be an active part of the community, so shop, play, stay for a while, and join us in the many activities offered throughout the year.

The city is an independent municipality, separate from the surrounding Arlington and Fairfax Counties with its own school system. (Some Falls Church mailing addresses are in Fairfax County. Also, the City contracts for select services with the counties.) The City operates under the Council-Manager form of government and is one of the two geographically smallest cities in Virginia, at only 2.2 square miles. With a population of almost 14,000, the city is known for its urban village community, quality customer service, nationally ranked school system, environmental activism, and endless community activities.



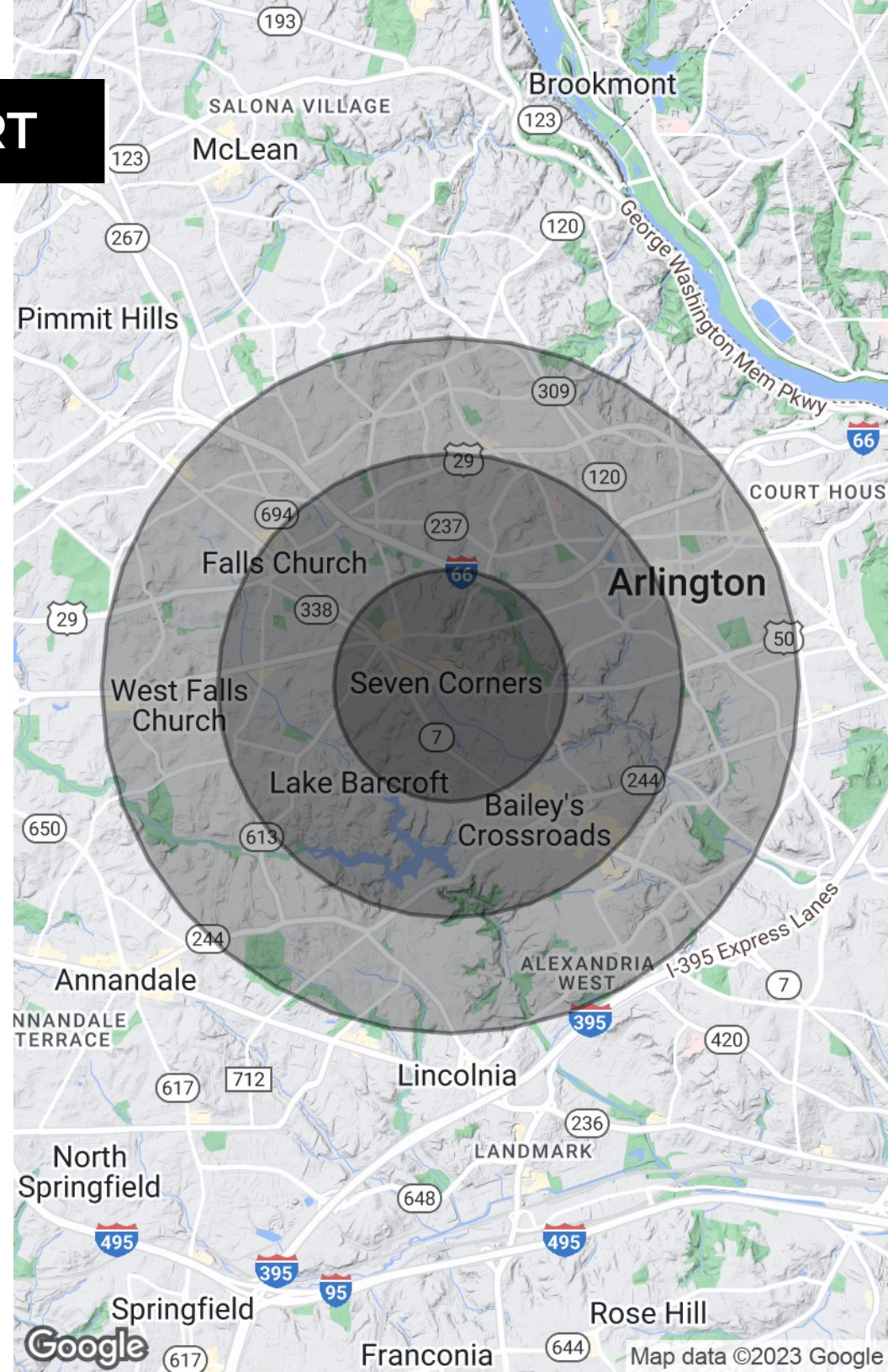
Falls Church

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	22,870	82,185	201,622
AVERAGE AGE	37.2	36.6	36.8
AVERAGE AGE (MALE)	36.2	35.9	35.7
AVERAGE AGE (FEMALE)	38.5	37.1	37.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	9,180	31,421	83,092
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	\$101,935	\$118,585	\$115,455
AVERAGE HOUSE VALUE	\$503,801	\$577,424	\$580,170

* Demographic data derived from 2020 ACS - US Census



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SECTION 6

S E R A F I N R E A L E S T A T E

WHO WE ARE

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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.

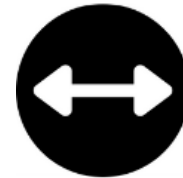
Serafin Real Estate Inc.
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Licensed in the State of Virginia



\$533M

SOLD TRANSACTIONS



\$3M - \$30M

AVG TRANSACTION SIZE



\$100M

LISTING INVENTORY



\$53.8M

SCHOOLS SOLD

CONTACT BROKER INFO



JOE SERAFIN

Owner & Principal Broker

jserafin@serafinre.com

Direct: 703.261.4809 | **Cell:** 703.994.7510

PROFESSIONAL BACKGROUND

Joe is a 17-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

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