



WHERE ENLIGHTENMENT IS CREATED
FLAGSHIP COMMUNITY DAYCARE
AWARD WINNING TEACHERS



PARSON'S LITTLE SCHOLARS CREATIVE CHILDCARE

6505 Fort Caroline Road • Jacksonville, FL 32277

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PARSON'S LITTLE SCHOLARS CREATIVE CHILDCARE
Jacksonville, FL
ACT ID ZAB0250138

Marcus & Millichap

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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FINANCIAL ANALYSIS



PROPERTY SUMMARY

THE OFFERING			ANNUALIZED OPERATING INFORMATION			
Property	Parson's Little Scholars Creative Childcare		INCOME			
Property Address	6505 Fort Caroline Rd Jacksonville, FL 32277		Gross Income			\$846,402
Price		\$1,290,000	Operating Expenses			\$651,402
Capitalization Rate		15.12%	Net Operating Income			\$195,000
Price/SF		\$207.43				
PROPERTY DESCRIPTION			OPERATING EXPENSES			
Year Built / Renovated	1974/1997		Groceries			\$97,979.00
Gross Leasable Area	6,219 SF		Insurance			\$14,170.00
Zoning	CT		Office			\$1,983.00
Type of Ownership	Fee Simple		Telephone			\$1,486.00
Lot Size	0.94 Acres		Utilities			\$13,164.00
			Repairs and Maintenance			\$9,884.00
			Salaries			\$432,805.00
			Payroll Taxes			\$37,658.00
			Property Taxes			\$4,896.00
			Other			\$42,273.00
			Subtotal			\$656,298.00
			Less Property Taxes (Exempt)			-\$4,896.00
			Total Expenses			\$651,402.00

Please contact listing broker for financials

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

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Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



Closed 1,994 debt and equity financings in 2019



National platform operating within the firm's brokerage offices



\$ 7.18 billion total national volume in 2019



Access to more capital sources than any other firm in the industry

WHY MMCC?

Optimum financing solutions to enhance value

Enhanced control through investor qualification support

Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,290,000
Net Operating Income	\$195,000
Capitalization Rate – Current	15.12%
Price / SF	\$207.43
Gross Leasable Area	6,219 SF
Year Built / Renovated	1974/1997
Lot Size	0.94 acre(s)

ESTIMATED FINANCING

Loan Amount	\$1,096,500
Loan Type	Financed - New Loan
Loan to Value	85.00%
Down Payment	15% / \$193,500
Interest Rate / Amortization	5.2% / 25 Years
Annual Loan Payment	\$78,461
Net Cash Flow After Debt Service	60.23% / \$116,539
Cash on Cash Return	60.23%
Total Return	71.58% / \$138,501



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES*
Jacksonville Sheriffs Office	3,000
University Health Groups	2,999
Alfa Smartparks Inc	2,500
Jacksonville Electric Auth	2,317
Board of Governors State Unive	1,315
Crowley American Transport	1,300
Crowley Marine Services Inc	1,007
Carib Energy (usa) LLC	989
Crowley Liner Services Inc	965
Jea	916
Kidney Transplant Office	914
City of Jacksonville	886

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	13,925	58,719	145,127
2010 Census Pop	13,150	55,734	137,622
2019 Estimate HH	5,387	23,028	57,069
2010 Census HH	5,115	21,936	54,336
Median HH Income	\$55,905	\$49,314	\$42,640
Per Capita Income	\$28,231	\$25,341	\$24,398
Average HH Income	\$70,698	\$63,727	\$60,087

* # of Employees based on 5 mile radius

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to offer for sale, Parson's Little Scholars Creative Childcare located in Jacksonville, Florida. Founded in 1997, the business enjoys an established location near several elementary and secondary schools, large neighborhoods which is known for its community outreach. The investment includes the preschool business and real estate. This is a turn-key operation for daycare owners/operators to take possession of a well-established award winning and quality licensed company. Some business achievements include Florida Gold Seal Quality Care Program, Early Learning Coalition of Duval County 5-Star Rating, Florida Platinum Seal Center with Early Learning Commission (ELC) and other special licensing and certifications. The daycare and pre-school promote a creative learning program for children six-weeks to five years of age, before and aftercare services. The property is located in a densely populated area with over 58,000 within 3 miles, the site also benefits from 16,000 cars per day. The Company operates from 7,000 square feet which includes administration, classrooms, lounges, food service kitchen, storage, and playground areas.

INVESTMENT HIGHLIGHTS

- Florida Platinum Seal Center with Early Learning Commission (ELC) with 5-Star Rating
- Florida Gold Seal Quality Care Program
- Apple Accredited Professional Preschool Learning Environment
- Turn Key Business
- Densely Populated Neighborhood
- Property Tax Exempt



Parson's Little Scholars Creative Childcare

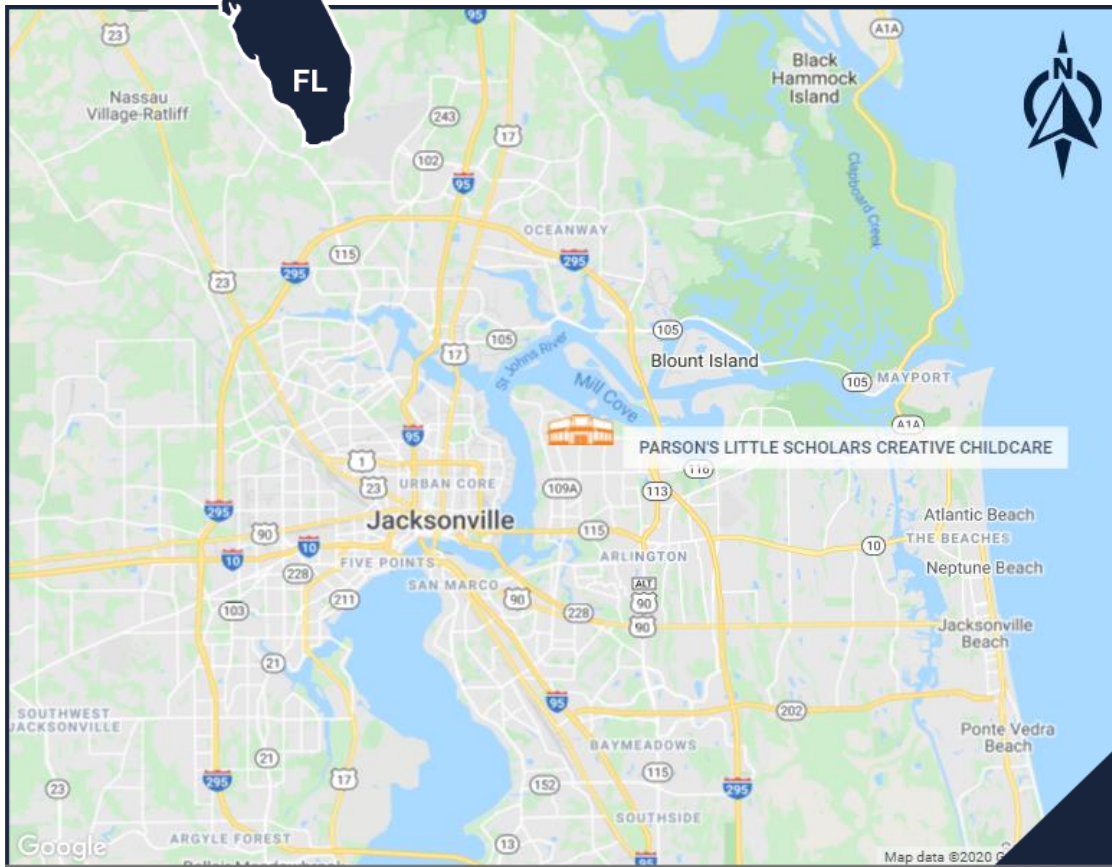


The company focuses on literacy which supports reading achievement and early cognitive development in several core areas of education. The immediate upside is the Daycare's large land for significant growth and associated Parson's Christian Academy just up the road, for education continuity. Parsons Little Scholars Creative Childcare is a Landmark Preschool. It was founded in 1997 by a declared teacher of the year and gained its admirable reputation from family, tenured staff and the beloved community.

General Information	
Tenant Name	Parson's Little Scholars Creative Childcare
Website	http://parsonslittlescholars.com/index.asp
Parent Company	Parson's Little Scholars Creative Childcare Inc.
Headquartered	Jacksonville, FL
Rentable Square Feet	6,219 SF
Percentage of RBA	100%
Lease Commencement	6/26/2020
Lease Expiration	6/26/2021
No. of Locations	2



6505 Fort Caroline Road, Jacksonville, FL 32277



- Arlington's 1st Gold Seal Center
- 3-time Gold Seal of Excellence Recipient
- Florida's 1st ELLM Center
- Turn Key Business
- Tax Exempt
- Over 23 years established business

Parsons Little Scholars Creative Childcare offers private child care (Six Weeks old through Pre-kindergarten) with a daily curriculum that is designed specifically to enhance and stimulate the creative minds of each age level.

CLOSE PROXIMITY TO:







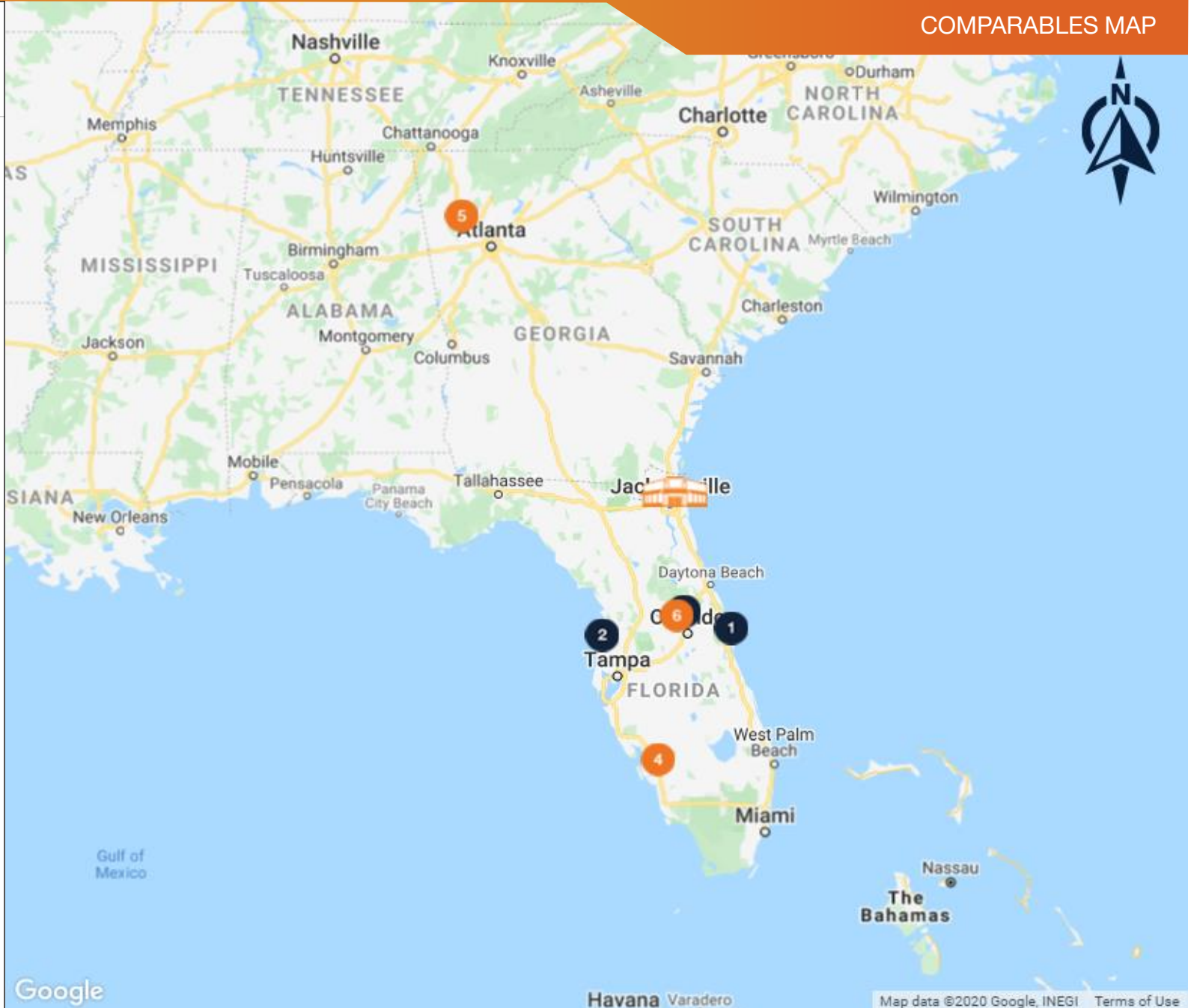






PARSON'S LITTLE SCHOLARS CREATIVE CHILDCARE (SUBJECT)

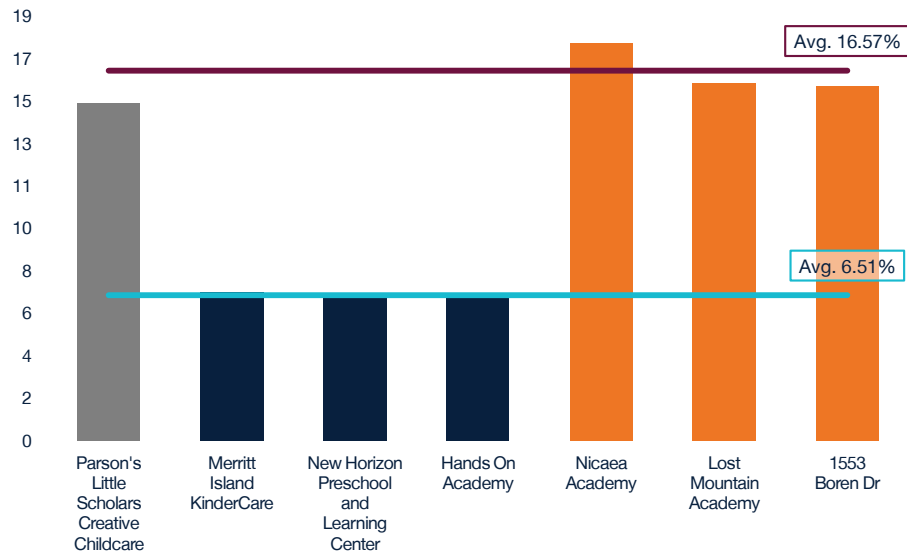
- 1 Merritt Island KinderCare
- 2 New Horizon Preschool and Learning Center
- 3 Hands On Academy
- 4 Nicaea Academy
- 5 Lost Mountain Academy
- 6 1553 Boren Dr



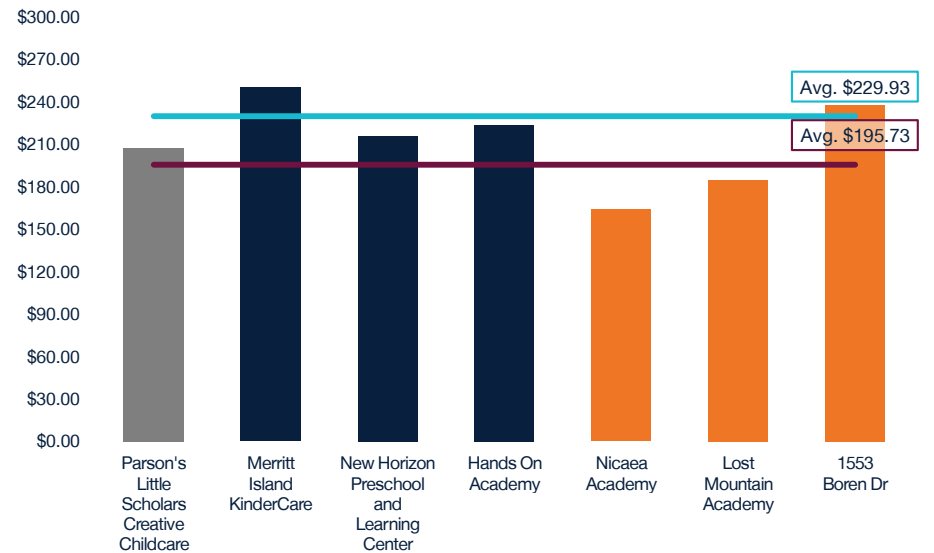
- SALES COMPARABLES
- ON MARKET COMPARABLES



Average Cap Rate



Average Price Per Square Foot



SALES COMPARABLES

ON MARKET COMPARABLES

PARSON'S LITTLE SCHOLARS CREATIVE CHILDCARE

6505 Fort Caroline Road, Jacksonville, FL, 32277



SUBJECT PROPERTY

Asking Price	\$1,290,000
Price/SF	\$207.43
CAP Rate	15.12%
GLA	6,219 SF
Lot Size	0.94 acre(s)
Year Built	1974

MERRITT ISLAND KINDERCARE

55 Catalina Isle Dr (Part of Portfolio), Merritt Island, FL, 32818



Close Of Escrow	1/17/2020
Sales Price	\$1,644,700
Price/SF	\$250.26
CAP Rate	6.65%
GLA	6,572 SF
Lot Size	.76 acre(s)
Year Built	1985

NEW HORIZON PRESCHOOL AND LEARNING CENTER

7440 RIDGE RD, PORT RICHEY, FL, 34668



Close Of Escrow	4/5/2019
Sales Price	\$1,400,000
Price/SF	\$215.88
CAP Rate	6.45%
GLA	6,485 SF
Lot Size	.76 acre(s)
Year Built	2005

SALES COMPARABLES

ON MARKET COMPARABLES

HANDS ON ACADEMY

3850 Winter Rose Dr, Orlando, FL, 32808



Close Of Escrow	2/4/2019
Sales Price	\$1,400,000
Price/SF	\$223.64
CAP Rate	6.43%
GLA	6,260 SF
Lot Size	2.01 acre(s)
Year Built	1987

NICAEA ACADEMY

13410 Shire Ln, Fort Myers, FL, 33912



On Market	
List Price	\$1,100,000
Price/SF	\$164.18
CAP Rate	17.82%
GLA	6,700 SF
Lot Size	1.31 acre(s)
Year Built	1982

LOST MOUNTAIN ACADEMY

78 CITIZENS, Dallas, FL, 30157



On Market	
List Price	\$1,295,000
Price/SF	\$185.00
CAP Rate	16%
GLA	7,000 SF
Lot Size	.78 acre(s)
Year Built	1987

SALES COMPARABLES

ON MARKET COMPARABLES

1553 BOREN DR

1553 Boren Dr, Ocoee, FL, 34761



On Market	
List Price	\$1,277,346
Price/SF	\$238.00
CAP Rate	15.89%
GLA	5,367 SF
Lot Size	.73 acre(s)
Year Built	1996

MARKET OVERVIEW



JACKSONVILLE

OVERVIEW

The Jacksonville metro is located in the northeastern corner of Florida just south of the Georgia border. It comprises five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville’s access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Mayport Naval Station contribute to a strong military presence in the market. The metro houses 1.5 million people. With approximately 902,800 residents, Jacksonville is the largest city in the metro. No other city in the market contains more than 40,000 citizens.

METRO HIGHLIGHTS



BUSINESS ATTRACTION

A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies.



STRONG POPULATION GROWTH

In past decades, the metro’s population growth has outpaced that of the nation, a trend that is projected to continue over the next five years.



DEEPWATER PORT

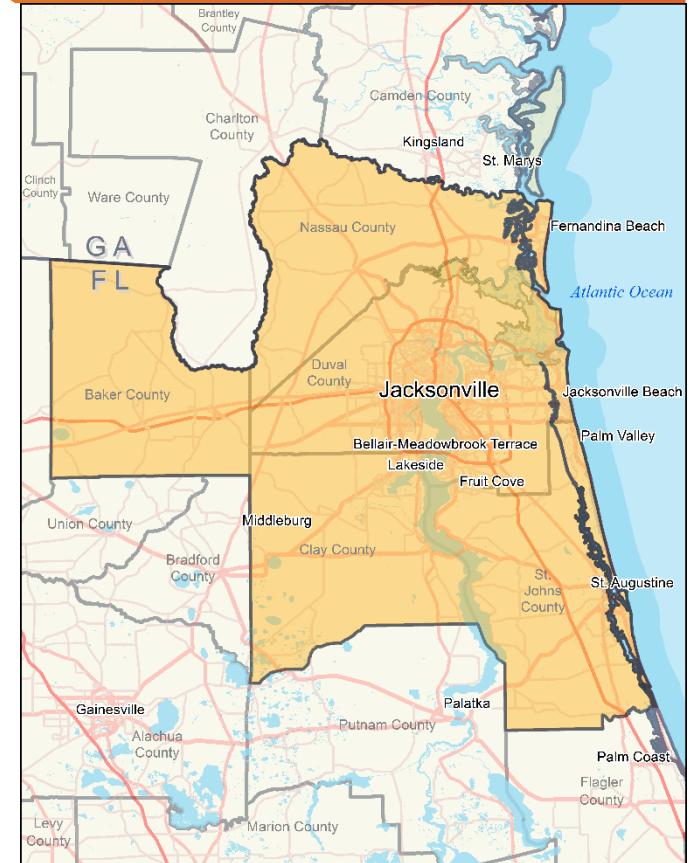
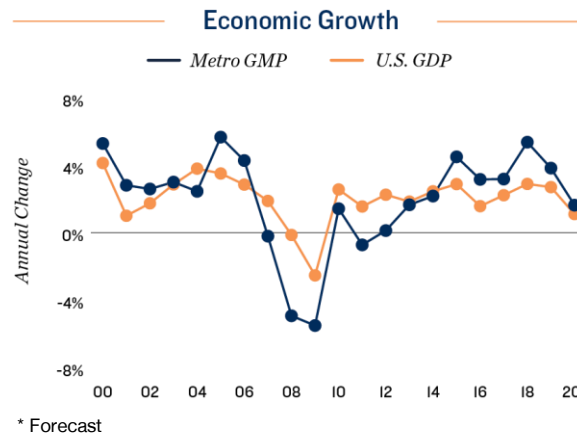
JAXPORT provides a \$27 billion annual economic impact to the metro. More than 10.8 million tons of cargo pass through the port last year.



ECONOMY

- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy has begun to diversify.
- The metro is home to three Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial and CSX.
- The city has developed a large financial services sector, led by Bank of America, Fidelity National and Citibank.
- Jacksonville has an emerging industrial base in medical products research and manufacturing.

MAJOR AREA EMPLOYERS
Naval Air Station Jacksonville
Mayo Clinic
Naval Station Mayport
Blue Cross Blue Shield
CSX Corp.
Baptist Health System
Citibank
Wells Fargo
JP Morgan Chase
Bank of America Corp.



SHARE OF 2019 TOTAL EMPLOYMENT





DEMOGRAPHICS

- The metro is projected to add roughly 105,800 people through 2024, resulting in the formation of nearly 45,000 households.
- A median home price at \$261,500 sits well below South Florida metro's as well as the national level.
- Roughly 29 percent of people age 25 and older hold a bachelor's degree; among those residents, 9 percent also have earned a graduate or professional degree.

2019 Population by Age



QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team, and the Jacksonville Jaguars of the NFL. TIAA Bank Field hosts the TaxSlayer.com Gator Bowl and the annual matchup between Florida and Georgia. Cultural opportunities and museums abound throughout the metro.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS

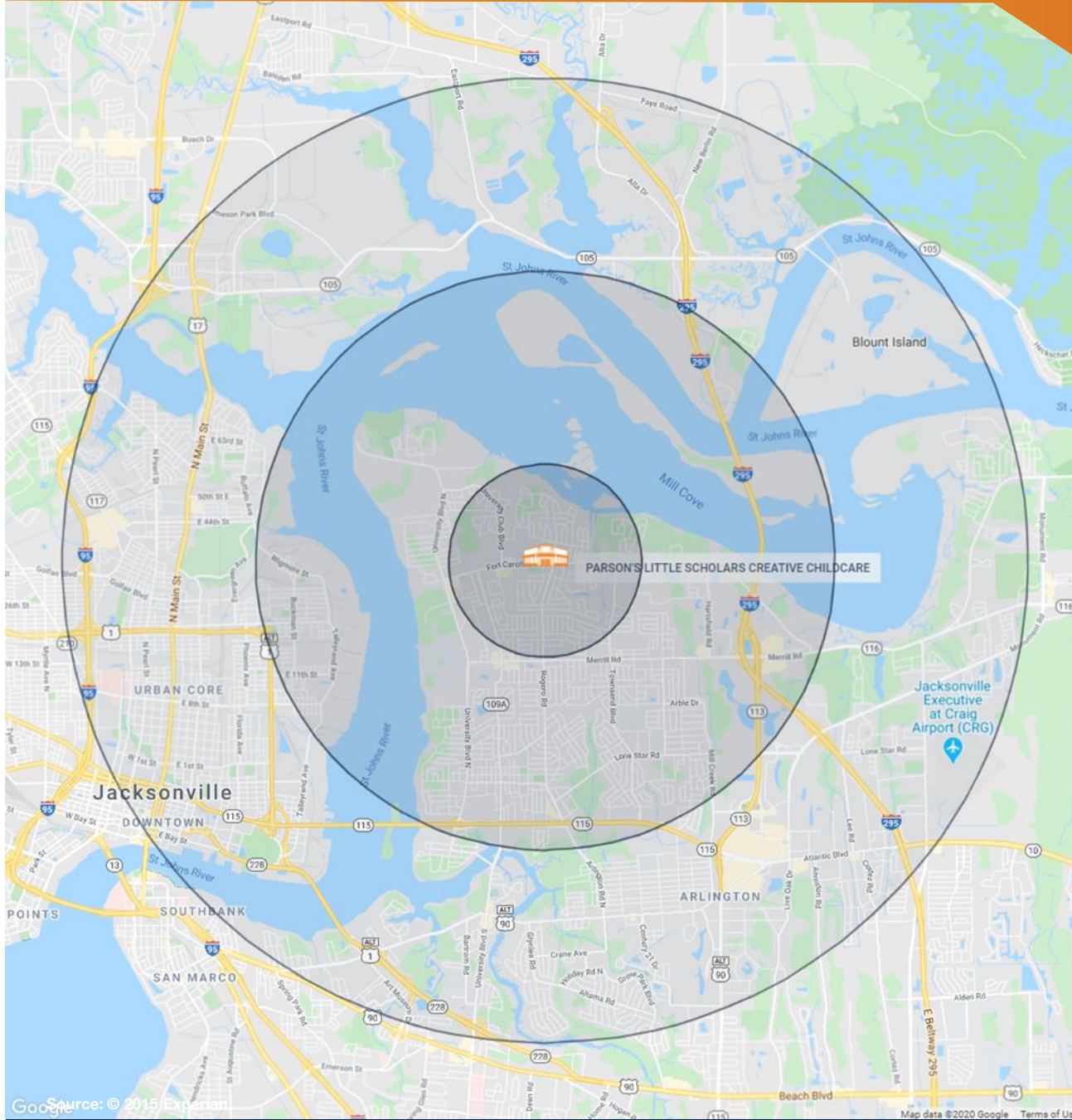


EDUCATION



ARTS & ENTERTAINMENT





CREATED ON JULY 1, 2020

	1 Miles	3 Miles	5 Miles
POPULATION			
2024 Projection	14,023	59,119	146,487
2019 Estimate	13,925	58,719	145,127
2010 Census	13,150	55,734	137,622
2000 Census	13,379	56,272	138,574
INCOME			
Average	\$70,698	\$63,727	\$60,087
Median	\$55,905	\$49,314	\$42,640
Per Capita	\$28,231	\$25,341	\$24,398
HOUSEHOLDS			
2024 Projection	5,483	23,379	58,045
2019 Estimate	5,387	23,028	57,069
2010 Census	5,115	21,936	54,336
2000 Census	5,209	21,991	55,021
HOUSING			
2019	\$172,313	\$156,713	\$154,133
EMPLOYMENT			
2019 Daytime Population	10,246	56,342	204,449
2019 Unemployment	3.67%	3.84%	4.48%
2019 Median Time Traveled	26	26	25
RACE & ETHNICITY			
White	53.94%	50.29%	47.41%
Native American	0.25%	0.16%	0.12%
African American	35.64%	39.23%	43.24%
Asian/Pacific Islander	3.58%	3.25%	2.74%

Source: © 2015 Experian

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Broker of Record:

Ryan Nee

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