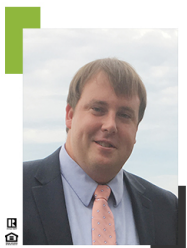


816 N Congress St York, SC



WILLIAM J. "WILL" MCWATERS, III
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Significant upside potential! Excellent opportunity to acquire an operating daycare business with real estate on approximately 1.25 acres near downtown York, SC. The property includes two buildings totaling approximately 4,756 Sq Ft, two fenced playgrounds, and is currently rated for up to 120 children.

The primary daycare building is 2,356 SQ FT includes classroom areas for infants, toddlers, and pre-k, two bathrooms, and a full kitchen. The second building is 2,400 SQ FT and is primarily open space used for an after-school program and includes cubbies, a laundry room, and bathroom.

Business is currently operating. Do not disturb employees, children, or ownership. All showings and inquiries must be coordinated through the listing agent.



816 N Congress St, York, SC



RINEHARTREALTY.COM



816 N Congress St, York, SC

Rinehart
Commercial

RINEHARTREALTY.COM

OPERATING DAYCARE + REAL ESTATE

Established Operation with Significant Revenue & Enrollment Upside

- Approximately **4,756 SF** in two buildings
- Approximately **1.25 Acres**
- **Current Enrollment: 52 Children**
- **Potential Enrollment: 100 Children**
- Rated capacity of up to **120 children**
- Two fenced playground areas
- Established operating daycare business included
- **Asking Price: \$1,000,000**

CURRENT VS. PRO FORMA OPERATIONS

	CURRENT	PRO FORMA
Enrollment	52	100
Average Weekly Tuition	\$120	\$200
Gross Annual Income	\$330,000	\$1,040,000
Operating Expenses	\$306,727	\$700,000 (Estimated)
NOI	\$23,273	\$340,000
NOI Margin	7.1%	32.7%

SIGNIFICANT OPERATING UPSIDE

The daycare currently serves approximately **52 children** with an average weekly tuition rate of approximately **\$120 per child**. The pro forma assumes enrollment increases to **100 children** at an average weekly tuition rate of **\$200 per child**.

CURRENT OPERATIONS

52 Children

× **\$120 Average Weekly Tuition**

\$330,000 Reported Gross Income

Less approximately **\$306,727 Operating Expenses**

\$23,273 CURRENT NOI

816 N Congress St, York, SC



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PRO FORMA ASSUMPTIONS

100 Children

× **\$200 Average Weekly Tuition** (market rate approximately \$200-\$225 per student)

× **52 Weeks**

\$1,040,000 PROJECTED GROSS REVENUE

Less approximately **\$700,000 Projected Operating Expenses**

\$340,000 PROJECTED NOI

PRO FORMA HIGHLIGHTS

48 Additional Enrolled Children

\$80 Increase in Average Weekly Tuition

\$710,000 Increase in Gross Annual Revenue

\$316,727 Increase in NOI

32.7% Projected NOI Margin

Projected Annual Gross Revenue: \$1.04 MILLION

Projected Annual NOI: \$340,000

Current financial information is based on information provided by ownership and should be independently verified by prospective purchasers. Pro forma figures are estimates for illustrative purposes only and are based on assumptions including enrollment of 100 children, average weekly tuition of \$200 per child, 52 weeks of operation, and annual operating expenses of approximately \$700,000. Pro forma figures are not a representation or guarantee of future enrollment, tuition rates, revenue, expenses, profitability, licensing capacity, or operating results. Prospective purchasers should conduct their own independent financial and operational analysis.



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