

TRADER JOE'S
LOWE'S
 verizon

HomeGoods
TARGET
JOANN

KOHL'S
Walmart Supercenter
 9 goodwill
 99¢ ONLY STORES
 24 HOURS FITNESS

DOLLAR TREE
 GROCERY OUTLET
 Tuesday Morning
 O'Reilly AUTO PARTS

Raley's
 MATHNASIUM
 The Math Learning Center
 jiffy lube
 ups

DICK'S SPORTING GOODS
 Office DEPOT
 CVS pharmacy
 SPROUTS FARMERS MARKET

30,186 VPD

LEVY ROAD



RILEY STREET

14,264 VPD

BLUE RAVINE ROAD

GUIDEPOST MONTESSORI

20-YEAR CORPORATE NET LEASE INVESTMENT IN NORTHERN CALIFORNIA

FOLSOM, CA



REPRESENTATIVE PHOTO



GUIDEPOST MONTESSORI

777 LEVY ROAD, FOLSOM, CA 95630

\$5,649,000

PRICE

6.50%

CAP

LEASE TYPE:

CORPORATE NN

LEASE TERM:

20 YEARS

LEASABLE SF:

9,600 SF

NOI:

\$367,200

20-year corporate NN lease an affluent Sacramento suburb

Corporate guaranty and 2% annual rent increases

Renovation/re-branding of a proven school site

Brand new roof on the building

Largest corporate Montessori school operator in the U.S.

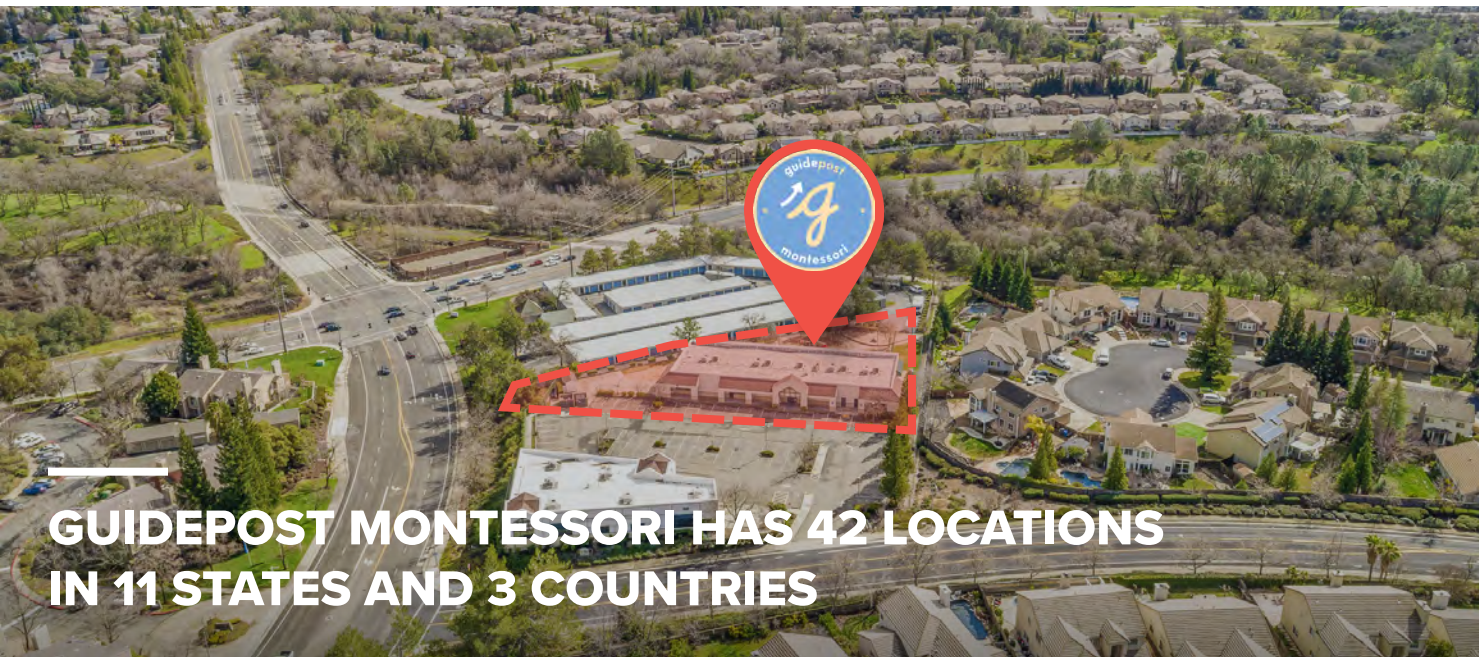
Average household income over \$130k within 5 miles

Investment Highlights

CAPITAL PACIFIC is pleased to present an opportunity to acquire Guidepost Montessori (“777 Levy Road”), an internet-resistant net lease investment in Folsom, California. The 9,600 square foot property features a brand new, 20-year corporate-guaranteed lease with 2% annual rental increases and two 5-year options. The lease structure is corporate NN and Seller just replaced the roof, limiting Landlord’s “roof & structure” responsibility.

THE SUBJECT PROPERTY is an established school site which has been renovated and is now operating under the successful Guidepost Montessori brand, the largest Montessori school operator in the United States. The lease is guaranteed by Guidepost’s parent company, Higher Ground Education (HGE), which operates 42 Guidepost locations in high-demographic markets throughout the U.S.

777 LEVY ROAD is one of two school buildings occupied by Guidepost at this site, and the only building that features playground space which creates additional value for this property. The site is bounded by two busy roads, Riley Street and Levy Road, and features excellent visibility. The Folsom trade area (Sacramento MSA) is characterized by affluent, dense housing and a strong economy. The average household income within a 5-mile radius is above \$130,000.



**GUIDEPOST MONTESSORI HAS 42 LOCATIONS
IN 11 STATES AND 3 COUNTRIES**

Contact the team

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

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Income & Expense

REPRESENTATIVE PHOTO

PRICE	\$5,649,000
Capitalization Rate	6.50%
Total Rentable Area (SF):	9,600
Total Land Area (Acres)	1.80
STABILIZED INCOME	PRICE PER SF
Scheduled Rent	\$367,200
Effective Gross Income	\$367,200
LESS	PRICE PER SF
Taxes	NNN \$0.00
Insurance	NNN \$0.00
Total Operating Expenses	NNN \$0.00
NET OPERATING INCOME	\$367,200



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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY			
Tenant Name	Sq. Ft.	Term		Current Rent	Monthly Rent	Yearly Rent	Cap Rate
Guidepost Montessori	9,600	1	20	\$367,200	\$30,600	\$367,200	6.50%
		Year 2			\$31,212	\$374,544	6.63%
		Year 3			\$31,836	\$382,035	6.76%
		Year 4			\$32,473	\$389,676	6.90%
		Year 5			\$33,122	\$397,469	7.04%
		Year 6			\$33,785	\$405,418	7.18%
		Year 7			\$34,461	\$413,527	7.32%
		Year 8			\$35,150	\$421,797	7.47%
		Year 9			\$35,853	\$430,233	7.62%
		Year 10			\$36,570	\$438,838	7.77%
		Year 11			\$37,301	\$447,615	7.92%
		Year 12			\$38,047	\$456,567	8.08%
		Year 13			\$38,808	\$465,698	8.24%
		Year 14			\$39,584	\$475,012	8.41%
		Year 15			\$40,376	\$484,513	8.58%
		Year 16			\$41,184	\$494,203	8.75%
		Year 17			\$42,007	\$504,087	8.92%
		Year 18			\$42,847	\$514,169	9.10%
		Year 19			\$43,704	\$524,452	9.28%
		Year 20			\$44,578	\$534,941	9.47%
2.00% annual increases through all primary and option term years.	Option 1	21	25	2% ann. Inc.	\$45,470	\$545,640	9.66%
	Option 2	26	30	2% ann. Inc.	\$50,203	\$602,431	10.66%
Totals:	9,600			\$367,200	\$30,600	\$367,200	6.50%

Lease Abstract



RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Year 1-20*	\$30,600	\$367,200

*2.00% annual increases in base rent and options

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 21 - 25	\$45,470	\$545,640
#2. 26 - 30	\$50,203	\$602,431

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

PREMISE & TERM

TENANT	Guidepost Montessori
LEASABLE SF	9,600 SF
LEASE GUARANTY	Higher Ground Education, LLC (corporate guaranty)
LEASE TYPE	Corporate NN*
LEASE TERM	20 years
RENT COMMENCEMENT	September 2019
OPTIONS	Two 5-year options

*Landlord is responsible for roof & structure. Roof is brand new.

EXPENSES

PERMITTED USE	Daycare, School
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility (new roof)
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

Tenant Overview



REPRESENTATIVE PHOTO

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ABOUT GUIDEPOST MONTESSORI

Guidepost Montessori is the largest Montessori in the United States. They have 42 schools across the country including Palo Alto, Laguna Hills, Chicago, Brooklyn, Dallas, and Raleigh to name a few. What separates Guidepost from other schools is that they provide education from ages 10 weeks through age 18, children are able to learn through a sequenced education starting with day care, through elementary school, middle school, then high school. The value to parents and children is that there is a single source of education and relationships that are built through a child's development period, which is a model that developmentally provides better student outcomes than single age education.

42

**LOCATIONS IN 11
U.S. STATES AND
3 COUNTRIES**

Higher Ground Education, the parent company of Guidepost Montessori, is based in Lake Forest, California, and is modernizing and mainstreaming the Montessori movement using cutting edge educational technology and educational programs that are child centered. Jeff Bezos (Founder and CEO of Amazon) recently committed \$2 billion to Montessori based education.

They have backing from Learn Capital, the largest venture capital group in the educational technology space and the Walton Foundation (Wal-Mart Founder) demonstrating the credibility of the organization.

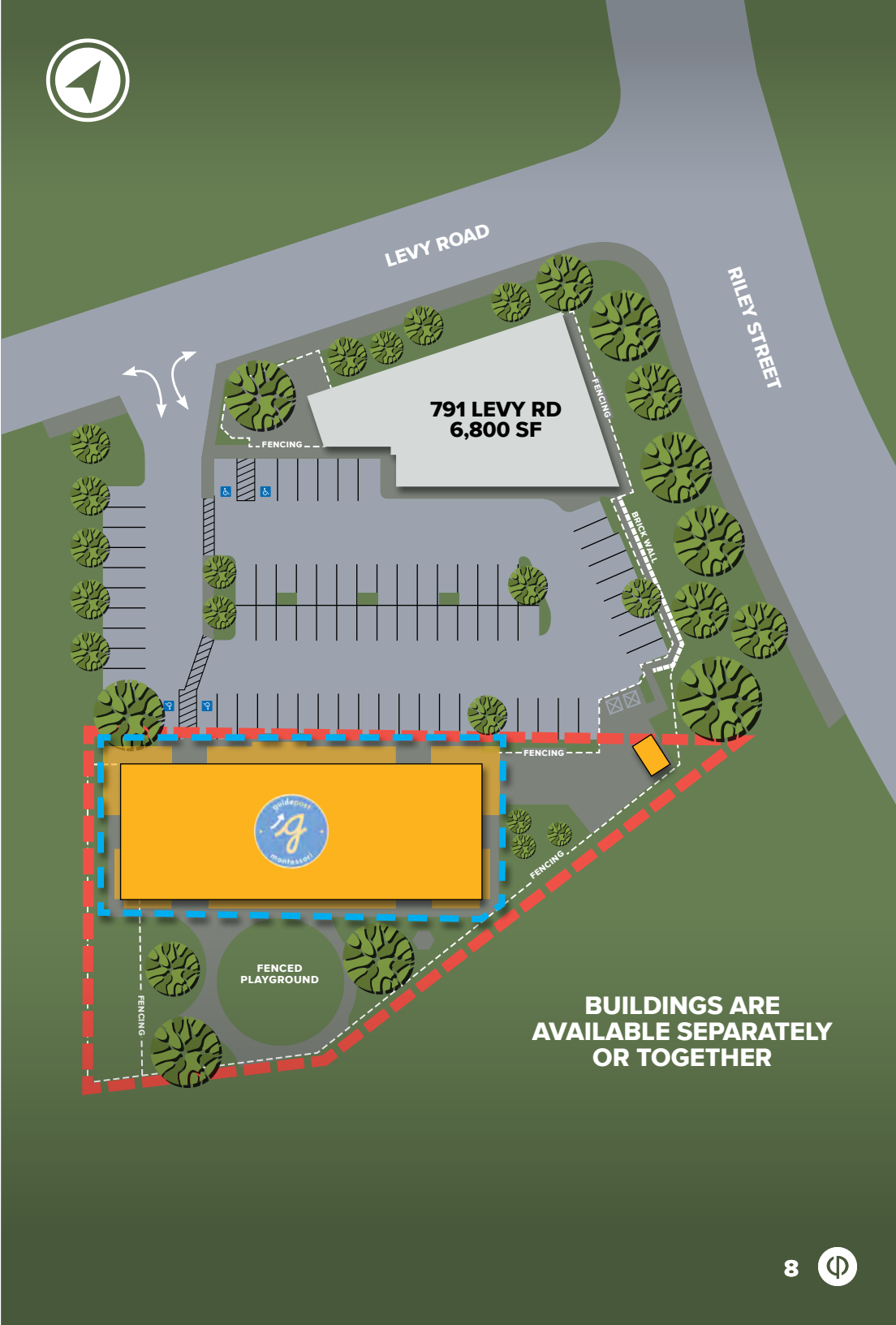
Site Plan



**9,600
RENTABLE SF**



**51
SPACES**



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Retail Aerial

30,186
VPD

BLUE RAVINE ROAD

14,264
VPD

RILEY STREET

FOLSOM HIGH SCHOOL

- 2,800 STUDENTS
- 100 FACULTY
- TOP 1% HIGH SCHOOL IN U.S. (NEWSWEEK)



- 1.5 MILLION SQUARE FOOT RESEARCH & DEVELOPMENT CAMPUS
- 6,000 EMPLOYEES
- INTEL IS FOLSOM'S LARGEST PRIVATE SECTOR EMPLOYER, AND ONE OF THE SACRAMENTO REGION'S TOP 5 PRIVATE EMPLOYERS
- AVERAGE SALARY FOR PRINCIPAL ENGINEER AT FOLSOM CAMPUS: \$211,145



Surrounding Retail

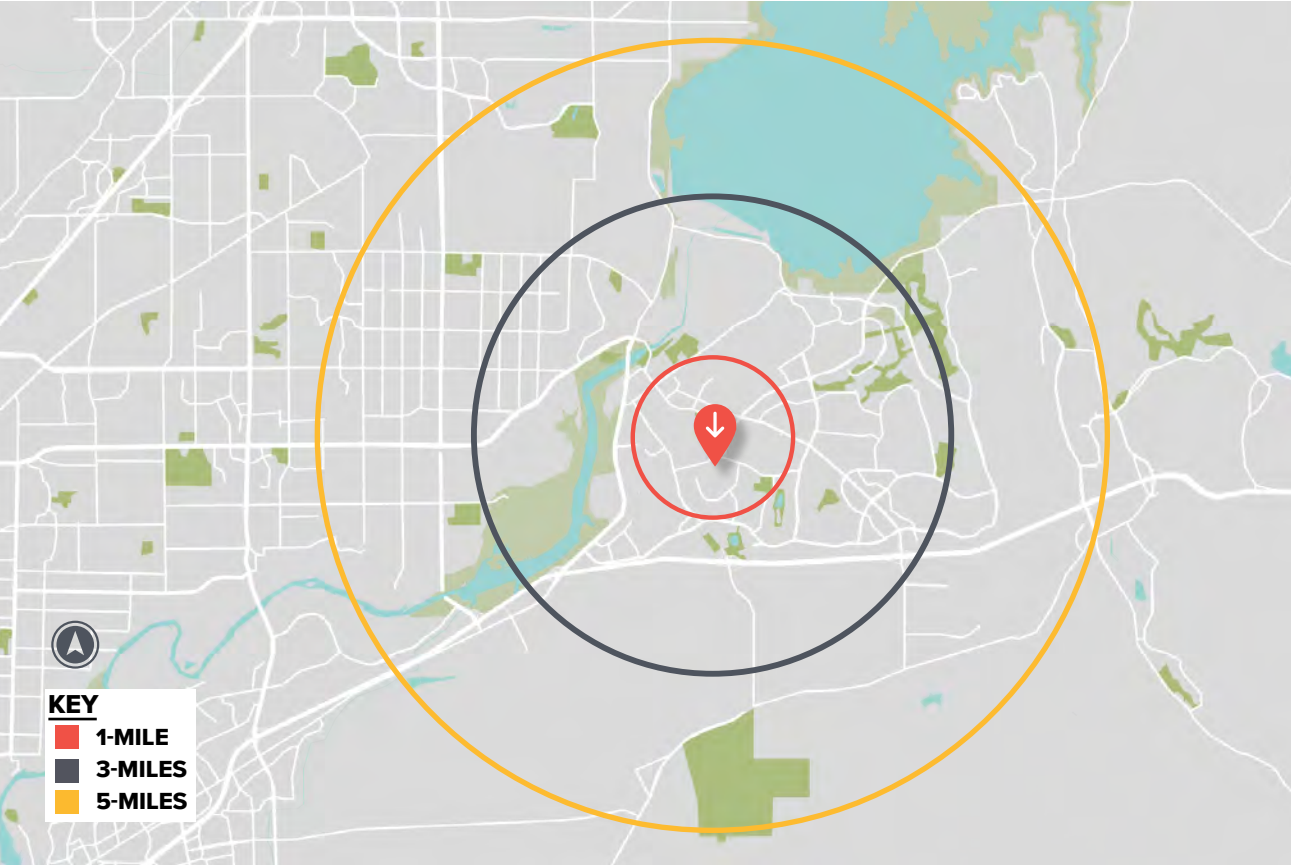


Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Walmart
- Kohl's
- JoAnn Fabrics
- Chase Bank
- Well's Fargo
- Starbucks
- Target
- 24 Hour Fitness
- Taco Bell
- HomeGoods
- Sprouts Farmers Market
- Dollar Tree
- Dick's Sporting Goods
- Petco
- Chevron
- Office Depot
- Trader Joe's
- McDonald's
- Raley's
- Lowe's Home Improvement
- Walgreens

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BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	674	3,253	4,633
Employees	10,771	41,243	52,310
Residential Population	14,984	77,152	140,838

Zoomed-In Aerial



SACRAMENTO
(24 MILES)

intel
- 1.5 MILLION SQUARE FOOT RESEARCH & DEVELOPMENT CAMPUS
- 6,000 EMPLOYEES

50

93,000 VPD

11,884 VPD



FOLSOM HIGH SCHOOL

ELEMENTARY SCHOOL

PRAIRIE OAKS

FOLSOM HEIGHTS

COBBLE HILLS RIDGE

HIGH SCHOOL MIDDLE SCHOOL

TWIN LAKE ESTATES

ELEMENTARY SCHOOL

WILLOW CREEK ESTATES

ELEMENTARY SCHOOL

FOLSOM MIDDLE SCHOOL

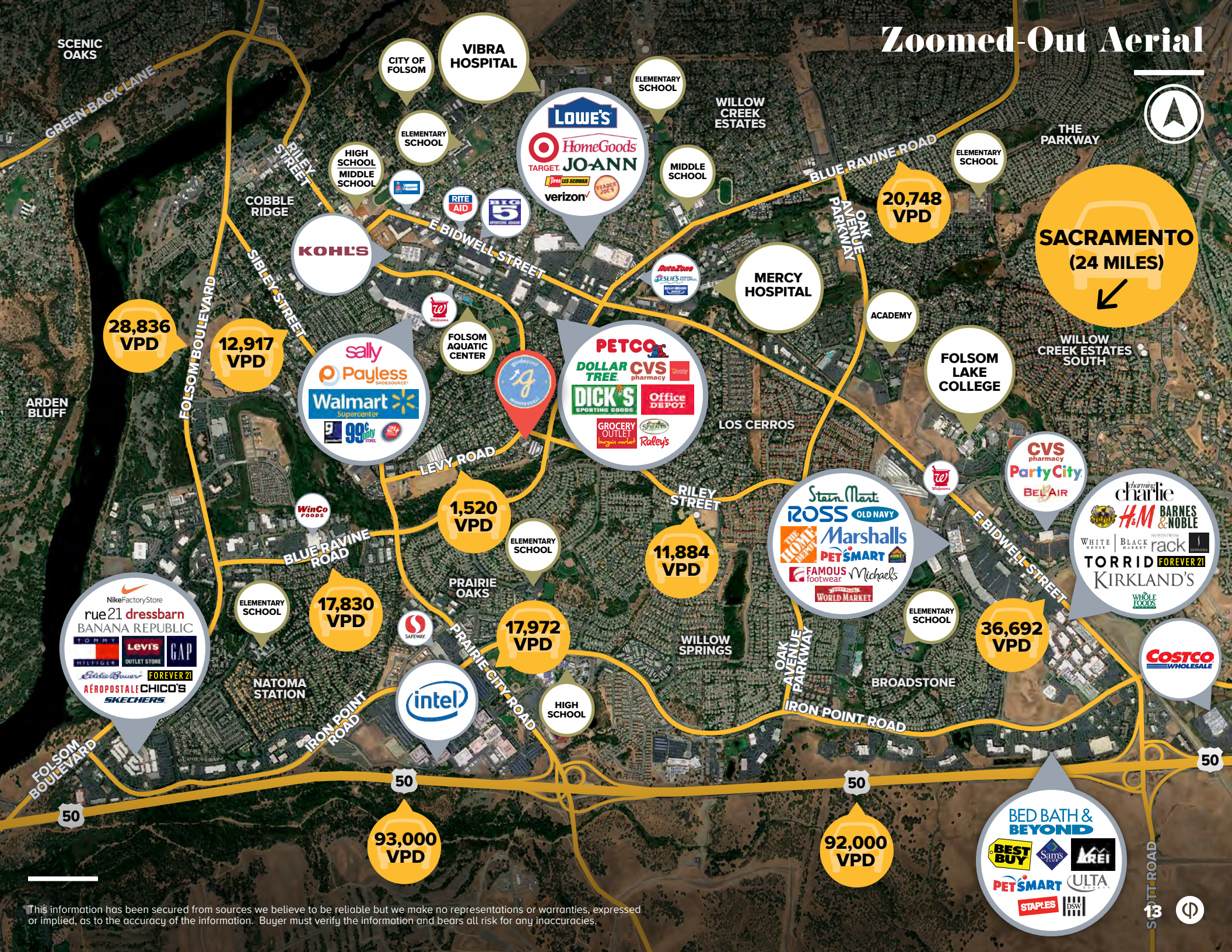
MERCY HOSPITAL

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Zoomed-Out Aerial



SACRAMENTO
(24 MILES)



28,836
VPD

12,917
VPD

20,748
VPD

KOHL'S

Lowe's
HomeGoods
TARGET
JOANN
verizon

sally
Payless
Walmart
99c ONLY

PETCO
DOLLAR TREE
CVS pharmacy
DICK'S SPORTING GOODS
Office DEPOT
GROCERY OUTLET
Raley's

1,520
VPD

11,884
VPD

Stain Mart
ROSS
OLD NAVY
Marshall's
PET SMART
FAMOUS footwear
Michaels
WORLD MARKET

17,830
VPD

17,972
VPD

36,692
VPD

NikeFactoryStore
rue21
dressbarn
BANANA REPUBLIC
Levi's
GAP
FOREVER 21
AEROPOSTALE
CHICO'S
SKECHERS

intel

BED BATH & BEYOND
BEST BUY
Sams CLUB
ARAI
PET SMART
ULTA
STAPLES
DSW

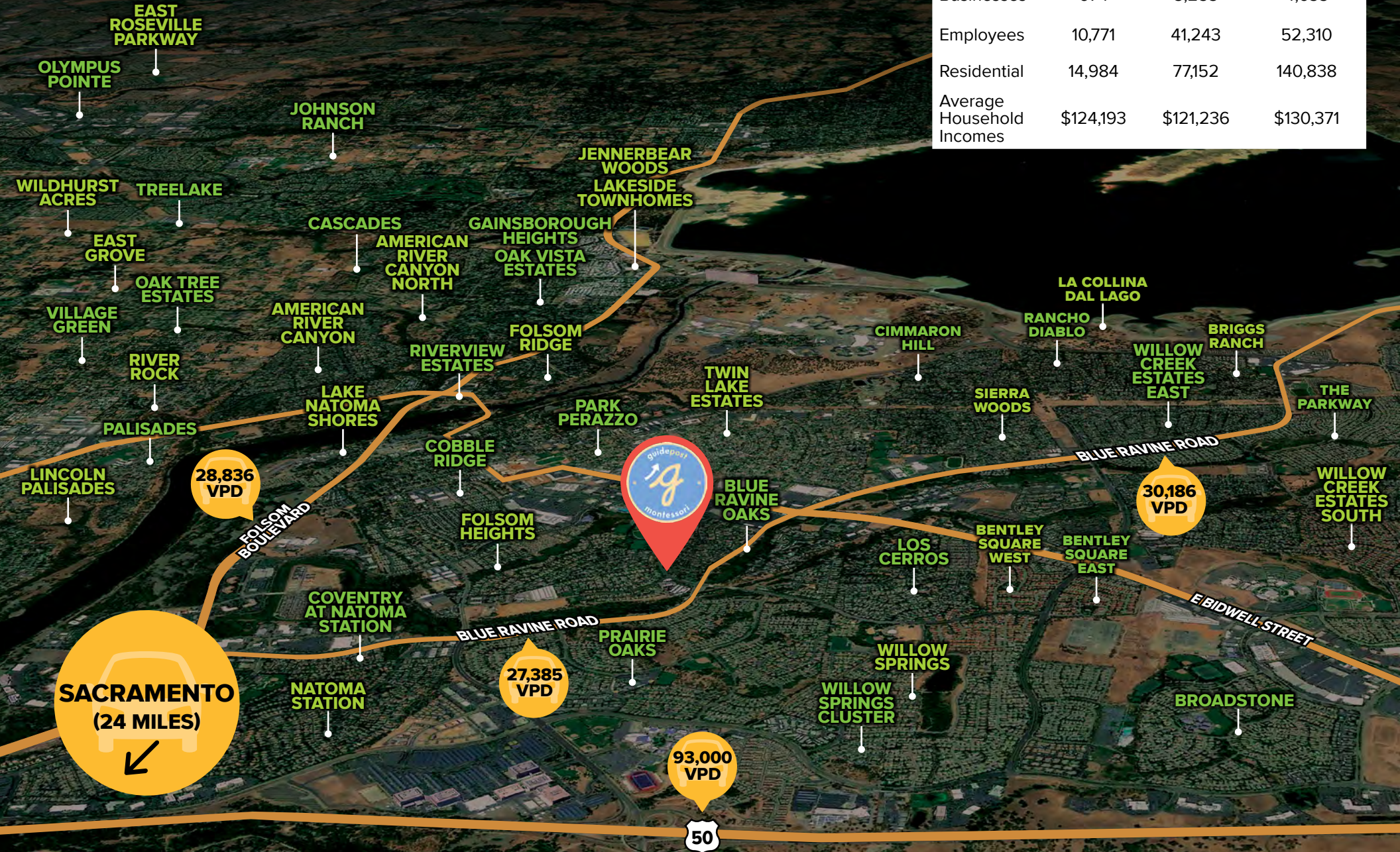
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Surrounding Residential



TOTAL	1-MILE	3-MILES	5-MILES
Businesses	674	3,253	4,633
Employees	10,771	41,243	52,310
Residential	14,984	77,152	140,838
Average Household Incomes	\$124,193	\$121,236	\$130,371



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Demographics



POPULATION

	1-MILE	3-MILE	5-MILES
2010	13,959	71,078	129,451
2019	14,984	77,152	140,838
2024	15,779	81,785	149,474

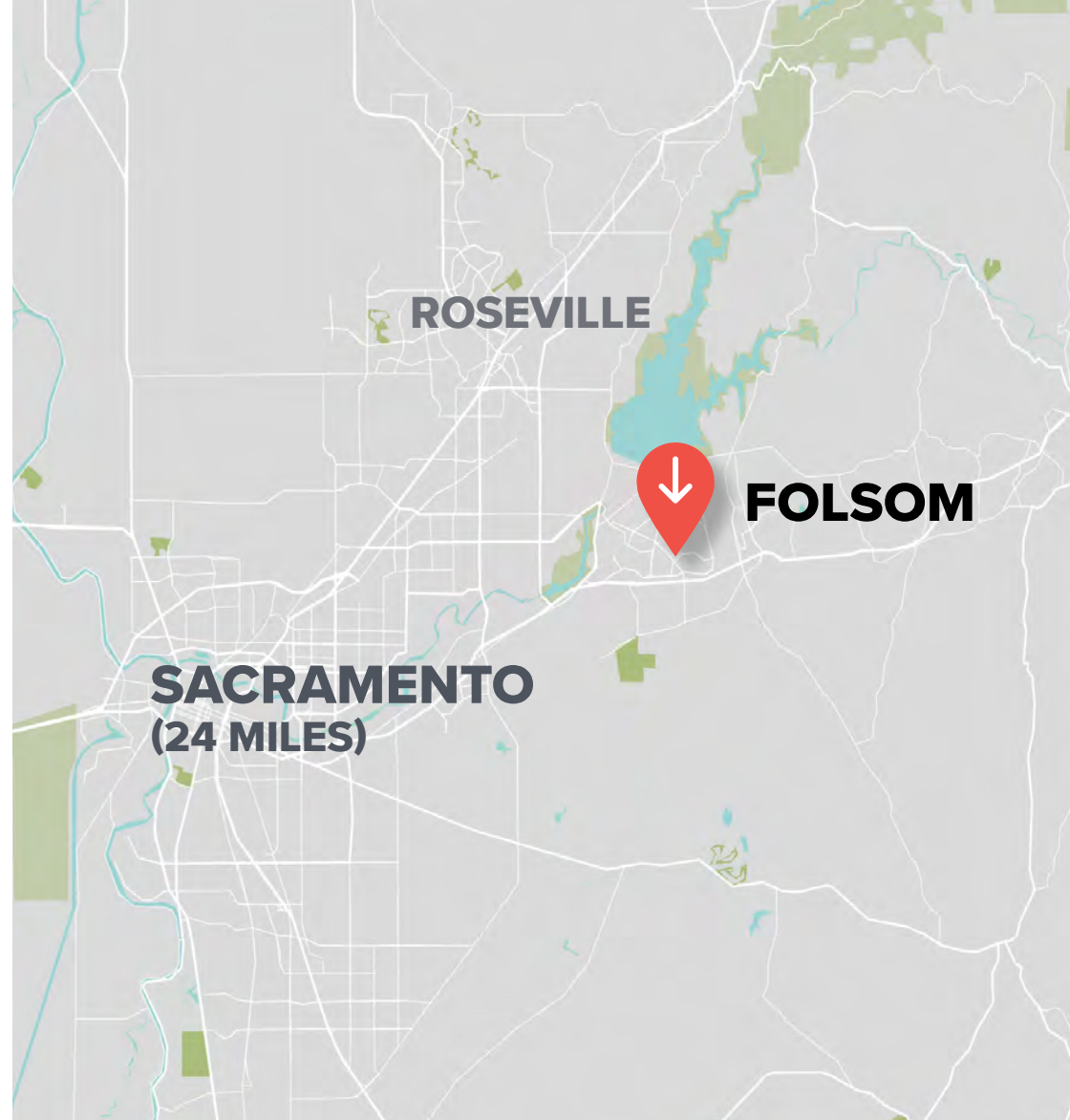


2019 HH INCOME

	1-MILE	3-MILE	5-MILES
Average	\$124,193	\$121,236	\$130,371

TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Intel Corporation	6,361
California State Prison	1,726
Folsom Prison	1,044
Folsom Cordova School District	802
Mercy Hospital of Folsom	720



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$130K

Location Overview

FOLSOM, CALIFORNIA



DOWNTOWN SACRAMENTO

FOLSOM is located 21 miles northeast of downtown Sacramento along US Highway 50 in Northern California. Folsom falls within the Sacramento-Roseville-Arden-Arcade MSA, which has a population of 2.3 million residents. Folsom Lake, Lake Natoma, and the American River bound the city, hosting kayakers, swimmers and other water sports enthusiasts from around the region. Residents enjoy the city's 46 parks and 43+ miles of paved trails, as well as its easy access to a major metro area. Folsom is home to a 236 acre Intel research and development campus, which employs over 6,000, making it the city's largest employer.

SACRAMENTO is the capital city of California, the sixth largest city in the state, and the cultural and economic hub of the Northern Central Valley – California's most productive agricultural region. The city lies at the confluence of the Sacramento River and the American River, and has a deep-water port connected to the San Francisco Bay by a channel through the Sacramento–San Joaquin River Delta.

Sacramento is home to Sacramento State University, the Crocker Art Museum, California State Railroad Museum, as well as many historic landmarks, some dating back to the California Gold Rush.

2.3 MILLION



**SACRAMENTO
MSA POPULATION
(ESTIMATED)**

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Contact us.

JOHN ANDREINI

jandreini@capitalpacific.com

PH: 415.274.2715

CA DRE# 01440360

JUSTIN SHARP

jsharp@capitalpacific.com

PH: 415.274.7392

CA DRE# 01895013

CAPITALPACIFIC.COM

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