



NEST SCHOOLS

18303 Davenport Road - Dallas, TX 75252

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

www.SIGnnn.com

EXCLUSIVELY MARKETED BY



SETH KREIPSTMAN

TX #744270
512.543.7437 | DIRECT
skreipstman@SIGnnn.com



ELAN SIEDER

TX #678407
512.649.5185 | DIRECT
elan@SIGnnn.com



MAX FREEDMAN

TX #644481
512.766.2711 | DIRECT
max@SIGnnn.com

In Cooperation With Sands Investment Group Austin, LLC - Lic. #9004706
BoR: Max Freedman - Lic. TX #644481

TABLE OF CONTENTS

1 INVESTMENT OVERVIEW

- 5 Executive Summary
- 6 Investment Highlights

2 LEASE ABSTRACT

- 8 Lease Summary

3 PROPERTY INFORMATION

- 10 Location Map
- 11 Property Images
- 12 Aerial Map
- 13 Aerial Map
- 14 Demographics Map & Report

4 AREA OVERVIEW

- 16 City Overview

5 TENANT OVERVIEW

- 18 Tenant Profile
- 19 Confidentiality Agreement
- 21 IABS - TX

CONFIDENTIALITY & DISCLAIMER

© 2024 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,532 SF Nest Schools Located at 18303 Davenport Road in Dallas, TX. This Deal Includes a Long-Term 12+ Year Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secured Investment.

Sale Price	\$3,784,900
------------	-------------

OFFERING SUMMARY

Cap Rate:	7.00%
NOI:	\$264,943
Price / SF:	\$359.37
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	18303 Davenport Road
City, State, Zip:	Dallas, TX 75252
County:	Collin
Building Size:	10,532 SF
Lot Size:	1.3 Acres
Year Built:	1983
Year Last Renovated:	2023



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- The Nest Schools is Corporately Operated With 46 Schools Open Nationally and Plans to Open 200 Schools
- Strong Corporate & Personal Guarantee
- Only a 25 Minute Drive From the Dallas Fort Worth International Airport (DFW)
- Long-Term 12+ Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Average Household Income of \$131,440 and a Population of 142,991 Residents Within a 3-Mile Radius
- 15+ Nearby Feeder Elementary Schools Within a 5-Mile Radius
- Dallas is the Largest Metropolitan Area in Texas, an Income Tax Free State



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



Actual Property Image

LEASE ABSTRACT

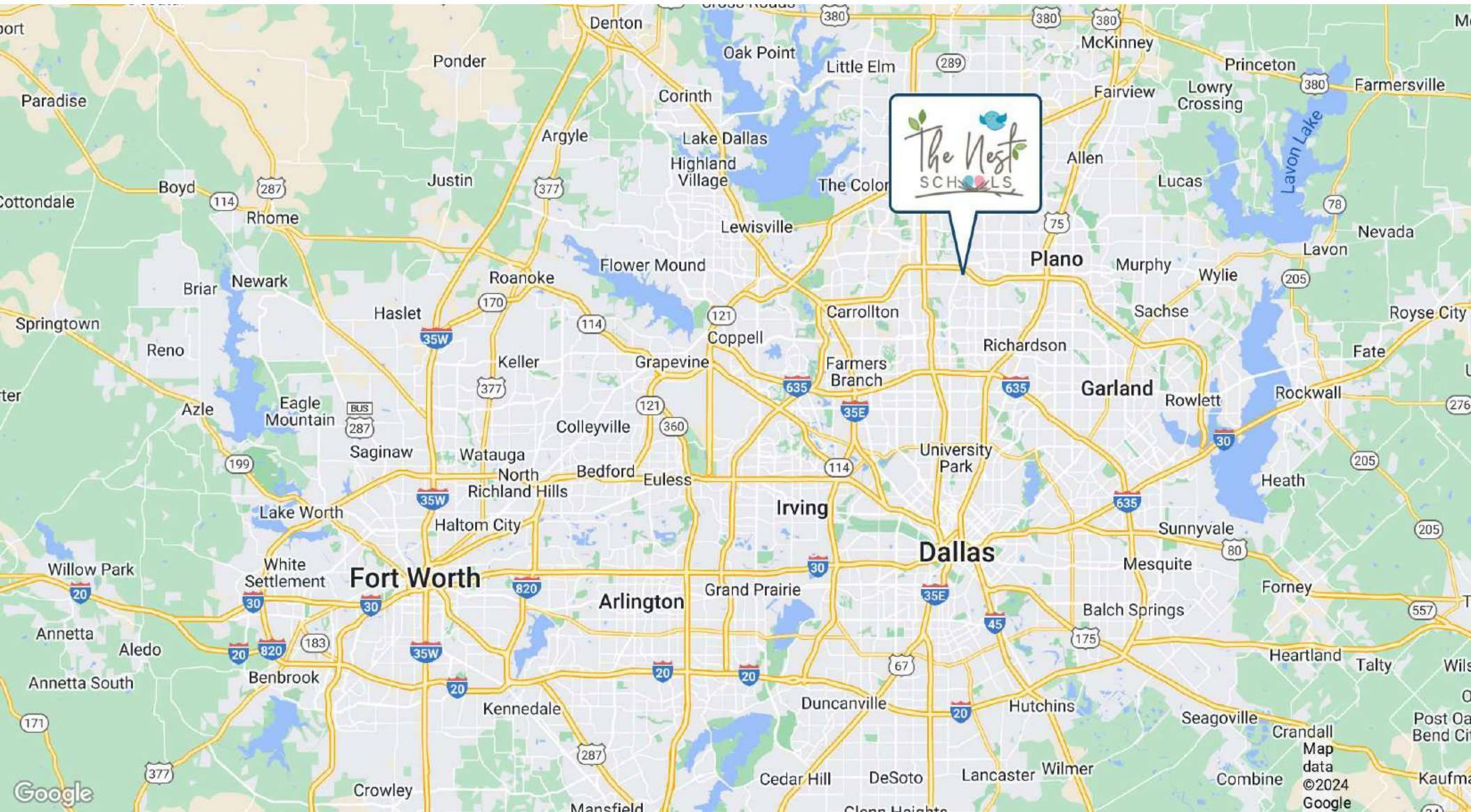
Tenant:	The Nest Schools
Premises:	10,532 SF
Base Rent:	\$264,943
Rent Per SF:	\$25.16
Rent Commencement:	01/28/2022
Lease Expiration:	01/31/2037
Lease Term:	~13 Years Remaining
Renewal Options:	4 x 5 Year Options
Rent Increases:	2% Annually and 10% Every 5 Years During Options
Lease Type:	Absolute Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	No
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

AERIAL MAP



AERIAL MAP

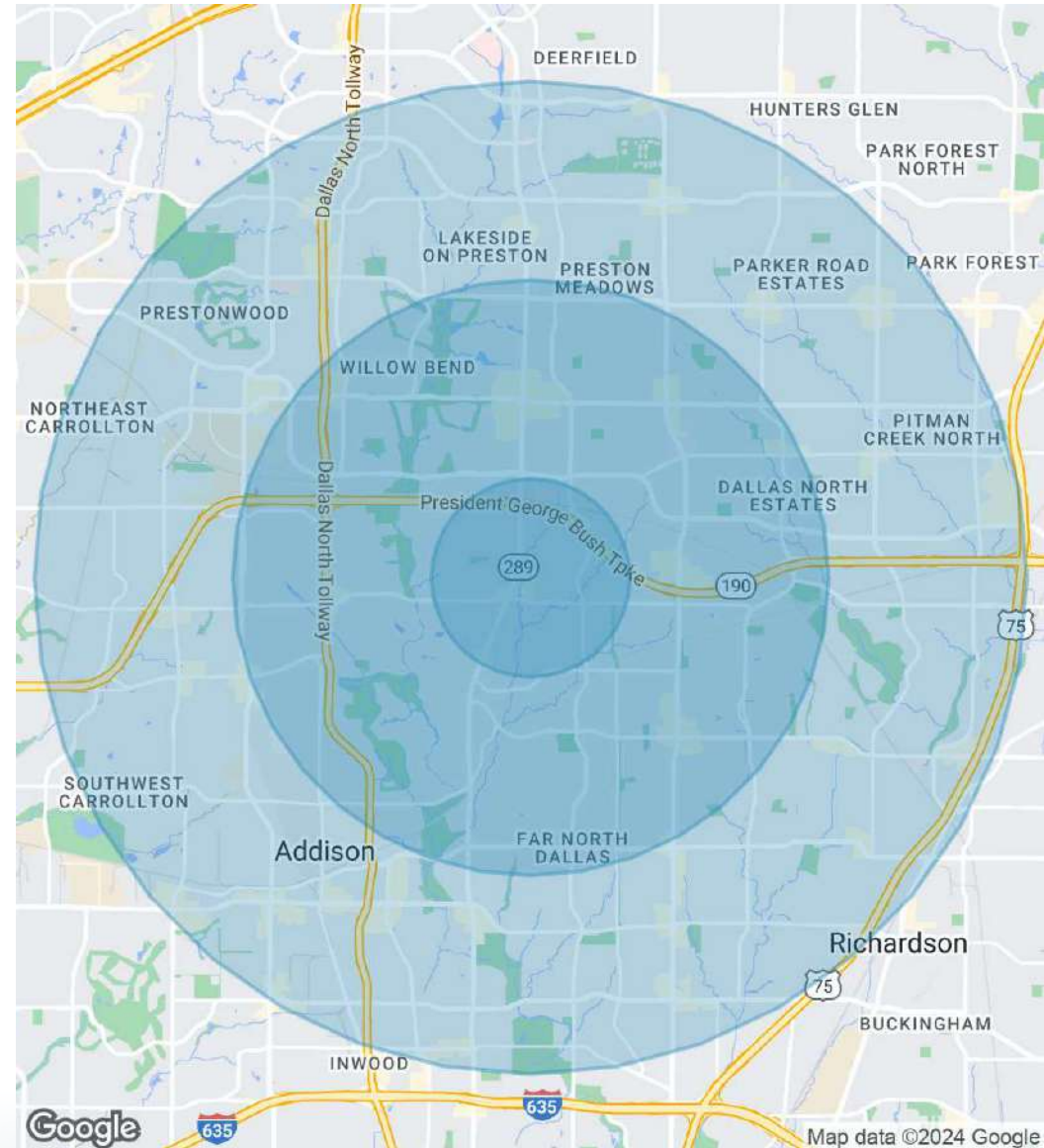


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	36,245	201,427	463,145
Average Age	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	14,637	85,333	195,296
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$128,396	\$131,440	\$127,948
Average House Value	\$587,886	\$534,832	\$493,808

TRAFFIC COUNTS		
Preston Rd		58,770 VPD
President George Bush Tpke		161,557 VPD
Frankfort Rd		39,498 VPD





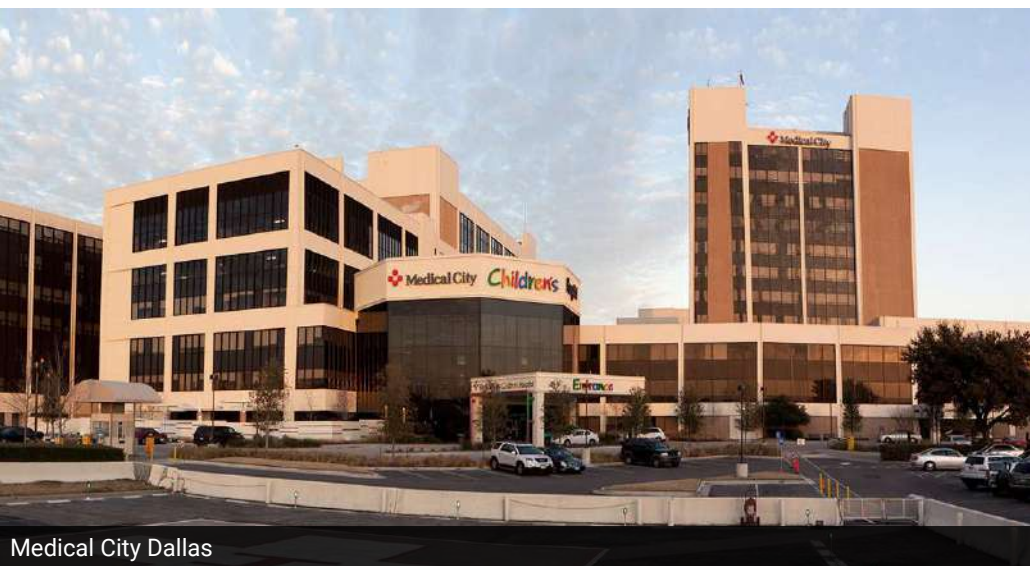
SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Dallas, TX



Medical City Dallas

DALLAS, TX

Dallas is a major city in the U.S. state of Texas. It is the most populous city in the Dallas–Fort Worth metroplex, the fourth most populous metropolitan area in the United States. The city's population ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. The bulk of the city is in Dallas County, of which it is the county seat; however, sections of the city are located in Collin, Denton, Kaufman, and Rockwall counties. Dallas has expanded so much, it was recently rated as a "beta plus" world city. The City of Dallas is the 3rd largest city in Texas with a population of 1,310,845 as of July 1, 2023.

The city of Dallas is the urban core and largest city in the nation's fastest-growing metropolitan economy and fourth most populous metropolitan area. Dallas is the hub of business in North Texas. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics. Dallas is one of the world's leading corporate headquarters centers. The city is home to the third- largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). Dallas ranks 4th among 10 U.S. cities that are projected to soar the most this year in terms of financial stability, based on population growth, employment, and business opportunities. The City is home to nearly 70,000 businesses. With more than 135,000 employees and 14,000 residents, Downtown Dallas is the urban core of the DFW region, and offers an urban work environment unmatched throughout the region. Dallas has the 9th largest high-tech job concentration in the country, the fifth largest tech workforce and was named 11th most high-tech city in the world by Business Insider. Major employers include Dallas Independent School District, City of Dallas, AT&T Inc., Medical City Dallas and Parkland Health & Hosp System.

Dallas is famous for many things; artistic and commercial, pleasant and poignant, and just for simply being big! Big thinking, big ideas, big success. Dallas is famous for professional sports teams. The Cowboys Stadium in Arlington is home of the Dallas Cowboys and the team's famous cheerleaders; other professional sports teams include the Texas Rangers, Dallas Mavericks, and FC Dallas. To get the most incredible view of Dallas the observation deck of Reunion Tower is the best place to go. NorthPark Center is an impressive venue to shop. Dallas is a center for arts and culture. Dallas offers museums, the performing arts, and more. Dallas has attractions too numerous to do justice in a simple list. Some of Dallas' more notable and unique attractions include: Cotton Bowl, Dallas World Aquarium, Dallas Zoo, John F. Kennedy Memorial and Mesquite Rodeo. The State Fair of Texas, the largest fair of its kind in the country.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2020
Locations:	50
Headquarters:	Boca Raton, FL
Website:	thenestschool.com

NEST SCHOOLS

The Nest Schools proudly offers the highest quality early education program in the communities they serve. Curriculum and program design incorporate the most current research in early development to best prepare children for their future in and out of the classroom - it encourages them to wonder, question, work with their peers, and experiment with different possibilities. Nest is leveraging technology and proprietary curriculum founded to take advantage of the fragmentation in the industry. Gerry Pastor and Jane Porterfield, Nest's co-founders and co-CEO's, have decades of education industry experience and have previously led another successful early education business together. After selling their 20 Educational Playcare schools in 2019, they created The Nest Schools in 2020.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



NEST SCHOOLS

18303 Davenport Road - Dallas, TX 75252

Exclusively Marketed by:

Seth Krepistman // TX #744270

512.543.7437 // skrepistman@SIGnnn.com

Elan Sieder // TX #678407

512.649.5185 // elan@SIGnnn.com

Max Freedman // TX #644481

512.766.2711 // max@SIGnnn.com

TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.