

**INVESTMENT
OPPORTUNITY**



Joybridge Kids

13185 Old Nashville Hwy, Smyrna, TN 37167



HELIOS
INVESTMENT SERVICES

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EXCLUSIVELY LISTED BY:

KAVEH EBRAHIMI

805-889-7837

kaveh@helioscre.com

DRE #344496

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Investment Summary

Helios Investment Services is Pleased to Present Exclusively For Sale a 5,432 SF Joybridge Kids at 13185 Old Nashville Highway in Smyrna, TN. This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From Joybridge Kids, LLC, Providing For a Secure Investment.

Price	\$3,048,000
Cap Rate	6.00%
NOI	\$182,880
Price Per SF	\$561.12
Guarantor	Joybridge Kids, LLC
Address	13185 Old Nashville Hwy, Smyrna, TN 37167
County	Rutherford
Building Area	5,432 SF
Land Area	0.89 AC
Year Built	2023



Investment Highlights



- » Brand New Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- » 1.25% Annual Rental Increases Beginning Year 3 & Three 5-Year Option Periods
- » Corporate Guarantee From Joybridge Kids, LLC
- » Strong Demographics With Over 55,266 Residents and an Average Household Income of \$80,003 Within a 3-Mile Radius
- » Located on Old Nashville Highway Off of Sam Ridley Parkway Which Sees Over 55,533 VPD
- » Smyrna is Part of the Nashville MSA Which is the Most Populous and Largest MSA in the State of Tennessee
- » Smyrna is Named Among the “Best Places to Live For Families in 2023”, According to Fortune Magazine’s Online Wellness Survey
- » The Wall Street Journal Named Nashville the Country’s “Hottest Job Market in 2022 For Regions With at Least One Million People”
- » Frontline Healthcare Partners-Backed JoyBridge Kids Has Acquired Independence Behavior Solutions, an Applied Behavior Analysis (“ABA”) Therapy Company Based in Savannah, Georgia With Two Locations
- » Since its Founding in 2020, Joybridge Kids Has Expanded its Clinical Footprint Across Tennessee, and With This Acquisition Enters its Second State of Operation in Georgia
- » JoyBridge Kids Now Provides ABA Therapy in Tennessee and Georgia Through Five Clinics, With Plans to Continue its Regional Growth Strategy



Lease Summary



Tenant	Joybridge Kids, LLC
Premises	A Building Consisting of 5,432 SF
Lease Commencement	October 30, 2023
Lease Expiration	October 31, 2038
Lease Term	15 Years
Renewal Options	3 x 5 Year
Rent Increases	1.25% Annually Beginning Year 3
Lease Type	ABS NNN
Use	Autism Clinic
Square Footage	5,432 SF
Annual Base Rent	\$182,880
Rent per SF	\$33.66



Lease Summary



Responsibilities	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



Location Smyrna, TN



Located approximately 20 minutes from Nashville, Smyrna, TN is a family-friendly town with many amenities including great outdoor activities and historic sites. Smyrna was named one of the top ten cities to retire by US News & World Report. A great greenway system, golf course, a low property tax rate and access to Percy Priest make Smyrna a draw for those seeking an active lifestyle. This vibrant, growing community of more than 40,000 residents is home to a Nissan factory, the city's largest private employer. Motlow State Community College offers secondary education opportunities and TriStar Stone Crest Medical Center provides top notch health care. Smyrna is the 15th largest city in Tennessee, but its property taxes are the third lowest in the state.

The economic future of Smyrna is bright given its strategic geographic location. The availability of ample utilities and supporting major transportation facilities (air, road and rail) makes Smyrna an attractive location for business and industry. The Town currently enjoys a favorable economic environment and local indicators point to continued stability. The Town enjoys a diverse base of employment from area industries and also serves as a bedroom community to Nashville. Smyrna's economy is driven by, and highly dependent on, manufacturing. Other sectors are retail; accommodation & foodservice; transportation; administrative services; health care; and wholesale trade. The largest single employer is Nissan North America, Inc., a leading manufacturer of vehicles in America. Nissan is also one of Tennessee's largest employers which employs more than 8,400 people with an annual payroll in excess of \$290 million. The Town continues to see commercial growth within its boundaries. This growth is in both expansion of existing companies and new businesses choosing to locate in Smyrna. SRM relocated its corporate headquarters from Nashville to Smyrna into a ve-story building just off Interstate 840. Principal employers in the city include: Nissan North America, Taylor Farms Tennessee, Asurion, Vi Jon (Cumberland Swan) and TriStar StoneCrest Medical Center among the top.

Location Highlights

- » Smyrna is 20 Miles Southeast of and 96 Miles North of Huntsville, AL
- » Smyrna is Home to the Nissan Smyrna Assembly Plant Which is the Largest Automotive Assemble Plant in the U.S. and Has Over 8,400 Employees

Demographics



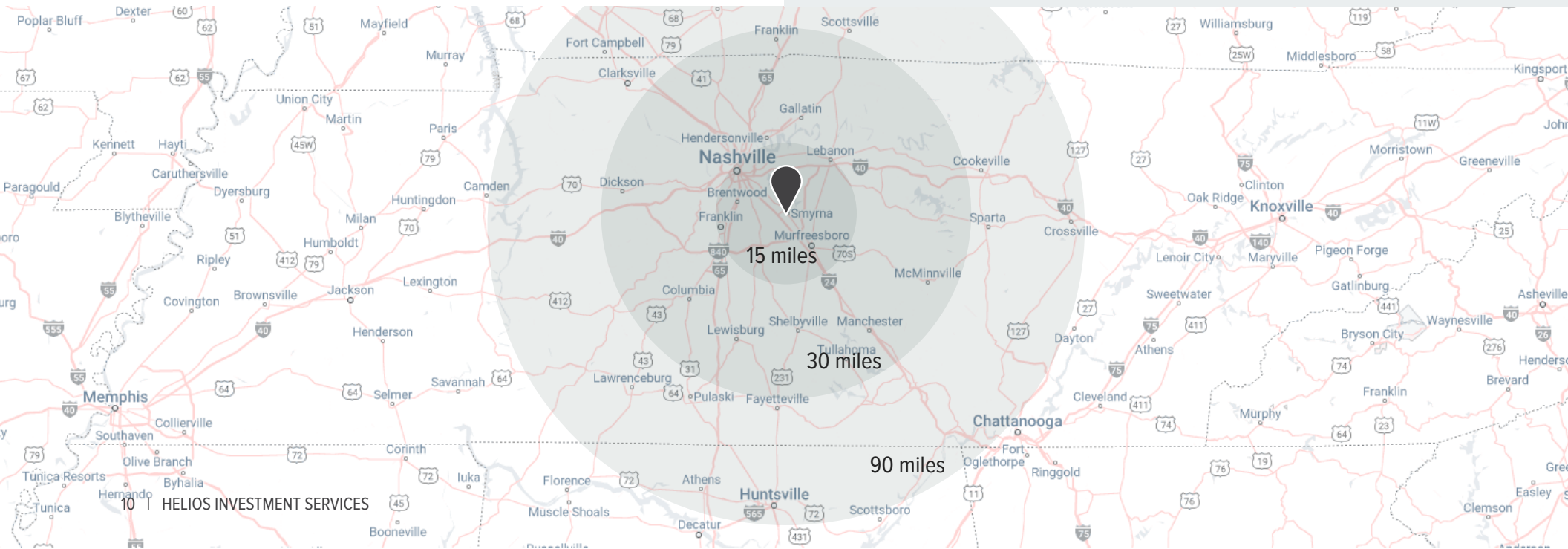
Population

1 Miles	7,981
3 Miles	55,266
5 Miles	110,891



Average Household Income

1 Miles	\$79,073
3 Miles	\$80,003
5 Miles	\$80,689





Hilltop Rosenwald Park



Old Nashville Hwy 9,270 VPD





Smyrna/Rutherford County Airport Authority

TARGET **PETSMART** **KOHL'S** **Academy SPORTS+OUTDOORS**
Walgreens **FIVE BELOW** **Bank of America** **verizon**
LOWE'S **BJS** **HOBBY LOBBY** **HIBBETT SPORTS** **ROSS DRESS FOR LESS** **SHOE DEPT. ENCORE** **DOLLAR TREE**
ZAXBY'S **Wendy's** **Starbucks** **BUFFALO WILD WINGS** **QUICKER SALL CATION** **chili's** **Logan's ROADHOUSE** **7 ELEVEN**
WHATABURGER **IHOP** **SONIC** **Freddy's STEAKBURGERS** **Chick-fil-e** **WAFLE HOUSE**

goodwill **ALDI** **Wendy's** **Auto Zone** **SHERWIN WILLIAMS**
HARBOR FREIGHT **REGIONS** **TRUIST**
Advance Auto Parts **Hardee's** **FAMILY DOLLAR**

266

41

Smyrna Golf Course

Cedar Grove Elementary School

55,533 VPD



Hilltop Rosenwald Park

10,621 VPD

Smyrna PS

Smyrna MS

Thurman Francis Arts Academy

Comfort SUITES **Hampton Inn** **Rockwell Hotel**
CANDLEWOOD SUITES **Hilton** **tru**
LA QUINTA **Holiday Inn**

TriStar StoneCrest Medical Center

Kroger **Publix** **O'Reilly**
REGIONS **TRUIST** **TireDiscounters**
CVS pharmacy **DG** **TACO BELL** **SMOOTHIE KING** **Arby's**
FIVE GUYS **DUNKIN'** **COOK OUT**

MID STATE Oral Surgery & Implant Center
adapthealth

CVS FOOD LION pharmacy
Walgreens
Bargain Hunt
JUST LOVE COFFEE CAFE

Walmart **DOLLAR TREE** **O'Reilly**
Walgreens **DUNKIN'** **WAFLE HOUSE**
POPEYES **Dutch Bros** **Checkers** **SONIC**
marco's PIZZA **TACO BELL** **Steak 'n Shake** **JJ** **Krystal** **Arby's** **McDonald's**



102

152

41

Publix
Bojangles **BURGER KING** **Starbucks**



NASHVILLE



Nashville International Airport



Kroger THE HOME DEPOT FAMILY DOLLAR DOLLAR TREE SALLY BEAUTY
 FLOOR DECOR & Rainbow CITITRENDS
 H&R BLOCK Ashley Little Caesars
 Olive Garden ZAXBY'S Starbucks Panda Express McDonald's BURGER KING



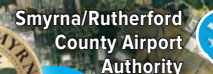
Pine Creek Golf Course



Cedars of Lebanon State Park



Tanger Outlets TANGER OUTLETS NASHVILLE
 OLD NAVY NIKE ULTA BEAUTY adidas
 GUESS POLO RALPH LAUREN Columbia GAP PUMA



Smyrna/Rutherford County Airport Authority



Walmart DOLLAR TREE O'Reilly
 Walgreens DUNKIN' WAFFLE HOUSE
 POPEYES DUTCHBROS Checkers SONIC
 LOUISIANA KITCHEN marco's TACO BELL JJ Krystal Arby's McDonald's

COSTCO WHOLESALE TARGET Walmart Publix
 JOANN Ashley KIRKLAND'S Michaels
 Academy Marshalls Burlington KOHL'S
 BEST BUY ROSS OLD NAVY five BELOW Guitar Center
 DICK'S Sporting Goods Kroger LOWE'S Sams Club WHOLE FOODS MARKET McDonald's
 Olive Garden RED LOBSTER TACO BELL Panera Bread Cheddar's Scratch Kitchen Mercedes-Benz BMW TOYOTA



55,533 VPD

10,621 VPD



TARGET Kroger Publix
 Walgreens five BELOW Academy KOHL'S
 LOWE'S BJ'S HOBBY LOBBY HIBBETT SPORTS ROSS DOLLAR TREE
 ZAXBY'S Wendy's Starbucks BUFFALO WILD WINGS chili's TACO BELL SMOOTHIE KING Arby's
 IHOP SONIC Freddy's STEAKBURGERS Chick-fil-e WAFFLE HOUSE



INTERSTATE 840



INTERSTATE 41



INTERSTATE 24

COOL SPRINGS GALLERIA COOL SPRINGS GALLERIA
 belk Dillard's claire's
 aerie ZALES ULTA BEAUTY VICTORIA'S SECRET Jockey
 RACK ROOM SHOES Apple WILLOWBARK Foot Locker Bath & Body Works SEPHORA JCPenney



Old Fort Golf Course

Walmart Publix COSTCO WHOLESALE SPROUTS FARMERS MARKET
 Bargain Hunt BIGLOTS! Walgreens GOODWILL Office DEPOT
 Kroger Save a lot DOLLAR TREE Badcock & more pop shelf CVS pharmacy McDonald's BURGER KING Cracker Barrel



Tenant Profile

JoyBridge Kids mission is to joyfully create and deliver life transforming experiences for children with autism and their families. With a focus on best-in-class clinical quality, their passionate team fulfills their mission through excellent service provision and joyful, collaborative practices.

JoyBridge Kids utilizes an interdisciplinary model by integrating joyful ABA, Occupational Therapy, Speech Therapy, Feeding Therapy, and Caregiver Coaching. They offer a collaborative and coordinated therapeutic approach with doctorate and master-level clinicians that results in highly efficient and effective developmental growth for our learners. Their team prioritizes increasing each child's quality of life through individualized growth goals for every child that catalyzes their ability to access more joy throughout their lifespan.

Their values of passion, innovation, excellence, teamwork, growth, and integrity capture the hearts and minds of their clinicians who serve their learners and families with compassionate care. JoyBridge Kids believes investing in their team members is the best way to invest in our learners, so they can provide energetic, devoted, fun-loving therapy to our wonderful kids. Their values are not just words. They are our foundation and how our culture is defined.

Providing the best clinical quality starts with providing the best clinical care first and foremost to their clinicians which then translates to our kids and families. Their clinical model is built on the most contemporary, evidence-based practices in the field of ABA. With their focus on clinical quality and growth, their team members consistently have access to experienced mentors and are constantly immersed in new learning opportunities to provide best-in-class therapeutic services to all their learners and families.



At A Glance

Industry

Occupational Therapy

Specialty

Autism

Headquarters

Mt. Juliet, TN

Locations

9

Founded

2020

Company type

Private

Website

joybridgekids.com

EXCLUSIVELY LISTED BY:

KAVEH EBRAHIMI

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kaveh@helioscre.com

DRE #344496



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