

**INVESTMENT
OPPORTUNITY**



Representative Image



JoyBridge Kids

1031 Nasdaq Street, Spring Hill, TN 37174



HELIOS
INVESTMENT SERVICES

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Disclaimer:

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Investment Summary

Helios Investment Services is Pleased to Present Exclusively For Sale the 4,180 SF JoyBridge Kids at 1031 Nasdaq Street, Spring Hill, TN 37174. 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	\$3,488,973
Cap Rate	5.75%
NOI	\$200,616
Price Per SF	\$834.68
Guarantor	JoyBridge Kids, LLC
Address	1031 Nasdaq Street, Spring Hill, TN 37174
County	Williamson
Building Area	4,180 SF
Land Area	1.18 AC
Year Built	2024



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 50,000 Residents and an Average Household Income of \$100,209 Within a 3-Mile Radius
- » Located on Nasdaq Street off of Columbia Pike Sees Over 22,000 VPD
- » Spring Hill is Part of the Nashville MSA Which is the Most Populous and Largest MSA in the State of Tennessee
- » Spring Hill, located 30 miles south of Nashville, had the 10th largest percentage increase among U.S. cities, according to new U.S. Census Bureau
- » 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
- » **The Crossings of Spring Hill:** This major retail development has become a central hub for shopping, dining, and entertainment, attracting both local residents and visitors from surrounding areas. The success of this center has spurred additional commercial developments
- » Spring Hill's economy is a blend of manufacturing, retail, real estate, healthcare, and education, with a growing emphasis on sustainability and innovation. The city's strategic location and proactive economic development efforts make it an attractive area for continued growth and investment
- » Neighboring Tenants include: Walmart, Lowe's Home Improvement, Publix, Chick-Fil-A, Taco Bell, Primrose School, First Watch, Firestone and Many More

Lease Summary

Representative Image



Tenant	JoyBridge Kids, LLC
Premises	A Building Consisting of 4,180 SF
Lease Commencement	EST December 1, 2024
Lease Expiration	EST November 30, 2039
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
Annual Base Rent	\$200,616
Rent per SF	\$47.99

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

Location Spring Hill, TN



Spring Hill's proximity to Interstate 65 and its location between Nashville and Columbia make it a strategic point for logistics and distribution companies. The area has seen growth in warehousing and distribution centers, supported by the increase in e-commerce and regional trade.

Spring Hill, Tennessee, is a dynamic and expanding community that combines small-town charm with modern urban conveniences. Over the past two decades, the city has experienced remarkable growth, emerging as one of Tennessee's fastest-growing cities, with its population nearly doubling from 2010 to 2023. Even with this rapid expansion, Spring Hill has preserved its welcoming atmosphere, making it a popular destination for residents, visitors, and businesses alike.

Exciting future development plans, including major sports facilities, new grocery stores, additional commercial spaces, enhanced healthcare services, and a planned airport, are set to further boost the city's attractiveness. With top-rated schools, abundant green spaces, recreational activities, and expanding business opportunities, Spring Hill offers a high quality of life. Its close proximity to Nashville adds to its appeal, offering a perfect blend of a tranquil suburban environment and access to abundant growth opportunities.

Residential Development: Rapid population growth has led to a boom in residential real estate development. New housing communities, apartments, and mixed-use developments are continuously being constructed to meet the demand from new residents.

Rising Property Values: The increasing demand for housing has also led to a rise in property values, making real estate a significant economic driver in Spring Hill.

General Motors Plant: The GM Spring Hill Manufacturing plant is one of the largest employers in the area. This facility, plays a crucial role in the local economy. It manufactures a variety of vehicles and components, including the Cadillac XT5 and XT6, GMC Acadia, and engines for other GM vehicles.



HERITAGE MIDDLE SCHOOL
HERITAGE ELEMENTARY SCHOOL
THE ACADEMY OF HERITAGE COMMONS

21,174 VPD

20,513 VPD

22,878 VPD

Commonwealth Dr

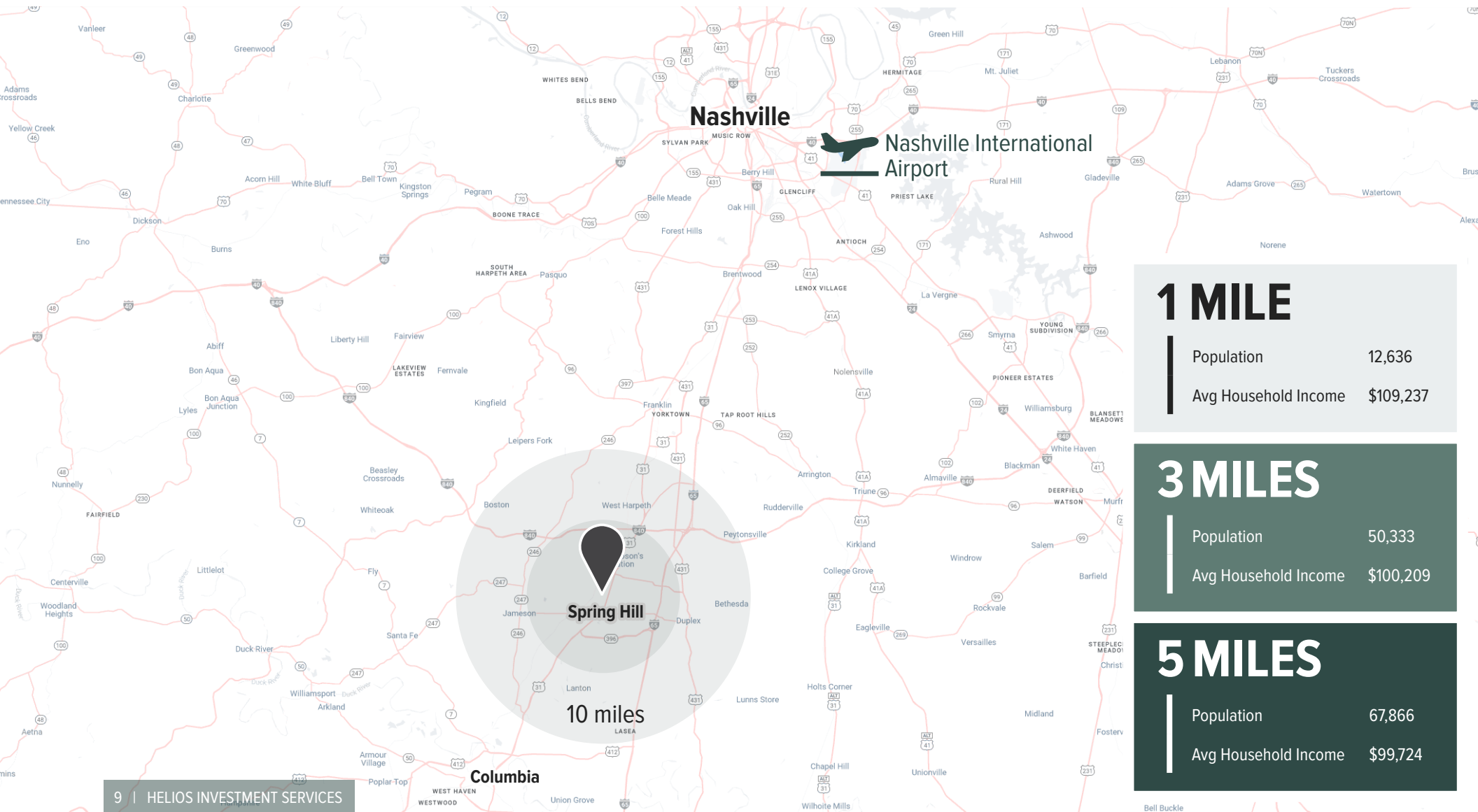
Columbia Pike

Campbell Station Pkwy S



Location Highlights

- » Spring Hill, located 30 miles south of Nashville
- » 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



1 MILE

Population	12,636
Avg Household Income	\$109,237

3 MILES

Population	50,333
Avg Household Income	\$100,209

5 MILES

Population	67,866
Avg Household Income	\$99,724

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.



OCCUPATIONAL THERAPY

INDUSTRY

AUTISM

SPECIALTY

MT. JULIET, TN

HEADQUARTERS

12+

LOCATIONS

2020

FOUNDED

PRIVATE

COMPANY TYPE

JOYBRIDGEKIDS.COM

WEBSITE

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