

SPECIAL PURPOSE FOR SALE

DAYCARE CENTER & HOME PACKAGE OPPORTUNITY

6199 A & B, Little Creek Church Rd, Clayton, NC 27520



OFFERING SUMMARY

SALE PRICE:	\$999,999
NUMBER OF UNITS:	2
AVAILABLE SF:	
LOT SIZE:	1.542 Acres (2 Contiguous Lots)
BUILDING SIZE:	6,699 SF
RENOVATED:	2013
ZONING:	RE (Residential Estate District) - Town of Clayton, NC
MARKET:	Clayton
PRICE / SF:	\$149.28

PROPERTY OVERVIEW

Daycare Center & Home Package. This property consists of a 3,667 SF daycare facility and a 3,032 SF residence on 1.542 acres (two contiguous parcels). Daycare Center is in operation with paying tenant in place for about 2 more years and option to renew. Turn-key. Features lobby, 2 offices, 5 care/class rooms, 6 restrooms, a commercial kitchen, pantry, laundry room and storage. Equipped with parking for ~20 cars, 2 fenced outdoor playground areas, perimeter lighting, security and fire alarm systems.

Home features 3 bedrooms, 2 full bathrooms and a powder room, a very large dining room, kitchen with wood cabinets, stainless steel appliances and island, bonus room, plenty of storage. Office, Utility/Storage w/outside entrance. Large deck and patio. Room for a garage. Additional photos and details available upon request.

DAYCARE CENTER PROPERTY HIGHLIGHTS

- Tenant Leases until Dec.2022 and has (1) Option to renew for 5 additional years
- Tenant Paying \$3610/mo for Daycare Real Estate & \$1321.51 on Business Lease/mo
- 5 Care/Class Rooms, 6 Restrooms, 2 Offices, Laundry, Kitchen, Pantry & Storage
- 2 Fenced Outdoor Playground / Play Areas
- Perimeter Lighting, Security & Fire Alarm Systems
- Parking for Approximately 20 Cars

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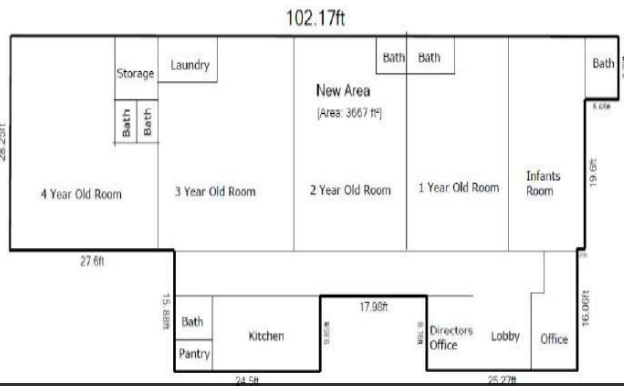
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Daycare



Daycare Floor Plan Sketch



Daycare Signage

Building Name	Daycare & Home Package Opportunity
Street Address	6199 A & B, Little Creek Church Rd
City, State, Zip	Clayton, NC 27520
County	Johnston
Market	Clayton
Cross-Streets	US-70 Hwy Business
Signal Intersection	No

Building Class	B
Year Built	1995 (Daycare) - 1976 (Home)
Year Last Renovated	2013
Free Standing	Yes

- Operating Daycare
- Paying Tenant in Place for +/-2 Years & Option to Renew
- 5 Care/Class Rooms
- 6 Restrooms
- Commercial Kitchen
- Laundry
- 2 Offices
- 2 Large Fenced Outdoor Play / Playground Areas
- 3 Parking Areas w/ 20 Parking Spaces
- Security System
- Fire Alarm System
- Perimeter Lighting
- Excellent Location
- 1/2 Mile to Hwy 70 Business and 3 Miles to the Clayton Hwy 70 Bypass

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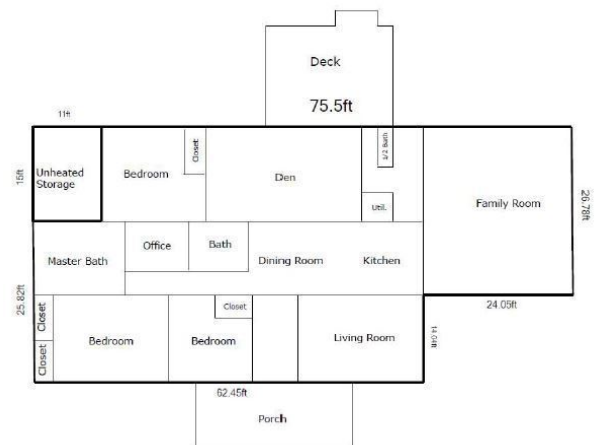
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RESIDENTIAL SALE HIGHLIGHTS

- Immaculate & Impeccably Maintained Home
- Built in 1976
- 3,032 SF
- 3 Bedrooms / 3 Bathrooms (2 Full Bathrooms & Powder Room)
- Kitchen with Stainless Steel Appliances & Wood Cabinets
- Large (20 x 14) Separate Dining Room
- Beautiful Hardwood & Laminate Floors
- Bonus Room with Built In Cabinets & Wet Bar
- Office and Utility / Storage with Outside Entrance
- Double-Hung Thermal Windows
- Fireplace
- Large Deck & Patio
- Goldfish / Coy Pond
- Circular Driveway
- Room for Garage to be Added
- Vinyl Privacy Fence
- New Roof in 2013
- New Furnace in 2013
- Excellent Location in Peaceful and Private Setting
- Close to Everything



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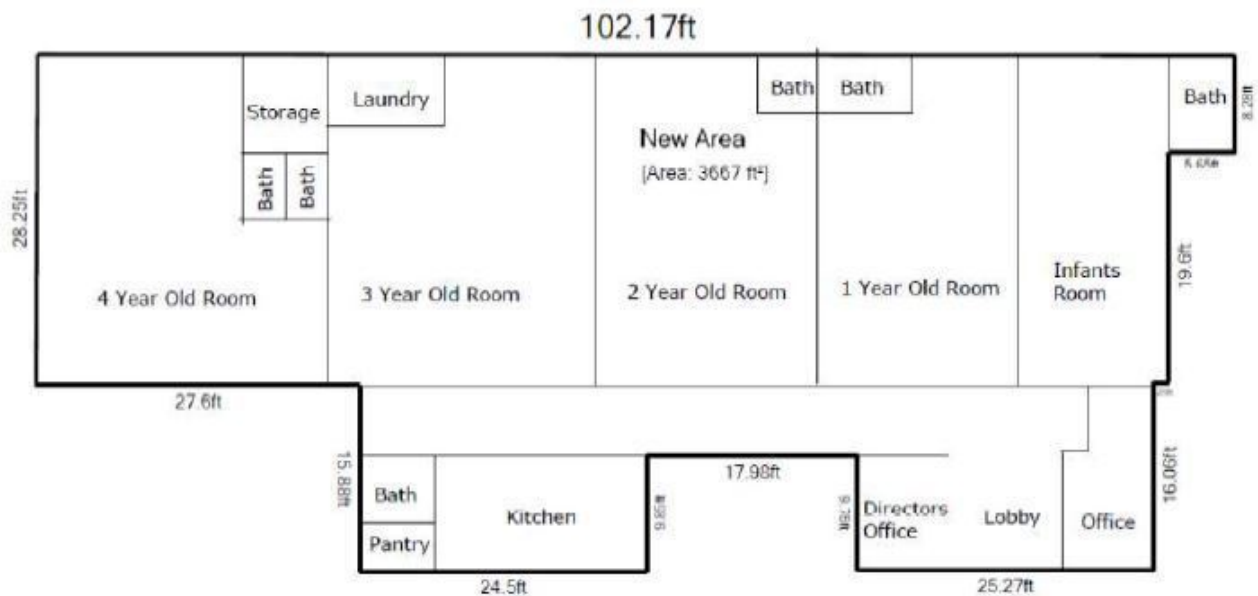
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DAYCARE



DAYCARE FLOOR PLAN SKETCH

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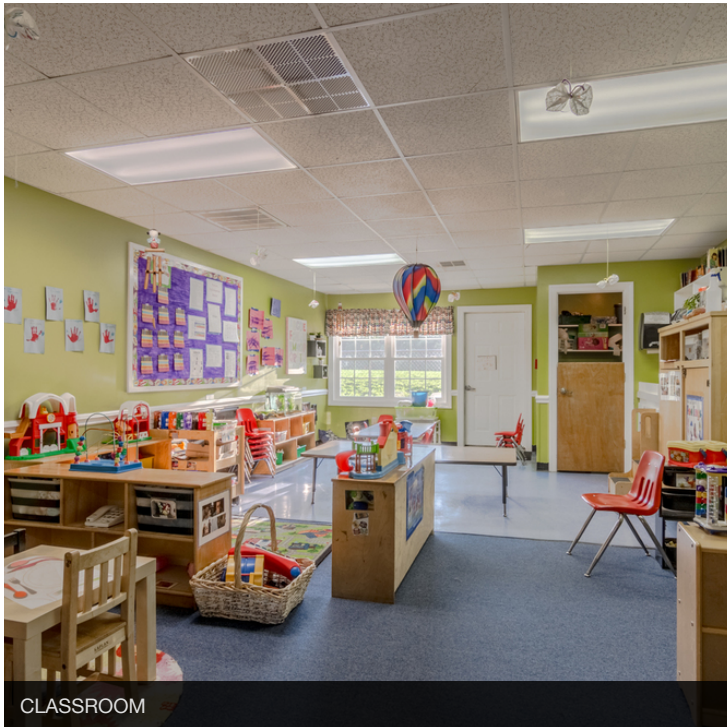
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NURSERY



CLASSROOM



CLASSROOM



RESTROOM

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HOME



COVERED FRONT PORCH COMPLETE WITH SWING



KITCHEN - HARDWOOD FLOORS. WOOD CABINETS & STAINLESS APPLIANCES



KITCHEN ISLAND - HUGE SEPARATE DINING AREA SEEN ON LEFT

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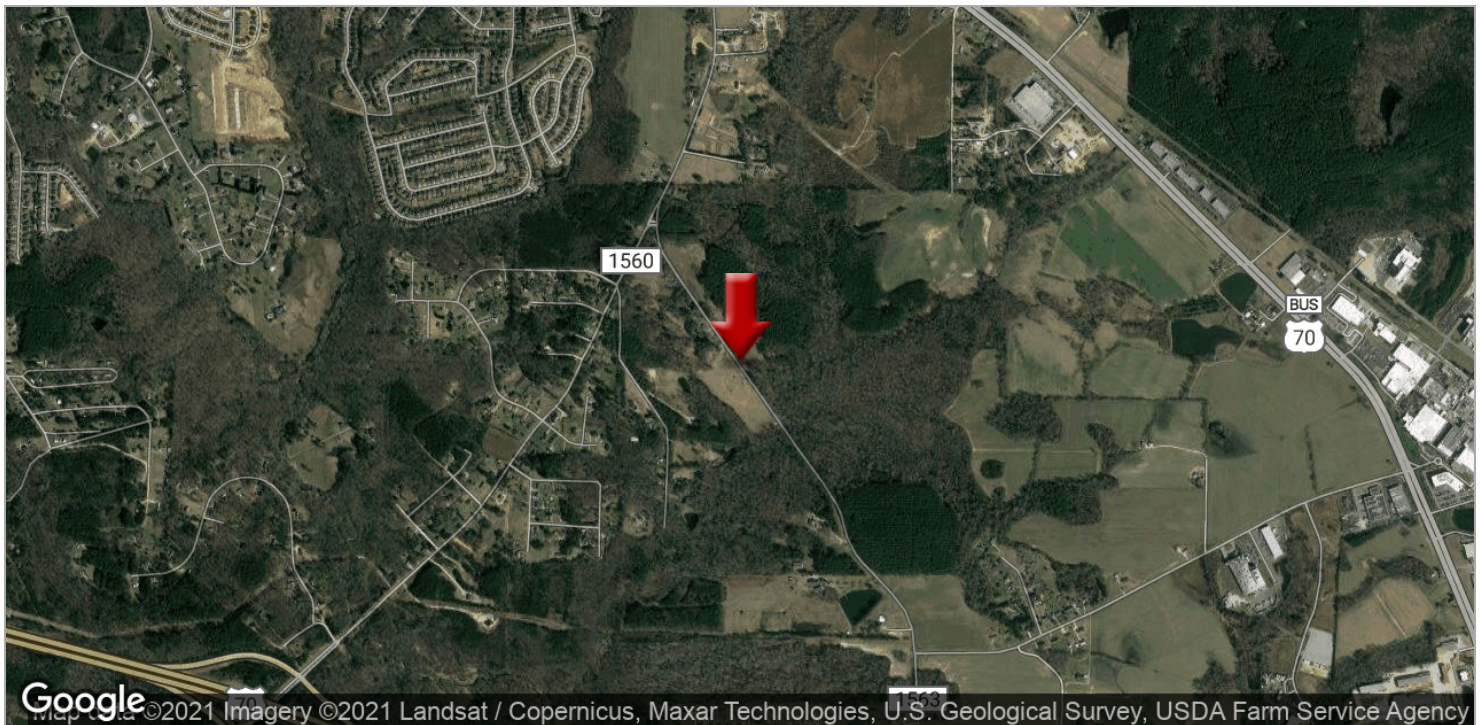
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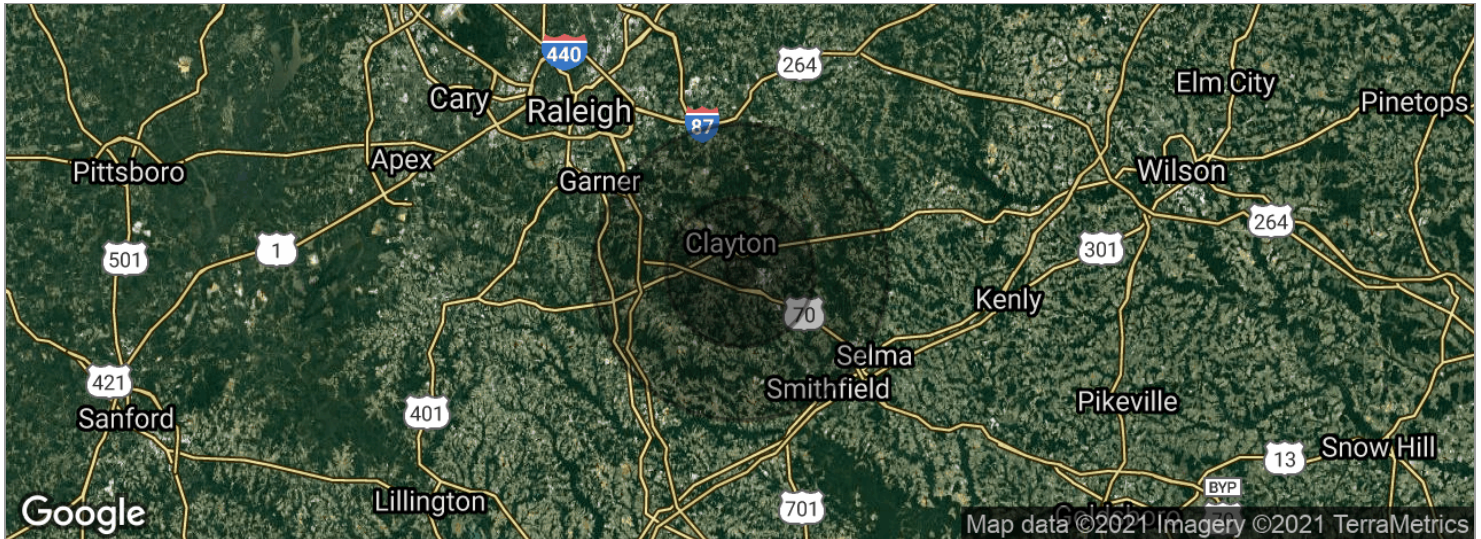
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,909	35,275	117,553
Median age	37.6	35.4	35.1
Median age (male)	31.7	32.9	34.1
Median age (Female)	38.5	36.7	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	669	12,701	41,854
# of persons per HH	2.9	2.8	2.8
Average HH income	\$58,616	\$64,667	\$67,756
Average house value		\$186,958	\$183,763

* Demographic data derived from 2010 US Census

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