



New 15-Year Lease | Corporate Guaranty from Busy Bees (119+ Locations in the U.S.)



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM  
SUGAR GROVE, ILLINOIS (CHICAGO MSA)

Marcus & Millichap  
THE SULO GROUP

# CONFIDENTIALITY & DISCLAIMER

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### BrightPath (Busy Bees)

95 E Park Ave  
Sugar Grove, IL 60554

## OFFERING SUMMARY

Price:	\$2,258,000
Cap Rate:	7.34%
Net Operating Income:	\$165,691
Building Square Footage:	10,690 Sq Ft
Year Built   Renovated:	2007   2024
Lot Size:	+/- 1.50 Acres

## LEASE SUMMARY

Tenant:	BBUS Operating Co I, LLC
Guaranty:	Corporate
Rent Commencement:	6/3/2024
Lease Expiration:	6/30/2039
Lease Term:	15 Years
Lease Type:	Triple Net
Roof and Structure:	Landlord Responsible
Rental Increases:	7.00% Every 5 Years in Base Term 10.00% Every 5 Years in Options
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

## OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	6/3/2024	6/30/2029	\$165,691	7.34%
6-10	7/1/2029	6/30/2034	\$177,294	7.85%
11-15	7/1/2034	6/30/2039	\$189,704	8.40%
16-20 (Option 1)	7/1/2039	6/30/2044	\$208,675	9.24%
21-25 (Option 2)	7/1/2044	6/30/2049	\$229,542	10.17%
26-30 (Option 3)	7/1/2049	6/30/2055	\$252,496	11.18%

**Tenant Right to Terminate** - Tenant may terminate this Lease at any time after the 5th anniversary of the Effective Date, for any reason or no reason, upon delivery of written notice of Tenant's exercise of the option to terminate to Landlord prior to the last day of the first month of the 6th Lease Year. Such Termination Notice shall specify the date of early termination (which date of termination must be at least 180 days after the date of delivery of Termination Notice).

# INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from Busy Bees U.S. Holdings (119+ Locations in the U.S.)**
  - Busy Bees is ranked #4 for the top operators by Global Unit Count (990+ Locations)
  - Busy Bees has grown to 990 nurseries, catering to 100,000 children and has expanded its operations across the UK, Europe, US, Canada, Singapore, Malaysia, Vietnam, Australia, and New Zealand with ambitious plans for strategic growth.
- **Busy Bees Acquires BrightPath in 2017 – Backed by Ontario Teachers’ Pension Plan**
  - BrightPath was Acquired by Busy Bees in 2017.
  - The Ontario Teachers’ Pension is Invested in Busy Bees, and Has Invested in Brands Like 24 Hour Fitness and Flynn Restaurant Group as Well as Several Others.
  - BrightPath Kids is one of North America’s largest child care providers.
  - There are currently child care centers across Canada and the USA including New York, Massachusetts, Connecticut, Delaware, Ohio, and Kentucky. Entry to the U.S. market occurred in 2019.
- **Demand For Child Care Remains Extremely Strong**
  - The U.S. child care market size was valued at USD 60.4 billion in 2022 and is expected to grow at a compound annual growth rate (CAGR) of 4.18% from 2023 to 2030.
  - The key factor driving the growth is the rising demand for early daycare & education services with more parents returning to working in offices, the rising number of single & working mothers, advancements in learning technologies for children, and the accessibility of government funding.
  - The expenditure on daycare in the U.S. is very high. As per the cost of care survey facilitated by the U.S. Department of Health and Human Services, the expenditure on these services reached up to 7% of the household income in 2021.
  - Families in the U.S. are willing to spend more on child care services, indicating the high service demand in the U.S.
- **Chicago MSA – 3rd Largest Metro in the U.S.**
  - Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana.
  - The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents.
  - Consumer spending on Education and Child Care in a 5-Mile Radius exceeds \$52,000,000/Year.



Photo as of 8/23/2024



Photo as of 8/23/2024

## WHY BUY A CHILD CARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.



**4.18%**  
Annual  
Growth

Expected Growth Rate  
from 2023 to 2030



**\$60.4B**  
Industry

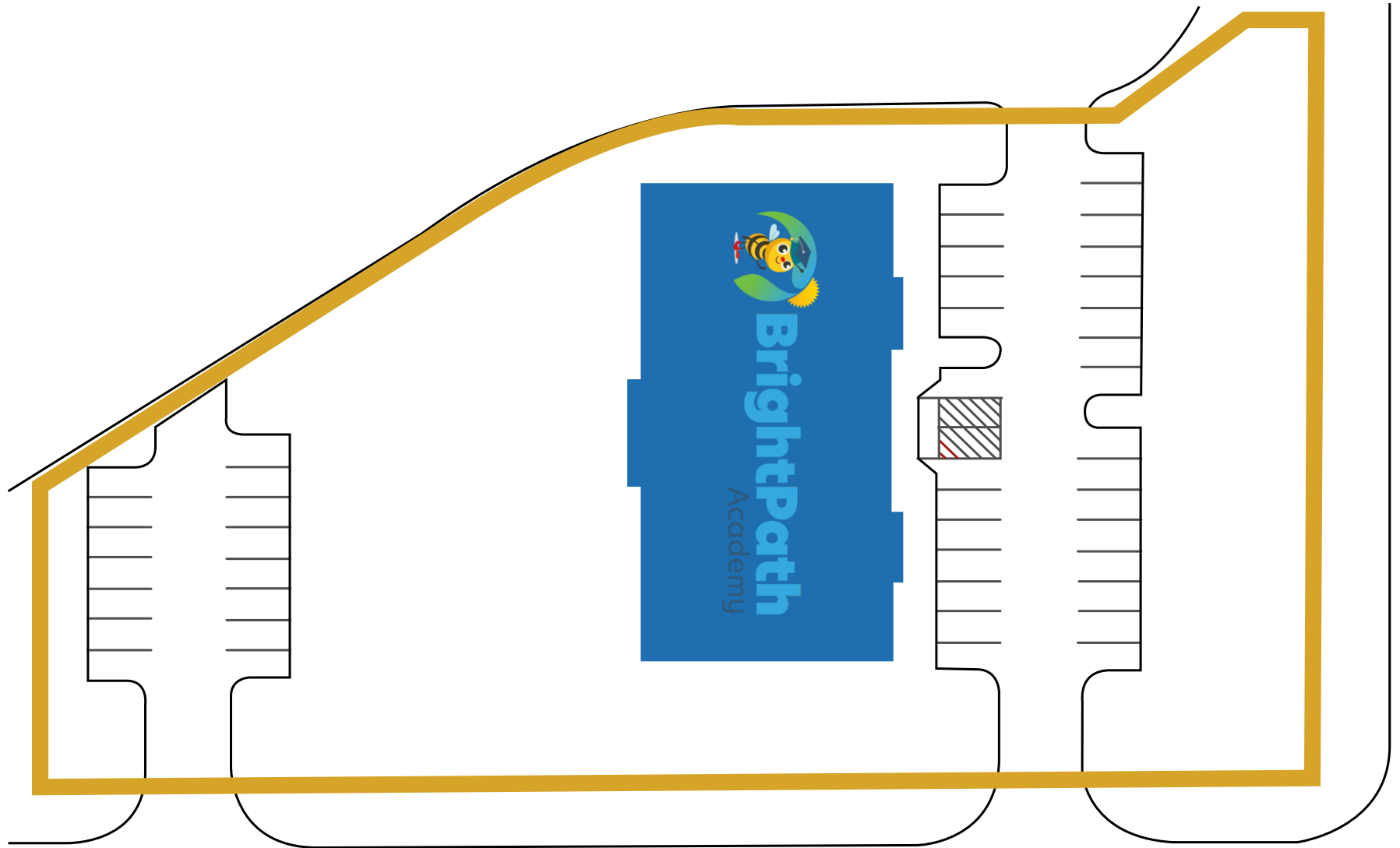
Expected to Grow to  
\$83.6B by 2030



**47%**  
Market  
Share

U.S. ECE Segment  
in 2022

# SITE PLAN



# AERIAL OVERVIEW



**WAUBONSEE COMMUNITY COLLEGE**  
 (2023 Enrollment)  
 11,831 Credit Students  
 3,090 Noncredit Enrolled

**31,349 CPD**

**Subject Property**  

 BrightPath Academy

**HERGET MIDDLE SCHOOL**  
 628 Students

**AURORA CHRISTIAN SCHOOLS**  
 645 Students

**Jewel Osco**  
**COLD STONE**  
**ROSATI'S**  
**SUBWAY**  
**HAIR CUTTERY**

**16,660 CPD**

**E Galena Blvd**  
 8,741 CPD

**AURORA CENTRAL CATHOLIC HIGH SCHOOL**  
 505 Students

**DEMOGRAPHICS**

**POPULATION (2023):**

1-Mile Radius	3,209
3-Mile Radius	13,913
5-Mile Radius	62,644

**HOUSEHOLD INCOME (AVERAGE):**

1-Mile Radius	\$175,061
3-Mile Radius	\$165,803
5-Mile Radius	\$126,634

**HALL ELEMENTARY SCHOOL**  
 528 Students

**ROSARY HIGH SCHOOL**  
 265 Students

**DUNKIN'**  
**WALGREENS**

**AURORA BANK & TRUST**  
**WALGREENS**

**KANELAND JOHN SHIELDS ELEMENTARY SCHOOL**  
 464 Students

**GEORGE WASHINGTON MIDDLE SCHOOL**  
 658 Students

**Orchard Rd**  
 33,755 CPD

**Jewel Osco**  
**ACE Hardware**  
**SUBWAY**  
**DUNKIN'**  
**Old Second**  
**The UPS Store**

## TENANT PROFILE

Busy Bees is a leading international childcare business, focussed on providing outstanding early years education to children from babies to school age. Founded in the UK in 1983, today Busy Bees operates around 1,000 sites in 10 countries, including the USA, Canada, Australia, Singapore, Malaysia and Italy. Our global diversification has also helped ensure the group's ongoing resilience against economic, political and regulatory volatility in any particular territory. We see North America as a huge growth opportunity, and we aim to become one of the region's top 10 largest childcare providers. We entered the market in 2017 with the acquisition of BrightPath Canada, with 78 centres, followed by the acquisition of Educational Playcare in the US two years later, with 19 centres.

### Our Portfolio

Today Busy Bees - operating under the BrightPath brand - has 80+ centres in the USA across the states of Arizona, Connecticut, Delaware, Kentucky, Massachusetts, New York, Ohio and Pennsylvania. In Canada, we more than 80 sites in large provincial hubs including Toronto, Ottawa and Calgary. Our centres are mostly found in suburban communities where they are conveniently positioned for working families.

The group is currently the 15th largest early years education provider in USA and the 2nd largest private childcare business in Canada. Our regional growth strategy is focused on acquiring high-quality early years education and care groups and investing in upgrades to their facilities and materials while incorporating Busy Bees' best practice policies, procedures, technology and curriculum. To that end, in October 2023, Busy Bees acquired The Malvern School a network of 27 childcare centres in Southeastern Pennsylvania and Central New Jersey.

<b>Company Type:</b>	Private
<b>Location:</b>	London (1,000 sites in 10 countries)
<b>Website:</b>	<a href="https://www.busybeesglobal.com/">https://www.busybeesglobal.com/</a>

**1000+**

Locations  
Worldwide

**Ranked 28th**

UK Top 100 Most Loved  
Workplaces (2023)

**\$5 Billion**

Total Revenue  
(July 2024)

BrightPath Kids is one of North America's largest child care providers, with over 230 centers across Canada and the USA. In the USA, our centers are located in Arizona, Connecticut, Delaware, Kentucky, Maryland, Massachusetts, New Jersey, New York, Ohio, and Pennsylvania.

Our curriculum creates opportunities for wonder and ignites a lifelong journey of learning in children. In Canada, our centers span Ontario, Alberta, and British Columbia, offering the best start in life to children all across the continent.

All our centers strive for excellence in design and are created with the vision of changing the way children learn and succeed. The environment is designed to support the very best in early childhood education and care and boasts an incredible array of amenities and learning materials, which include an activity room, spacious rooms and industry-leading technology in the classrooms at select centers.

<b>Company Type:</b>	Private
<b>Location:</b>	Toronto, Ontario (230+ United States & Canada)
<b>Website:</b>	<a href="https://brightpathkids.com/us">https://brightpathkids.com/us</a>

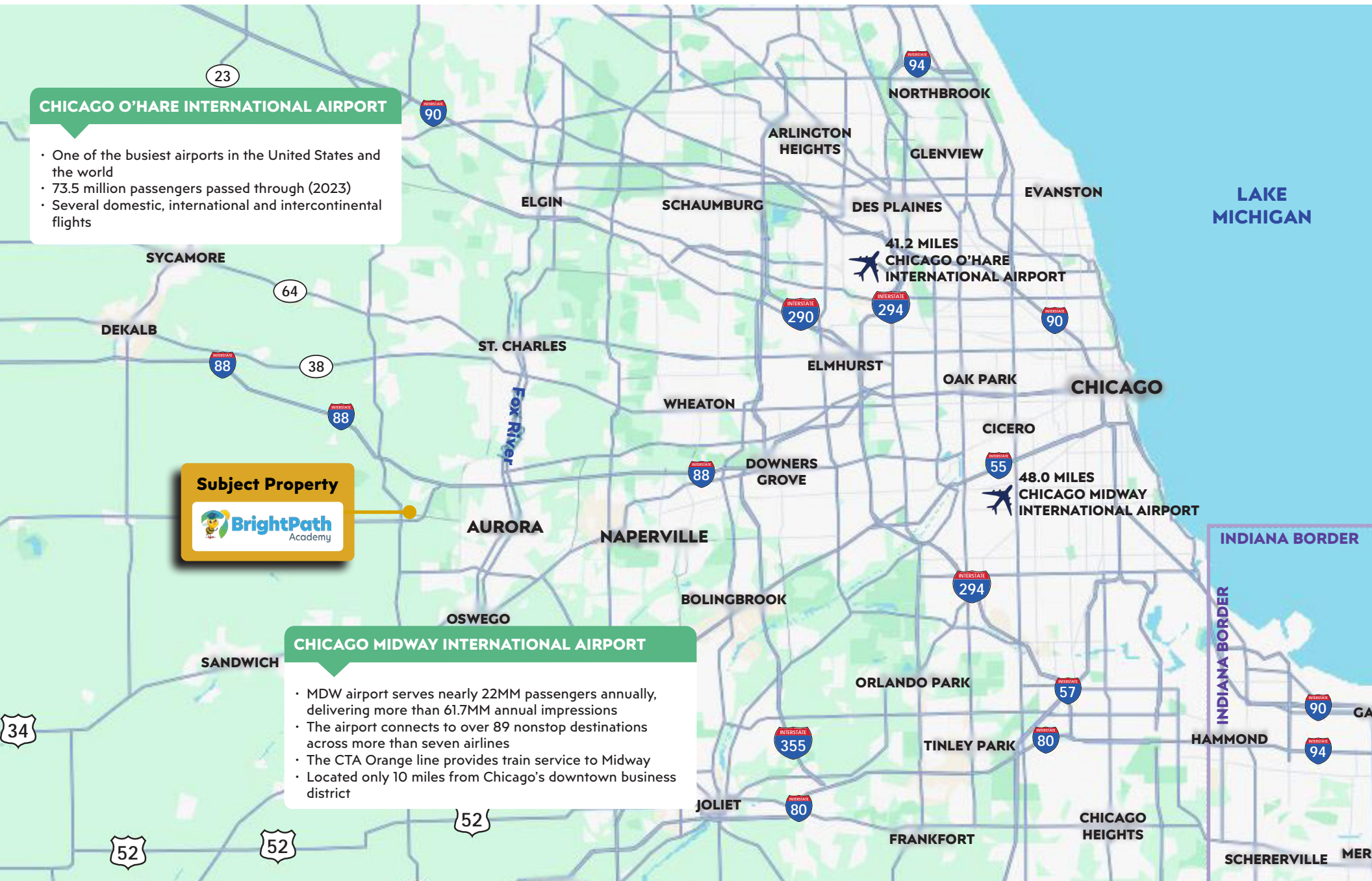




# PROPERTY PHOTOS AS OF 8/23/2024



# REGIONAL MAP



## CHICAGO O'HARE INTERNATIONAL AIRPORT

- One of the busiest airports in the United States and the world
- 73.5 million passengers passed through (2023)
- Several domestic, international and intercontinental flights

**Subject Property**



## CHICAGO MIDWAY INTERNATIONAL AIRPORT

- MDW airport serves nearly 22MM passengers annually, delivering more than 61.7MM annual impressions
- The airport connects to over 89 nonstop destinations across more than seven airlines
- The CTA Orange line provides train service to Midway
- Located only 10 miles from Chicago's downtown business district

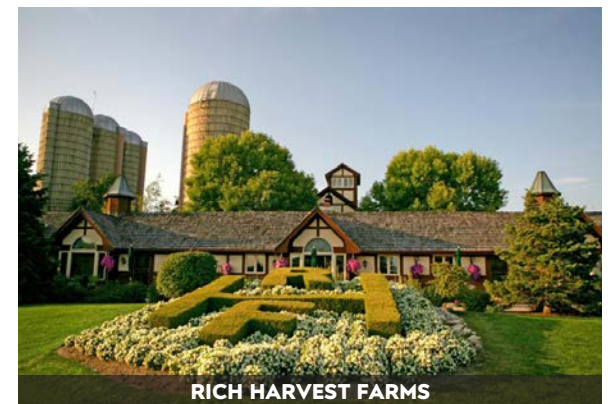
## AREA OVERVIEW

### SUGAR GROVE

- In the Village of Sugar Grove you'll discover an extraordinary set of attractions, flourishing green spaces, and a tight-knit community that comes together each year to celebrate its storied agricultural history.
- At Waubensee Community College's main campus in Sugar Grove, you'll find peaceful walkways and cutting-edge conference space. Waubensee Community College's educational programming is open to anyone interested in a broad range of new and exciting experiences, and its Sugar Grove campus auditorium hosts the daring productions of local theatre troupe the Fox Country Players.
- One of America's greatest (and most exclusive) golf courses, Rich Harvest Farms, plays host to prestigious events like the NCAA DI Golf Championships and Solheim Cup set against the captivating scenery of Sugar Grove's countryside.
- Bliss Woods, a forest preserve favored by locals, is where you can enjoy an engrossing encounter with the expansive woodlands of this part of the region, as well as rare geological features that survived glacial erosion many thousands of years ago.
- The Virgil L. Gilman Nature Trail cuts laterally through the area, a boon to cyclists and runners.
- The Sugar Grove Corn Boil celebrates the deep roots and development of this former farming community with good old-fashioned fun activities like a pie bake-off and some of the most delicious sweet corn you can find in the Midwest.

### CHICAGO


- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana.
- The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents.
- Since then, movement back into downtown Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.
- The metro population trails only Los Angeles in size. Slowing population growth, however, has been noted over the previous decade.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago and Adler Planetarium.
- The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound.



# DEMOGRAPHICS

POPULATION	1-MILE	5-MILE	10-MILE
2010 Population	2,941	13,105	59,654
2020 Population	3,078	13,924	62,367
2023 Population	3,209	14,219	62,644
2028 Population	3,199	13,913	62,695
<b>HOUSEHOLDS</b>			
2010 Households	1,148	4,681	19,934
2020 Households	1,192	5,116	21,661
2023 Households	1,192	5,060	21,680
2028 Households	1,194	4,985	21,782
<b>OWNER OCCUPIED HOUSING UNITS</b>			
2010 Owner Occupied Housing Units	93.0%	92.6%	82.3%
2020 Owner Occupied Housing Units	0.9%	0.9%	0.8%
2023 Owner Occupied Housing Units	91.1%	91.1%	80.8%
2028 Owner Occupied Housing Units	91.1%	91.2%	80.6%
<b>RENTER OCCUPIED HOUSING UNITS</b>			
2010 Renter Occupied Housing Units	7.1%	7.5%	17.7%
2020 Renter Occupied Housing Units	0.1%	0.1%	0.2%
2023 Renter Occupied Housing Units	9.0%	8.9%	19.2%
2028 Renter Occupied Housing Units	9.0%	8.9%	19.4%
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$175,061</b>	<b>\$165,803</b>	<b>\$126,634</b>


AREA SNAPSHOT



62,644

POPULATION (5-MILE)


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53,231

DAYTIME POPULATION (5-MILE)


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21,680

HOUSEHOLDS (5-MILE)

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\$175,061

AVERAGE HOUSEHOLD INCOME (1-MILE)