



13+ Years Remaining | 2.00% Annual Increases | Corporate Guaranty (75+ Locations)



OFFERING MEMORANDUM
ST. CHARLES, MISSOURI (ST. LOUIS MSA)

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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OFFERING SUMMARY

PROPERTY ADDRESS

o2b Kids!

2041 Bluestone Drive
St Charles, MO 63303

OFFERING SUMMARY	
Price:	\$1,710,000
Cap Rate:	6.65%
Net Operating Income:	\$113,686
Building Square Footage:	5,968 Sq Ft
Year Built Renovated:	1993 2024
Lot Size:	+/- 1.03 Acres
LEASE SUMMARY	
Tenant:	o2b Early Education Holding, Inc.
Guaranty:	Corporate
Lease Commencement:	9/15/2023
Rent Commencement:	4/1/2024
Lease Expiration:	3/31/2039
Lease Term Remaining:	13+ Years
Lease Type:	Triple Net
Structure & Foundation:	Landlord Responsible
Rental Increases:	2.00% Annually
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA				
Year	Start Date	End Date	Annual Rent	Cap Rate
2	4/1/2025	3/31/2026	\$113,686	6.65%
3	4/1/2026	3/31/2027	\$115,960	6.78%
4	4/1/2027	3/31/2028	\$118,279	6.92%
5	4/1/2028	3/31/2029	\$120,644	7.06%
6	4/1/2029	3/31/2030	\$123,057	7.20%
7	4/1/2030	3/31/2031	\$125,519	7.34%
8	4/1/2031	3/31/2032	\$128,029	7.49%
9	4/1/2032	3/31/2033	\$130,589	7.64%
10	4/1/2033	3/31/2034	\$133,201	7.79%
11	4/1/2034	3/31/2035	\$135,865	7.95%
12	4/1/2035	3/31/2036	\$138,583	8.10%
13	4/1/2036	3/31/2037	\$141,354	8.27%
14	4/1/2037	3/31/2038	\$144,181	8.43%
15	4/1/2038	3/31/2039	\$147,065	8.60%
16-20 (Option 1)	4/1/2039	3/31/2044	\$157,359	9.20%
21-25 (Option 2)	4/1/2044	3/31/2049	\$173,738	10.16%
Lease Comments: Annual increases in options				

INVESTMENT HIGHLIGHTS



- **13+ Years Remaining on a 15-Year Lease**
 - O2B Kids! Signed a new 15-year lease at the subject property in 2023.
 - The lease has no day-to-day landlord responsibilities and offers 2.00% annual increases in rent.
 - In addition to the 15-year base lease term, the tenant has two, five-year options to renew with the same rent increase structure annually.
- **Corporate Guaranty from Top 15 Operator in the Country (75+ Locations)**
 - O2B Kids! is one of Top 15 Corporate childcare companies in the country.
 - O2B Kids! currently operates over 75 locations across five states.
- **Spire Capital Invests \$245 Million to Expand O2B Kids!**
 - In 2018, O2B became a portfolio company under Spire Capital Partners, receiving a \$245 million investment to expand its existing school operations, proprietary curriculum and technology management system.
 - Three Spire executives joined O2B's Board of Directors as part of the partnership.
 - Since its inception in 2000, Spire has managed over \$1 billion of committed capital and has completed.
 - 32 platform investments and over 115 add-on acquisitions.
- **Densely Populated Area with Over 160,000 People in 5-Miles**
 - Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents.
 - The metro is expected to see population growth over the next five years, supporting steady household formation with an approximate 20,400 additions.
 - The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun.



WHY BUY A DAYCARE 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



TENANT PROFILE

We exist to help parents grow happy, successful kids. O2B Kids is a place that opens minds, improves self-confidence, develops social skills, and strengthens bodies. O2B Kids helps children discover hidden talents and promotes a passion for discovery. Friendships are developed and life lessons are learned. O2B Kids encourages kids to try new things and teaches a respect for people, property and ideas.

In the year 1992, two best friends, Andy Sherrard and Danny Stevens, embarked on a one-year journey around the world in search of adventure and excitement...and the meaning of life! During their travels, across oceans and continents, the pair discovered that even at the ripe old age of 25 they were living everyday "learning through play." The concept sparked in each of them a deep interest in education...and they excitedly returned home to the swamps of Gainesville, Florida to begin planning the ultimate learning environment for kids.

In 1998, the two dreamers saw their vision realized, with the opening of the very first 34,000-square foot O2B Kids SuperCenter. It was a grand celebration with over 1,000 O2B Kids members discovering the original concept of "learning through play." With the help of generous investors and a dedicated staff, O2B Kids grew...and grew...and grew. We look forward to putting an ever-growing number of children and communities on the path to their very own "...happily ever after."

Company Type: Private
Location: Gainesville, Florida (75+ Locations)
Website: <https://o2bkids.com/>

#14
Top Ranked
Corporate
Operator

\$100M+
2023
Annual Revenue

\$245M+
Spire Capital
Partnership in
2018



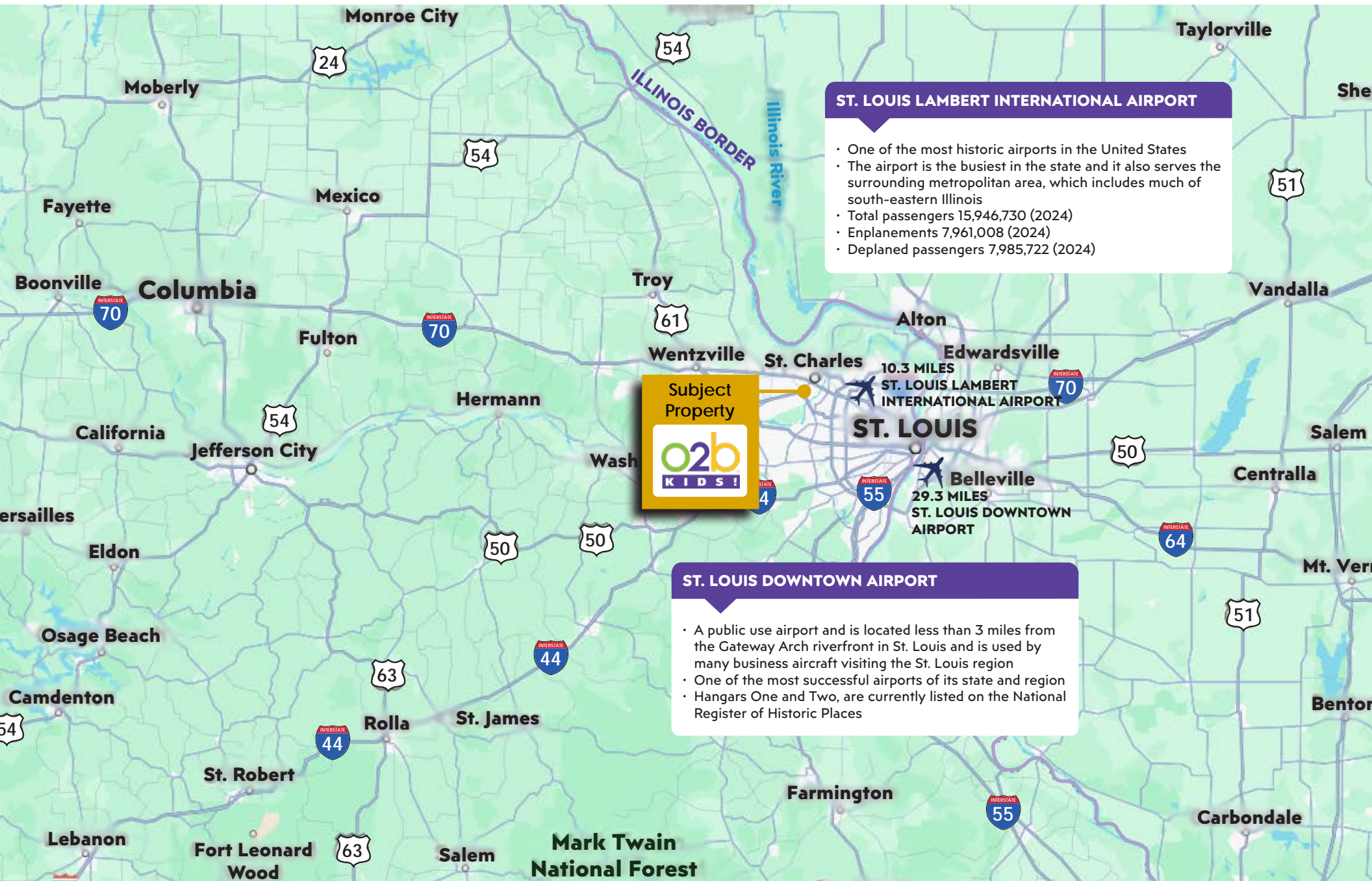
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	32,784	223
8	Premier Early Education	Illinois	25,000	160
9	Endeavor Schools	Florida	22,000	110
10	The Sunshine House	South Carolina	21,000	140
11	Kids and Company, Ltd.	Canada	14,612	159
12	New Horizon Academy	Minnesota	15,673	103
13	Big Blue Marble Academy	Alabama	15,149	83
14	O2B Kids	Florida	14,078	75
15	Early Learning Academies	Virginia	13,294	77
16	Otter Learning	South Carolina	10,500	76
17	The Nest Schools	Florida	9,300	54
18	The Gardner School	Tennessee	7,600	39
19	LLE Educational Group	Virginia	7,000	47
20	Never Grow Up, Inc.	Tennessee	6,613	46

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

ST. CHARLES

- Just west of St. Louis, a river city with a unique historical perspective, beautiful sites, friendly people and a pace just a little slower than that of the big city. St. Charles is the oldest city on the Missouri River.
- Saint Charles, MO grew into a thriving riverfront trading center for a young America.
- A destination for millions of visitors each year, Saint Charles history comes alive to welcome you.
- Explore our historic Main Street, legendary river, lush parks and trails, vibrant casino, delicious restaurants, and bold wineries. Enjoy our incredible line-up of events, festivals, and live music and most of all, soak in our genuine hospitality.
- Historic Main Street has charming shops full of stylish clothing, flavorful spices, unique handmade art, and more. Right nearby is Frenchtown, an antique lover's haven. Numerous antique stores dot the neighborhood where hidden treasures await discovery.
- With its picturesque surroundings, the active and adventurous types can hit the scenic Katy Trail, where a 240-mile-long crushed limestone path weaves its way through Missouri. As the country's longest continuous recreational rail trail, it's the perfect hangout for outdoor enthusiasts.
- The region is also home to many other trails for hiking and biking that include shorter stretches, like the 3.8-mile-long Boschert Greenway, or longer paths like the famous 8.2-mile-long Lewis and Clark Trail, revered among locals as the most scenic hike in metro St. Louis.
- Saint Charles offers unique local cuisine, cozy atmosphere, and fun nightlife. Blaze a trail with some red hot dishes or cool down with an old-fashioned ice cream cone.
- The City of St. Charles is headquarters for Aspect, Our365, RX System, NewCo Enterprises, Patriot Machine, and Client Services and home to the regional offices of Coca Cola Enterprises, Sysco, and American Freightways.

ST. LOUIS

- Known for its iconic Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The city of St. Louis contains around 307,000 citizens and is the only city in the metro with a population of more than 100,000 residents.
- In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2025. St. Louis is also home to the Federal Reserve Bank of St. Louis.
- Many of St. Louis' top attractions include the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera and are located in Forest Park. The park features golf courses and athletic fields.
- The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown.
- Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking.
- There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	10,166	77,612	155,110
2020 Population	10,746	78,720	157,880
2024 Population	10,862	80,344	161,842
2029 Population	11,138	81,872	165,314
HOUSEHOLDS			
2010 Households	4,571	31,425	61,548
2020 Households	4,845	33,271	64,993
2024 Households	5,032	34,518	67,611
2029 Households	5,171	35,431	69,522
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	60.0%	64.7%	71.4%
2020 Owner Occupied Housing Units	59.0%	62.9%	70.2%
2024 Owner Occupied Housing Units	59.0%	62.9%	70.2%
2029 Owner Occupied Housing Units	59.0%	62.8%	70.2%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	33.4%	30.2%	23.8%
2020 Renter Occupied Housing Units	36.0%	32.4%	25.6%
2024 Renter Occupied Housing Units	35.9%	32.4%	25.6%
2029 Renter Occupied Housing Units	36.0%	32.4%	25.6%
AVERAGE HOUSEHOLD INCOME	\$118,205	\$114,553	\$115,002

AREA SNAPSHOT



161,842
POPULATION (5-MILE)



166,925
DAYTIME POPULATION (5-MILE)



1.4%
POPULATION GROWTH (2023-2028)



\$118,205
AVERAGE HOUSEHOLD INCOME (1-MILE)