



Corporate Guaranty (NYSE: KLC) | 15+ Years Remaining | \$136,000+ AHFI in 1-Mile



RENDERED SIGNAGE

OFFERING MEMORANDUM  
TULSA, OKLAHOMA

Marcus & Millichap  
THE SULO GROUP

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### KinderCare

8414 E. 101st Street

Tulsa, OK 74133

## OFFERING SUMMARY

Price: \$5,759,000

Cap Rate: 7.00%

Net Operating Income: \$403,088

Building Square Footage: 15,429 Sq Ft

Year Built | Renovated: 1984 | 2023 | 2025

Lot Size: +/- 3.25 Acres

## LEASE SUMMARY

Tenant: KinderCare Education, LLC

Guaranty: Corporate

Lease Commencement: 6/23/2025

Rent Commencement: 12/20/2025

Lease Expiration: 12/31/2040

Lease Term Remaining: 15+ Years

Lease Type: Triple Net

Structure and Foundation: Landlord Responsible

Rental Increases: 2.00% Annual Increases

Renewal Options: Three, Five-Years

Right of First Refusal: None

## OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1	12/20/2025	12/31/2026	\$403,088	7.00%
2	1/1/2027	12/31/2027	\$411,150	7.14%
3	1/1/2028	12/31/2028	\$419,373	7.28%
4	1/1/2029	12/31/2029	\$427,760	7.43%
5	1/1/2030	12/31/2030	\$436,315	7.58%
6	1/1/2031	12/31/2031	\$445,042	7.73%
7	1/1/2032	12/31/2032	\$453,943	7.88%
8	1/1/2033	12/31/2033	\$463,021	8.04%
9	1/1/2034	12/31/2034	\$472,282	8.20%
10	1/1/2035	12/31/2035	\$481,727	8.36%
11	1/1/2036	12/31/2036	\$491,362	8.53%
12	1/1/2037	12/31/2037	\$501,189	8.70%
13	1/1/2038	12/31/2038	\$511,213	8.88%
14	1/1/2039	12/31/2039	\$521,437	9.05%
15	1/1/2040	12/31/2040	\$531,866	9.24%
16-20 (Option 1)	1/1/2041	12/31/2045	\$542,503	9.42%
21-25 (Option 2)	1/1/2046	12/31/2050	\$598,968	10.40%
26-30 (Option 3)	1/1/2051	12/31/2055	\$661,309	11.48%

# INVESTMENT HIGHLIGHTS

- **Corporate Guaranty (NYSE: KLC) from the #1 Corporate Operator in the Country**
  - KinderCare is the largest private provider of high-quality early childhood education in the US by center capacity with the ability to serve over 200,000 children across its more than 2,400 centers and sites.
  - KinderCare currently operates in over 40 states across the United States.
  - #1 largest childcare brand with \$2.66 billion in 2024 reported annual revenue.
- **KinderCare Completed IPO in October 2024**
  - KinderCare completed its IPO in October 2024, raising approximately \$616M in proceeds and receiving a credit rating upgrade as a result.
  - FY 2024 revenues of \$2.66B, a 5.9% increase over the previous year.
- **15+ Years Remaining with 2.00% Annual Rental Increases**
  - KinderCare signed a brand new, 15-year lease that doesn't expire until 2040.
  - The lease includes 2.00% annual rent increases to hedge inflation and three, five-year tenant option periods.
  - Aside from structure and foundation, the tenant is responsible for all maintenance as well as real estate taxes, insurance, common areas, utilities, etc making this a prime opportunity for out-of-state investors.
- **Over \$152,000,000 Spent on Education and Daycare in a 5-Mile Radius**
  - A strong focus on education and early childhood development can make a city more attractive to businesses and skilled workers, contributing to overall economic growth.
  - Participants in early childhood programs, including Tulsa's universal pre-K program, are more likely to enroll in college and potentially experience higher earnings in adulthood.
- **Affluent (\$136K+ AHHI in 1-Mile) and Dense Marketplace (188K+ People in 5-Miles)**
  - The 2nd largest city in Oklahoma and the 47th most populous in the U.S. at approximately 1 million people, Tulsa, once known as the "oil capital of the world".
  - The market is composed of Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek and Pawnee counties in northeastern Oklahoma, an area commonly referred to as Green Country for its vegetation, hilly terrain and numerous lakes.
  - The city of Tulsa is home to the largest share of residents in the metro, with almost 409,000 inhabitants, solidifying it as the second-largest municipality in the state of Oklahoma.



## 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



# AERIAL OVERVIEW



# TENANT PROFILE

In 1969, the first KinderCare opened its doors in Montgomery, Alabama, to support record numbers of mothers entering the workforce. Over 50 years later, we take pride in providing safe, nurturing care for children of modern working parents so they can pursue their dreams.

Today, KinderCare Learning Companies helps organizations and their employees better integrate work with life as the nation's leading provider of employer-sponsored child care benefits. We've partnered with over 600 organizations to answer their working parents' call for quality child care in the communities where they work and live nationwide.

Explore opportunities across our family of brands—KinderCare® Learning Centers, Champions®, and Crème de la Crème®! We also offer child care solutions that organizations can add to employee benefit packages. And we partner with schools and entire districts to bring extended-day programs to their learning communities, including before- and after-school programs and seasonal break camps.

With over 37,000 teachers and staff across more than 2,400 locations in 40 states and Washington, D.C., there's no limit to what you can achieve here and what we can achieve together. Think competitive, family-friendly benefits, professional development, generous paid time off, and a work-life balance that helps you thrive.

**Company Type:** Public  
**Location:** Lake Oswego, Oregon (2,400+ Locations)  
**Website:** <https://www.kindercare.com/>

**\$2.66B**  
 2024 Total Revenue

**NYSE: KLC**  
 Publicly Traded Company

**2,400+**  
 Locations Globally



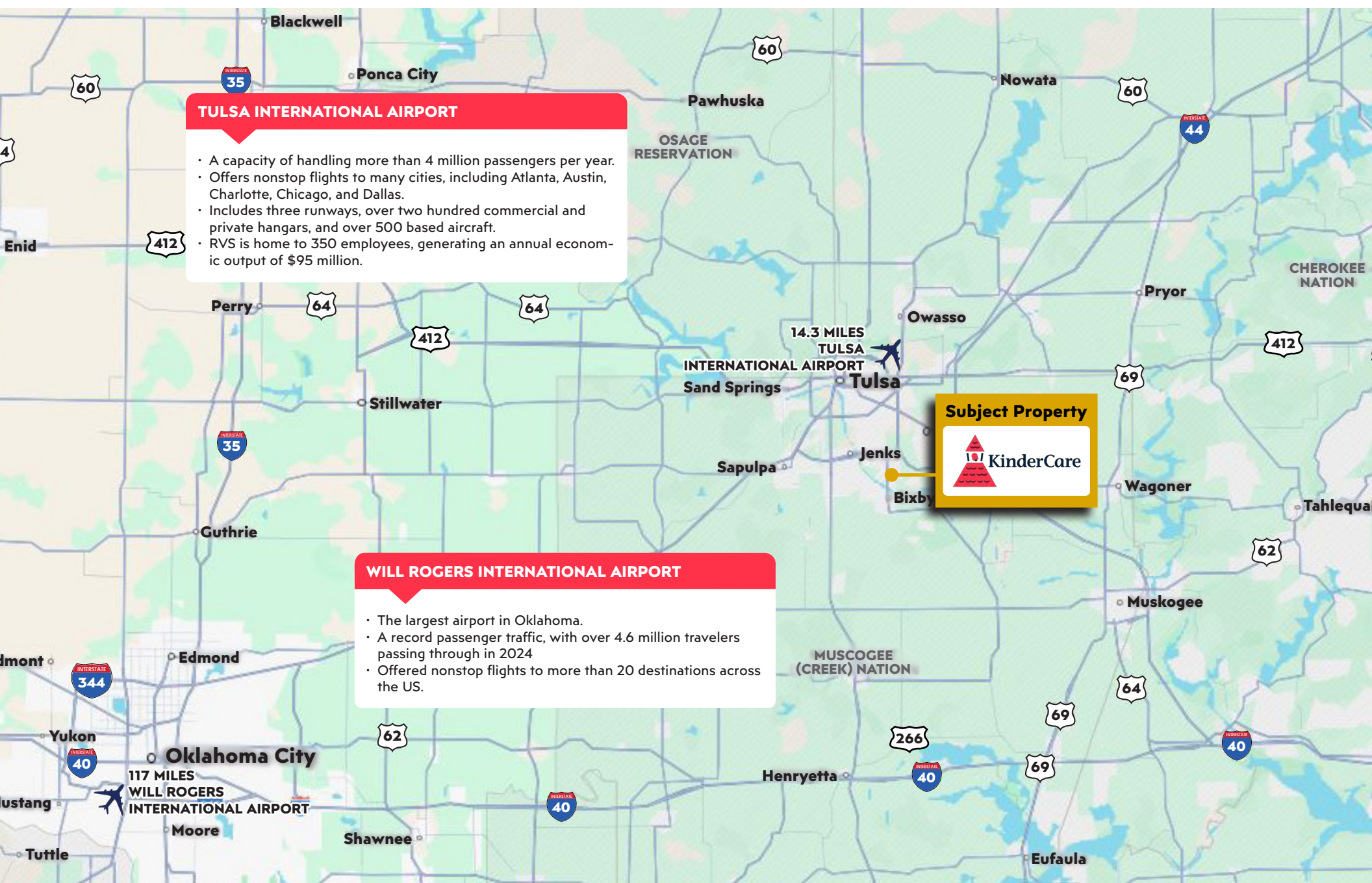
## 2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	<b>KinderCare Learning Centers</b>	<b>Oregon</b>	<b>200,000</b>	<b>2,400</b>
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

Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

\*Data from January 2024 report. \*\*Data from January 2023 report.

## REGIONAL MAP



## AREA OVERVIEW

### TULSA

- The 2nd largest city in Oklahoma and the 47th most populous in the U.S. at approximately 1 million people, Tulsa, once known as the “oil capital of the world”.
- The market is composed of Tulsa, Osage, Okmulgee, Rogers, Wagoner, Creek and Pawnee counties in northeastern Oklahoma, an area commonly referred to as Green Country for its vegetation, hilly terrain and numerous lakes.
- The city of Tulsa is home to the largest share of residents in the metro, with almost 409,000 inhabitants, solidifying it as the second-largest municipality in the state of Oklahoma.
- For many years, petroleum production dominated the economy, which has diversified to include telecommunications, structural metals and aerospace manufacturing, as well as air transportation.
- The Tulsa Port of Catoosa in Rogers County is the state’s largest port, and it connects barge traffic on the Arkansas and Verdigris rivers to ports around the world, via the Mississippi River.
- Tulsa is a place where large, headquartered companies like QuikTrip, BOK Financial Corporation and ONEOK coexist with a thriving and ambitious local scene that defines cultural life in Tulsa by way of an engaging arts community, a culinary utopia and a seemingly endless amount of unique boutiques.
- Tulsa boasts an impressive amount of art deco architecture that goes toe to toe with the largest cities, a half billion-dollar park ranked best in the U.S. that beckons to be explored by all, a rich history of music that inspired a genre named after the city and so much more.
- Tulsa has gone ‘from boom town to zoom town’ and is a frontrunner of the new remote worker hubs popping up across the States. The city even offers remote workers \$10k to relocate to Tulsa.
- Catch a show at the award-winning BOK Center or historic Cain’s Ballroom, or tour one of our music-centric attractions like the legendary Church Studio. Uncover music history, Tulsa history and more at one of our many area museums—or take a trip down memory lane, also known as Route 66.
- Tulsa has outdoor offerings for everyone. Kick back in a lounge chair alongside Peggy’s Pond while the kiddos play the day away at the Gathering Place or breathe in the crisp air during an early morning hike at Turkey Mountain Urban Wilderness just a 10-minute drive from downtown.

### ECONOMY

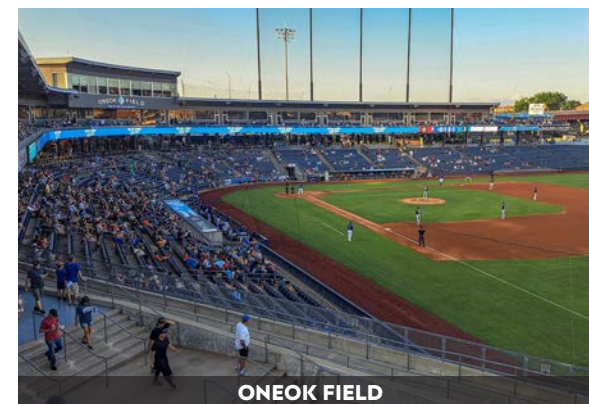
- For many years, petroleum production dominated the economy, which has diversified to include telecommunications, structural metals and aerospace manufacturing, as well as air transportation.
- Other major companies — aside from the three Fortune 500 firms headquartered in Tulsa — include QuikTrip, IC of Oklahoma, LLC, which is one of the largest school bus manufacturers, Verizon and Public Service Company of Oklahoma, the local utility.
- The Tulsa Port of Catoosa in Rogers County is the state’s largest port, and it connects barge traffic on the Arkansas and Verdigris rivers to ports around the world, via the Mississippi River.



OKLAHOMA STATE UNIVERSITY-TULSA



TULSA BOTANIC GARDEN




ONEOK FIELD


# DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	9,310	64,946	159,286
2020 Population	10,154	75,397	183,947
2024 Population	10,156	76,463	188,737
2029 Population	10,173	77,528	192,661
HOUSEHOLDS			
2010 Households	3,543	25,707	63,354
2020 Households	3,845	30,094	72,586
2024 Households	3,881	30,841	75,094
2029 Households	3,908	31,390	76,926
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	73.7%	66.1%	63.5%
2020 Owner Occupied Housing Units	72.2%	62.5%	60.2%
2024 Owner Occupied Housing Units	71.6%	62.3%	60.3%
2029 Owner Occupied Housing Units	71.4%	62.3%	60.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	21.8%	28.7%	29.7%
2020 Renter Occupied Housing Units	23.4%	31.5%	33.0%
2024 Renter Occupied Housing Units	23.9%	31.7%	32.9%
2029 Renter Occupied Housing Units	24.1%	31.6%	32.7%
AVERAGE HOUSEHOLD INCOME	\$136,989	\$131,352	\$115,655


AREA SNAPSHOT




**188,737**  
POPULATION (5-MILE)



**194,622**  
DAYTIME POPULATION (5-MILE)



**3.4%**  
POPULATION GROWTH (2023-2028)



**\$136,989**  
AVERAGE HOUSEHOLD INCOME (1-MILE)