THE LEARNING GROVE ACADEMY

Corporate Guaranty (160+ Locations) | 10+ Years Remaining | $146,000+ AHHI in 1, 3 & 5-Miles

OFFERING MEMORANDUM

SUGAR HILL, GEORGIA (ATLANTA MSA)

Marcus & Millichap
THE SULO GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

The Learning Grove Academy
6007 Suwanee Dam Road
Sugar Hill, GA 30518

OFFERING SUMMARY	
Price:	$2,991,000
Cap Rate:	6.75%
Net Operating Income:	$201,874
Building Square Footage:	9,329 Sq Ft
Year Built | Renovated:	2008 | 2021
Lot Size:	+/- 1.62 Acres

LEASE SUMMARY	
Tenant:	Premier Early Childhood Education Partners
Guaranty:	Corporate
Lease Commencement:	7/8/2021
Rent Commencement:	8/1/2021
Lease Expiration:	7/31/2036
Lease Term Remaining:	10+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	2.00% Annual Increases
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
5	8/1/2025	7/31/2026	$201,874	6.75%
6	8/1/2026	7/31/2027	$205,911	6.88%
7	8/1/2027	7/31/2028	$210,030	7.02%
8	8/1/2028	7/31/2029	$214,230	7.16%
9	8/1/2029	7/31/2030	$218,515	7.31%
10	8/1/2030	7/31/2031	$222,885	7.45%
11	8/1/2031	7/31/2032	$227,343	7.60%
12	8/1/2032	7/31/2033	$231,890	7.75%
13	8/1/2033	7/31/2034	$236,528	7.91%
14	8/1/2034	7/31/2035	$241,258	8.07%
15	8/1/2035	7/31/2036	$246,083	8.23%
16-20 **(Option 1)**	8/1/2036	7/31/2041	$251,005	8.39%
21-25 **(Option 2)**	8/1/2041	7/31/2046	$277,129	9.27%

INVESTMENT HIGHLIGHTS

- **10+ Years Remaining with 2.00% Annual Increases in Rent**
  - Premier Early Childhood Education is 4+ years into a 15-year lease, offering long-term cash flow through September 2036 with two, five-year extension options immediately following the Base Term.
  - The lease is absolute net in nature, leaving the Landlord zero obligations with Tenant responsible for all maintenance, repair and replacement of the to the property.
  - 2.00% annual rental increases provide contractual rent growth for the remainder of the base lease term and the two, five-year option periods.

- **Corporate Guaranty from Top 10 Operator in the Country (160+ Locations)**
  - Premier Early Childhood Education is a Top 10 Corporate childcare companies in the country.
  - Premier Early Childhood Education currently operates over 160 locations across seven states.
  - 8th largest childcare brand by number of locations with $215 million in 2024 reported annual revenue.

- **North Atlanta MSA**
  - Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
  - With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.0 million people. Over the next five years the region is expected to add approximately 316,000 residents.
  - The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in downtown Atlanta.

- **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.

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.

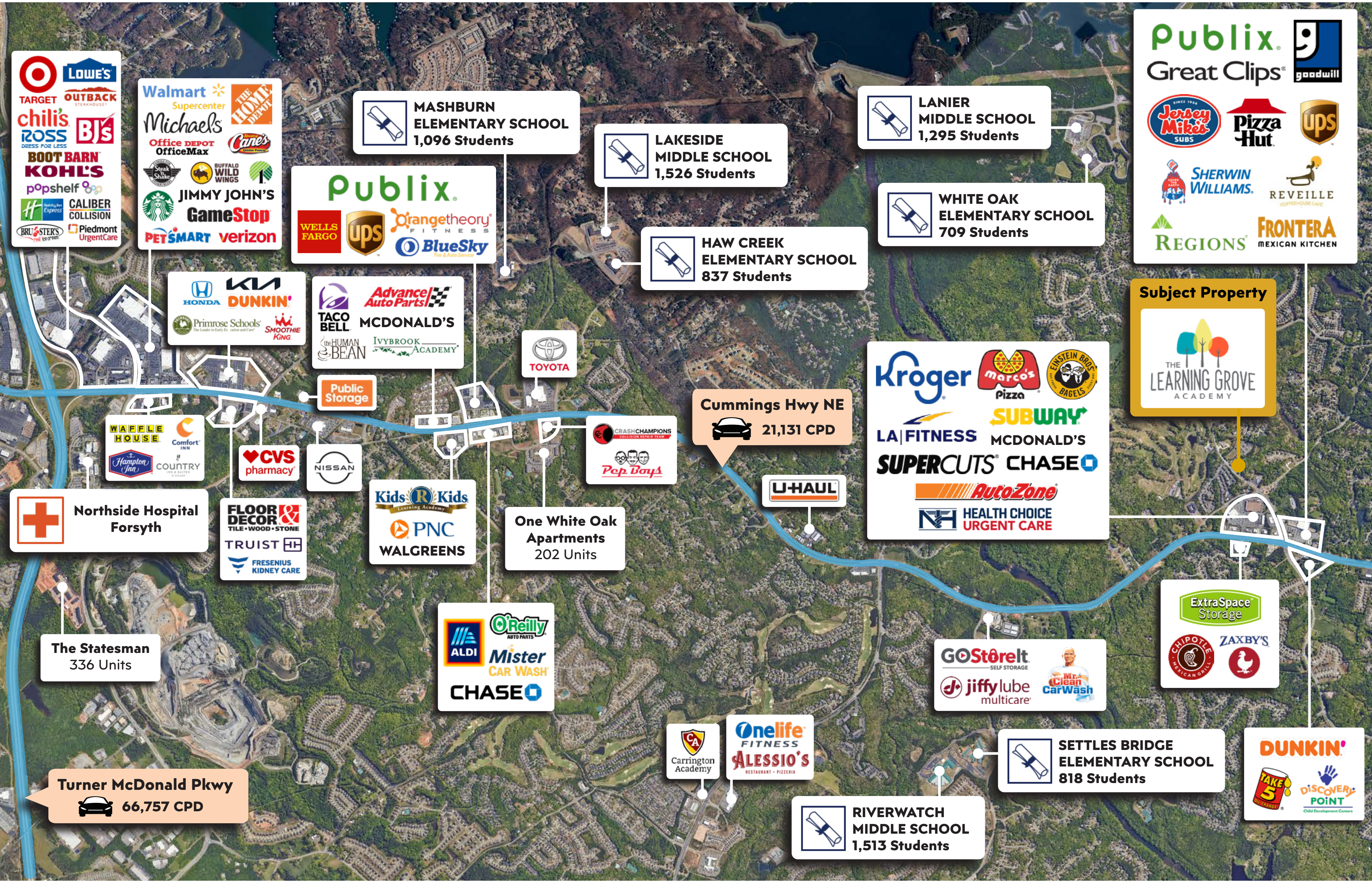
4.18%
Annual Growth
Expected Growth Rate from 2023 to 2030

$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

DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	5,040
3-Mile Radius	52,098
5-Mile Radius	130,337

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	$146,509
3-Mile Radius	$150,076
5-Mile Radius	$159,269

TENANT PROFILE

Premier Early Childhood Education Partners is a private equity-backed company that partners with and acquires high-quality, independently owned early childhood education centers to provide them with resources and support, such as enhanced employee benefits, operational assistance, and growth opportunities, while allowing them to maintain their local identity and culture.

Their mission is to improve the lives of children, parents, and staff by providing safe, fun, curriculum-focused early education in a collaborative and child-focused environment.

They believe in:
Simplifying and improving the lives of working parents and their children; Partnering with centers that believe in delivering exceptional education and care to the earliest learners; Helping owners seamlessly transition to the next phase in their lives.

As part of the investment portfolio of Tyree & D'Angelo Partners, a private equity investment firm that focuses on control investment opportunities in the lower middle market, we are growing through a combination of acquisitions, partnerships, and new locations.

Company Type:	Private
Location:	Chicago, Illinois (160+ locations)
Website:	https://premierearlychildhood.com/

$215M+
2024 Revenue

25,000+
Capacity to Serve

1,200+
Staff Members

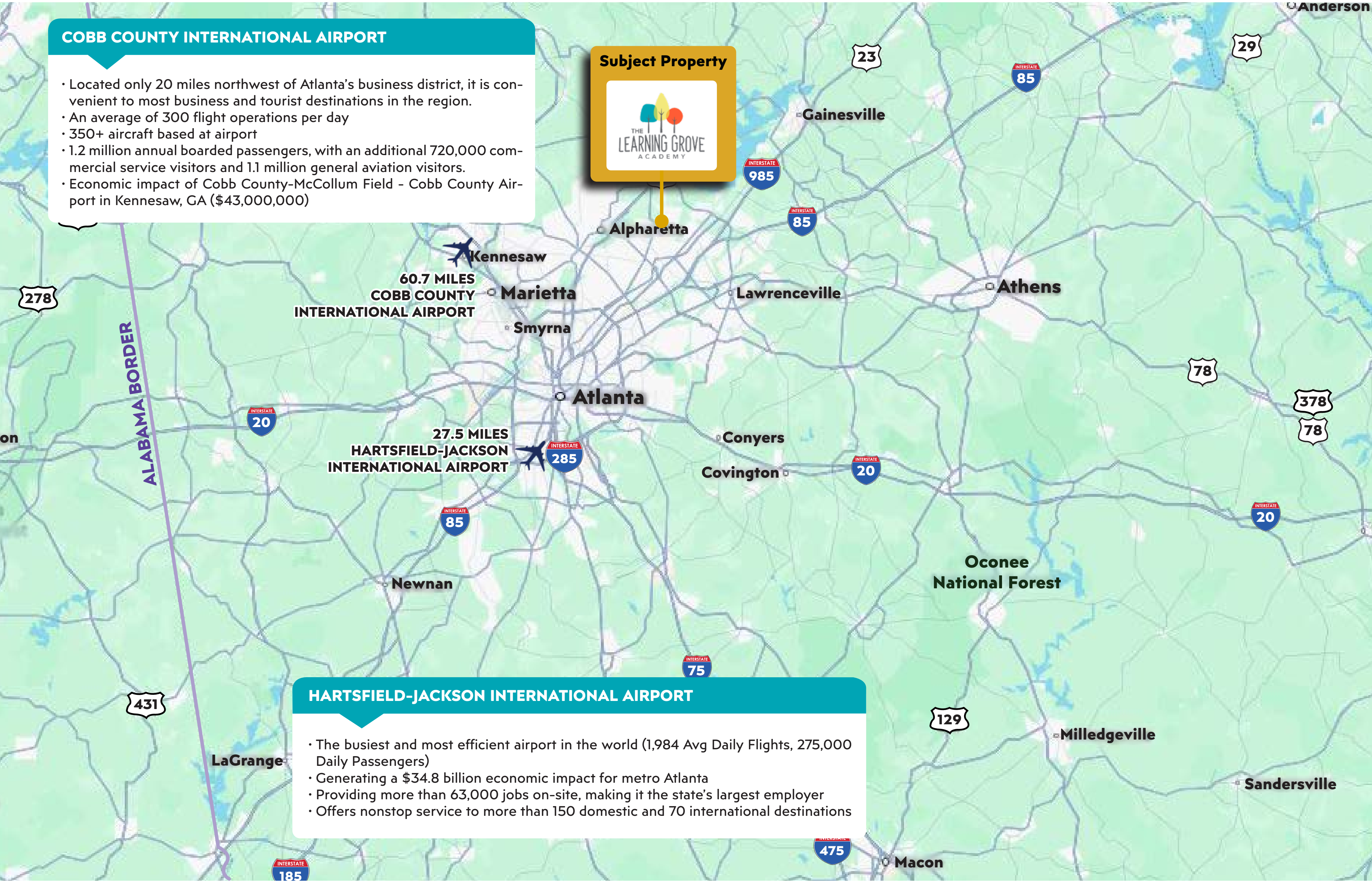
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	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

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.

PROPERTY PHOTOS

REGIONAL MAP



COBB COUNTY INTERNATIONAL AIRPORT

- Located only 20 miles northwest of Atlanta's business district, it is convenient to most business and tourist destinations in the region.
- An average of 300 flight operations per day
- 350+ aircraft based at airport
- 1.2 million annual boarded passengers, with an additional 720,000 commercial service visitors and 1.1 million general aviation visitors.
- Economic impact of Cobb County-McCollum Field - Cobb County Airport in Kennesaw, GA ($43,000,000)

HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

- The busiest and most efficient airport in the world (1,984 Avg Daily Flights, 275,000 Daily Passengers)
- Generating a $34.8 billion economic impact for metro Atlanta
- Providing more than 63,000 jobs on-site, making it the state's largest employer
- Offers nonstop service to more than 150 domestic and 70 international destinations

AREA OVERVIEW

SUGAR HILL

- One of the best places to live in Georgia. Living in Sugar Hill offers residents a rural feel and most residents own their homes.
- Considered one of the premier communities in metro Atlanta, Sugar Hill is mere minutes away from Lake Sidney Lanier and the North Georgia Mountains.
- One glance down West Broad St., downtown's main street, and you'll find a week's worth of activities and exploration.
- Exercise at the E Center's community gym, rock out to a sold-out concert in The Bowl, or attend $2 movies for Summer Break Bash and a Players Guild show at the Eagle Theatre.


BLISS WOODS FOREST PRESERVE

ATLANTA

- The Atlanta metro encompasses 29 counties in northwestern Georgia. The region now has a population of roughly 6.0 million people.
- Over the next five years the region is expected to add approximately 316,000 residents. The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in Downtown Atlanta.
- In 2024, the metro will remain among the top markets nationally for commercial construction. The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities, enticing residents back into the city and providing options for people moving to the metro.
- Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta, while Truist Park has prompted new development northwest of downtown Atlanta.
- The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities.
- More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.


LAKE LANIER

ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- A business-friendly environment has translated to a rapidly growing economy as the pandemic has subsided, with the employment base 6.1 percent ahead of the year-end 2019 mark at the beginning of 2024.


GEORGIA GWINNETT COLLEGE

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	3,074	40,004	94,906
2020 Population	4,977	50,725	124,979
2024 Population	5,040	52,098	130,337
2029 Population	5,142	53,980	136,523
HOUSEHOLDS			
2010 Households	1,063	12,840	31,379
2020 Households	1,546	15,882	39,995
2024 Households	1,599	16,703	42,807
2029 Households	1,639	17,304	44,857
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.0%	81.1%	78.5%
2020 Owner Occupied Housing Units	87.3%	78.7%	79.2%
2024 Owner Occupied Housing Units	87.8%	79.3%	79.8%
2029 Owner Occupied Housing Units	88.0%	79.4%	79.8%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	9.0%	13.3%	14.9%
2020 Renter Occupied Housing Units	10.3%	17.7%	16.8%
2024 Renter Occupied Housing Units	9.7%	17.1%	16.2%
2029 Renter Occupied Housing Units	9.6%	17.1%	16.1%
AVERAGE HOUSEHOLD INCOME	**$146,509**	**$150,076**	**$159,269**

AREA SNAPSHOT

130,337
POPULATION (5-MILE)

106,573
DAYTIME POPULATION (5-MILE)

4.9%
POPULATION GROWTH (2023-2028)

$146,509
AVERAGE HOUSEHOLD INCOME (1-MILE)

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