

TUTOR TIME

EARLY CHILDHOOD EDUCATION CENTER

25+ Year Operating History | Extremely Low Rent/SF - \$19.74 | \$102,000+ AHHI in a 1, 3 & 5-Mile Radius



OFFERING MEMORANDUM
WICHITA, KANSAS

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THE SULO GROUP

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OFFERING SUMMARY

PROPERTY ADDRESS

Tutor Time

10710 W. Maple St.

Wichita, KS 67209

OFFERING SUMMARY

Price: \$2,668,000

Cap Rate: 7.40%

Net Operating Income: \$197,377

Building Square Footage: 10,000 Sq Ft

Year Built: 1999

Lot Size: +/- 0.94 Acres

LEASE SUMMARY

Tenant: Tutor Time Learning Centers, LLC

Guaranty: Corporate

Lease Commencement: 10/3/1998

Rent Commencement: 5/1/2021

Lease Expiration: 4/30/2028

Lease Term Remaining: 3+ Years

Lease Type: Triple Net

Structure and Foundation: Landlord Responsible

Rental Increases: 5.00% Every 5 Years

Renewal Options: Two, Five-Year

Right of First Refusal: 30 Days

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-7	5/1/2021	4/30/2028	\$197,377	7.40%
8-12 (Option 1)	5/1/2028	4/30/2033	\$207,246	7.77%
13-17 (Option 2)	5/1/2033	4/30/2038	\$217,608	8.16%

INVESTMENT HIGHLIGHTS

- **Long-Term Commitment to Location - 25+ Year Operating History**
 - Tutor Time has occupied the property since 1999 and has renewed their lease multiple times.
 - The tenant most recently renewed their lease for a period of seven years in 2021.
 - Tutor Time has a modest occupancy cost with rents of only \$19.74 per square foot.
- **Learning Care Group – 2nd Largest Corporate Operator in the Country**
 - Learning Care Group is the 2nd Largest Corporate Operator in the country, only behind Kinder-Care.
 - Learning Care Group currently operates over 1,100 locations across forty states.
 - Learning Care Group serves over 165,000 children nationwide.
- **Wichita, KS - Most Populated City in the State of Kansas**
 - There is a population density of 107,513 with an average household income of \$105,000+ within a 5-mile radius of the subject property.
 - There are 12+ middle schools and high schools located within a 3-mile radius of the subject property.
 - Wichita is a growing market and is expected to a population of 750,000+ by the year 2040 according to Wichita State University's Center for Economic Development & Business Research.
- **Demand for Child Care Remains Extremely Strong**
 - The US 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 United States is very high. As per the cost of care survey facilitated by the United States Department of Health and Human Services, the expenditure on these services reached up to 7% of household income in 2021.
 - Families in the United States are willing to spend more on child care services, indicating the high service demand in the US.



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

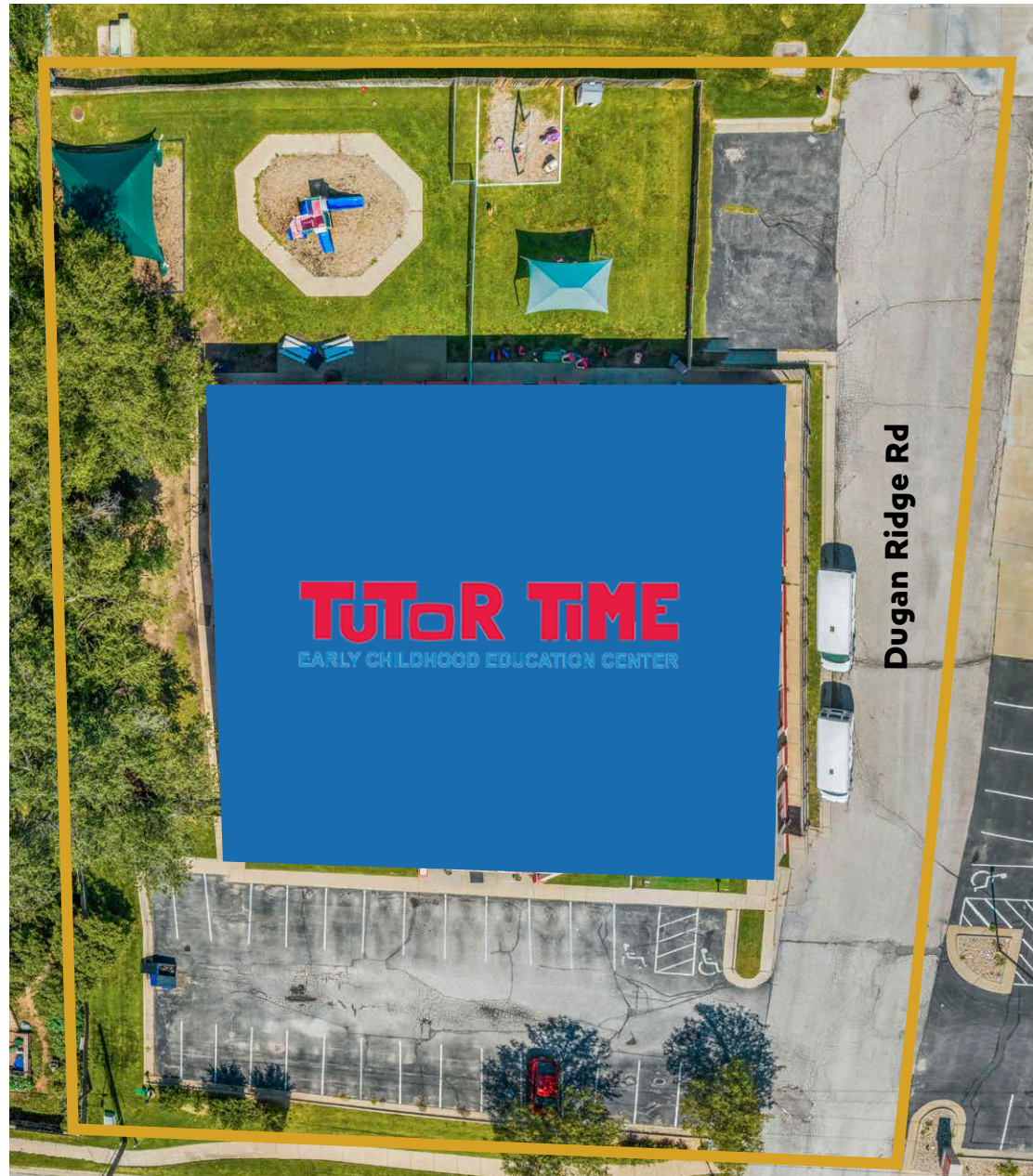
Expected to Grow to
\$83.6B by 2030



47%
Market
Share

U.S. ECE Segment
in 2022

SITE PLAN



AERIAL OVERVIEW



TENANT PROFILE

With more than 55 years of experience, we pride ourselves on being a trusted, supportive, reliable provider of early education and child care. Our top priority is keeping children safe, healthy, and learning in clean, secure environments across 1,110+ schools and 11 unique brands in 40 states, Washington, D.C., and internationally. Our 24k+ educators can support more than 165k children.

Learning Care Group, Incorporated is the second-largest for-profit child care provider in North America and a leader in early education. Our programs are designed for children aged six weeks to 12 years. Across our seven unique brands, we're committed to creating state-of-the-art facilities with the latest technology and expert-driven curricula created by our own education team.

Here, teachers get to know children so they can plan personalized learning experiences that help develop academic skills (literacy, math, etc.) and life skills (communicating, making friends, etc.) Then, we share children's progress with families through portfolios and conferences.

Company Type: Private
Location: Novi, Michigan (1,110+ Locations)
Website: <https://www.learningcaregroup.com>

1,100+

Locations
Nationwide

#2

Top Ranked
Corporate Operator

165,000+

Children
Served



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

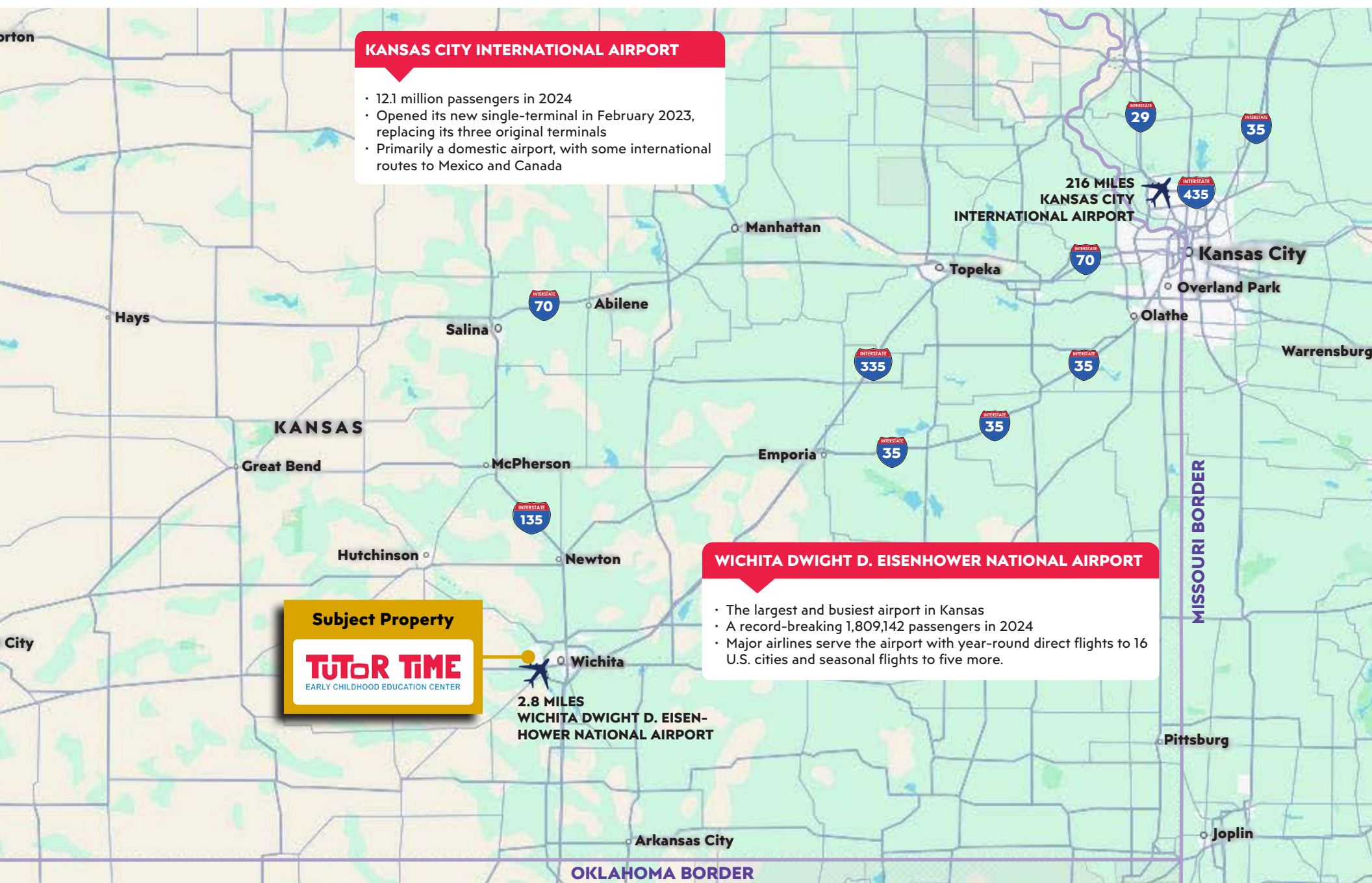
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

WICHITA

- Wichita is the largest city and county seat of Sedgwick County, Kansas, and is known as the “Air Capital” due to its prominent aviation industry.
- It's the financial, cultural, and commercial hub for the state, featuring attractions like the Sedgwick County Zoo and Exploration Place, and serves as the birthplace of the Pizza Hut chain.
- From amazing wildlife experiences and animal encounters to museums and galleries showcasing local art and history, dive into the Heart of the Country, where you'll find fun for all.
- Sedgwick County Zoo is the most visited outdoor attraction in Kansas and is one of the largest in the U.S.
- Wichita State University is the third-largest university in Kansas.
- The Old Town district features historic brick buildings converted into restaurants, shops, and entertainment venues.
- The Wichita Art Museum houses an impressive collection of American art, including works by Mary Cassatt, Kehinde Wiley, and Edward Hopper.
- The Wichita Riverwalk is a scenic path along the Arkansas River for walking, jogging, and biking.
- Wichita boasts a diverse culinary scene with a variety of international cuisines. The annual Wichita Asian Festival celebrates Asian culture with food, performances, and exhibits.
- Wichita is home to several craft breweries, including Central Standard Brewing and Wichita Brewing Company.
- INTRUST Bank Arena is a multi-purpose venue in downtown Wichita for concerts, sports, and conventions.
- The Wichita Thunder is a professional ice hockey team based in the city.
- Wichita is a hub for professional bowlers, thanks to its top-tier bowling centers, prestigious Wichita State bowling program, and rich history of hosting and producing elite bowlers.

ECONOMY

- Aviation is an integral part of the economy, with Learjet, Textron Aviation and others providing a notable personnel count.
- Several telecommunications firms have established bases of operations in the market, including T-Mobile and Cox Communications, Inc.
- The local health care sector is represented by Ascension Via Christi, Wesley Healthcare and Robert J. Dole VA Medical Center, which together employ over 9,000 workers



WICHITA STATE UNIVERSITY



SEDGWICK COUNTY ZOO



BOTANICA, THE WICHITA GARDENS

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	7,462	58,917	101,373
2020 Population	7,437	61,525	107,189
2024 Population	7,364	61,387	107,513
2029 Population	7,410	62,156	108,969
HOUSEHOLDS			
2010 Households	2,946	22,864	38,983
2020 Households	2,931	24,248	41,875
2024 Households	2,977	24,796	43,003
2029 Households	3,010	25,198	43,827
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	81.4%	71.6%	69.9%
2020 Owner Occupied Housing Units	77.2%	69.4%	67.1%
2024 Owner Occupied Housing Units	77.5%	69.8%	67.6%
2029 Owner Occupied Housing Units	77.6%	70.0%	67.8%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	16.1%	23.8%	24.8%
2020 Renter Occupied Housing Units	18.0%	26.0%	27.7%
2024 Renter Occupied Housing Units	17.7%	25.6%	27.3%
2029 Renter Occupied Housing Units	17.6%	25.4%	27.1%
AVERAGE HOUSEHOLD INCOME	\$102,432	\$106,780	\$105,015

AREA SNAPSHOT



107,513
POPULATION (5-MILE)



109,359
DAYTIME POPULATION (5-MILE)



1.6%
POPULATION GROWTH (2023-2028)



\$102,432
AVERAGE HOUSEHOLD INCOME (1-MILE)