

The Children's Courtyard™

Corporate Guaranty from Learning Care Group (1,100+ Locations) | 10+ Years Remaining | AHHI Exceeds \$126,000 in 1-Miles



OFFERING MEMORANDUM

CARTHAGE, NORTH CAROLINA (FAYETTEVILLE MSA)

Marcus & Millichap
THE SULO GROUP

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OFFERING SUMMARY

PROPERTY ADDRESS

The Children's Courtyard

195 Olivetree Ln
Carthage, NC 28327

OFFERING SUMMARY

Price:	\$1,937,143
Cap Rate:	7.00%
Net Operating Income:	\$135,600
Building Square Footage:	14,037 Sq Ft
Year Built:	2021
Lot Size:	+/- 1.48 Acres

LEASE SUMMARY

Tenant:	The Children's Courtyard, Inc.
Guaranty:	Corporate
Rent Commencement:	12/1/2021
Lease Expiration:	11/30/2036
Lease Term Remaining:	10+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	7.50% Increase Every 5 Years
Renewal Options:	Three, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	12/1/2021	11/30/2026	\$135,600	7.00%
6-10	12/1/2026	11/30/2031	\$145,770	7.52%
11-15	12/1/2031	11/30/2036	\$156,703	8.09%
16-20 (Option 1)	12/1/2036	11/30/2041	\$168,455	8.69%
21-25 (Option 2)	12/1/2041	11/30/2046	\$181,090	9.34%
26-30 (Option 3)	12/1/2046	11/30/2051	\$194,671	10.04%

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from #2 Largest Corporate Operator in the Country**
 - Learning Care Group is the 2nd Largest Corporate Operator in the country, only behind KinderCare.
 - Learning Care Group currently operates over 1,100 locations across forty states.
 - Learning Care Group serves over 165,000 children nationwide.
- **10+ Years Remaining | Absolute NNN Lease**
 - The Learning Care Group corporately guaranteed lease, has over 10 years remaining with three, five-year options to extend.
 - The lease features 7.50% rental increases every 5 years and continuing into the option periods, growing NOI and hedging against inflation.
 - The lease features zero landlord responsibilities, allowing for a passive investment for a new landlord.
- **Fayetteville MSA – 60 Miles South of Raleigh**
 - Located approximately 60 miles south of Raleigh
 - Fort Bragg, formally known as Fort Liberty, is one of the largest military bases in the United States and thus plays a central role in supporting the area's economy.
 - Fayetteville offers visitors and residents the advantage of low housing costs, along with a variety of recreational activities.
- **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



Airport Rd
3,173 CPD

State Hwy 22
6,848 CPD

Mulligan's Creamery

ROAST
WISCO TACO
FOXTROT
FOOD, FUN & COCKTAILS

Marc's
Pizza

KUMON

ACE
Hardware

DOLLAR GENERAL

Starbucks

MCDONALD'S

DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	902
3-Mile Radius	18,351
5-Mile Radius	41,318

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$126,671
3-Mile Radius	\$131,364
5-Mile Radius	\$125,085

Subject Property
The Children's
Court yard®

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



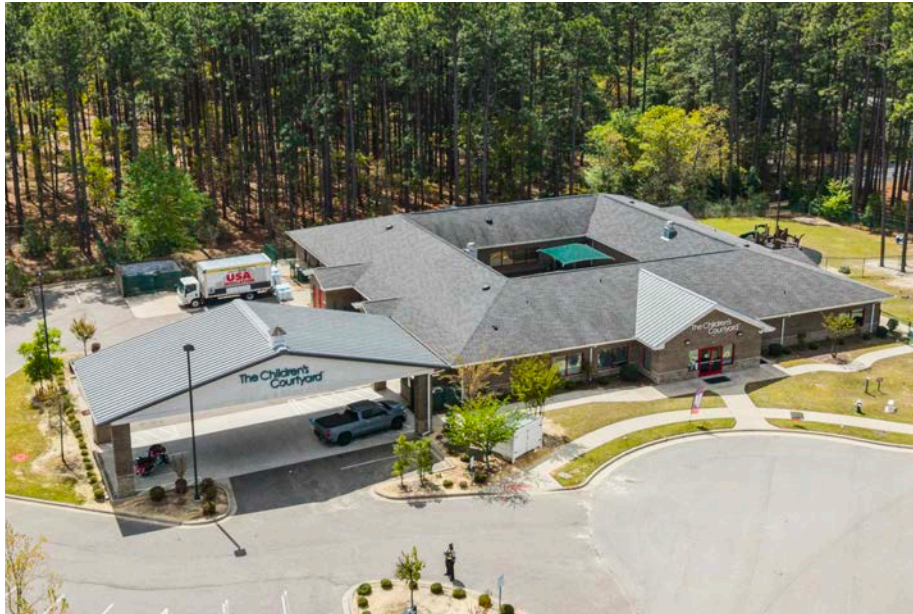
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	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

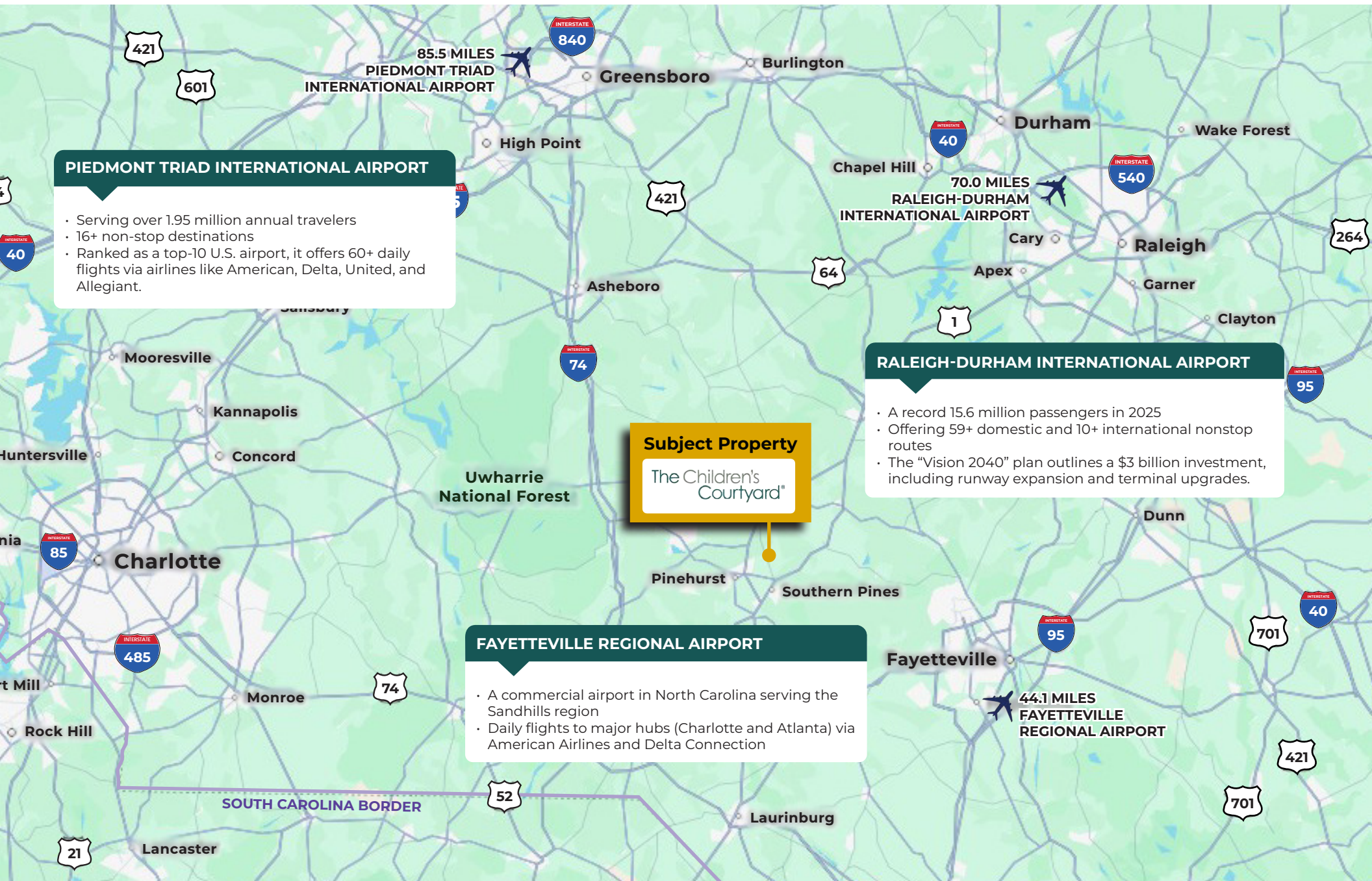
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

PROPERTY PHOTOS



REGIONAL MAP



PIEDMONT TRIAD INTERNATIONAL AIRPORT

- Serving over 1.95 million annual travelers
- 16+ non-stop destinations
- Ranked as a top-10 U.S. airport, it offers 60+ daily flights via airlines like American, Delta, United, and Allegiant.

RALEIGH-DURHAM INTERNATIONAL AIRPORT

- A record 15.6 million passengers in 2025
- Offering 59+ domestic and 10+ international nonstop routes
- The "Vision 2040" plan outlines a \$3 billion investment, including runway expansion and terminal upgrades.

FAYETTEVILLE REGIONAL AIRPORT

- A commercial airport in North Carolina serving the Sandhills region
- Daily flights to major hubs (Charlotte and Atlanta) via American Airlines and Delta Connection

Subject Property
The Children's
Court yard™

AREA OVERVIEW

CARTHAGE

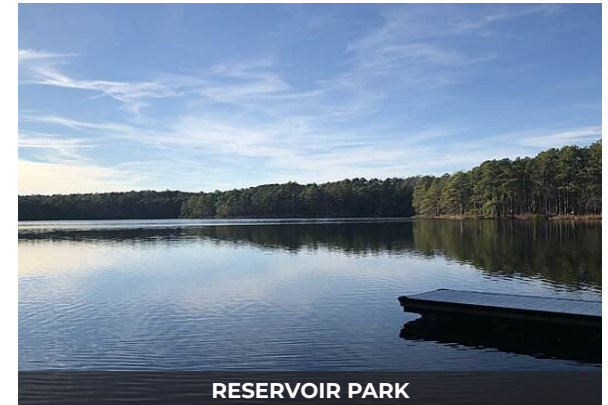
- Carthage is the county seat of the southern Piedmont's Moore County. People come here to take care of important matters.
- Offers a tranquil, tight-knit community feel, with popular spots including Hillcrest Park and local eateries.
- Just a scant 15 miles to the south is Southern Pines, with its first-run movies, restored train station, boutiques, and restaurants with glittering, gold signage and a clientele to back it all up.
- Carthage was home to one of the largest buggy manufacturers in the nation from the mid-1800s to the early 1900s. Each year, the town celebrates that history with a festival that draws about 20,000 people.
- Features over 50 pre-Civil War buildings, including the historic courthouse and various architectural styles like Queen Anne and Greek Revival.
- Known for a mixture of charming cottages, new developments, and a relatively affordable cost of living compared to nearby areas.

FAYETTEVILLE

- Located approximately 60 miles south of Raleigh
- Fort Bragg, formally known as Fort Liberty, is one of the largest military bases in the United States and thus plays a central role in supporting the area's economy.
- Fayetteville offers visitors and residents the advantage of low housing costs, along with a variety of recreational activities.
- The area also benefits from strong transportation, including a regional airport, bus services, and a passenger rail system offering northbound and southbound routes to destinations along the east coast.
- The area has several colleges and universities, including Methodist University, Fayetteville State University and Fayetteville Technical Community College.

ECONOMY

- Fort Bragg is the major driver of the metro's economy. The base has approximately 52,000 troops and employs more than 14,000 civilians and contractors.
- Manufacturing has a strong presence in Fayetteville, accounting for the employment of thousands of workers. The Goodyear Tire & Rubber Company, Eaton Corporation and MANN+HUMMEL are just a few of these companies.
- The metro also has a vibrant medical sector. Cape Fear Valley Health System is one of the largest employers; other major hospitals include the Womack Army Medical Center and Fayetteville VA Medical Center.



RESERVOIR PARK



FOREST CREEK NORTH COURSE




FAYETTEVILLE STATE UNIVERSITY

DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	609	12,142	30,069
2020 Population	822	16,567	37,236
2024 Population	902	18,351	41,318
2029 Population	908	19,137	43,206
HOUSEHOLDS			
2010 Households	348	5,444	13,911
2020 Households	459	7,065	16,642
2024 Households	485	7,736	18,367
2029 Households	499	8,088	19,271
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	69.2%	66.9%	59.2%
2020 Owner Occupied Housing Units	50.3%	67.2%	60.9%
2024 Owner Occupied Housing Units	51.1%	67.2%	60.9%
2029 Owner Occupied Housing Units	51.4%	67.2%	60.9%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	12.6%	18.0%	26.0%
2020 Renter Occupied Housing Units	36.5%	21.6%	26.4%
2024 Renter Occupied Housing Units	35.8%	21.6%	26.2%
2029 Renter Occupied Housing Units	35.6%	21.7%	26.2%
AVERAGE HOUSEHOLD INCOME	\$126,671	\$131,364	\$125,085

AREA SNAPSHOT




41,318

POPULATION (5-MILE)




56,016

DAYTIME POPULATION (5-MILE)



1.2%

POPULATION GROWTH (2024-2029)



\$126,671

AVERAGE HOUSEHOLD INCOME (1-MILE)