



Brand New 2025 Construction | 14+ Years Remaining | #2 Corporate Operator in the Country



OFFERING MEMORANDUM

ALBERTVILLE, MINNESOTA (MINNEAPOLIS MSA)

Marcus & Millichap
THE SULO GROUP

Exclusively Listed by:

Dominic Sulo

Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Broker of Record:

Jon Ruzicka
Minneapolis, MN
License: 40583288

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

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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

Everbrook Academy

6869 Laketowne Place NE

Albertville, MN 55301

OFFERING SUMMARY

Price:	\$6,200,000
Cap Rate:	7.00%
Net Operating Income:	\$434,000
Building Square Footage:	11,720 Sq Ft
Year Built:	2025
Lot Size:	+/- 2.26 Acres

LEASE SUMMARY

Tenant:	Everbrook Academy, LLC
Guaranty:	Corporate
Lease Commencement:	6/21/2024
Rent Commencement:	6/15/2025
Lease Expiration:	6/30/2040
Lease Term Remaining:	14+ Years
Lease Type:	Modified Triple Net
Structure and Foundation:	Landlord 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	6/15/2025	6/30/2030	\$434,000	7.00%
6-10	7/1/2030	6/30/2035	\$466,550	7.53%
11-15	7/1/2035	6/30/2040	\$501,541	8.09%
16-20 (Option 1)	7/1/2040	6/30/2045	\$539,157	8.70%
21-25 (Option 2)	7/1/2045	6/30/2050	\$579,594	9.35%
26-30 (Option 3)	7/1/2050	6/30/2055	\$623,063	10.05%

Notes: Landlord is responsible for repair and replacement of structural components of the roof and building, including foundation, load-bearing walls, and utility lines up to the point of entry. Tenant is responsible for maintenance and repair of the roof membrane and HVAC, but not replacement (unless damage is due to Tenant's negligence or misuse). The roof membrane and HVAC systems are new and include active warranties.

INVESTMENT HIGHLIGHTS

- **Corporate Guaranty from the #2 Corporate Operator in the Country**
 - Learning Care Group (LCG) is officially recognized as the second-largest for-profit early childhood education and care provider in North America.
 - The company operates over 1,150 schools across the United States. Its network spans across 40 states and Washington, D.C.
 - LCG has the collective capacity to care for and educate over 165,000 children daily, ranging in age from 6 weeks to 12 years old.
 - Unlike some competitors that operate under a single name, LCG achieves its massive scale by maintaining a diverse portfolio of 11 unique brand identities. This multi-brand approach allows them to target various market segments, educational philosophies, and geographic regions.
 - Driven by its massive footprint, LCG generates an estimated \$4.1 billion in annual revenue.

- **14+ Years Remaining with Increases Every 5 Years**
 - The Learning Care Group corporately guaranteed lease has over 14 years remaining.
 - The lease features rental increases every 5 years of 7.50% and continuing into the option periods, growing NOI and hedging against inflation.
 - The lease features limited landlord responsibilities, allowing for a passive investment for a new landlord.

- **Minneapolis MSA – 3,800,000+ People**
 - The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.8 million people and covers 6,364 square miles.
 - The metro's diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O'Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
 - Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District overseeing Montana, North and South Dakota, Minnesota, and parts of Wisconsin and Michigan.

- **Over \$51,000,000 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 are more likely to enroll in college and potentially experience higher earnings in adulthood.



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



AERIAL OVERVIEW



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

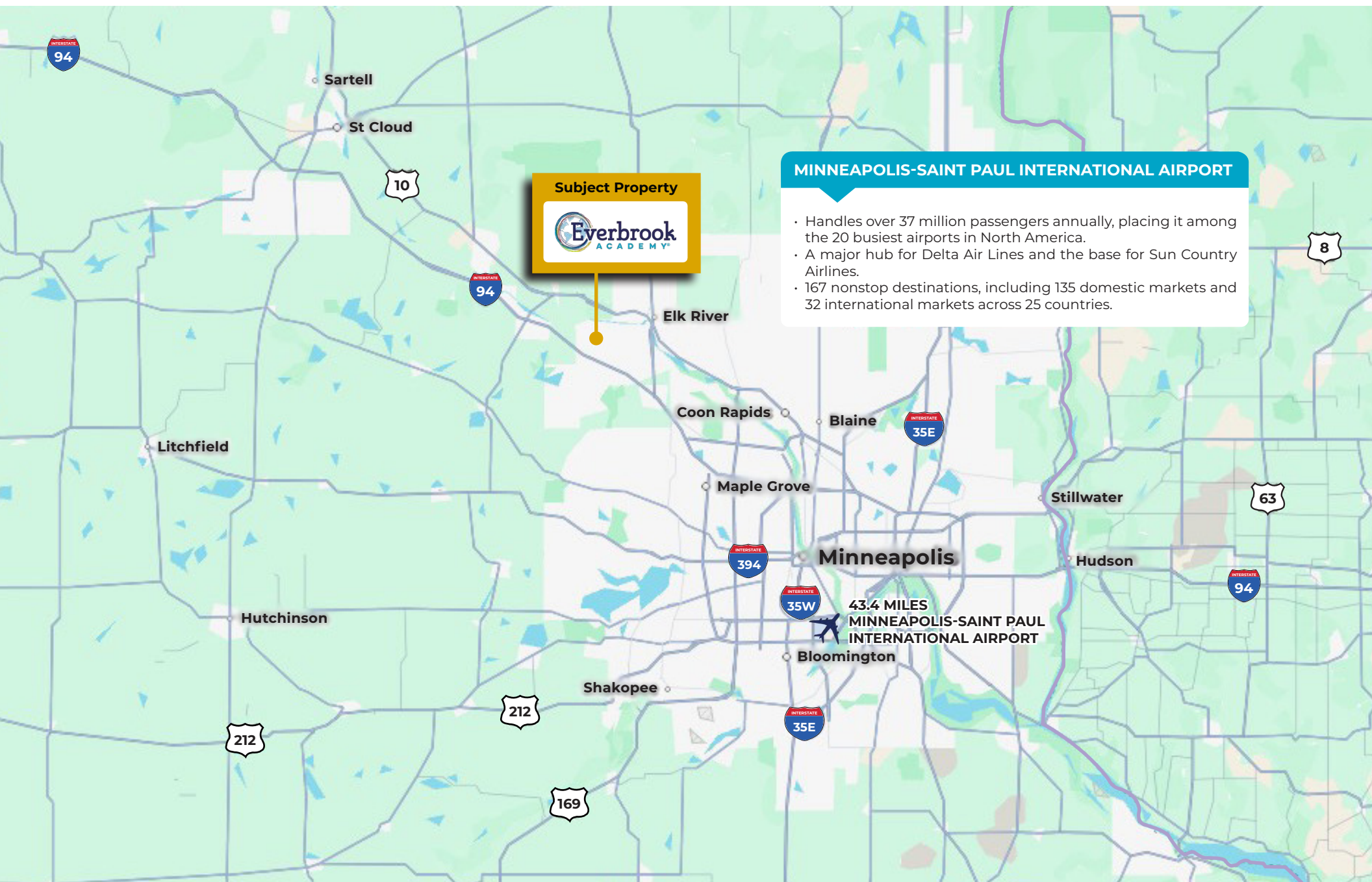
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

PROPERTY PHOTOS



REGIONAL MAP



MINNEAPOLIS-SAINT PAUL INTERNATIONAL AIRPORT

- Handles over 37 million passengers annually, placing it among the 20 busiest airports in North America.
- A major hub for Delta Air Lines and the base for Sun Country Airlines.
- 167 nonstop destinations, including 135 domestic markets and 32 international markets across 25 countries.

AREA OVERVIEW

ALBERTVILLE

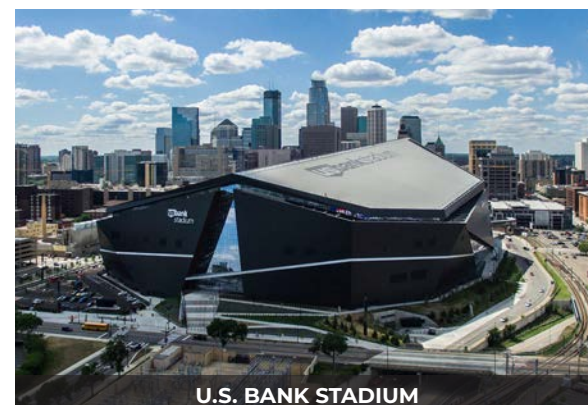
- A growing suburb in Wright County, located about halfway between Minneapolis and St. Cloud along the I-94 corridor.
- Known as a family-friendly community, it combines a quiet, dense suburban feel with major retail attractions and a highly rated local public school system.
- The city's biggest draw is this massive outdoor shopping center. It features over 65 designer and brand-name stores, drawing visitors from across the Twin Cities metro area.
- The town features an excellent local park system, and nearby outdoor spots like the Bertram Chain of Lakes Regional Park offer great hiking, biking, and paddle boarding.
- Friendly City Days: The town's major annual community festival takes place every summer, featuring a carnival, live music, massive community garage sales, and fireworks.
- The area is highly sought-after for raising families due to its low crime rate, safe neighborhoods, and strong local economy. The housing market is largely made up of owned single-family homes, and the median household income reflects a very affluent and stable local demographic.



BERTRAM CHAIN OF LAKES REGIONAL PARK

MINNEAPOLIS

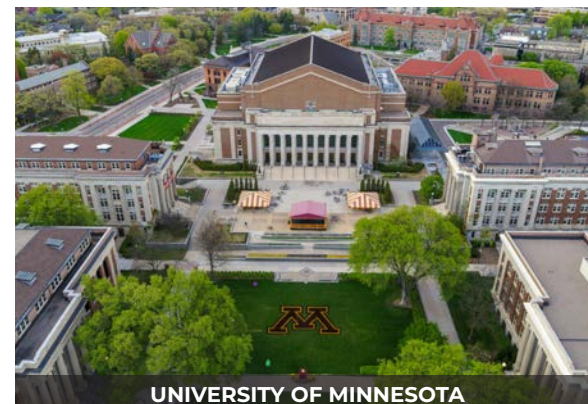
- The Minneapolis-St. Paul metro consists of 16 counties in the southeastern portion of central Minnesota. The metro has a population of more than 3.8 million people and covers 6,364 square miles.
- Nearly 1,000 of Minnesota's 10,000 lakes are located within the metro, along with the Mississippi, Minnesota and St. Croix rivers.
- The growing urban region is home to six professional sports teams: the Minnesota Vikings, the Minnesota Twins, the Minnesota Timberwolves, the Minnesota Lynx, the Minnesota Wild and the Minnesota United.
- College sports are enjoyed at the University of Minnesota — Twin Cities and St. Thomas campuses.
- The metropolitan area is noted for its vast array of cultural amenities that contribute to a high quality of life, including orchestras, art museums and gardens.
- Strong arts education is supported by the Minneapolis College of Art and Design, the Children's Theatre Company, MacPhail Center for Music and the Perpich Center for Arts Education.



U.S. BANK STADIUM

ECONOMY

- The metro's diverse economic base includes 14 Fortune 500 companies, such as Target Corp., Land O'Lakes, Best Buy, 3M Company, U.S. Bancorp and General Mills.
- Medical institutions, including the University of Minnesota and the nearby Mayo Clinic in Rochester, underpin a growing biomedical research and development sector.
- Minneapolis, with its strong financial base, houses the Ninth Federal Reserve District overseeing Montana, North and South Dakota, Minnesota, and parts of Wisconsin and Michigan.




UNIVERSITY OF MINNESOTA

DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	4,286	19,692	39,001
2020 Population	5,661	25,028	48,356
2024 Population	6,508	28,165	54,394
2029 Population	7,065	30,460	58,539
HOUSEHOLDS			
2010 Households	1,564	6,539	12,827
2020 Households	1,936	8,150	15,795
2024 Households	2,325	9,665	18,578
2029 Households	2,529	10,457	20,032
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	79.5%	82.5%	84.2%
2020 Owner Occupied Housing Units	76.7%	83.3%	84.3%
2024 Owner Occupied Housing Units	76.8%	83.5%	84.5%
2029 Owner Occupied Housing Units	76.9%	83.5%	84.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	15.7%	12.9%	11.1%
2020 Renter Occupied Housing Units	19.0%	13.7%	12.3%
2024 Renter Occupied Housing Units	19.0%	13.6%	12.2%
2029 Renter Occupied Housing Units	18.9%	13.5%	12.2%
AVERAGE HOUSEHOLD INCOME	\$117,576	\$136,772	\$135,364

AREA SNAPSHOT




54,394

POPULATION (5-MILE)




36,009

DAYTIME POPULATION (5-MILE)



3%

POPULATION GROWTH (2025-2029)



\$117,576

AVERAGE HOUSEHOLD INCOME (1-MILE)