



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



OFFERING MEMORANDUM

CLAYTON, NORTH CAROLINA (RALEIGH MSA)

Marcus & Millichap
THE SULO GROUP

CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

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

Broker of Record:

Charles Gallagher
License: 351471

Marcus & Millichap

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

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of North Carolina, Inc and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

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.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.

OFFERING SUMMARY

PROPERTY ADDRESS

Everbrook Academy

310 Neuse River Parkway

Clayton, NC 27527

OFFERING SUMMARY

Price:	\$6,025,956
Cap Rate:	6.75%
Net Operating Income:	\$406,752
Building Square Footage:	10,665 Sq Ft
Year Built:	2025
Lot Size:	+/- 2.96 Acres

LEASE SUMMARY

Tenant:	Everbrook Academy, LLC
Guaranty:	Corporate
Lease Commencement:	12/22/2025
Rent Commencement:	12/22/2025
Lease Expiration:	12/31/2040
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	12/22/2025	12/31/2030	\$406,752	6.75%
6-10	1/1/2031	12/31/2035	\$437,258	7.26%
11-15	1/1/2036	12/31/2040	\$470,053	7.80%
16-20 (Option 1)	1/1/2041	12/31/2045	\$505,307	8.39%
21-25 (Option 2)	1/1/2046	12/31/2050	\$543,205	9.01%
26-30 (Option 3)	1/1/2051	12/31/2055	\$583,945	9.69%

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.
- **Raleigh MSA**
 - The Raleigh-Durham-Chapel Hill metro is in the north-central portion of North Carolina, where the North American Piedmont and Atlantic Coastal Plain regions join.
 - Raleigh, home to the state capital, has over 483,000 citizens, leading the region.
 - The Research Triangle Park spans 7,000 acres and is home to more than 300 global companies that employ roughly 65,000 employees.
- **Over \$55,000,000 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



DEMOGRAPHICS

POPULATION (2024):

1-Mile Radius	5,439
3-Mile Radius	30,995
5-Mile Radius	67,840

HOUSEHOLD INCOME (AVERAGE):

1-Mile Radius	\$134,349
3-Mile Radius	\$142,115
5-Mile Radius	\$120,418

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



AREA OVERVIEW

CLAYTON

- As one of the fastest-growing areas in the region, it has transformed from a one-stoplight town to a major commuter town for Raleigh, with easy access to I-40 and US 70.
- Downtown features local shops, restaurants, and a lively arts scene, including the Clayton Mural Trail. The Clayton Center hosts performing arts, concerts, and conferences.
- Known for a booming pharmaceutical and biotech sector, it is a significant contributor to the “farm to pharma” economic shift in North Carolina.
- The town boasts miles of greenways, including the Sam’s Branch Greenway and the River Walk on the Neuse, along with multiple community parks.
- Served by the Johnston County Public Schools system, which has experienced high demand due to population influx.
- The town hosts major community events, including the Clayton Harvest Festival and the summer Town Square Concert Series.

RALEIGH

- The Raleigh-Durham-Chapel Hill metro is in the north-central portion of North Carolina, where the North American Piedmont and Atlantic Coastal Plain regions join.
- Raleigh, home to the state capital, has over 483,000 citizens, leading the region.
- As a planned city that begun after the end of the Revolutionary War, Raleigh and its surroundings are home to numerous historical landmarks, particularly ones related to the Civil War.
- The NHL’s Carolina Hurricanes play in Raleigh, and minor league baseball is represented by the Durham Bulls and the Carolina Mudcats.
- The region provides many cultural opportunities, such as the Carolina Theatre, Carolina Ballet, North Carolina Symphony and NC Opera.
- Offers a mix of Southern charm and modern amenities, including popular museums, local breweries, and a robust culinary scene.

ECONOMY

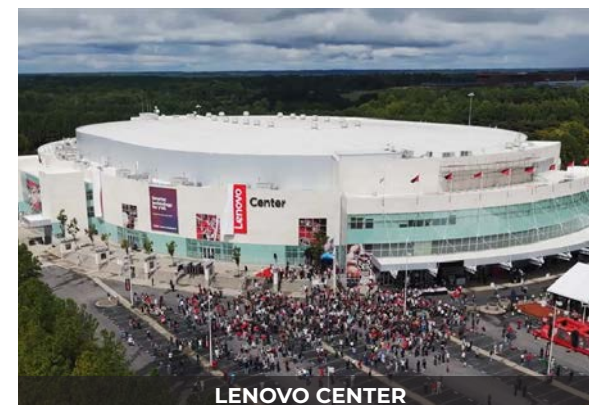
- The Research Triangle Park spans 7,000 acres and is home to more than 300 global companies that employ roughly 65,000 employees.
- In addition to its thriving life sciences sector, the metro has one of the fastest-growing clean tech clusters, with companies specializing in smart grid technologies, electric vehicles and renewable energy.
- The metro has growing tech jobs, partially due to institutions like Duke University, North Carolina State University and the University of North Carolina at Chapel Hill.



SAINT AUGUSTINE'S UNIVERSITY



CLAYTON RIVERWALK




LENOVO CENTER

DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,063	14,072	36,025
2020 Population	4,027	24,982	56,493
2024 Population	5,439	30,995	67,840
2029 Population	6,182	34,332	74,367
HOUSEHOLDS			
2010 Households	704	4,747	12,882
2020 Households	1,450	8,495	20,155
2024 Households	1,987	10,822	24,885
2029 Households	2,268	12,039	27,361
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.8%	81.5%	72.3%
2020 Owner Occupied Housing Units	83.0%	81.6%	72.5%
2024 Owner Occupied Housing Units	83.5%	81.9%	73.1%
2029 Owner Occupied Housing Units	83.5%	81.9%	73.3%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	7.5%	12.3%	20.4%
2020 Renter Occupied Housing Units	13.6%	13.9%	22.6%
2024 Renter Occupied Housing Units	13.3%	13.7%	22.1%
2029 Renter Occupied Housing Units	13.2%	13.6%	21.9%
AVERAGE HOUSEHOLD INCOME	\$134,349	\$142,115	\$120,418

AREA SNAPSHOT




67,840

POPULATION (5-MILE)




47,727

DAYTIME POPULATION (5-MILE)



6.4%

POPULATION GROWTH (2025-2029)



\$134,349

AVERAGE HOUSEHOLD INCOME (1-MILE)