



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



OFFERING MEMORANDUM

FUQUAY-VARINA, NORTH CAROLINA (RALEIGH MSA)

Marcus & Millichap  
THE SULO GROUP

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## Broker of Record:

Charles Gallagher  
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## Marcus & Millichap

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# OFFERING SUMMARY

## PROPERTY ADDRESS

### Everbrook Academy

5450 Larksfield Ln  
Fuquay-Varina, NC 27526

## OFFERING SUMMARY

Price:	\$6,378,904
Cap Rate:	6.75%
Net Operating Income:	\$430,576
Building Square Footage:	10,675 Sq Ft
Year Built:	2025
Lot Size:	+/- 1.48 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	\$430,576	6.75%
6-10	1/1/2031	12/31/2035	\$462,869	7.26%
11-15	1/1/2036	12/31/2040	\$497,584	7.80%
16-20 (Option 1)	1/1/2041	12/31/2045	\$534,903	8.39%
21-25 (Option 2)	1/1/2046	12/31/2050	\$575,021	9.01%
26-30 (Option 3)	1/1/2051	12/31/2055	\$618,147	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	3,408
3-Mile Radius	51,019
5-Mile Radius	128,766

**HOUSEHOLD INCOME (AVERAGE):**

1-Mile Radius	\$159,762
3-Mile Radius	\$147,528
5-Mile Radius	\$144,064

# 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
<b>2</b>	<b>Learning Care Group</b>	<b>Michigan</b>	<b>167,000</b>	<b>1,103</b>
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

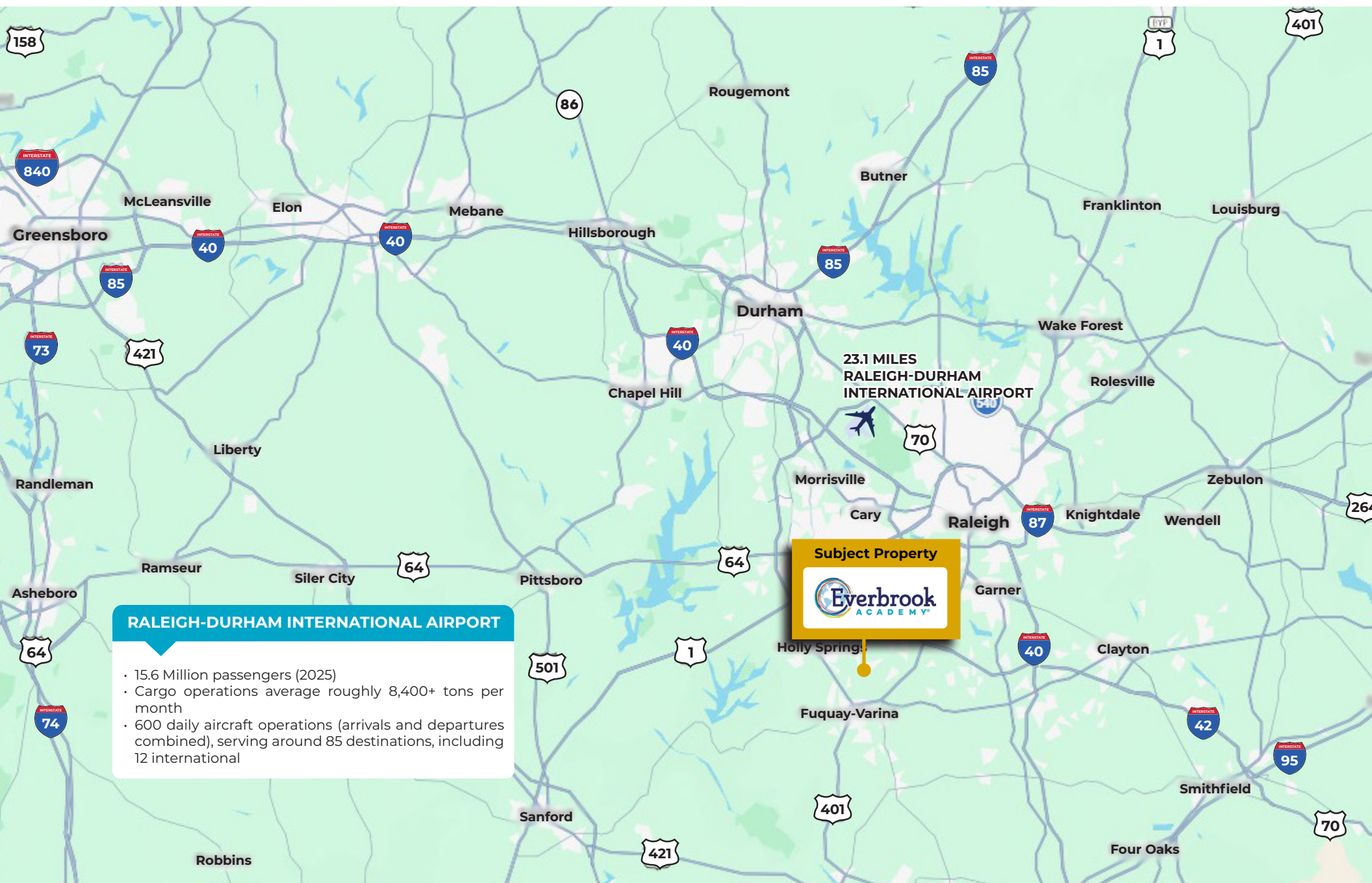
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

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

# PROPERTY PHOTOS



# REGIONAL MAP



## RALEIGH-DURHAM INTERNATIONAL AIRPORT

- 15.6 Million passengers (2025)
- Cargo operations average roughly 8,400+ tons per month
- 600 daily aircraft operations (arrivals and departures combined), serving around 85 destinations, including 12 international

## AREA OVERVIEW

### FUQUAY-VARINA

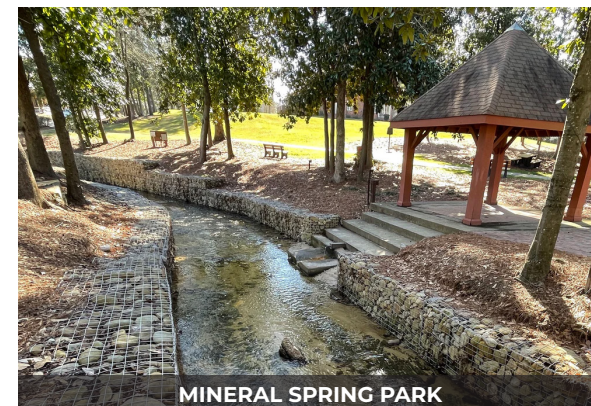
- A rapidly growing, family-friendly town in southern Wake County, located just 15 minutes south of Raleigh.
- Known for its two vibrant, historic downtown districts, the “dash more” town uniquely blends small-town southern charm with modern amenities, thriving breweries, and an exploding culinary scene.
- It is strategically positioned near major highways (US-401, NC-55, and NC-42), allowing for easy commutes to downtown Raleigh and the Research Triangle Park.
- Mineral Spring Park: Visit the site of the town’s original mineral springs, which were historically believed to have healing powers.
- The town is a known destination for local craft breweries and hosts a bustling, casual dining scene.
- The Fuquay-Varina Arts Center is a focal point for cultural classes, performances, and community events.
- It hosts major corporate headquarters and facilities, including Fidelity Bank, John Deere Turf Care, and TE Connectivity.

### 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

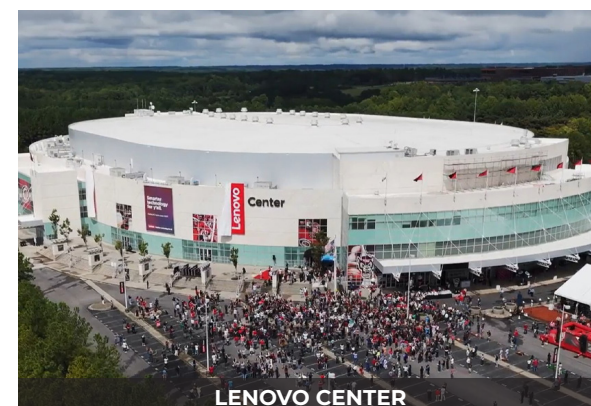
- The Research Triangle Park spans 7,000 acres and is home to more than 300 global companies that employ roughly 65,000 employees.
- In addition to its thriving life sciences sector, the metro has one of the fastest-growing clean tech clusters, with companies specializing in smart grid technologies, 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.



MINERAL SPRING PARK



NORTH CAROLINA STATE UNIVERSITY




LENOVO CENTER

# DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,096	29,559	76,016
2020 Population	2,995	42,176	106,127
2024 Population	3,408	51,019	128,766
2029 Population	3,650	56,026	142,729
HOUSEHOLDS			
2010 Households	649	10,106	26,443
2020 Households	993	14,671	36,486
2024 Households	1,164	18,282	46,240
2029 Households	1,254	20,173	51,345
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	86.7%	82.3%	77.7%
2020 Owner Occupied Housing Units	81.9%	76.1%	76.0%
2024 Owner Occupied Housing Units	82.7%	76.5%	76.4%
2029 Owner Occupied Housing Units	82.9%	76.6%	76.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	8.5%	12.4%	16.2%
2020 Renter Occupied Housing Units	11.3%	18.6%	18.8%
2024 Renter Occupied Housing Units	10.6%	18.0%	18.1%
2029 Renter Occupied Housing Units	10.4%	18.0%	18.0%
AVERAGE HOUSEHOLD INCOME	<b>\$159,762</b>	<b>\$147,528</b>	<b>\$144,064</b>

## AREA SNAPSHOT




**128,766**  
POPULATION (5-MILE)

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**97,802**  
DAYTIME POPULATION (5-MILE)

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**6.4%**  
POPULATION GROWTH (2025-2029)

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**\$159,762**  
AVERAGE HOUSEHOLD INCOME (1-MILE)