



#2 Corporate Operator in the Country | 9+ Years Remaining | AHHI Exceeds \$175,000 in a 1-Mile Radius



OFFERING MEMORANDUM

PARK RIDGE, ILLINOIS (CHICAGO MSA)

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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

501 Busse Highway
Park Ridge, IL 60068

OFFERING SUMMARY

Price:	\$6,425,821
Cap Rate:	7.25%
Net Operating Income:	\$465,872
Building Square Footage:	12,662 Sq Ft
Year Built:	2021
Lot Size:	+/- 1.28 Acres

LEASE SUMMARY

Tenant:	Everbrook Academy, LLC
Guaranty:	Corporate
Lease Commencement:	7/29/2019
Rent Commencement:	1/25/2021
Lease Expiration:	1/31/2036
Lease Term Remaining:	9+ Years
Lease Type:	Double Net
Roof and Structure:	Landlord Responsible
Rental Increases:	10.00% 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
6-10	2/1/2026	1/31/2031	\$465,872	7.25%
11-15	2/1/2031	1/31/2036	\$512,459	7.97%
16-20 (Option 1)	2/1/2036	1/31/2041	\$563,705	8.77%
21-25 (Option 2)	2/1/2041	1/31/2046	\$620,075	9.65%
26-30 (Option 3)	2/1/2046	1/31/2051	\$682,083	10.61%

Notes: Landlord is responsible for repair and replacement of the roof and the structure, including foundation, load-bearing walls, and utility lines up to the point of entry. Landlord is responsible for of the HVAC, but not repairs and maintenance.

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.
- **9+ Years Remaining with 10.00% Increases Every 5 Years**
 - The Learning Care Group corporately guaranteed lease has over 9 years remaining.
 - The lease features rental increases every 5 years of 10.00% 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.
- **Chicago MSA - 9,400,000+ People**
 - Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
 - The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- **Over \$346,000,000 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.

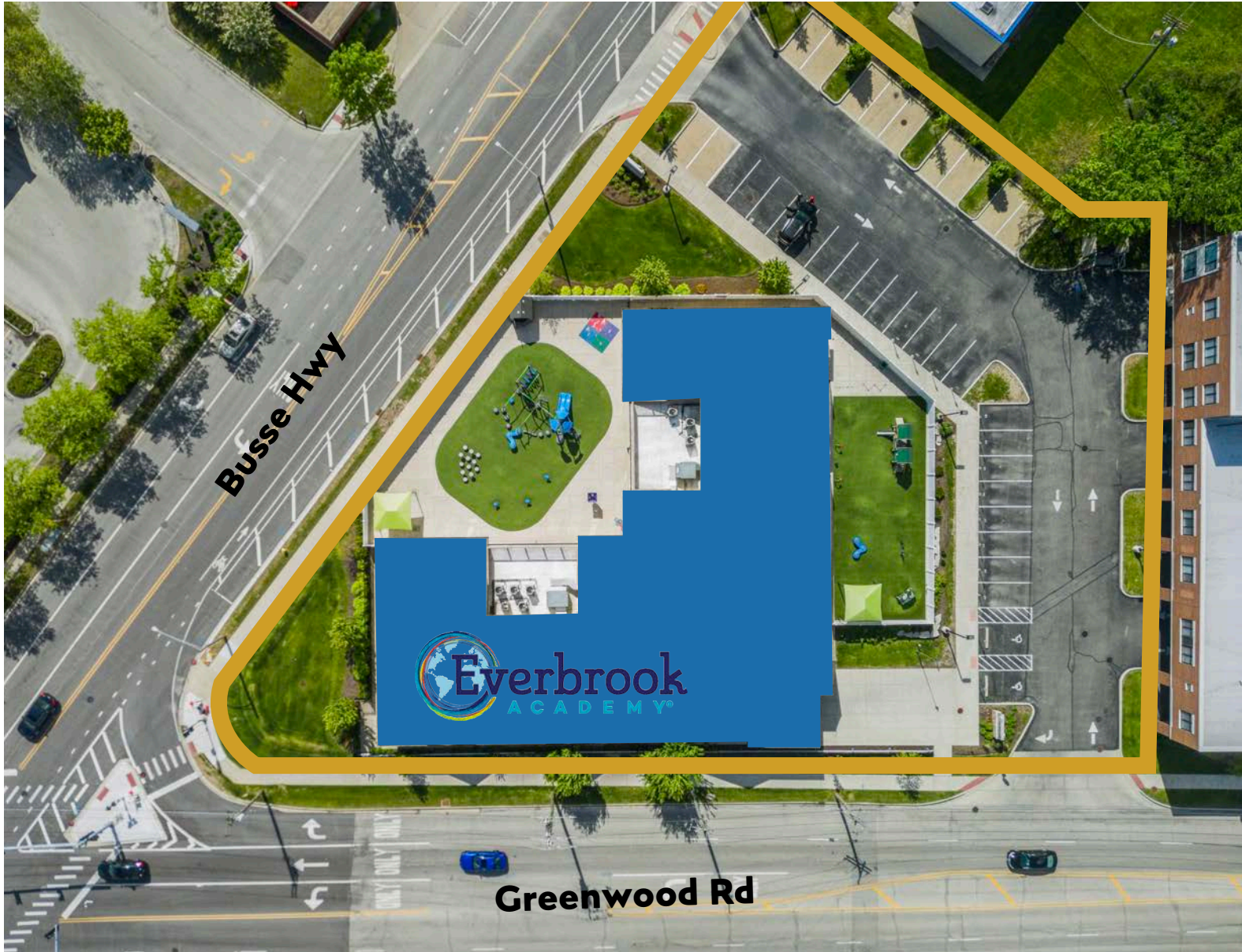
The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

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.



 <p>4.18% Annual Growth</p> <p>Expected Growth Rate from 2023 to 2030</p>	 <p>\$60.4B Industry</p> <p>Expected to Grow to \$83.6B by 2030</p>	 <p>47% Market Share</p> <p>U.S. ECE Segment in 2022</p>
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SITE PLAN



AERIAL OVERVIEW



DOWNTOWN CHICAGO
15.9 Miles Southeast

EUGENE FIELD ELEMENTARY SCHOOL
630 Students

Park Ridge Country Club

the PARKER

BANK OF AMERICA

THE SHERIDAN AT PARK RIDGE
a Senior Lifestyle community

Subject Property

Greenwood Rd
 17,566 CPD

Busse hwy
 10,869 CPD

AT&T

ELIA

AERIAL OVERVIEW

Metra - Union Pacific Northwest
 - 5,721,102 Passengers (2025)
 - Line serves 23 stops
 - Known for being one of Metra's busiest and longest lines in terms of track miles.

Americare Technical School
Your gateway to a healthcare career

Subject Property
Everbrook ACADEMY

THE SHERIDAN AT PARK RIDGE
a Senior Lifestyle community

Busse hwy
 10,869 CPD

Greenwood Rd
 17,566 CPD



ACE Hardware

DICK POND ATHLETICS

TRUGREEN
Live life outside.

FedEx Office **goldfish swim school**

Lou Malabati's PIZZERIA

the PARKER

BANK OF AMERICA

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



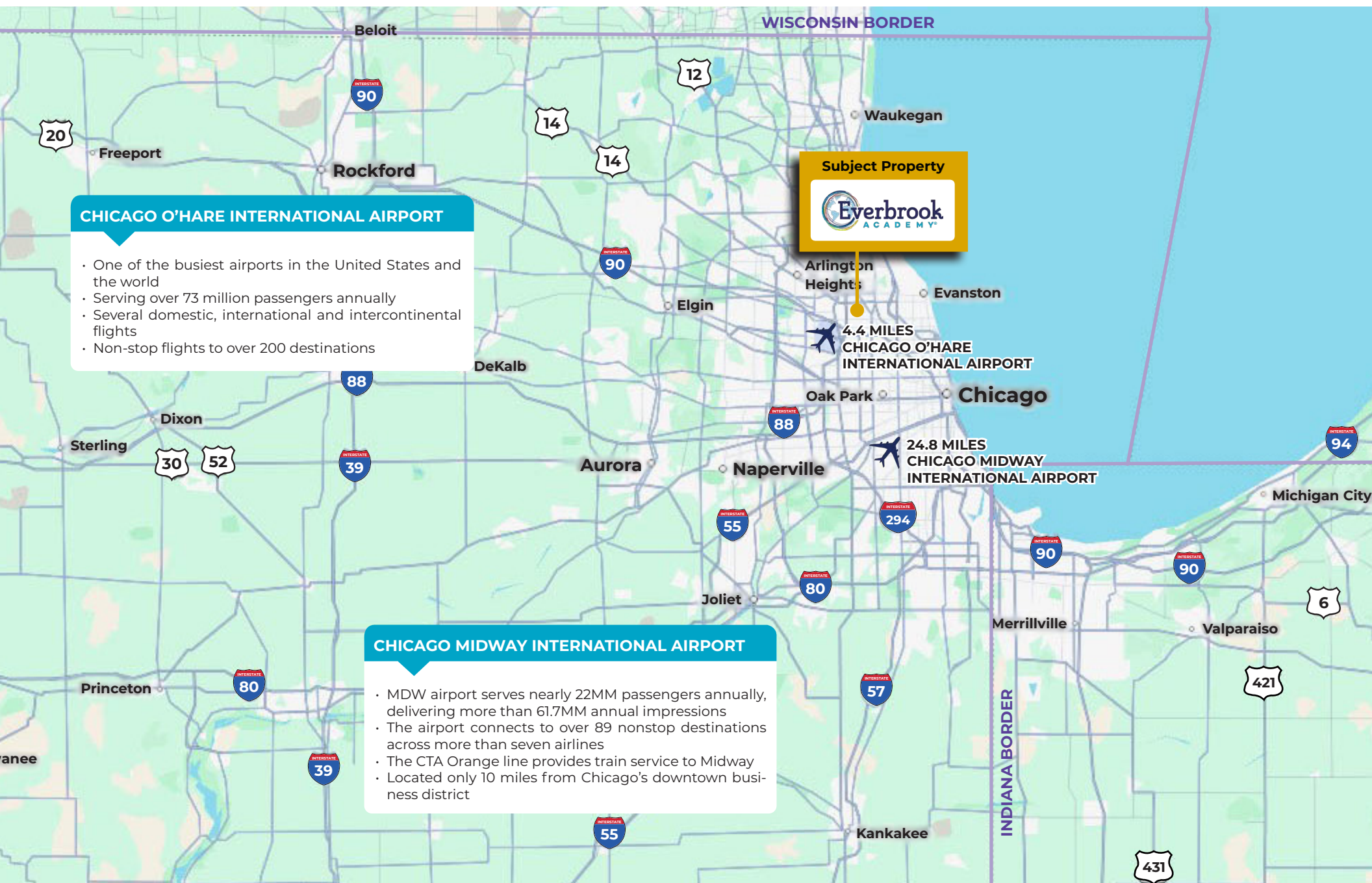
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	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

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

PARK RIDGE

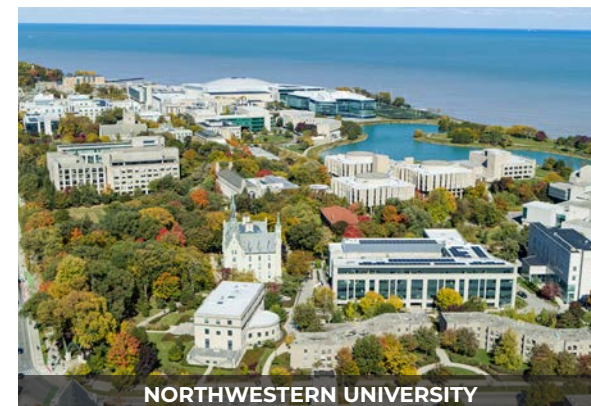
- An affluent, highly rated Chicago suburb in Cook County, Illinois, situated about 15 miles northwest of downtown Chicago and bordering O'Hare International Airport.
- Home to roughly 37,000 residents, it offers a dense suburban feel, highly rated public schools.
- The city features tree-lined streets, a large population of families and retirees, and two active, central downtown districts (Uptown and Downtown) packed with restaurants, bars, and coffee shops.
- Housing leans predominantly toward single-family homes, though townhouses and downtown condos offer convenient options for commuters and downsizers.
- It boasts excellent transit connectivity. Residents have convenient Metra rail access directly to Chicago and proximity to major expressways.
- The most recognizable architectural and cultural landmark in the city is the Art Deco Pickwick Theatre, a historic entertainment venue.
- The city hosts highly anticipated events, such as the growing seasonal Park Ridge Farmers Market and the annual Memorial Day Parade.

CHICAGO

- Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan and expands over a 5,000-square-mile region in northeastern Illinois, extending into Wisconsin and Indiana.
- Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally
- The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, the Museum of Science and Industry, the Art Institute of Chicago, and Adler Planetarium.
- A premier American sports city, boasting major professional teams across all five major leagues, including the iconic Bears (NFL), Cubs and White Sox (MLB), Bulls (NBA), Blackhawks (NHL), and Fire (MLS).
- Chicago is a renowned culinary destination famous for its hearty, indulgent, and heavily influenced immigrant cuisine, including iconic deep-dish pizza, Italian beef sandwiches, and hot dogs without ketchup.

ECONOMY

- The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors.
- Fortune 500 companies headquartered in the metro include Walgreens, State Farm Insurance and McDonald's.
- The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually, supporting nearly 500,000 jobs in the leisure and hospitality sector. Although suppressed during the pandemic, visitations and employment have rebounded substantially.



NORTHWESTERN UNIVERSITY



WRIGLEY FIELD




CHICAGO BOTANIC GARDENS

DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	17,845	159,698	374,396
2020 Population	19,105	165,902	391,191
2024 Population	18,909	163,676	382,543
2029 Population	18,947	164,065	383,228
HOUSEHOLDS			
2010 Households	6,808	63,151	144,791
2020 Households	7,163	64,863	149,503
2024 Households	7,202	65,226	150,191
2029 Households	7,225	65,438	150,593
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	77.7%	69.1%	70.0%
2020 Owner Occupied Housing Units	78.1%	67.7%	68.6%
2024 Owner Occupied Housing Units	78.4%	68.1%	69.2%
2029 Owner Occupied Housing Units	78.4%	68.2%	69.3%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	15.1%	24.7%	23.9%
2020 Renter Occupied Housing Units	17.7%	27.7%	26.5%
2024 Renter Occupied Housing Units	17.5%	27.2%	26.0%
2029 Renter Occupied Housing Units	17.5%	27.2%	25.9%
AVERAGE HOUSEHOLD INCOME	\$175,977	\$128,926	\$126,648

AREA SNAPSHOT




382,543

POPULATION (5-MILE)




452,283

DAYTIME POPULATION (5-MILE)



150,191

HOUSEHOLDS (5-MILE)



\$175,977

AVERAGE HOUSEHOLD INCOME (1-MILE)