



#2 Corporate Operator in the Country | 9+ Years Remaining | AHHI Exceeds \$186,000 in a 1-Mile Radius



OFFERING MEMORANDUM

SOUTH LYON, MICHIGAN (DETROIT MSA)

Marcus & Millichap
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OFFERING SUMMARY

PROPERTY ADDRESS

Everbrook Academy

57156 10 Mile Road
South Lyon, MI 48178

OFFERING SUMMARY

Price:	\$5,352,759
Cap Rate:	7.25%
Net Operating Income:	\$388,075
Building Square Footage:	12,734 Sq Ft
Year Built:	2021
Lot Size:	+/- 1.67 Acres

LEASE SUMMARY

Tenant:	Everbrook Academy, LLC
Guaranty:	Corporate
Lease Commencement:	1/10/2020
Rent Commencement:	3/1/2021
Lease Expiration:	2/29/2036
Lease Term Remaining:	9+ 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
6-10	3/1/2026	2/29/2031	\$388,075	7.25%
11-15	3/1/2031	2/29/2036	\$417,181	7.79%
16-20 (Option 1)	3/1/2036	2/29/2041	\$448,469	8.38%
21-25 (Option 2)	3/1/2041	2/29/2046	\$482,104	9.01%
26-30 (Option 3)	3/1/2046	2/29/2051	\$518,262	9.68%

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).

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 7.50% 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 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.
- **Detroit MSA – 4,300,000+ People**
 - Known for Motown and the auto industry, the Detroit metro is located in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides easy access to the Canadian market.
 - Fortune 500 companies based in the metro include many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group.
- **Over \$69,000,000 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

SITE PLAN



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

BISHOP INTERNATIONAL AIRPORT

- Short distance from Flint in the Tri-Cities region of the state and is one of Michigan's biggest airports
- Serves an average of 850,000 passengers annually
- Handles over 20 million pounds of cargo

44.4 MILES
BISHOP
INTERNATIONAL AIRPORT

Subject Property



DETROIT METROPOLITAN WAYNE COUNTY INTERNATIONAL AIRPORT

- One of the world's leading air transportation hubs with more than 800 flights per day to and from three continents
- 10.2M Dollars in annual economic impact
- Flights to nearly 150 destinations and 125+ nonstop destinations
- 30 million passengers annually

32.8 MILES
DETROIT METROPOLITAN
WAYNE COUNTY AIRPORT

AREA OVERVIEW

SOUTH LYON

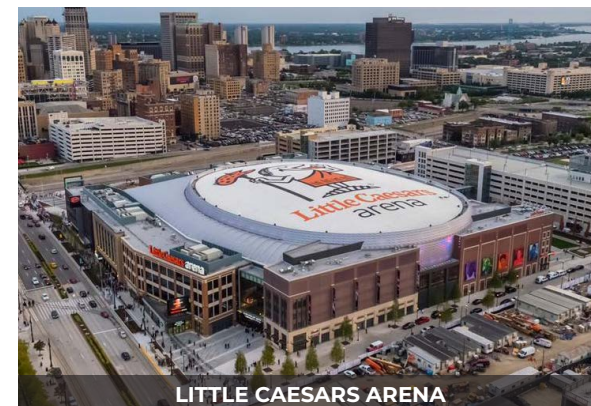
- A charming, close-knit city in the southwest corner of Oakland County. It blends a small-town, suburban feel with easy access to major Metro Detroit hubs.
- Located near the I-96 and US-23 corridors. Lansing is about an hour west, and Detroit is 45 miles east.
- Huron Valley Rail Trail is a scenic paved trail running through the city, perfect for biking, walking, and running. Also just minutes from massive outdoor areas like Kensington Metropark and Island Lake State Recreation Area.
- Twelve walkable blocks filled with salons, shops, and fabulous dining located at the intersection of Lake & Lafayette streets. Downtown South Lyon is a traditional hometown shopping and dining experience with over 100 stores, restaurants and services.
- The historic South Lyon Hotel is a well-known local dining favorite.
- Highly rated schools with strong academic performance, small class sizes, and top-tier college prep, South Lyon delivers across the board.

DETROIT

- Known for Motown and the auto industry, the Detroit metro is located in the southeastern portion of Michigan along the Detroit River, which connects Lake St. Clair and Lake Erie. Across the Detroit River lies the city of Windsor, Ontario, which provides easy access to the Canadian market.
- The Detroit Center for Innovation and the Michigan Central Innovation Center are under construction downtown, aiming to make the region competitive in a variety of tech industries.
- Revitalization has included sports facilities, such as Comerica Park for the Tigers, Ford Field for the Lions, and Little Caesars Arena for the Red Wings and Pistons. Additionally, new entertainment and retail venues are reshaping downtown Detroit. The region is also home to the Detroit Institute of Arts, the Detroit Historical Museum and the Michigan Science Center.
- Universities and colleges located nearby include the University of Michigan, Wayne State University, University of Detroit Mercy, and Lewis College of Business.

ECONOMY

- Fortune 500 companies based in the metro include many in the auto industry, such as Ford Motor Co., General Motors Corp. and Penske Automotive Group.
- A growing knowledge-based economy is supplementing the manufacturing and automotive industries. The New Economy Initiative for Southeast Michigan provides support and networking for entrepreneurial activity.
- Professional and business services employment is boosted by offices for each of the “big four” accounting firms: Deloitte, PricewaterhouseCoopers, Ernst & Young and KPMG.



LITTLE CAESARS ARENA



ISLAND LAKE STATE RECREATION AREA




UNIVERSITY OF MICHIGAN

DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	1,315	22,858	44,135
2020 Population	2,538	30,754	60,365
2024 Population	2,567	31,503	60,783
2029 Population	2,706	32,702	62,370
HOUSEHOLDS			
2010 Households	444	8,714	16,415
2020 Households	747	11,421	21,999
2024 Households	818	12,271	23,110
2029 Households	856	12,716	23,697
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	81.7%	77.3%	78.9%
2020 Owner Occupied Housing Units	91.0%	81.9%	81.9%
2024 Owner Occupied Housing Units	90.4%	82.3%	82.4%
2029 Owner Occupied Housing Units	90.1%	82.5%	82.6%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	7.5%	14.3%	13.8%
2020 Renter Occupied Housing Units	7.0%	14.4%	14.0%
2024 Renter Occupied Housing Units	7.7%	14.0%	13.5%
2029 Renter Occupied Housing Units	8.0%	13.9%	13.3%
AVERAGE HOUSEHOLD INCOME	\$186,804	\$155,062	\$162,030

AREA SNAPSHOT




60,783

POPULATION (5-MILE)




52,771

DAYTIME POPULATION (5-MILE)



23,110

HOUSEHOLDS (5-MILE)



\$186,804

AVERAGE HOUSEHOLD INCOME (1-MILE)