



New 2024 Construction | 13+ Year Remaining with 2.00% Annual Increases | Corporate Guaranty (75+ Locations)



OFFERING MEMORANDUM  
WENTZVILLE, MISSOURI (ST. LOUIS MSA)

Marcus & Millichap  
THE SULO GROUP

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## Exclusively Listed by:

### Dominic Sulo

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

## Broker of Record:

David Saverin  
St. Louis, MO  
License: 2008013520

## 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

### o2b Kids!

1401 Neela Rd  
Wentzville, MO 63385

OFFERING SUMMARY	
Price:	\$5,936,000
Cap Rate:	7.00%
Net Operating Income:	\$415,490
Building Square Footage:	10,974 Sq Ft
Year Built:	2024
Lot Size:	+/-1.34 Acres
LEASE SUMMARY	
Tenant:	o2b Early Education Holding, Inc.
Guaranty:	Corporate
Lease Commencement:	7/13/2022
Rent Commencement:	9/1/2024
Lease Expiration:	8/31/2039
Lease Term Remaining:	13+ Years
Lease Type:	Triple Net
Structure & Foundation:	Landlord Responsible
Rental Increases:	2% Annual Increases
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA				
Year	Start Date	End Date	Annual Rent	Cap Rate
3	9/1/2026	8/31/2027	\$415,490	7.00%
4	9/1/2027	8/31/2028	\$423,800	7.14%
5	9/1/2028	8/31/2029	\$432,276	7.28%
6	9/1/2029	8/31/2030	\$440,922	7.43%
7	9/1/2030	8/31/2031	\$449,740	7.58%
8	9/1/2031	8/31/2032	\$458,735	7.73%
9	9/1/2032	8/31/2033	\$467,910	7.88%
10	9/1/2033	8/31/2034	\$477,268	8.04%
11	9/1/2034	8/31/2035	\$486,813	8.20%
12	9/1/2035	8/31/2036	\$496,549	8.37%
13	9/1/2036	8/31/2037	\$506,480	8.53%
14	9/1/2037	8/31/2038	\$516,610	8.70%
15	9/1/2038	8/31/2039	\$526,942	8.88%
16-20 (Option 1)	9/1/2039	8/31/2044	\$537,481	9.05%
21-25 (Option 2)	9/1/2044	8/31/2049	\$593,422	10.00%

**Lease Comments:** Annual increases in options

# INVESTMENT HIGHLIGHTS



- **13+ Years Remaining with 2.00% Annual Increases in Rent**
  - O2B Kids! signed a 15-year lease, offering long-term cash flow through August 2039 with two, five-year extension options immediately following the Base Term.
  - Aside from structure and foundation, the tenant is responsible for all maintenance as well as real estate taxes, insurance, common areas, utilities, etc making this a prime opportunity for out-of-state investors.
  - 2.00% annual rental increases provide contractual rent growth for the remainder of the base lease term and the two, five-year option periods.
- **Corporate Guaranty from Top 15 Operator in the Country (75+ Locations)**
  - O2B Kids! is a Top 15 Corporate childcare companies in the country.
  - O2B Kids! currently operates over 75 locations across five states.
  - 14th largest childcare brand by number of locations with \$119 million in 2024 reported annual revenue.
- **St. Louis MSA – 2,800,000+ People**
  - The St. Louis Metropolitan Statistical Area (MSA) has an estimated population of 2,814,421 people. It spans 15 counties across both Missouri and Illinois. It ranks as the 23rd-most populous metropolitan area in the United States.
  - St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
  - The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Graybar Electric, Post, and Core & Main.
- **Over \$67,000,000 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, including Tulsa's universal pre-K program, 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.



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





# AERIAL OVERVIEW



Villages at Lake Silvercote  
381 Units

34,152 CPD

Wentzville Pkwy  
10,694 CPD

MCDONALD'S

Subject Property  
o2b KIDS!

**DEMOGRAPHICS**

**POPULATION (2024):**

1-Mile Radius	1,692
3-Mile Radius	33,670
5-Mile Radius	105,285

**HOUSEHOLD INCOME (AVERAGE):**

1-Mile Radius	\$126,850
3-Mile Radius	\$142,019
5-Mile Radius	\$142,594

# TENANT PROFILE

We exist to help parents grow happy, successful kids. O2B Kids is a place that opens minds, improves self-confidence, develops social skills, and strengthens bodies. O2B Kids helps children discover hidden talents and promotes a passion for discovery. Friendships are developed and life lessons are learned. O2B Kids encourages kids to try new things and teaches a respect for people, property and ideas.

In the year 1992, two best friends, Andy Sherrard and Danny Stevens, embarked on a one-year journey around the world in search of adventure and excitement...and the meaning of life! During their travels, across oceans and continents, the pair discovered that even at the ripe old age of 25 they were living everyday "learning through play." The concept sparked in each of them a deep interest in education...and they excitedly returned home to the swamps of Gainesville, Florida to begin planning the ultimate learning environment for kids.

In 1998, the two dreamers saw their vision realized, with the opening of the very first 34,000-square foot O2B Kids SuperCenter. It was a grand celebration with over 1,000 O2B Kids members discovering the original concept of "learning through play." With the help of generous investors and a dedicated staff, O2B Kids grew... and grew...and grew. We look forward to putting an ever-growing number of children and communities on the path to their very own "...happily ever after."



**Company Type:** Private  
**Location:** Gainesville, Florida (75+ Locations)  
**Website:** <https://o2bkids.com/>

**#14**  
 Top Ranked  
 Corporate  
 Operator

**\$119M+**  
 2024  
 Annual Revenue

**\$245M+**  
 Spire Capital  
 Partnership  
 in 2018

## 2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

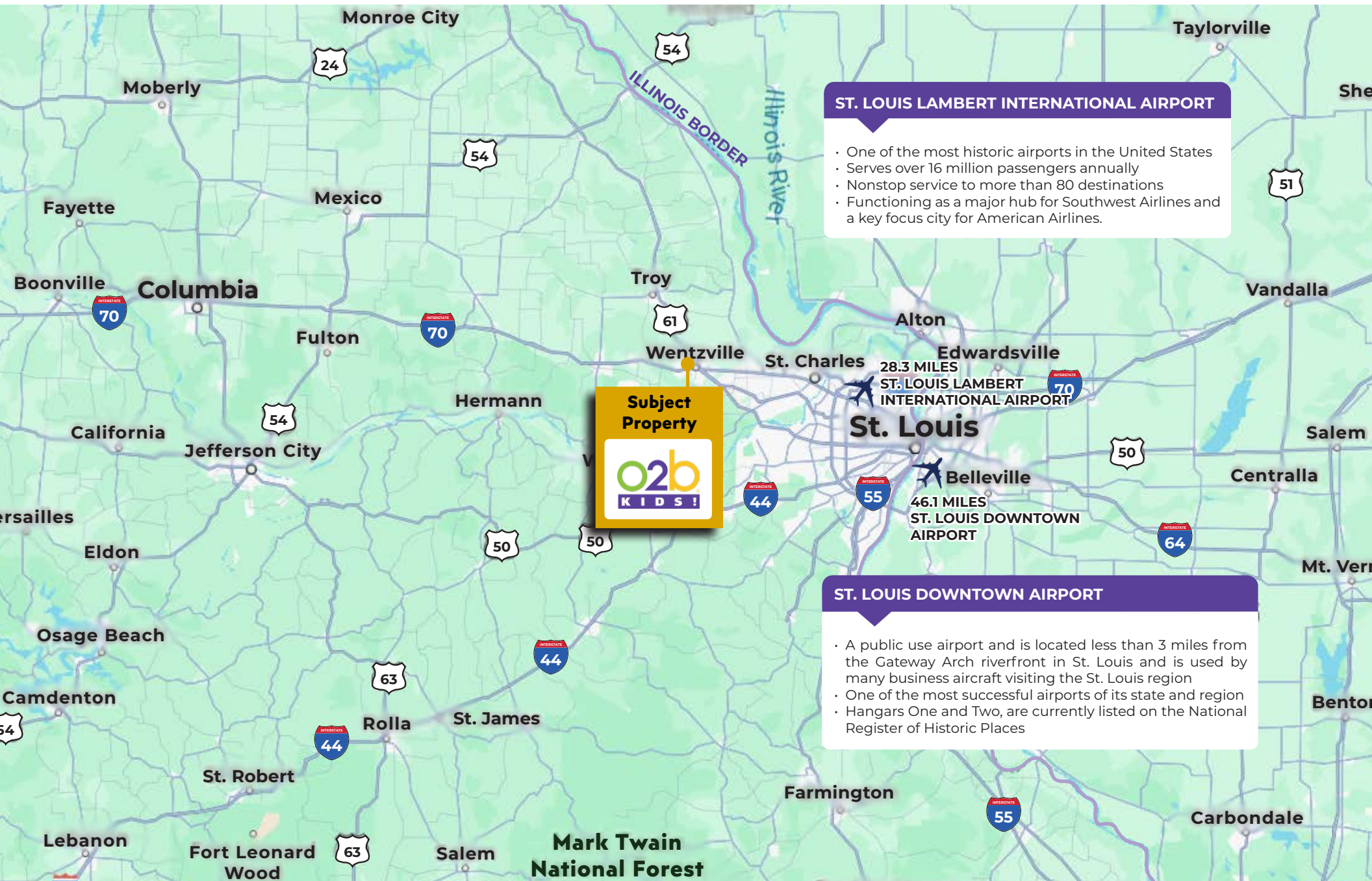
	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education 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
<b>14</b>	<b>O2B Kids</b>	<b>Florida</b>	<b>14,078</b>	<b>75</b>
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

## WENTZVILLE

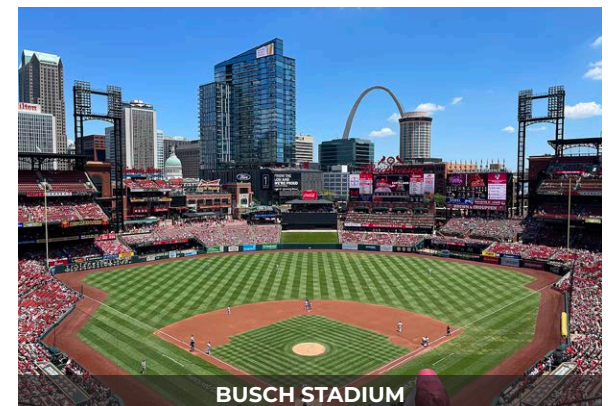
- A rapidly growing, family-friendly suburb in western St. Charles County.
- Often nicknamed the “Crossroads of the Nation” due to the intersection of Interstates 70 and 64, it offers residents a mix of suburban and rural living about 45 minutes from St. Louis.
- Once a quiet agricultural hamlet, Wentzville has experienced massive residential and commercial growth, making it one of Missouri’s fastest-growing cities.
- The local economy is notably anchored by a major General Motors (GM) assembly plant, which has been a primary driver of employment since 1980.
- The city features an excellent parks system, including the popular Splash Station Aquatic Center and the Wentzville Ice Arena.
- The area retains a peaceful, tight-knit feel with a highly rated public school system, making it popular among young professionals and families.
- The Wentzville Parkway area serves as a major retail and restaurant hub, while Historic Downtown Wentzville offers charming local boutiques and eateries.

## ST. LOUIS

- The metro boasts numerous public and private golf courses, more than 100 parks, the Gateway Arch National Park, and one end of the 240-mile long Katy Trail.
- Many of St. Louis’ top attractions — the Saint Louis Zoo, the Saint Louis Art Museum, the Missouri History Museum and the Municipal Opera — are in Forest Park. The park features golf courses and athletic fields.
- The St. Louis Cardinals and the St. Louis Blues are housed in nearby downtown. Lake of the Ozarks is within driving distance, offering destinations for hunting, fishing, camping, hiking and spelunking.
- There are more than 30 colleges, universities and technical schools in the metro, enrolling around 100,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.
- In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is set to be completed in 2026. St. Louis is also home to the Federal Reserve Bank of St. Louis.

## ECONOMY


- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with seven Fortune 500 companies headquartered there: Centene Corp., Emerson Electric, Reinsurance Group of America, Jones Financial, Graybar Electric, Post, and Core & Main.
- Scott Air Force Base, on the Illinois side of the metro, supports civilian and active-duty employment directly and indirectly by attracting defense and aerospace contractors to St. Louis.



# DEMOGRAPHICS


POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	1,171	23,933	73,236
2020 Population	1,684	31,293	97,229
2024 Population	1,692	33,670	105,285
2029 Population	1,739	35,096	110,637
<b>HOUSEHOLDS</b>			
2010 Households	450	9,023	26,413
2020 Households	605	11,601	35,151
2024 Households	641	12,897	39,337
2029 Households	660	13,573	41,523
<b>OWNER OCCUPIED HOUSING UNITS</b>			
2010 Owner Occupied Housing Units	79.0%	75.6%	78.4%
2020 Owner Occupied Housing Units	79.2%	72.6%	77.9%
2024 Owner Occupied Housing Units	78.9%	72.2%	77.8%
2029 Owner Occupied Housing Units	78.9%	72.1%	77.8%
<b>RENTER OCCUPIED HOUSING UNITS</b>			
2010 Renter Occupied Housing Units	14.2%	18.8%	16.6%
2020 Renter Occupied Housing Units	15.4%	22.1%	18.2%
2024 Renter Occupied Housing Units	15.6%	22.3%	18.3%
2029 Renter Occupied Housing Units	15.5%	22.3%	18.2%
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$126,850</b>	<b>\$142,019</b>	<b>\$142,594</b>

## AREA SNAPSHOT




**105,285**  
POPULATION (5-MILE)

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**39,337**  
DAYTIME POPULATION (5-MILE)

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**0.6%**  
POPULATION GROWTH (2025-2029)

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**\$126,850**  
AVERAGE HOUSEHOLD INCOME (1-MILE)