CHILDTIME LEARNING CENTERS

Recent 10-Year Lease Extension | 31+ Year Operating History | $195,000+ AHHI in 1-Mile

OFFERING MEMORANDUM

FAIRLAWN, OHIO (AKRON 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

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 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.

Broker of Record:
Michael Glass
500 Neil Ave., Ste. 100
Columbus, OH 43215
Tel: (614) 360-9800
License: RK.2007005898

Marcus & Millichap

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

OFFERING SUMMARY

PROPERTY ADDRESS

Childtime Learning Center
3475 Embassy Parkway
Fairlawn, OH 44333

OFFERING SUMMARY	
Price:	$2,815,000
Cap Rate:	7.00%
Net Operating Income:	$197,004
Building Square Footage:	7,900 Sq Ft
Year Built:	1997
Lot Size:	+/-1.20 Acres

LEASE SUMMARY	
Tenant:	Childtime Childcare Inc.
Guaranty:	Corporate
Lease Commencement:	12/25/1995
Rent Commencement:	2/1/2025
Lease Expiration:	1/31/2035
Lease Term Remaining:	8+ Years
Lease Type:	Absolute Net*
Roof and Structure:	Tenant Responsible
Rental Increases:	10.00% Increases Every 5 Years
Renewal Options:	Two, Five-Year
Right of First Refusal:	10 Days

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
1-5	2/1/2025	1/31/2030	$197,004	7.00%
6-10	2/1/2030	1/31/2035	$216,696	7.70%
11-15 **(Option 1)**	2/1/2035	1/31/2040	$238,368	8.47%
16-20 **(Option 2)**	2/1/2040	1/31/2045	$262,212	9.31%

Lease Comments: * Pursuant to the lease, responsibility for qualifying capital replacements of the roof, foundation, structural components, HVAC, plumbing, and other specified building systems is allocated between Tenant and Landlord during the final three lease years, with the Landlord's share increasing from 50% to 80% based on the remaining lease term, provided such replacement is not necessitated by Tenant's failure to satisfy its maintenance obligations.

INVESTMENT HIGHLIGHTS

- **Recent 10-Year Lease Extension with 31+ Year Operating History**
  - Childtime Learning Center has been in operation at this site since 1995, showing a significant long-term commitment to the location and the community.
  - Childtime just did a 10-year lease extension, which commenced in 2025.
  - 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 zero landlord responsibilities, allowing for a passive investment for a new landlord.

- **The #2 Corporate Operator in the Country – 1,150+ Locations**
  - 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.

- **$485,000 of Committed Tenant Improvements Coming to the Property**

  - As part of the long-term lease extension, the owner agreed to provide Childtime with significant tenant improvement dollars.
  - This commitment should allow the tenant to improve the facility, which will in turn attract new families to the property for the long term.

- **Over $64,000,000 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

CHILDTIME LEARNING CENTERS

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

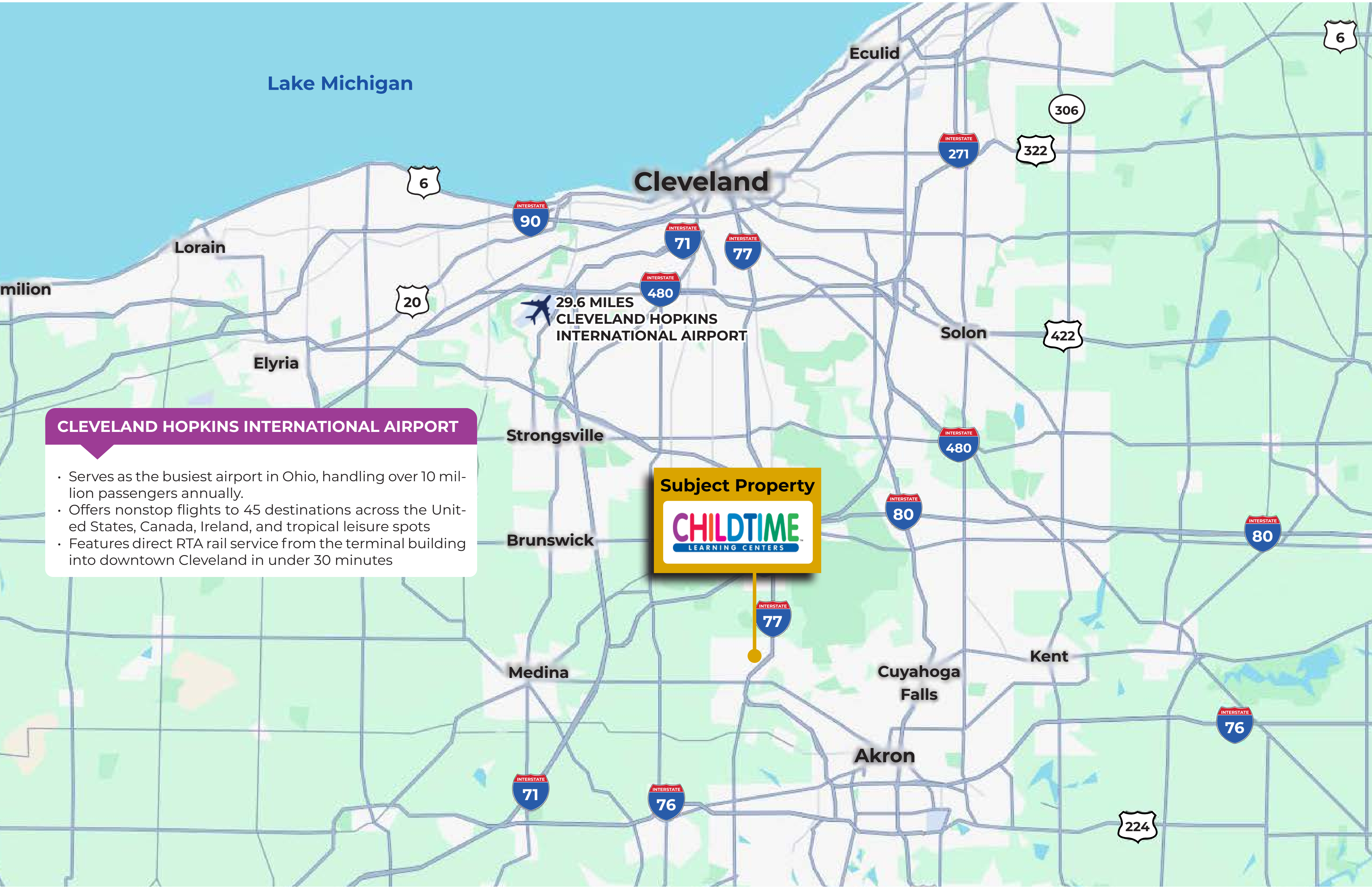
2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	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



AREA OVERVIEW

FAIRLAWN

- A vibrant suburban city in Summit County, located just west of Akron.
- Anchored by the prominent Summit Mall, alongside major commercial corridors and big-box centers along West Market Street (Route 18) and the neighboring Montrose shopping district.
- Offers several local public parks (such as Bicentennial Park and Griffith Park) and provides close proximity to the Cuyahoga Valley National Park via connecting metro parks.
- Students are primarily served by the highly-rated Copley-Fairlawn City School District, which ranks among the top-performing districts in Summit County.

AKRON

- Akron is the fifth-largest city in Ohio and the metro sits about 30 miles southeast of Cleveland.
- A key regional manufacturing hub, the market encompasses Portage and Summit counties.
- A large transportation network of highways, rail, air, and the Cuyahoga River assists in the distribution of goods manufactured in the region.
- Ohio's only national park, Cuyahoga Valley National Park, the 12th most-visited park in the United States in 2022. It features over 33,000 acres of breathtaking landscapes, trails to explore, and cascading waterfalls.
- The metro offers a wide range of lower-cost housing options, which play a key role in attracting new residents and supporting long-term population retention. Entering 2026, the market's average effective apartment rent was $500 per month below the national average.
- Canal Park is the home stadium for the Akron RubberDucks, the Double-A Minor League Baseball Affiliate of the Cleveland Guardians.
- Akron Zoo, is an award-winning wildlife park housing over 2,000 animals.
- Extensive green spaces provided by the Summit Metro Parks and the Ohio & Erie Canal Towpath Trail.
- From cozy cafes serving up comforting classics to trendy bistros offering unique menus, there's something to satisfy all taste buds. The Greater Akron area has a thriving bar and brewery scene.

ECONOMY

- Manufacturing companies, including Goodyear Tire & Rubber, and healthcare providers, such as Summa Health and Cleveland Clinic Akron General, are major employers in the area. Akron also has a sizable traditional office-using sector, with white-collar positions accounting for 20 percent of the metro's total workforce.
- The University of Akron aids the development of the polymer industry, attracting companies seeking proximity to both suppliers and buyers of plastic products.
- Shipping facilities at the Port of Cleveland, combined with rail transportation and a regional airport, provide companies with access to Midwest and Northeast markets


CUYAHOGA VALLEY NATIONAL PARK


THE UNIVERSITY OF AKRON

AKRON ZOO

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	1,722	25,457	57,912
2020 Population	1,752	26,980	60,399
2024 Population	1,774	26,672	60,494
2029 Population	1,779	26,666	60,736
HOUSEHOLDS			
2010 Households	838	10,278	24,568
2020 Households	807	10,965	26,017
2024 Households	811	11,032	26,435
2029 Households	814	11,069	26,658
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	73.0%	70.6%	67.4%
2020 Owner Occupied Housing Units	76.6%	72.5%	69.0%
2024 Owner Occupied Housing Units	76.6%	72.9%	69.4%
2029 Owner Occupied Housing Units	76.6%	73.0%	69.5%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	19.0%	22.1%	24.7%
2020 Renter Occupied Housing Units	15.7%	22.1%	25.5%
2024 Renter Occupied Housing Units	15.6%	21.7%	25.1%
2029 Renter Occupied Housing Units	15.7%	21.6%	25.0%
AVERAGE HOUSEHOLD INCOME	**$195,175**	**$164,784**	**$136,805**

AREA SNAPSHOT

60,494
POPULATION (5-MILE)

70,263
DAYTIME POPULATION (5-MILE)

0.2%
POPULATION GROWTH (2025-2029)

$195,175
AVERAGE HOUSEHOLD INCOME (1-MILE)