Big Blue Marble Academy

19+ Years Remaining on an Absolute NNN Lease | 2.50% Annual Increases | Nashville MSA - 500%+ Population Growth Since 2000



OFFERING MEMORANDUM

MURFREESBORO, TENNESSEE (NASHVILLE 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

Broker of Record:
Jody McKibben
Regional Manager
License: 307629

Marcus & Millichap

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

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.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved. Activity ID: ZAH0670558

OFFERING SUMMARY

PROPERTY ADDRESS

Big Blue Marble Academy
5206 Jack Byrnes Drive
Murfreesboro, TN 37128

OFFERING SUMMARY	
Price:	$6,993,000
Cap Rate:	6.35%
Net Operating Income:	$444,038
Building Square Footage:	12,015 Sq Ft
Year Built:	2026
Lot Size:	+/- 1.38 Acres

LEASE SUMMARY	
Tenant:	Big Blue Marble Academy, LLC
Guaranty:	Corporate
Lease Commencement:	9/16/2024
Rent Commencement:	2/1/2026
Lease Expiration:	1/31/2046
Lease Term Remaining:	19+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	2.50% Annually
Renewal Options:	Two, Five-Year
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
2	2/1/2027	1/31/2028	$444,038	6.35%
3	2/1/2028	1/31/2029	$455,139	6.51%
4	2/1/2029	1/31/2030	$466,517	6.67%
5	2/1/2030	1/31/2031	$478,180	6.84%
6	2/1/2031	1/31/2032	$490,135	7.01%
7	2/1/2032	1/31/2033	$502,388	7.18%
8	2/1/2033	1/31/2034	$514,948	7.36%
9	2/1/2034	1/31/2035	$527,822	7.55%
10	2/1/2035	1/31/2036	$541,017	7.74%
11	2/1/2036	1/31/2037	$554,543	7.93%
12	2/1/2037	1/31/2038	$568,406	8.13%
13	2/1/2038	1/31/2039	$582,616	8.33%
14	2/1/2039	1/31/2040	$597,182	8.54%
15	2/1/2040	1/31/2041	$612,111	8.75%
16	2/1/2041	1/31/2042	$627,414	8.97%
17	2/1/2042	1/31/2043	$643,099	9.20%
18	2/1/2043	1/31/2044	$659,177	9.43%
19	2/1/2044	1/31/2045	$675,656	9.66%
20	2/1/2045	1/31/2046	$692,548	9.90%

INVESTMENT HIGHLIGHTS

- **19+ Years Remaining with 2.50% Annual Rent Growth**
  - Big Blue Marble Academy operates under an absolute-net lease through January 2046 with two five-year renewal options.
  - The lease includes 2.50% annual rent increases to hedge inflation and two, five-year tenant option periods.
  - 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.

- **Top 11 Operator in the Country (Nearly 100 Locations)**
  - The subject property opened as Big Blue Marble Academy's 96th location, demonstrating the scale of the operating platform.
  - Leeds Equity Partners, an education-focused private equity firm managing approximately $5 billion of capital, acquired Big Blue Marble Academy in 2024.

- **84% Five-Mile Population Growth Since 2010**
  - Five-mile population increased from 49,687 in 2010 to 91,581 in 2024, an approximately 84% increase, with further growth to 96,982 projected by 2029.
  - Average household income exceeds $103,000 within five miles and $112,000 within one mile, supporting the surrounding childcare demand base.

- **Nashville MSA - 500%+ Population Growth Since 2000**
  - Murfreesboro, located just 34 miles southeast of Nashville, is a rapidly expanding suburban city within the Nashville Metropolitan Statistical Area.
  - Known as the epicenter of country music, the Nashville metro contains a population of about two million within 14 counties.
  - The population will increase at a faster pace than the nation over the next five years.





SITE PLAN



WHY BUY A DAYCARE CENTER?

High Growth Business - 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.

Recession, E-Commerce & AI Resistant - Early education is considered a recession-resistant asset class, as working parents continue to rely on childcare regardless of economic cycles. Unlike traditional retail properties vulnerable to e-commerce disruption or automation, daycare centers provide an essential service that remains dependent on physical locations, human oversight, and personal interaction.

Sticky Tenant Business Model - Childcare operators benefit from strong customer retention, as parents rarely switch schools after enrollment. Families often enroll multiple children within the same center and become a valuable source of referrals, supporting occupancy and long-term operating performance.

Strong Re-Tenanting Potential - Early education properties are easy to re-tenant, benefiting from consistent demand among national, regional, and local childcare operators. In addition, the flexible building layouts and ample parking can appeal to a variety of medical, educational, and service-oriented users, supporting long-term residual real estate value.

Institutionally Endorsed Investment Sector - Institutional capital has increasingly targeted the early education sector, investing in both childcare operating platforms and the real estate they occupy. This level of participation underscores investor confidence in the industry's long-term fundamentals and defensive characteristics driven by it essential-service nature, resilient demand profile, and favorable net lease characteristics.



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



AERIAL OVERVIEW



TENANT PROFILE

At Big Blue Marble Academy, we understand what developing minds need to be successful in preschool and in life. Research shows that the first five years of a child's life are transformative for growing children's minds and developing their social-emotional skills. Whether you're looking for early care, daycare, preschool, or after-school care, we've designed our programs around what your child needs for their age and stage of development.

At the core of our curriculum is a focus on global education, which enhances children's perspective and understanding of the world outside their community. We teach children the importance of giving back and helping others in need, through hands-on activities and "Heart Projects." We provide the structure children need, while also encouraging their natural curiosity and love of learning. Big Blue Marble Academy provides a true home away from home for your child.

At Big Blue Marble Academy, our Global Passport to Learning combines best practices in early childhood education with a play-based approach that ignites a love of learning and discovery for all ages. As we explore the world with your child, we are preparing them with the necessary skills to succeed in kindergarten and beyond. Through each month-long theme, children explore and celebrate different countries and cultures in lessons prepared by our team of early childhood experts.

Company Type:	Private
Location:	Auburn, Alabama (77+ Locations)
Website:	https://bbmacademy.com

#13
Top Ranked Corporate Operator

$5B+
Leeds Equity Partners Capital in Knowledge Industries

$139M+
2025 Annual Revenue





2026 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	210,000	2,600
2	Learning Care Group	Michigan	167,000	1,115
3	Bright Horizons	Massachusetts	115,000	1,013
4	Cadence Education	Arizona	54,100	335
5	Child Development Schools	Texas	46,116	277
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	36,461	241
8	Premier Early Education	Illinois	27,000	180
9	Endeavor Schools	Florida	23,000	110
10	The Sunshine House	South Carolina	21,450	143
11	**Big Blue Marble Academy**	**Alabama**	**18,200**	**93**
12	New Horizon Academy	Minnesota	16,172	107
13	O2B Kids	Florida	15,798	85
14	Kids and Company, Ltd.	Canada	10,107	108
15	Otter Learning	South Carolina	10,000	74
16	The Nest Schools	Florida	9,500	64
17	The Gardner School	Tennessee	8,168	43
18	LLE Educational Group	Virginia	7,650	51
19	Early Bird Education Group	Ohio	7,269	50
20	Never Grow Up, Inc.	Tennessee	6,916	47

Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2026
**Data from January 2023 report.

PROPERTY PHOTOS

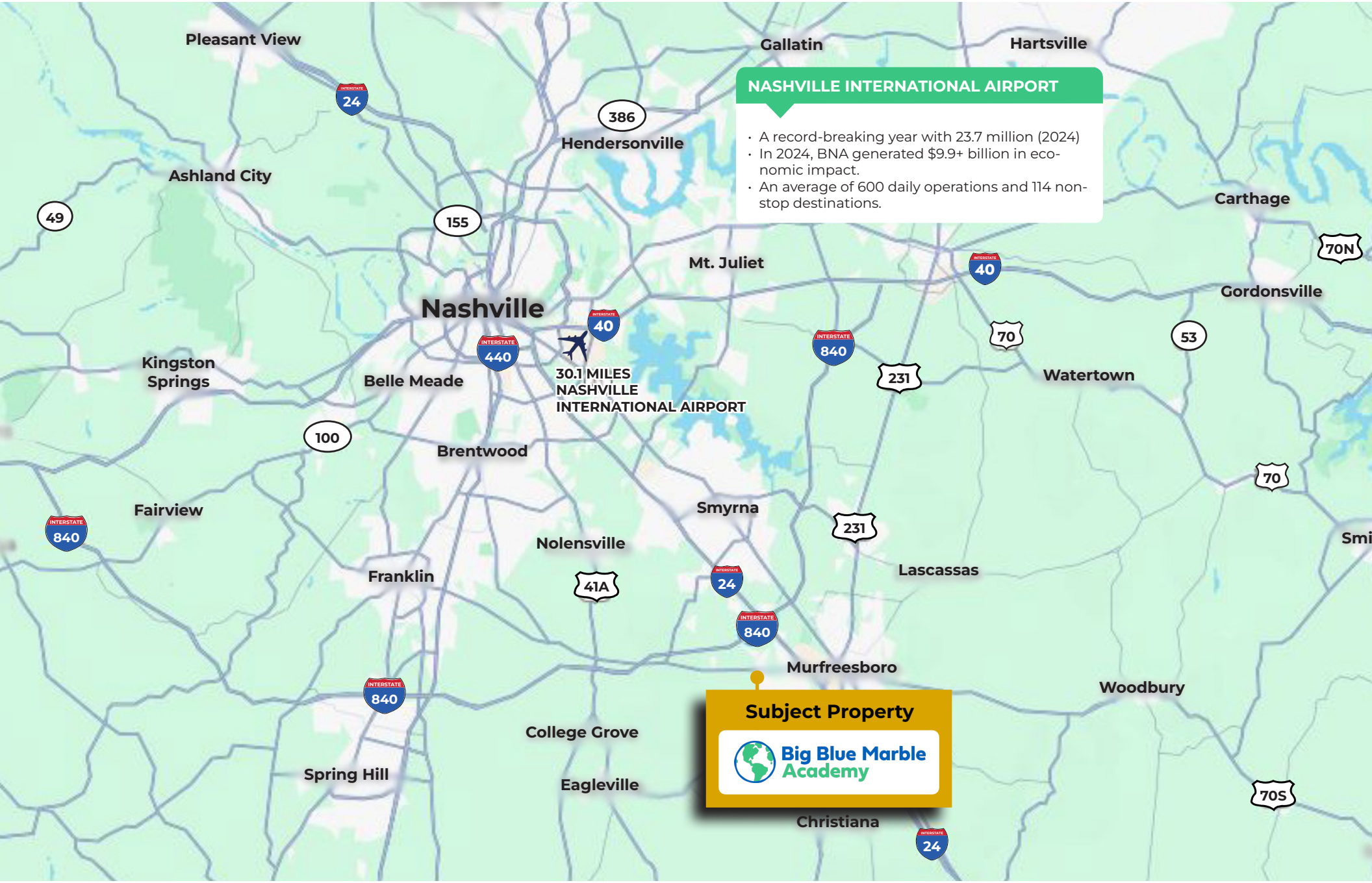








REGIONAL MAP



AREA OVERVIEW

MURFREESBORO

- Most Livable Town in Tennessee, Murfreesboro is the 10th fastest-growing city.
- Murfreesboro is located in the Central Basin of Tennessee, about 34 miles southeast of downtown Nashville.
- Middle Tennessee State University: MTSU is the city's largest educational institution and has the largest undergraduate enrollment in the state.
- The West Fork of the Stones River runs through the city, and the Murfreesboro Greenway system features miles of paved trails along the river.
- The largest industries in Murfreesboro are healthcare, retail, and education.
- The city has a stable economy, fueled by ongoing residential and commercial development.
- Main Street Square: A hub for community events, including live music, festivals, and the Murfreesboro Saturday Market.
- Murfreesboro Center for the Arts: Offers various concerts, theater performances, and other entertainment.
- Downtown Murfreesboro has unique shops, restaurants, private businesses, and government offices throughout the 20 blocks of the historic downtown.

NASHVILLE

- Known as the cultural epicenter of country music, the Nashville metro contains roughly 2.1 million residents across 14 counties that span from highly urban to rural and sparsely populated.
- Davidson is the most populous county, with about 755,000 people, and is home to a large portion of Nashville, the capital city, which has over 727,000 residents.
- The metro is located in the north-central portion of the state of Tennessee, in a topographical region called the Central Basin.
- The Cumberland River, which juts through the region, adds to the local economic base and enhances Nashville's quality of life.
- Contributing to its economy, the metro has a strong intermodal infrastructure network, linking it to other population hubs in the south, midwest and northeast. E-commerce is also a growing presence, with Amazon's Operations Center of Excellence in the metro.
- Music may be an integral piece of Nashville's cultural identity, the Music City has a lot more to offer, including history, cuisine, professional sports, education institutions, natural beauty and Southern charm.
- Music is alive not only at the Grand Ole Opry, but also at the Ryman Auditorium, Fontanel Mansion, Schermerhorn Symphony Center and the Tennessee Performing Arts Center.
- For country music fans, there is the Country Music Hall of Fame and Museum. Performing arts include the Nashville Ballet, Nashville Symphony, Nashville Opera, Nashville Repertory Theatre, Nashville Children's Theatre and ACT 1 (Artist's Cooperative Theatre). Museums in the metro include the Tennessee State Museum, the Vanderbilt University Fine Arts Gallery and Frist Art Museum.


MIDDLE TENNESSEE STATE UNIVERSITY



BROADWAY STREET


STONES RIVER NATIONAL BATTLEFIELD

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	2,079	27,355	49,687
2020 Population	4,664	48,928	81,502
2024 Population	5,092	53,300	91,581
2029 Population	5,289	55,601	96,982
HOUSEHOLDS			
2010 Households	712	10,378	17,928
2020 Households	1,694	18,533	30,056
2024 Households	1,895	20,603	34,531
2029 Households	2,000	21,685	36,871
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	80.8%	64.5%	67.9%
2020 Owner Occupied Housing Units	65.4%	52.0%	56.8%
2024 Owner Occupied Housing Units	65.9%	53.3%	58.6%
2029 Owner Occupied Housing Units	66.2%	53.8%	59.3%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	80.8%	64.5%	67.9%
2020 Renter Occupied Housing Units	30.1%	42.2%	37.2%
2024 Renter Occupied Housing Units	29.6%	41.0%	35.5%
2029 Renter Occupied Housing Units	29.3%	40.5%	34.8%
AVERAGE HOUSEHOLD INCOME	**$112,366**	**$103,813**	**$103,233**

AREA SNAPSHOT

91,581
POPULATION (5-MILE)

79,283
DAYTIME POPULATION (5-MILE)

34,531
HOUSEHOLDS (5-MILE)

$112,366
AVERAGE HOUSEHOLD INCOME (1-MILE)