

Subject Property

**SINGLE TENANT INVESTMENT OFFERING
LEASE GUARANTOR: LEARNING CARE GROUP**

- INDUSTRY LEADING CHILDCARE PROVIDER
- NEW 15 YEAR CORPORATE LEASE
- CONSTRUCTION COMPLETED IN JAN '26
- ESSENTIAL, RECESSION PROOF BUSINESS
- AFFLUENT WEST HOUSTON SUBURB
- IDEAL DEMOS IN HIGH GROWTH MARKET

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Powered by:
Bang Realty-Texas Inc.
Lic: 9007017

Purchase Price: \$7,261,538

Initial Cap Rate: 6.5%

Lease Terms:

- **Fifteen (15) Year Primary Term**
- **Triple Net Lease - Landlord responsible for structure and roof replacement (not repairs)**
- **Rent increases by 7.5% every 5 years**
- **Three x 5 year renewal options**

Annual Rent Schedule:

| | | |
|------------------|----------------------|----------------|
| \$472,000 | Years 1 - 5 | |
| \$507,400 | Years 6 - 10 | (+7.5%) |
| \$545,455 | Years 11 - 15 | (+7.5%) |

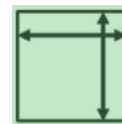
Option Rent Schedule:

| | | |
|------------------|----------------------|----------------|
| \$586,364 | Years 16 - 20 | (+7.5%) |
| \$630,341 | Years 21 - 25 | (+7.5%) |
| \$677,617 | Years 26 - 30 | (+7.5%) |

Lease Commencement: January 21, 2026

Rent Commencement: May 21, 2026

This offering is a single tenant **Everbrook Academy** located in the west Houston suburb of Katy, Texas. **Our lease is executed by Everbrook Academy, LLC as Tenant with a guaranty from parent company, Learning Care Group, Inc., the second largest for-profit child care provider in North America.** The Property consists of a freestanding ± 11,400 sf child care school with a ± 8,800 sf, secure play-yard, on ± 1.3 acres of land at 2171 Tantara Bend Rd. Katy is just 30 miles west of Houston and has experienced 29% population growth since 2020. Everbrook Academy chose this superb site in the 1,040 acre, Sunterra master planned community, drawn to the massive residential growth in the area. New home developments surround our site, attracting young families seeking quality of life and great schools. The Learning Care Group operates 11 unique child care concepts and enjoys annual revenues of \$1.5 billion, making Everbrook Academy - Katy Texas a secure investment property. The child care market is a \$60+ billion industry with increasing demand. **This is an opportunity to acquire a passive, single tenant investment property with a fifteen year primary term, rental escalations and a lease guaranteed by the nation's 2nd largest child care provider.** In addition, Texas has no state income tax, a feature sought by many real estate investors to increase after tax returns. Rent will commence on May 21, 2026. Our developer will offer a rent credit to Buyer if Closing occurs prior to rent starting.



| | | |
|----------------|-------------|------------------------|
| Land Area: | ± 1.3 Acres | (± 56,664 SF) |
| Building Area: | ± 11,400 SF | (± 8,800 SF) play area |

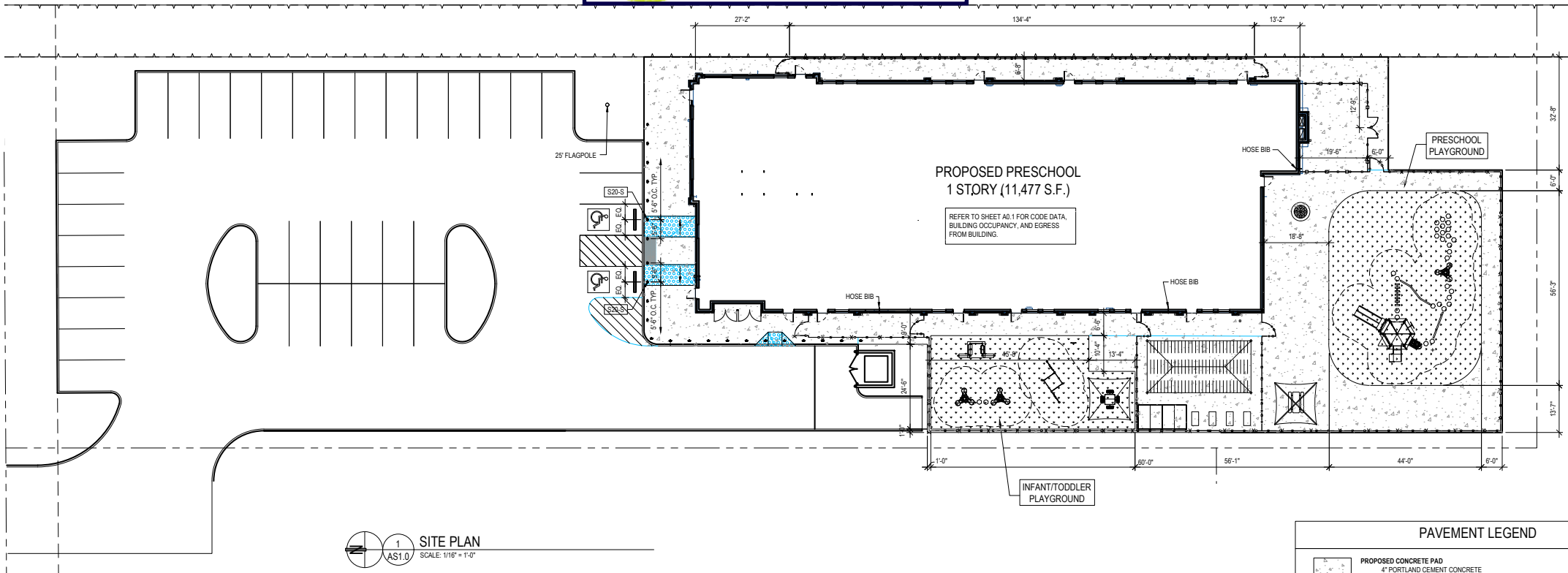


| | | |
|---------------------------|------------------|------------------|
| | <u>3 miles</u> | <u>5 miles</u> |
| 2025 Population: | 20,000 | 65,000 |
| Average HH Income: | \$150,250 | \$135,420 |

The information contained herein has been received from sources we believe to be reliable, but The Silver Group has made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group encourages all interested parties to complete their own due diligence investigation.



2171 Tantara Bend Drive Katy, Texas



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Sunterra is designed for 7,000 homes priced between \$200,000 - \$800,000.
Ranked as the #1 best-selling community in Texas (2024-2025)



Royal Prairie Elementary School

Summerwell Sunterra

Sunterra by Century Communities
Recently viewed

FISHER ESTATES

KATY PRAIRIE ESTATES

Cotton Sports Ranch

Katy ISD is expected to hit the 100,000 student milestone by the 2029-30 school year to accommodate the surge in families.

Sunterra By Land Tejas






James & Mitzi Cross Elementary School

Katy Meadows Manufactured Home...


SUNTERRA

Master plan calls for 7,000 new homes

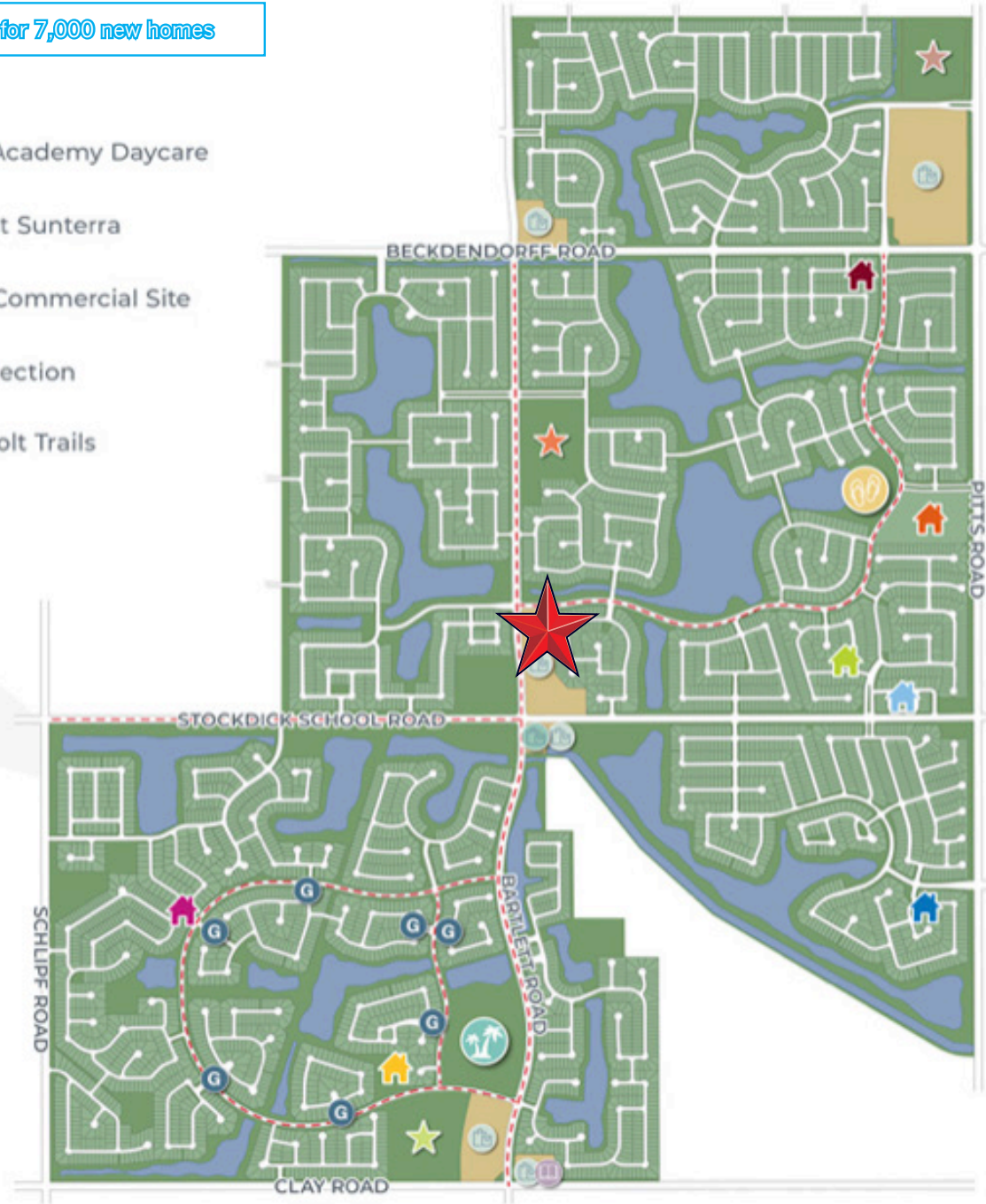
-  **SOL CLUB:**
Crystal Lagoon Amenity Village
-  **THE RETREAT:**
Lazy River Amenity Village
-  Katy ISD James & Mitzi Cross Elementary
-  Future Katy ISD Elementary School Site
-  Royal ISD Royal Prairie Elementary School

-  Kiddie Academy Daycare
-  Shops at Sunterra
-  Future Commercial Site
-  Gated Section
-  GreenBolt Trails

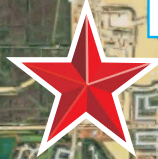
Model Home Parks

-  **WELCOME CENTER**
- Ashton Woods
- Beazer Homes
- Brightland Homes
- CastleRock
- Century Communities
- Colina Homes
- Davidson Homes
- D.R. Horton
- HistoryMaker
- KB Home
- Lennar Homes
- Long Lake
- Terrata Homes
- Tricoast Homes
- Westin Homes

-  Lennar Homes
 -  Starlight Homes
 -  Highland Homes
 -  New Home Co
- ### New Rental Homes
-  Villas at Sunterra - ONM Living
 -  Eden at Sunterra
 -  Summerwell Sunterra Rental Homes



*Conceptual rendering. Subject to change without notice. 07/25



Alfred & Ann Boudry
Elementary School

Future Home of
Katy ISD Elementary

McElwain
Elementary School

Harmony School
of Excellence

Royal Prairie
Elementary School

Catherine Bethke
Elementary School

James & Mitzi Cross
Elementary School

Russell & Cindie Faldyn
Elementary School

Olga Leonard
Elementary School

Morton Ranch
Elementary School

Robertson
Elementary School

Zelma Hutsell
Elementary School

Katy
Elementary School



ABOUT THE TENANT

Learning Care Group, Inc.

2nd Largest for-profit childcare provider in U.S.
Operating 1,150 schools and 11 unique brands
Currently Privately Held



Learning Care Group, Inc., ("LCG") is the nation's second largest, for-profit provider of early childhood care and education services for children between the ages of 6 weeks to 12 years. Founded in 1967 as a division of Gerber Products Corporation, Learning Care

Group, Inc. has grown into a network of more than 1,150 schools in 40 states, enabling child development through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment. LCG is committed to transforming the child care industry, exceeding expectations, and enhancing the way children learn and grow every day. They offer child care, preschool, kindergarten and school-age education. Schools are located across the country and the District of Columbia, with a number operated in hospitals, corporations, government facilities and office parks. The schools operate under 11 unique brands Everbrook Academy, Childtime Learning Centers, Tutor Time Child Care, The Children's Courtyard, Creative Kids, Montessori Unlimited, Young School, Pathways Learning Academy, AppleTree, U-GRO, and La Petite Academy. Everbrook Academy is a 21st century preschool focussing on STEAM learning. This concept is being rolled out in selected wealthy markets. The childcare market is reported to be \$60+ billion and growing.

ABOUT THE AREA



Katy, Texas is a rapidly growing city located 30 miles west of downtown Houston. Bordered by Cypress to the north and Sugar Land to the south, Katy is strategically positioned along Interstate 10, making it an ideal place for those seeking a blend of suburban tranquility and city convenience. The current population is 29,000 residents. Katy's significant population increase is driven by Katy ISD's expansion, major energy companies and numerous other businesses, leading to high demand for housing and infrastructure.


Sunterra is the #1 selling master planned community in Texas based on 2024 year end and 2025 mid-year rankings from RCLCO Real Estate Consulting. RCLCO also ranked Sunterra as #4 on the nation's top-selling master planned communities for 2024. Sunterra is an inviting 1,040 acre master planned community featuring resort-style living with world class amenities like the crystalline lagoon and lazy river. New homes have been developed by many of the country's largest home builders like Ashton Woods, Beazer Homes, Century Communities, DRB Homes, Davidson Homes, DR Horton, Highland Homes, KB Home, Lennar, Terrata Homes, Tricoast Homes and Weston Homes.

Some of the largest employers in Katy are Katy ISD (9,185 employees), Shell Exploration & Production (6,500), BP North America (5,100), WoodGroup Subsidiaries (5,000), Katy Mills (3,500), Academy Sports & Outdoors (2,800), Memorial Hermann Health (2,500), Houston Methodist West (2,000), La Canterra - Cinco Ranch (1,700), Igloo (1,550) and Conoco Phillips (1,400).



Class: - % Leased: 0%
RBA: - Rent/SF/Yr: -

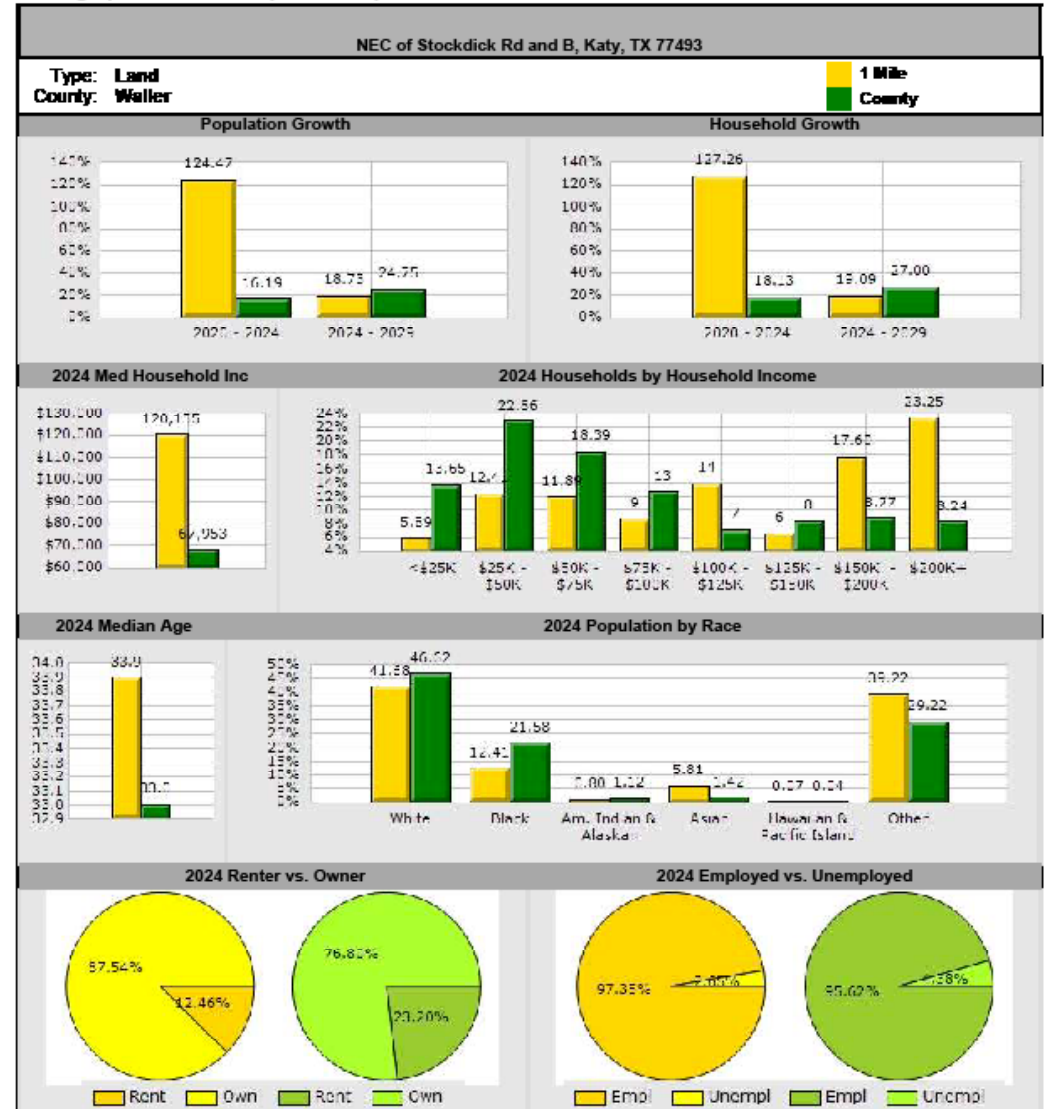
Typical Floor: -



| Radius | 1 Mile | 3 Mile | 5 Mile |
|---|--------------|--------------|---------------|
| Population | | | |
| 2029 Projection | 6,524 | 21,978 | 72,501 |
| 2024 Estimate | 5,495 | 19,103 | 64,574 |
| 2020 Census | 3,718 | 11,526 | 37,075 |
| Growth 2024 - 2029 | 18.73% | 15.05% | 12.28% |
| Growth 2020 - 2024 | 124.47% | 65.74% | 40.45% |
| 2024 Population by Hispanic Origin | | | |
| 2024 Population | 5,495 | 19,103 | 64,574 |
| White | 2,290 41.67% | 8,903 46.81% | 28,804 44.81% |
| Black | 682 12.41% | 2,384 12.48% | 9,080 14.06% |
| Am. Indian & Alaskan | 45 0.82% | 156 0.82% | 545 0.84% |
| Asian | 320 5.82% | 1,113 5.83% | 4,418 6.84% |
| Hawaiian & Pacific Island | 4 0.07% | 14 0.07% | 46 0.07% |
| Other | 2,154 39.20% | 6,534 34.20% | 21,681 33.58% |
| U.S. Armed Forces | 2 | 8 | 35 |
| Households | | | |
| 2029 Projection | 2,085 | 6,817 | 22,577 |
| 2024 Estimate | 1,734 | 5,910 | 20,088 |
| 2020 Census | 783 | 3,549 | 14,405 |
| Growth 2024 - 2029 | 19.09% | 15.35% | 12.39% |
| Growth 2020 - 2024 | 127.26% | 66.53% | 39.45% |
| Owner Occupied | 1,518 87.54% | 5,207 88.10% | 16,564 82.46% |
| Renter Occupied | 216 12.46% | 703 11.90% | 3,524 17.54% |
| 2024 Households by HH Income | | | |
| Income: <\$25,000 | 102 5.89% | 386 6.53% | 1,370 6.82% |
| Income: \$25,000 - \$50,000 | 215 12.41% | 651 11.02% | 2,561 12.75% |
| Income: \$50,000 - \$75,000 | 206 11.89% | 604 10.22% | 2,214 11.02% |
| Income: \$75,000 - \$100,000 | 150 8.66% | 534 9.04% | 2,424 12.07% |
| Income: \$100,000 - \$125,000 | 240 13.85% | 706 11.95% | 2,216 11.03% |
| Income: \$125,000 - \$150,000 | 112 6.46% | 586 9.92% | 2,390 11.90% |
| Income: \$150,000 - \$200,000 | 305 17.60% | 1,088 18.08% | 3,444 17.14% |
| Income: \$200,000+ | 153 8.83% | 1,373 23.24% | 3,469 17.27% |
| 2024 Avg Household Income | \$147,958 | \$150,251 | \$135,427 |
| 2024 Med Household Income | \$120,155 | \$128,114 | \$116,640 |

Demographic Market Comparison Report

1 mile radius





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|----------------------------|----------------------|----------------------|
| Brian Brockman | 701472 | brian@bangrealty.com | 513-898-1551 |
| <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |
| Brian Brockman | 701472 | brian@bangrealty.com | 513-898-1551 |
| <small>Designated Broker of Firm</small> | <small>License No.</small> | <small>Email</small> | <small>Phone</small> |