

SINGLE TENANT INVESTMENT OFFERING LEASE GUARANTOR: LEARNING CARE GROUP

- 2ND LARGEST FOR-PROFIT PROVIDER
- NEW 15 YEAR CORPORATE LEASE
 - NEW CONSTRUCTION
- ESSENTIAL, RECESSION PROOF BUSINESS
 - AFFLUENT HOUSTON SUBURB
- IDEAL DEMOS IN HIGH GROWTH MARKET

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The Silver Group
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Powered by:
Bang Realty-Texas Inc.
Lic: 9007017

Purchase Price: \$7,375,000

Initial Cap Rate: 6.4%

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%)

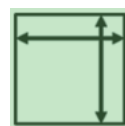
Option Rent Schedule:

\$534,187	Years 16 - 20	(+7.5%)
\$574,251	Years 21 - 25	(+7.5%)
\$617,320	Years 26 - 30	(+7.5%)

Lease Commencement: January 2026

Rent Commencement: May 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 $\pm 11,400$ sf child care facility with a secured $\pm 8,800$ sf outdoor play-yard, on ± 1.3 acres of land at the southeast corner of Tantara Bend Rd. and Bartlett Rd. Katy is just 30 miles west of Houston and has experienced 29% population growth since 2020. Everbrook chose this superb site in the 2,300 acre, Sunterra master planned community, drawn to the massive residential growth in the area. The surrounding area is surrounded by new home development and 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 one of the nation's largest child care providers.** In addition, Texas has no state income tax, a feature sought by many real estate investors. Rent commences 120 days after building is turned over to Tenant, scheduled on January 15, 2026. Developer will give a rent credit to Buyer at Closing.

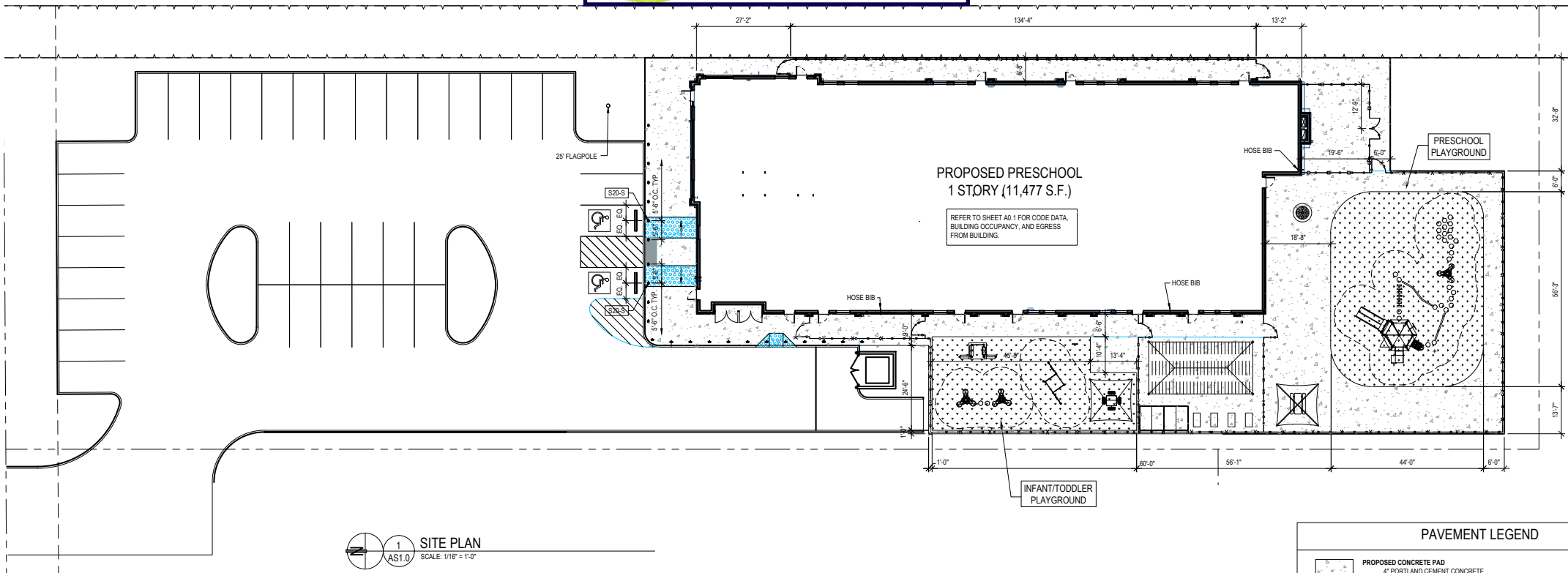


Land Area: ± 1.3 Acres ($\pm 56,664$ SF)
Building Area: $\pm 11,400$ SF ($\pm 8,800$ SF) play area



	<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.



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



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



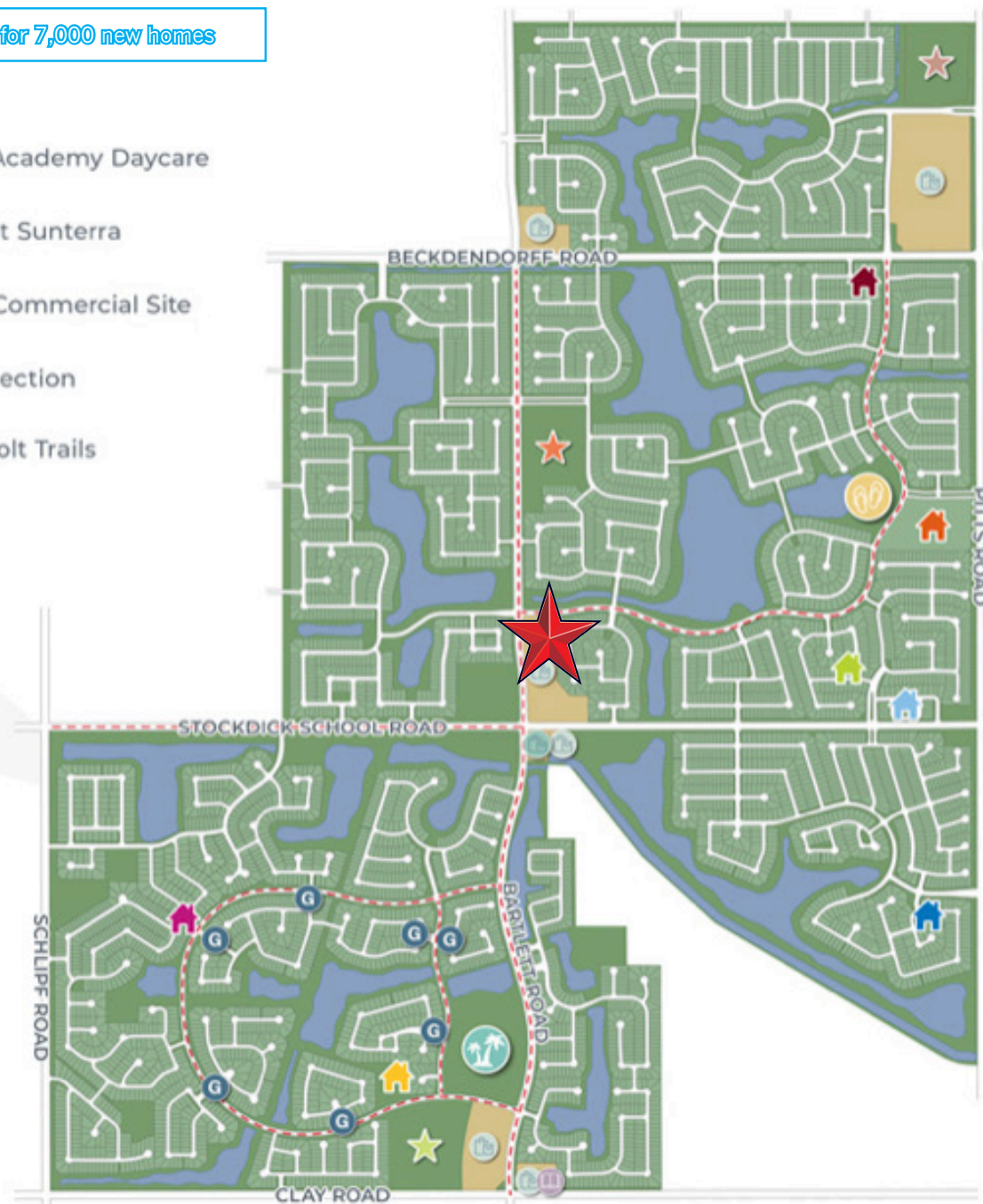
Villas at Sunterra -
ONM Living

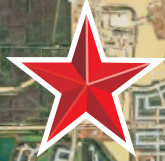


Eden at Sunterra



Summerwell Sunterra
Rental Homes





Alfred & Ann Boudry
Elementary School

McElwain
Elementary School

Harmony School of
Excellence

Catherine Bethke
Elementary School

James & Mitzi Cross
Elementary School

Russell & Cindie Faldyn
Elementary School

Olga Leonard
Elementary School

Morton Ranch
Elementary School

Zelma Hutsell
Elementary School

Robertson
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 to 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 to 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 its partners' 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 high-end markets. The childcare market is reported to be \$60 billion and growing.

ABOUT THE AREA



Katy, Texas is a charming and 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 2,303 acre master planned community featuring resort style living with world class amenities. 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: -
RBA: -
Typical Floor: -

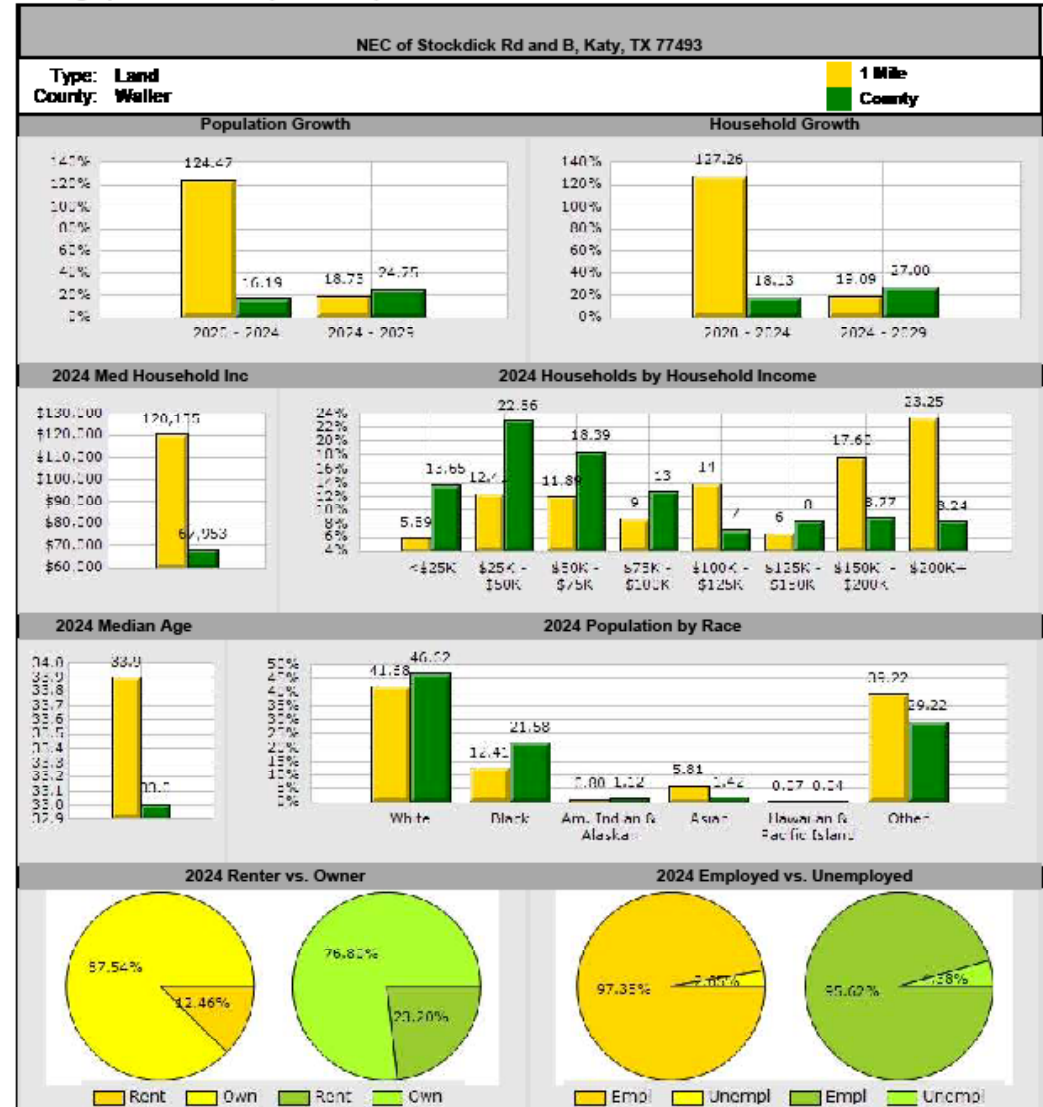
% Leased: 0%
Rent/SF/Yr: -



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	2,413	11,526	45,975
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+	403 23.25%	1,373 23.24%	3,489 17.27%
2024 Avg Household Income	\$147,958	\$150,251	\$135,427
2024 Med Household Income	\$120,155	\$128,114	\$118,640

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.

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