



3845 Franklin Rd | Murfreesboro, TN 37128

**Childcare
Investment Opportunity**

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview



Executive Summary

The Opportunity

Matthews™ is pleased to exclusively present the opportunity to acquire a fee simple interest in the 2025 construction, build-to-suit, corporately guaranteed Everbrook Academy of Murfreesboro located at 3845 Franklin Road in Murfreesboro, TN (the "Property"). An **±11,300 square-foot single tenant facility located in one of the fastest growing submarkets in Tennessee.**

This Class-A facility is positioned along Franklin Road seeing north **of ±17,000 VPD**, adjacent to countless national retailers including a Publix anchored shopping center, over **46,611 households in the immediate trade area**, and less than an hour from downtown Nashville. Murfreesboro continues to experience **rapid population growth and economic expansion, making it one of the most desirable markets in the state.**

To pair with the location, Everbrook Academy has **14 years remaining** on the base term, a **corporate guarantee from Learning Care Group (US), Inc. (the 2nd largest childcare provider in the country)**, and 7.50% rental increases every 5-years throughout the base term and renewal options as a strong hedge against inflation.

This investment allows qualified investors an opportunity to break into the booming Middle Tennessee market through an attractive **new construction, long-term, recession-proof asset.**



Property Overview

±11,300

Total GLA (SF)

±1.50

Lot Size (AC)

±17,000

VPD (HWY 96)

2025

Year Built

Lease & Asset Strength

- **Brand New Construction (2025)** — Newly delivered, purpose-built facility with modern improvements and limited anticipated near-term capital expenditure requirements.
- **Passive NNN Lease Structure** — Triple-net lease format supports a low-management, passive ownership profile through limited landlord obligations.
- **Corporate Guarantee** — Lease is backed by the nation's second-largest childcare provider, enhancing credit profile and income reliability.
- **Contractual Rent Growth** — Built-in 7.5% rent escalations every five years provide defined revenue growth and a meaningful hedge against inflation.



Tenant & Industry

- **Long-Term Income Visibility** — Approximately ±14 years of remaining lease term offers durable cash flow and long-term income security.
- **Recession-Resistant Tenancy** — Early childhood education is a needs-based use that has historically demonstrated resilience through economic cycles.
- **Favorable Industry Demand Drivers** — Rising dual-income household formation continues to support demand for childcare services.
- **Proven National Operator** — Tenant maintains an established operating platform, scalable national footprint, and demonstrated operating history.



Location Overview

Location & Market

- **Nashville MSA Growth** — The Nashville MSA remains one of the fastest-growing metro areas in the country, supported by sustained in-migration, employment expansion, and broad-based economic diversification.
- **Strong Area Demographics** — More than 120,861 residents live within a 5-mile radius, with the surrounding population expanding at an estimated 2.70% annually, reinforcing long-term consumer demand.
- **Affluent Submarket** — The immediate trade area benefits from an average household income exceeding \$109,000, supporting strong spending power and a stable suburban customer base.
- **High Visibility and Accessibility** — The location benefits from frontage along a heavily traveled corridor, offering strong daily traffic exposure and convenient access for area residents, commuters, and surrounding neighborhoods.
- **Retail and Residential Density** — The site is embedded within a dense suburban corridor anchored by established residential communities and a deep roster of national retailers including Publix, Kroger, Walmart, Chase Bank, CVS, 7-Eleven, Dutch Bros, Pep Boys, and Andy's Frozen Custard.
- **Established Commercial Corridor** — Nearby national retail tenancy and daily-needs commercial uses create a highly functional consumer environment that supports recurring visits and consistent area traffic patterns.
- **Supply-Constrained Service Market** — The surrounding submarket exhibits limited availability of comparable childcare and other service-oriented locations, supporting tenant demand within a constrained competitive set.
- **Favorable Tax Environment** — Tennessee's no state income tax structure enhances household purchasing power and continues to serve as a meaningful draw for residents and businesses relocating to the state.



One of the Fastest Growing

Nashville TN, MSA

Metro's in the United States

Property Photos



Aerial Map



Surrounding Area Map



Site Plan



96 ± 17,000 VPD

Financial Overview



Financial Overview

\$7,760,000

List Price

6.25%

Cap Rate

\$485,000

NOI

Tenant Summary	
Tenant Trade Name	Everbrook Academy
Type of Ownership	Fee Simple
Lease Type	NN+
Landlord Responsibilities	Roof & HVAC Replacement
Original Lease Term	15 Years
Lease Expiration Date	5/31/2040
Rent Commencement Date	5/28/2025
Term Remaining on Lease	±14 Years
Increases	7.50% Every 5 Years
Renewal Options	Three, 5-year Options

Lease Term	Monthly Rent	Annual Rent	Rent PSF	Cap Rate
2025-2030	\$40,416.67	\$485,000.00	\$42.92	6.25%
2030-2035	\$43,447.92	\$521,375.00	\$46.14	6.72%
2035-2040	\$46,706.51	\$560,478.13	\$49.60	7.22%
Options				
Option 1: 2040-2045	\$50,209.50	\$602,513.99	\$53.32	7.76%
Option 2: 2045-2050	\$53,975.21	\$647,702.53	\$57.32	8.35%
Option 3: 2050-2055	\$58,023.35	\$696,280.22	\$61.62	8.97%



*GLA and Lot Size to be verified by Buyer with a new survey

Tenant Overview



Tenant Overview

Everbrook Academy is a premium early childhood education provider operating under Learning Care Group, one of the largest for-profit childcare and education companies in the United States. Positioned as a modern, high-end brand within the early education sector, Everbrook Academy emphasizes 21st-century learning through STEAM-based curriculum, technology integration, and personalized development programs. The concept is designed to appeal to affluent suburban demographics, offering a differentiated product within the fragmented childcare market and reinforcing strong brand positioning within a necessity-based retail category.

Year Founded
1967

Headquarters
Novi, MI

Parent Company
Learning Care Group

Employees
20,000+

Schools Nationwide
1,000+

Credit Rating
BBB: S&P

Annual Revenue (LCG)
\$1.5 Billion

Founded as part of Learning Care Group's brand expansion strategy, Everbrook Academy benefits from the operational scale, financial backing, and institutional expertise of its parent company. Learning Care Group, headquartered in Novi, Michigan, is privately held and owned by investment funds managed by American Securities LLC. The platform operates over 1,000 schools nationwide across multiple brands, including La Petite Academy and Childtime. While Everbrook Academy itself is a newer concept, it leverages the parent company's decades of experience (Learning Care Group was originally established in 1967) and established infrastructure.

Why Invest in Everbrook Academy?

Necessity-Based, Recession-Resilient Demand

- Childcare services are essential for working families, particularly in dual-income households, providing a stable and recurring revenue stream that is less sensitive to economic cycles compared to discretionary retail tenants.

Institutional Backing with National Scale

- As part of Learning Care Group's 1,000+ location platform, Everbrook Academy benefits from significant operational infrastructure, brand recognition, and financial support from a well-capitalized private equity sponsor, enhancing tenant reliability and long-term viability.

Premium Concept Driving Strong Unit Economics

- Everbrook Academy's upscale facilities and STEAM-focused curriculum support higher tuition rates and strong per-location performance, positioning the brand to capture affluent suburban demographics and sustain above-average revenue generation.

Alignment with High-Growth Demographic Trends

- The brand strategically targets affluent suburban markets experiencing population growth, higher household incomes, and increasing demand for quality childcare. This positioning supports sustained enrollment levels and allows the operator to benefit from long-term tailwinds in migration patterns and workforce participation.

Market Overview



Murfreesboro, TN



165,000+

Total Population

60,000+

of Households

31

Median Age

\$300,000+

Median Property Value

Local Market Overview

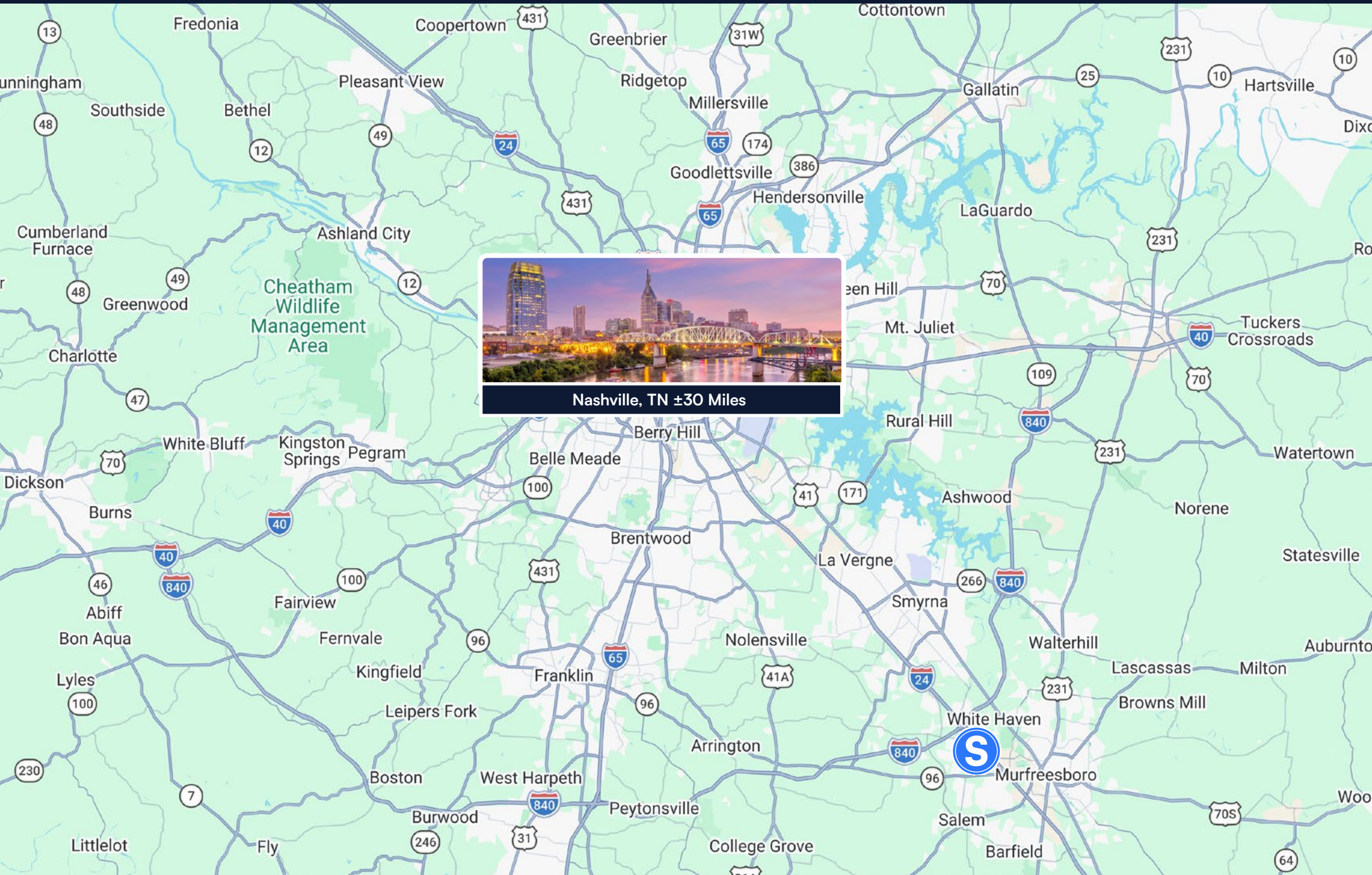
Murfreesboro, located in the Nashville metropolitan area, has experienced sustained population growth driven by regional economic expansion and immigration. As one of Tennessee's fastest-growing cities, Murfreesboro benefits from a steady influx of young professionals, families, and students, supported by Middle Tennessee State University (MTSU). The city's population growth has been accompanied by rising household incomes and a strong employment base, reflecting its role as a key suburban hub within the broader Nashville economy.

The area offers a balanced lifestyle with access to major employment centers, quality schools, and a relatively affordable cost of living compared to larger metros. Retail corridors, healthcare services, and expanding residential communities continue to shape the local landscape. Its proximity to Nashville provides residents and businesses with access to a major economic engine while maintaining a more accessible and cost-efficient operating environment. These dynamics position Murfreesboro as an attractive market for both investors and tenants seeking long-term growth and stability.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	9,469	58,150	106,500
2025 Population	10,516	64,714	120,861
2020-2025 Population Growth	2.2%	2.3%	2.7%
2030 Population Projection	11,386	70,097	131,345
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	3,443	22,072	41,072
2025 Households	3,837	24,529	46,611
2030 Household Projections	4,159	26,577	50,685
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$102,507	\$109,207	\$104,099

Regional Map



Nashville, TN

Nashville is experiencing steady population growth, fueled by a strong economy, expanding job opportunities, and a thriving cultural scene. A growing tech sector, a resilient housing market, and a world-renowned music and tourism industry contribute to

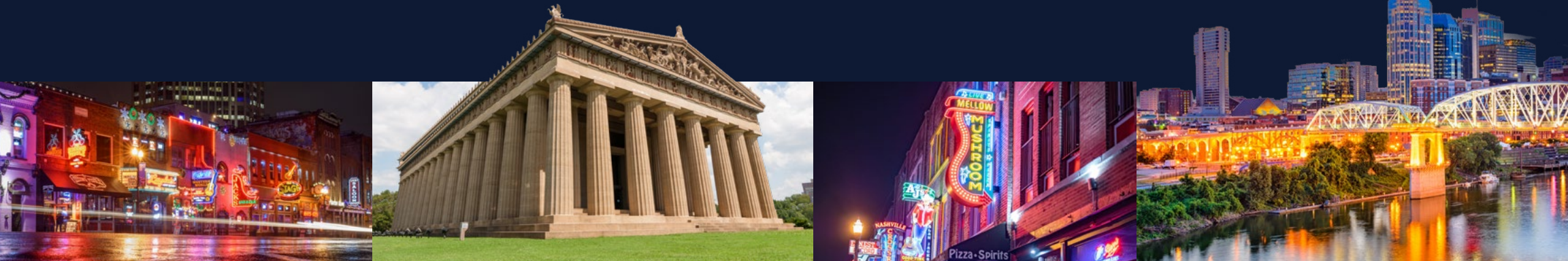
the city's appeal. With its blend of economic strength and cultural vibrancy, Nashville has become a premier destination for both residents and investors, offering long-term potential for growth and development.

Total Population
1,008,485

Annual Visitors
17.1 Million

Tourism Economic Impact
\$10.84 Billion

GDP
\$204.9 Billion



Tourism & Cultural Events

Nashville's vibrant calendar of festivals and events drives consistent seasonal tourism, boosting the local economy. Major events like CMA Fest, Let Freedom Sing! on July 4th, and the Nashville Film Festival draw hundreds of thousands of visitors and generate tens of millions in revenue. Smaller festivals like the

Tomato Art Fest further sustain tourism throughout the year. These predictable surges in visitation support the city's hospitality, retail, and transportation sectors, making seasonal tourism a vital part of Nashville's economic engine.



CMA Fest

95,000+ Attendees in 2025



Tennessee Titans (NFL)

64,000+ Average Attendees in 2024



Broadway 'Honky Tonk Highway'

27 Million+ Visitors Annually



| Disclaimer & Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3845 Franklin Rd, Murfreesboro, TN 37128** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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