



Premier Early Childhood Education

1780 Lininger Lane, North Liberty, IA 52317

Early Education
Investment Opportunity

Offering Memorandum



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Bryce Wong

Senior Associate

(949) 207-6455

bryce.wong@matthews.com

License No. 02149788 (CA)



Chad Kurz

EVP & Managing Director

(949) 662-2252

chad.kurz@matthews.com

License No. 01911198 (CA)



Kevin Puder

Vice President

(949) 777-5987

kevin.puder@matthews.com

License No. 01949749 (CA)

Adam Marek

Broker of Record

Broker Lic. No.: S44830000 (IA)

Firm Lic. No.: F03991000 (IA)

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Experienced Operator – Premier Early Childhood Education** - Premier Early Childhood Education Partners is an education brand that focuses on improving the lives of children, families, and early childhood professionals nationwide with ±150 locations.
- **Private Equity Backing** - Tyree & D'Angelo Partners (TDP) acquired Premier Early Childhood Education Partners in December 2018. TDP focuses on lower middle-market companies and has completed 1,000+ partnerships with \$2.5B+ in capital under management.
- **Long-Term Absolute Net Lease with Structured Rent Growth** - The property is backed by a ±10-year absolute NNN lease, offering investors stable, predictable income with annual built-in rent escalations that enhance long-term cash flow and protect against inflation.
- **Strong Demographics Supporting Childcare Demand** - Within a ±5-mile radius, the property serves 46,000+ residents with average household incomes exceeding \$155,000. The area's family-centric population and high percentage of dual-income households create steady, long-term demand for early education services.
- **Attractive Pricing Relative to Comparable Assets** - Comparable long-term early education properties are trading above \$5 million, with many exceeding \$7 million—double the price of this offering. This presents a compelling opportunity to a long-term lease at a below-market basis.
- **Positive Industry Outlook and Growing Market Demand** - The U.S. childcare market was valued at \$59.9 billion in 2023 and is projected to grow to \$73 billion by 2030 (source: Towards Healthcare). Industry expansion is supported by rising parental workforce participation, the prevalence of dual-income households, and a continued focus on early education quality.





Subject Property



Christine Grant Elementary
±521 Students

Montessori Nursery

E Penn St ± 12,000 VPD

Penn Elementary
±570 Students

North Liberty's Best Academy
Day Care Center



Frog Hollow Kid Campus
Day Care Center

Montessori Children's Garden
Preschool

Arlington Ridge
±530 Units



Creation Kids
Day Care Center

S Front St ± 14,680 VPD

The Estates of North Liberty
±30 Units

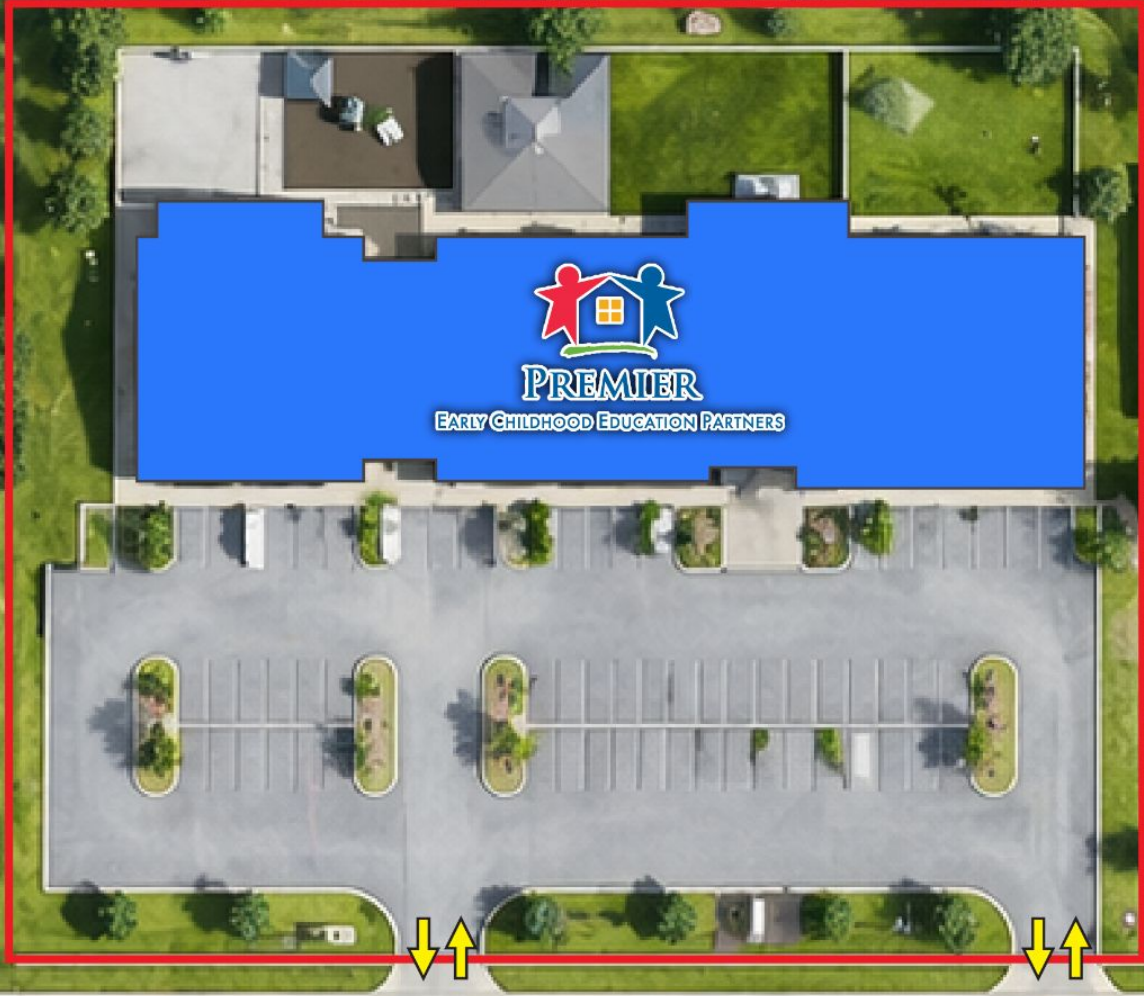


SHwy 965 ± 43,000 VPD

S Dubuque St ± 4,700 VPD

North Liberty Park Apartments
±24 Units

Heritage Christain School
±250 Students



Liringer Ln

1780 Lininger Lane
North Liberty, IA 52317

±2.11 AC

Lot Size

2005

Year Built

±12,000 VPD

E Penn St

Absolute NNN

Lease Type

\$155,712

5-Mile Avg. Household Income



FINANCIAL SUMMARY

\$3,393,000

List Price

6.75%

Cap Rate

\$229,029

NOI

±17,709 SF

GLA

Property Details

Tenant Trade Name	Premier Early Childhood Education
Type of Ownership	Fee Simple
Lease	Corporate
Type	Absolute NNN
Landlords Responsibilities	None
Rent Commencement Date	6/30/2021
Lease Expiration Date	6/30/2036
Term Remaining on Lease	±10 Years
Increases	1.75% Annually
Options	Two, 10-Year Options

Financing Inquiries

For financing options reach out to:

Jackson Daily
(949) 617-0274
jackson.daily@matthews.com



PREMIER
EARLY CHILDHOOD EDUCATION PARTNERS

FINANCIAL SUMMARY

Annualized Operating Data

Period	Annual Rent	Rent PSF	Cap Rate
7/1/2026 - 6/30/2027	\$229,029	\$12.93	6.75%
7/1/2027 - 6/30/2028	\$233,037	\$13.16	6.87%
7/1/2028 - 6/30/2029	\$237,115	\$13.39	6.99%
7/1/2029 - 6/30/2030	\$241,265	\$13.62	7.11%
7/1/2030 - 6/30/2031	\$245,487	\$13.86	7.24%
7/1/2031 - 6/30/2032	\$249,783	\$14.10	7.36%
7/1/2032 - 6/30/2033	\$254,154	\$14.35	7.49%
7/1/2033 - 6/30/2034	\$258,602	\$14.6	7.62%
7/1/2034 - 6/30/2035	\$263,127	\$14.86	7.76%
7/1/2035 - 6/30/2036	\$267,732	\$15.12	7.89%
Option 1			
7/1/2036 - 6/30/2037	\$272,417	\$15.38	8.03%
7/1/2037 - 6/30/2038	\$277,185	\$15.65	8.17%
7/1/2038 - 6/30/2039	\$282,035	\$15.93	8.31%
7/1/2039 - 6/30/2040	\$286,971	\$16.20	8.46%
7/1/2040 - 6/30/2041	\$291,993	\$16.49	8.61%
7/1/2041 - 6/30/2042	\$297,103	\$16.78	8.76%
7/1/2042 - 6/30/2043	\$302,302	\$17.07	8.91%
7/1/2043 - 6/30/2044	\$307,592	\$17.37	9.07%
7/1/2044 - 6/30/2045	\$312,975	\$17.67	9.22%
7/1/2045 - 6/30/2046	\$318,452	\$17.98	9.39%
Option 2			
7/1/2046 - 6/30/2047	\$324,025	\$18.30	9.55%
7/1/2047 - 6/30/2048	\$329,696	\$18.62	9.72%
7/1/2048 - 6/30/2049	\$335,465	\$18.94	9.89%
7/1/2049 - 6/30/2050	\$341,336	\$19.27	10.06%
7/1/2050 - 6/30/2051	\$347,309	\$19.61	10.24%
7/1/2051 - 6/30/2052	\$353,387	\$19.96	10.42%
7/1/2052 - 6/30/2053	\$359,572	\$20.30	10.60%
7/1/2053 - 6/30/2054	\$365,864	\$20.66	10.78%
7/1/2054 - 6/30/2055	\$372,267	\$21.02	10.97%
7/1/2055 - 6/30/2056	\$378,781	\$21.39	11.16%

TENANT SUMMARY

Year Founded
2018

Headquarters
Chicago, IL

Ownership Status
Private

Locations
150+

Annual Revenue
\$100M+

Industry
Early Education



Tenant Overview

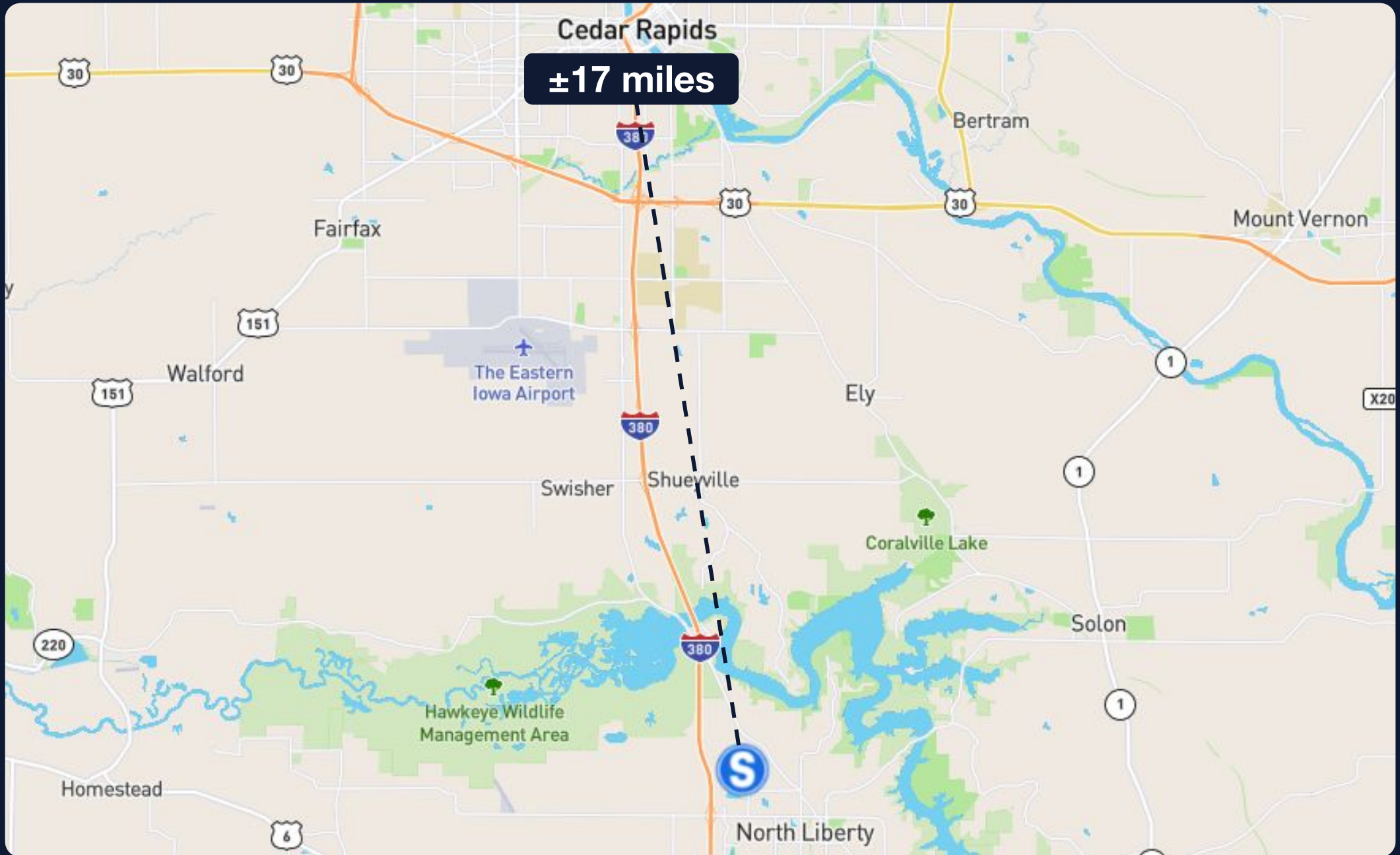
Premier Early Childhood Education Partners is a rapidly growing provider in the early childhood education sector, focused on acquiring, partnering with, and operating high-quality childcare and early learning centers across the United States. The company has established a strong reputation for delivering curriculum-driven, child-focused education in safe and engaging environments, positioning itself as a scalable platform within a highly fragmented industry. Backed by private equity sponsorship, Premier emphasizes operational excellence, center-level support, and strategic expansion through acquisitions, making it an increasingly relevant participant in the institutional childcare and education real estate space.

Why Invest in Premier Early Childhood Education?

- **Strong Market Demand:** Early childhood education benefits from consistent, needs-based demand, supported by working families and long-term demographic trends
- **Scalable Growth Platform:** Proven acquisition and integration strategy enables continued expansion and operational efficiencies across a fragmented industry
- **Private Equity Sponsorship:** Backing from Tyree & D'Angelo Partners provides financial resources, strategic oversight, and institutional credibility
- **Operational Expertise:** Centralized support systems, curriculum standards, and teacher-focused initiatives drive consistent performance and enhance parent satisfaction

MARKET OVERVIEW

Premier Early Childhood Education
1780 Lininger Lane North Liberty, IA 52317



North Liberty, IA



Market Demographics

20,500+
Total Population

\$92,000+
Median HH Income

12,000+
Employed Population

33
Median Age

Local Market Overview

North Liberty is one of the fastest-growing communities in the Iowa City–Cedar Rapids Corridor, benefiting from sustained population expansion and rising household incomes driven by regional employment anchors. The city has evolved from a bedroom community into a primary residential destination, supported by strong in-migration from nearby university and employment centers. Its proximity to Iowa City, home to the University of Iowa, contributes to a stable renter base, a highly educated population, and consistent demand for housing. Household incomes in the area trend above many comparable Midwestern communities, supported by healthcare, education, and technology-related employment sectors.

The broader corridor offers a balanced mix of suburban livability and economic accessibility, making North Liberty particularly attractive for families and young professionals. Continued residential development, retail expansion, and infrastructure investment have reinforced the city’s position as a high-growth node within Eastern Iowa. Access to major transportation routes, including Interstate 380, enhances connectivity between Cedar Rapids and Iowa City, further supporting commuter convenience and economic integration. The area’s quality-of-life attributes, including parks, schools, and community amenities, continue to drive long-term residential demand and investor interest.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,027	23,686	46,887
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,071	9,407	18,625
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$130,117	\$153,701	\$155,712

CEDAR RAPIDS, IA MSA



136,85

Total Population

73,065

Employed Population

36

Median Age

\$177,100

Median Property Value

Local Market Overview

Cedar Rapids functions as the economic anchor of Eastern Iowa, with a diverse employment base that supports relatively stable household formation and owner-occupancy. With 73K+ employed residents and a median age under 37, the market benefits from a sizable working-age population that tends to support consistent demand for both entry-level and move-up housing. Educational attainment is solid for a mid-sized Midwest city (about 32% bachelor's+), which often correlates with greater income resilience and steadier long-term homeownership trends.

On the housing side, Cedar Rapids remains a comparatively affordable market, but prices have continued trending upward. Recent indicators show home values around the low \$200Ks and year-over-year appreciation in the mid-single digits, consistent with a market where supply is tighter than demand but not overheated. For example, Zillow's average home value estimate is about \$202K (+~4-5% YoY), and Redfin reported a median sale price around \$215K in October 2025 (+~5% YoY), suggesting ongoing price firmness alongside normalizing time-on-market. Overall, Cedar Rapids reads as a stable, affordability-driven Midwest market with steady demand, moderate appreciation, and a strong owner-occupant profile.

Economy

Cedar Rapids, Iowa, boasts a diverse and resilient economy that has played a pivotal role in its growth and stability. Historically rooted in manufacturing, the city has evolved to embrace a more varied economic landscape. With prominent industries such as aerospace, food processing, and healthcare, Cedar Rapids serves as a regional economic hub. Major companies, including Collins Aerospace, Quaker Oats, and UnityPoint Health, contribute significantly to the city's economic vitality, providing employment opportunities and fostering innovation.

The city's strategic location at the crossroads of major transportation routes, including Interstate 380 and rail networks, enhances its logistical advantages, making it a favorable destination for businesses. The economic landscape is characterized by a mix of established corporations and a burgeoning entrepreneurial scene. Cedar Rapids' commitment to fostering innovation is evident in initiatives like the NewBoCo (New Bohemian Innovation Collaborative), which supports startups and tech-driven ventures. As a result, Cedar Rapids continues to demonstrate resilience and adaptability, ensuring a stable and diverse economy that positions it as a thriving economic center in the heart of Iowa.

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bryce.wong@matthews.com

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