



Premier Early Childhood Education

4194 Pilot Knob Rd, Eagan, MN 55122

Early Education Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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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 ±12-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 144,000+ residents with average household incomes exceeding \$159,000 within a 1-mile radius. 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—nearly triple the price of this offering. This presents a compelling opportunity for 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.





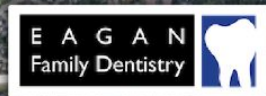
Sioux Trail ±25,000 VPD

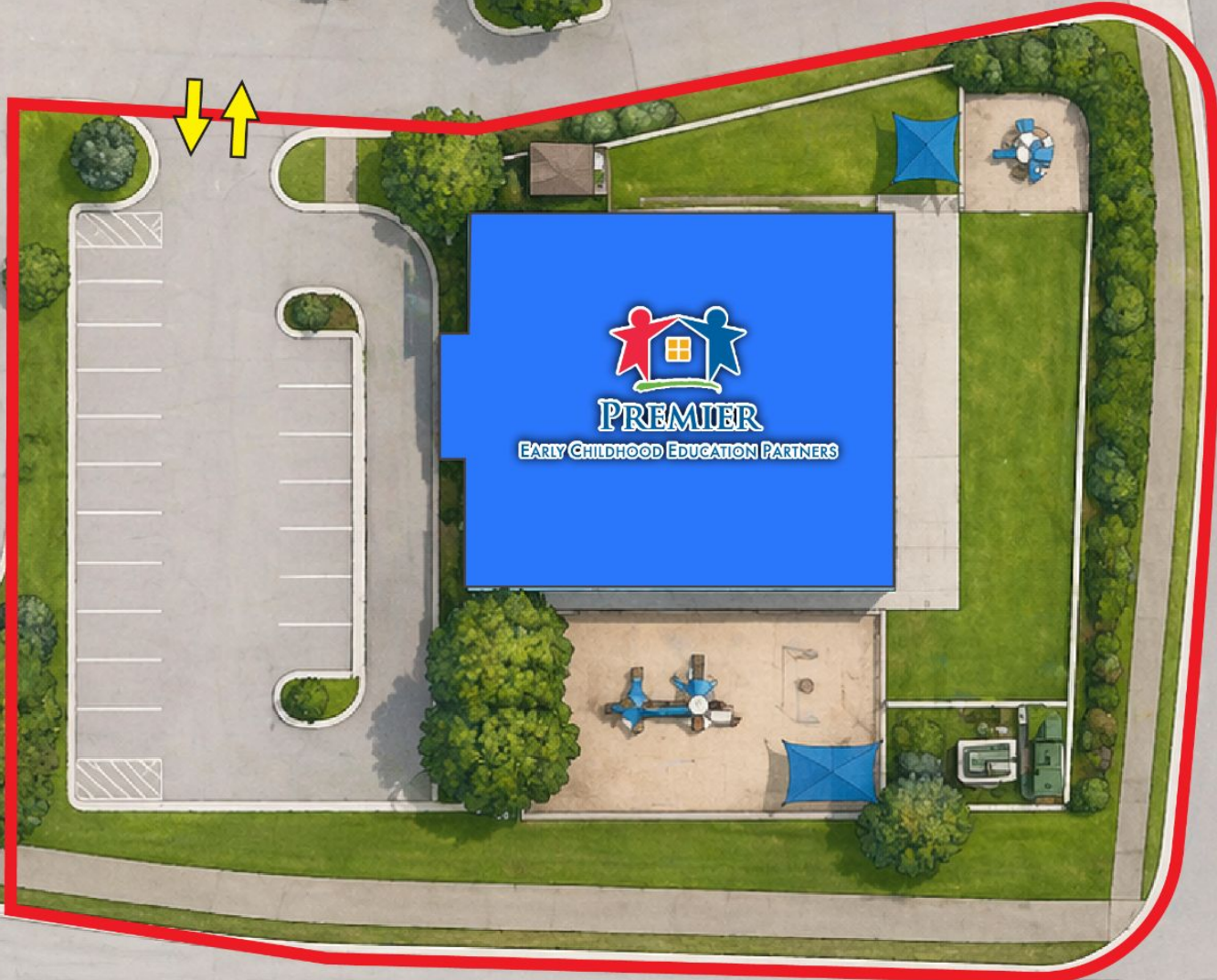


Pilot Knob Rd ±21,400 VPD



Diffley Rd ±12,600 VPD





Hiltop Ln

Diffley Rd ± 12,600 VPD

4194 Pilot Knob Rd
Eagan, MN 55122

±0.97 AC

Lot Size

±12 Years

Lease Term Remaining

Absolute NNN

Lease Type

\$159,156

1-Mile Avg. Household Income



FINANCIAL SUMMARY

\$1,985,000

List Price

6.75%

Cap Rate

\$133,972

NOI

±7,335 SF

GLA

Property Details

Tenant Trade Name	Premier Early Childhood Education
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	Absolute NNN
Landlords Responsibilities	None
Lease Expiration Date	8/31/2038
Term Remaining on Lease	±12 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
9/1/2026 - 8/31/2027	\$133,972	\$18.26	6.75%
9/1/2027 - 8/31/2028	\$136,317	\$18.58	6.87%
9/1/2028 - 8/31/2029	\$138,702	\$18.91	6.99%
9/1/2029 - 8/31/2030	\$141,130	\$19.24	7.11%
9/1/2030 - 8/31/2031	\$143,599	\$19.58	7.23%
9/1/2031 - 8/31/2032	\$146,112	\$19.92	7.36%
9/1/2032 - 8/31/2033	\$148,669	\$20.27	7.49%
9/1/2033 - 8/31/2034	\$151,271	\$20.62	7.62%
9/1/2034 - 8/31/2035	\$153,918	\$20.98	7.75%
9/1/2035 - 8/31/2036	\$156,612	\$21.35	7.89%
9/1/2036 - 8/31/2037	\$159,352	\$21.72	8.03%
9/1/2037 - 8/31/2038	\$162,141	\$22.11	8.17%
Option 1			
9/1/2038 - 8/31/2039	\$164,979	\$22.49	8.31%
9/1/2039 - 8/31/2040	\$167,866	\$22.89	8.46%
9/1/2040 - 8/31/2041	\$170,803	\$23.29	8.60%
9/1/2041 - 8/31/2042	\$173,792	\$23.69	8.76%
9/1/2042 - 8/31/2043	\$176,834	\$24.11	8.91%
9/1/2043 - 8/31/2044	\$179,928	\$24.53	9.06%
9/1/2044 - 8/31/2045	\$183,077	\$24.96	9.22%
9/1/2045 - 8/31/2046	\$186,281	\$25.40	9.38%
9/1/2046 - 8/31/2047	\$189,541	\$25.84	9.55%
9/1/2047 - 8/31/2048	\$192,858	\$26.29	9.72%
Option 2			
9/1/2048 - 8/31/2049	\$196,233	\$26.75	9.89%
9/1/2049 - 8/31/2050	\$199,667	\$27.22	10.06%
9/1/2050 - 8/31/2051	\$203,161	\$27.70	10.23%
9/1/2051 - 8/31/2052	\$206,716	\$28.18	10.41%
9/1/2052 - 8/31/2053	\$210,334	\$28.68	10.60%
9/1/2053 - 8/31/2054	\$214,015	\$29.18	10.78%
9/1/2054 - 8/31/2055	\$217,760	\$29.69	10.97%
9/1/2055 - 8/31/2056	\$221,571	\$30.21	11.16%
9/1/2056 - 8/31/2057	\$225,448	\$30.74	11.36%
9/1/2057 - 8/31/2058	\$229,394	\$31.27	11.56%

TENANT SUMMARY

Year Founded
2018

Headquarters
Chicago, IL

Ownership Status
Private

Locations
150+

Annual Revenue
\$100M+

Industry
Early Education



Tenant Overview

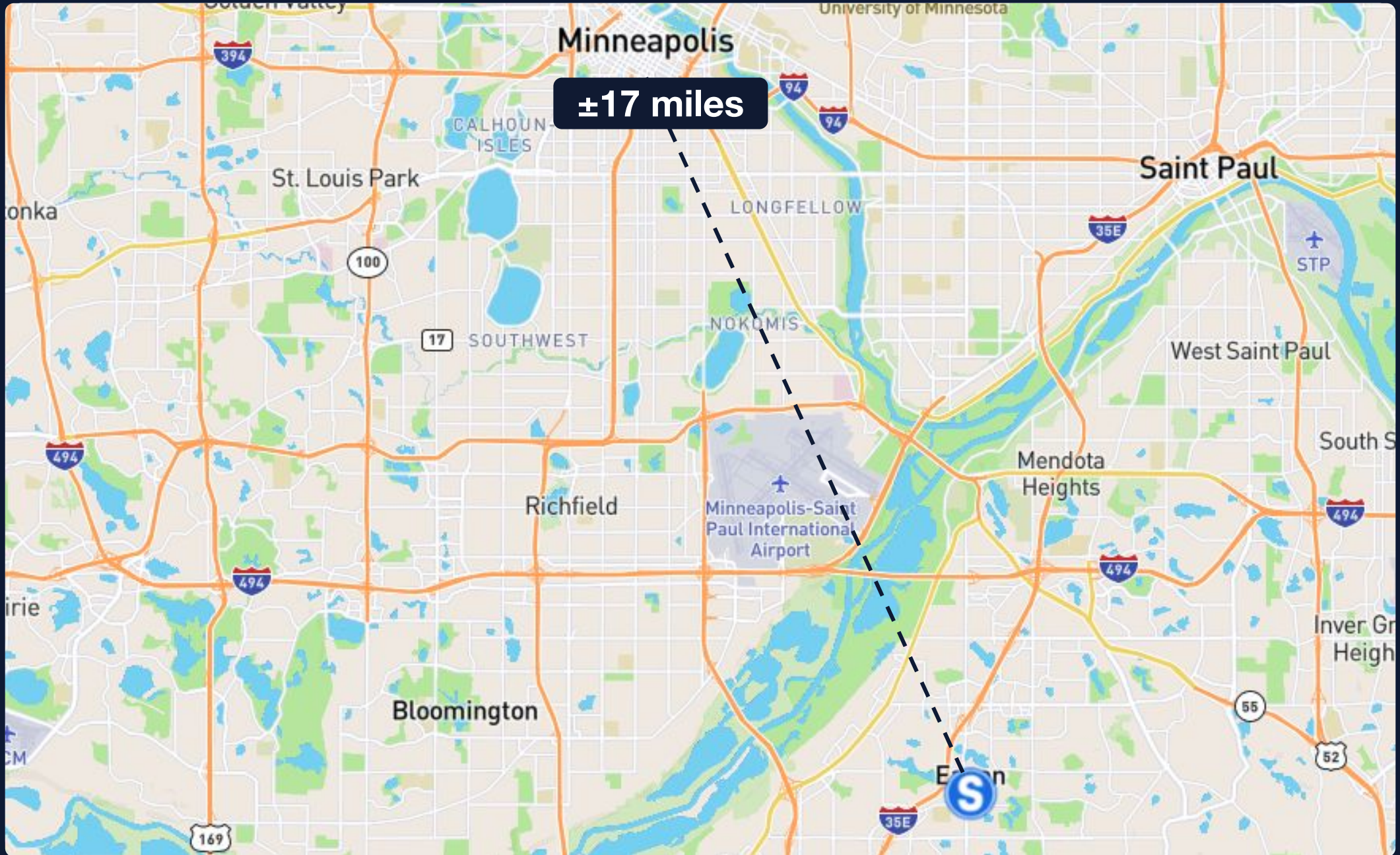
Premier Early Childhood Education Partners is a rapidly growing provider in the early childhood education sector, focused on acquiring, partnering with, and operating high-quality childcare and early learning centers across the United States. The company has established a strong reputation for delivering 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
4194 Pilot Knob Rd Eagan, MN 55122



EAGAN, MN



Market Demographics

68,000+
Total Population

\$103,000+
Median HH Income

36,000+
Employed Population

38
Median Age

Local Market Overview

Eagan, Minnesota is a well-established suburban community within the Minneapolis–Saint Paul metropolitan area, recognized for its strong household incomes, stable population base, and high quality of life. The city benefits from consistent residential demand driven by its proximity to major employment centers, including downtown St. Paul, Bloomington, and the MSP International Airport corridor. With a balanced mix of corporate campuses, retail centers, and residential neighborhoods, Eagan attracts a professional workforce seeking accessibility, safety, and amenities. The area’s extensive park system, including Lebanon Hills Regional Park, further enhances its appeal for families and long-term residents.

The local economy is anchored by a diverse employment base spanning healthcare, finance, logistics, and technology. Eagan’s strategic location along Interstate 35E and Interstate 494 provides efficient regional connectivity, supporting both commuter activity and business operations. Retail corridors and mixed-use developments continue to evolve, reinforcing the city’s role as a key suburban node within the Twin Cities. Ongoing infrastructure investments and steady demographic trends position Eagan as a reliable and competitive submarket for both investors and tenants.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	7,145	65,353	144,390
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	2,767	27,212	58,226
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$159,156	\$143,714	\$145,509
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MINNEAPOLIS, MN MSA

Minneapolis, together with Saint Paul as the “Twin Cities,” is a thriving metropolitan area known for its strong economy, cultural diversity, and high quality of life. As a key Midwest hub, it offers a blend of Fortune 500 headquarters, world-class healthcare systems, renowned universities, and a robust arts and music scene. Its central U.S. location provides exceptional connectivity for commerce, while its mix of highly educated residents and strong household incomes supports vibrant retail and investment activity.

Retailers in Minneapolis benefit from a loyal and diverse consumer base, a strong tourism market, and significant year-round pedestrian and commuter traffic across the metro. The region’s extensive highway network and highly ranked public transit system enhance accessibility, while development-friendly policies and steady economic growth support long-term retail and real estate value. Known for resilience and innovation, Minneapolis consistently outperforms broader Midwest trends, fueled by its strong economic fundamentals and high standard of living.

Total Population
3.7 Million

Annual Visitors
33 Million

Tourism Economic Impact
\$10.0 Billion

GDP
\$282 Billion



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Kurt Sauer | Broker of Record | Broker License #: 40628602 (MN) | Firm License #: 41005445 (MN) | Matthews of Minnesota, LLC

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

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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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