

The Children's Courtyard™

7460 McGinnis Ferry Rd

Suwanee, GA 30024

Early Education
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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Table of Contents

- 04** Property Overview
- 09** Financial Overview
- 12** Tenant Overview
- 13** Market Overview

PROPERTY OVERVIEW

The Children's Courtyard
7460 McGinnis Ferry Rd, Suwanee, GA 30024



INVESTMENT HIGHLIGHTS

Property Highlights

- **Second Largest Daycare Provider** - Children's Courtyard is a well-established brand under the Learning Care Group (LCG) umbrella, which ranks as the second-largest childcare provider in the United States with 1,100+ locations.
- **Private Equity Backing** - American Securities, a private equity firm with \$23B+ in committed capital, acquired the Learning Care Group in May 2014, providing further resources towards growth and operations.
- **Top 10 MSA Nationally** - The Atlanta-Sandy Springs-Alpharetta MSA is the sixth-largest in the country by population, and continues to be a strong destination for migrating families and businesses.
- **Long-Term Absolute Net Lease with Structured Rent Growth** - The property is backed by a ± 5 -year absolute NNN lease, offering investors stable, predictable income with 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 191,000+ residents with average household incomes exceeding \$234,000 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.
- **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.





Walmart Supercenter
 THE HOME DEPOT
 LIDL
 TARGET DISCOUNT TIRE

Lanier High School
 ±1,861 Students

Mall of Georgia
 macy's JCPenney OLD NAVY
 HOLLISTER HAVERTY'S VON MAUR
 The Cheesecake Factory DICK'S SPORTING GOODS BARNES & NOBLE
 Dillard's LOFT POTTERY BARN

SPROUTS FARMERS MARKET
 NORDSTROM rack ULTA BEAUTY
 KOHL'S

Subject Property

Publix Pet Super market
 Wendy's UPS
 MAVIS DISCOUNT TIRE

COSTCO WHOLESALE DRESS FOR LESS
 Ross
 Marshalls WORLD MARKET
 five BELOW ALDI PET SMART DOLLAR TREE

Medlock Ridge ± 45,000 VPD

McGinnis Ferry Rd ± 20,600 VPD

Peachtree Industrial ± 36,400 VPD

LIFETIME FITNESS

Emory Johns Creek Hospital
 ±167 Beds

ALDI

Walmart Supercenter
 LOWE'S

TOPGOLF

Grand Oasis
 ±434 Units

Peachtree Ridge High
 ±3,304 Students

Northside Hospital Duluth
 ±122 Beds

Industrial Heavy Area
 ROOMS TO GO PSI RETAIL SERVICES SKY TOYOTA MATERIAL HANDLING SYSTEMS
 ESSENDANT Boelter ThermoFisher SCIENTIFIC

± 165,000 VPD

± 40,000 VPD

CRUNCH FITNESS
 LIDL

Publix

± 34,800 VPD

Duluth Middle School
 ±1,200 Students

Sugarloaf Mills
 ALTIUM TRAMPOLINE PARK Bass Pro Shops AMC
 OLD NAVY carter's

Kroger

Gwinnett County Airport
 ±15 Miles Away



McGinnis Ferry Rd \pm 20,600 VPD

7460 McGinnis Ferry Rd
Suwanee, GA 30024

±2.73 AC

Lot Size

1997

Year Built

±20,600

Vehicles Per Day

Absolute NNN

Lease Type

\$207,270

3-Mile Avg. Household Income

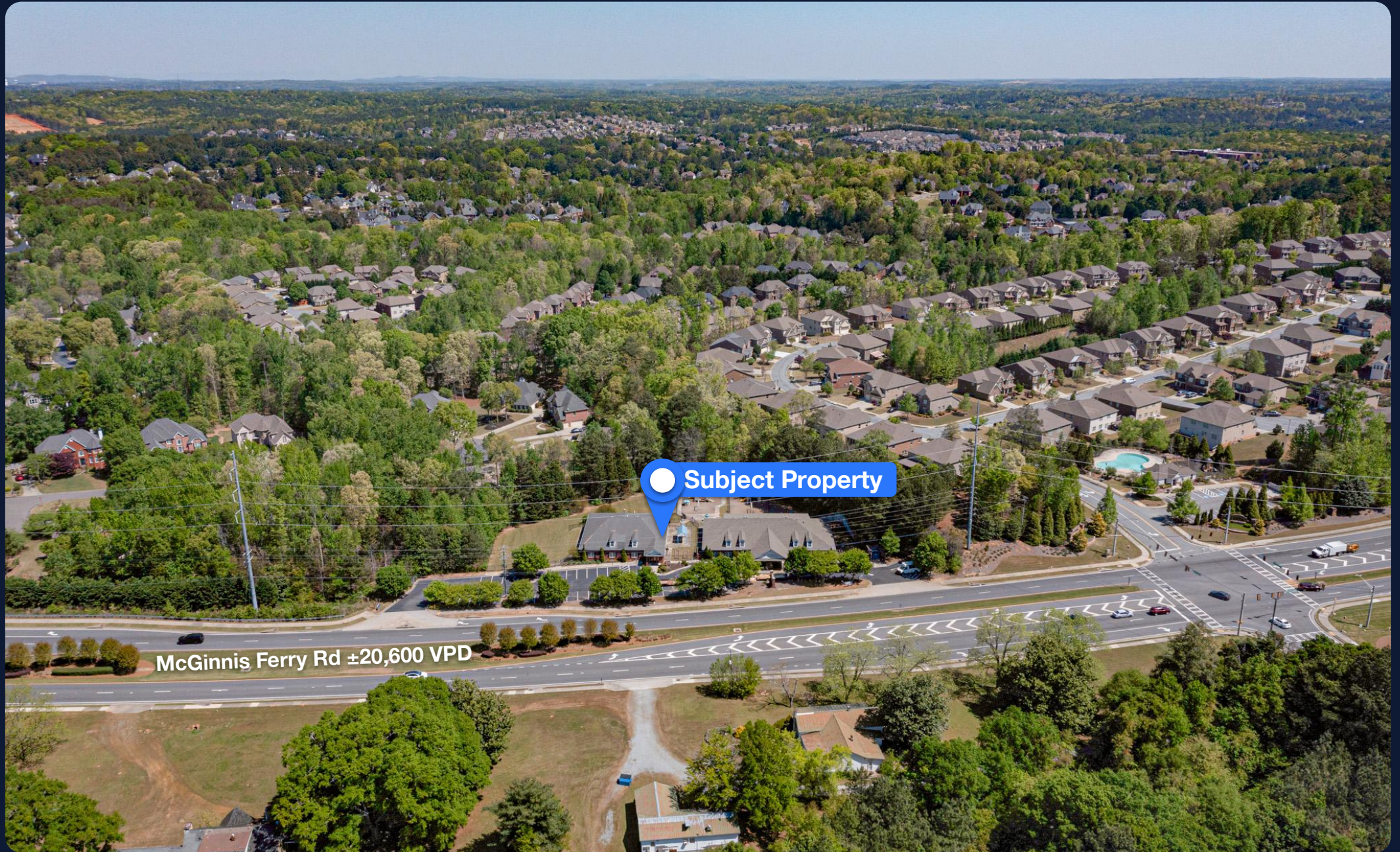


PROPERTY PHOTOS



FINANCIAL OVERVIEW

The Children's Courtyard
7460 McGinnis Ferry Rd, Suwanee, GA 30024



Subject Property

McGinnis Ferry Rd \pm 20,600 VPD

FINANCIAL SUMMARY

\$3,732,000

List Price

6.75%

Cap Rate

\$251,878

NOI

±12,316 SF

GLA

Property Details

Tenant Trade Name	Children's Courtyard (Learning Care Group)
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Type of Ownership	Fee Simple
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Lease	Corporate
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Type	Absolute NNN
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Landlords Responsibilities	None
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Commencement Date	9/30/2016
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Lease Expiration Date	9/30/2031
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Term Remaining on Lease	±5 Years
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Increases	7% Every 5 Years
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Options	Two, 5-Year Options
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FINANCIAL SUMMARY

Annualized Operating Data

	Annual Rent	Rent PSF	Cap
10/1/2026 - 9/30/2027	\$251,878	\$20.45	6.75%
10/1/2027 - 9/30/2028	\$251,878	\$20.45	6.75%
10/1/2028 - 9/30/2029	\$251,878	\$20.45	6.75%
10/1/2029 - 9/30/2030	\$251,878	\$20.45	6.75%
10/1/2030 - 9/30/2031	\$251,878	\$20.45	6.75%
Option 1			
10/1/2031 - 9/30/2032	\$269,509	\$21.88	7.22%
10/1/2032 - 9/30/2033	\$269,509	\$21.88	7.22%
10/1/2033 - 9/30/2034	\$269,509	\$21.88	7.22%
10/1/2034 - 9/30/2035	\$269,509	\$21.88	7.22%
10/1/2035 - 9/30/2036	\$269,509	\$21.88	7.22%
Option 2			
10/1/2036 - 9/30/2037	\$288,375	\$39.31	7.73%
10/1/2037 - 9/30/2038	\$288,375	\$39.31	7.73%
10/1/2038 - 9/30/2039	\$288,375	\$39.31	7.73%
10/1/2039 - 9/30/2040	\$288,375	\$39.31	7.73%
10/1/2040 - 9/30/2041	\$288,375	\$39.31	7.73%

TENANT SUMMARY

Year Founded
1986

Headquarters
Novi, MI

Ownership Status
Private

Employees
20,000+ (LCG)

Locations
1,000+

Parent Company
Learning Care Group

Annual Revenue
\$1.5B+ (LCG)

The Children's Courtyard™

Tenant Overview

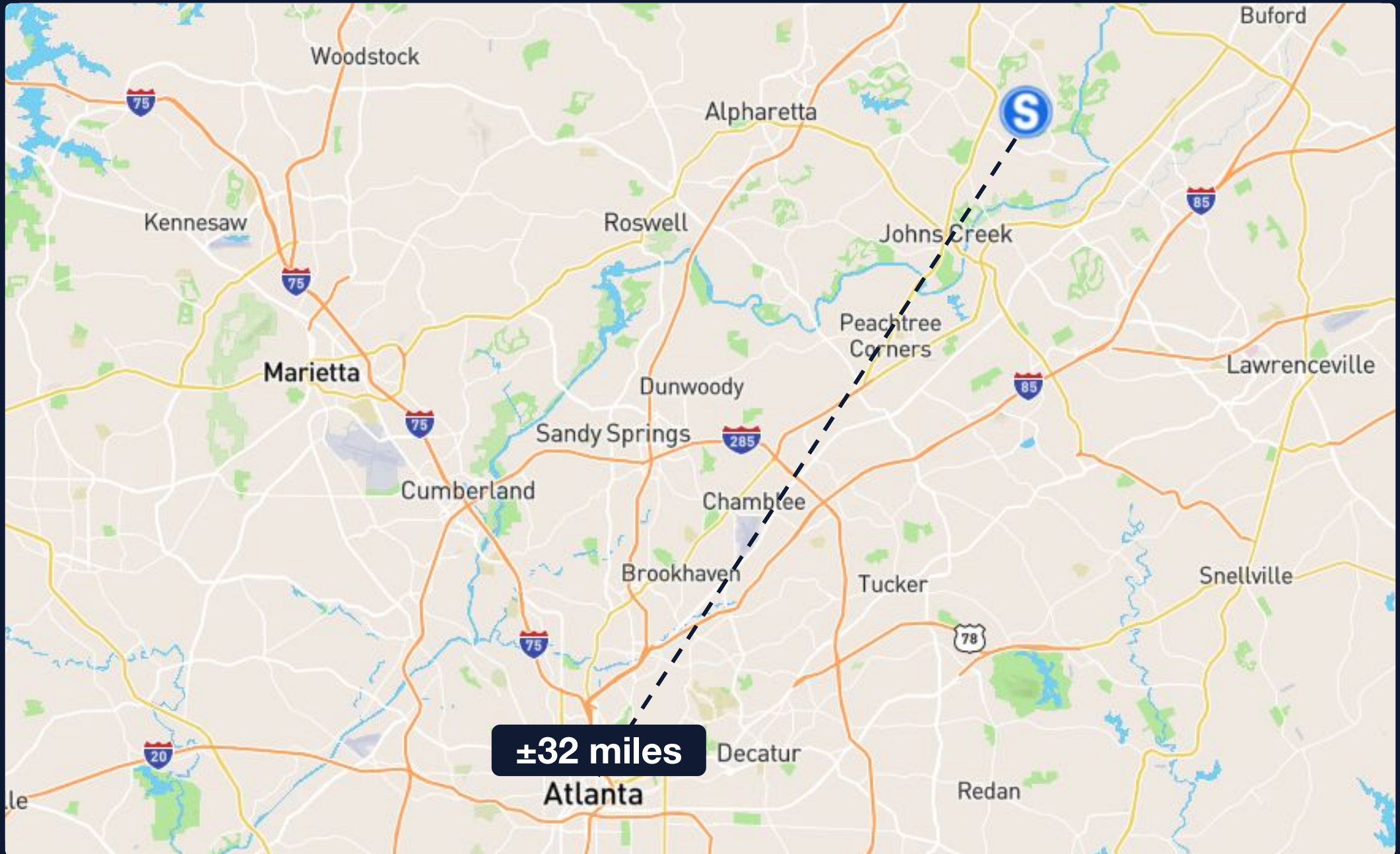
The Children's Courtyard is a well-established early childhood education and childcare provider recognized for delivering structured learning programs in a nurturing environment. Positioned within the premium segment of the childcare industry, the brand emphasizes academic readiness, developmental enrichment, and safety, making it a trusted choice among families in suburban and metropolitan markets. Its affiliation with a larger national platform enhances its operational consistency, brand recognition, and scalability, contributing to its relevance as a stable service-oriented tenant.

Why Invest in The Children's Courtyard?

- **Established Brand with Institutional Backing:** Operates under Learning Care Group, one of the largest childcare platforms in North America, providing scale, operational expertise, and financial support.
- **Recession-Resistant Industry:** Childcare and early education services benefit from consistent demand driven by dual-income households and workforce participation.
- **Recurring Revenue Model:** Tuition-based structure generates stable, predictable cash flow with high customer retention and enrollment continuity.
- **Strategic Market Positioning:** Concentrated in high-growth suburban markets, particularly in Texas and the Sun Belt, where population expansion supports long-term demand.
- **Scalable Platform with Growth Potential:** Backed by a 1,000+ location network, enabling efficiencies in marketing, curriculum development, and operations while supporting future expansion.

MARKET OVERVIEW

The Children's Courtyard
7460 McGinnis Ferry Rd, Suwanee, GA 30024



Suwanee, GA

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	9,101	62,303	191,398
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,810	20,767	65,372
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$234,062	\$207,270	\$191,718

ATLANTA, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7460 McGinnis Ferry Rd, Suwanee, GA, 30024 ("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:

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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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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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