



PREMIER

EARLY CHILDHOOD EDUCATION PARTNERS

3930 Baltimore Ave, Kansas City, MO 64111

Early Education Net Leased Opportunity



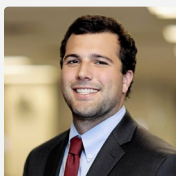


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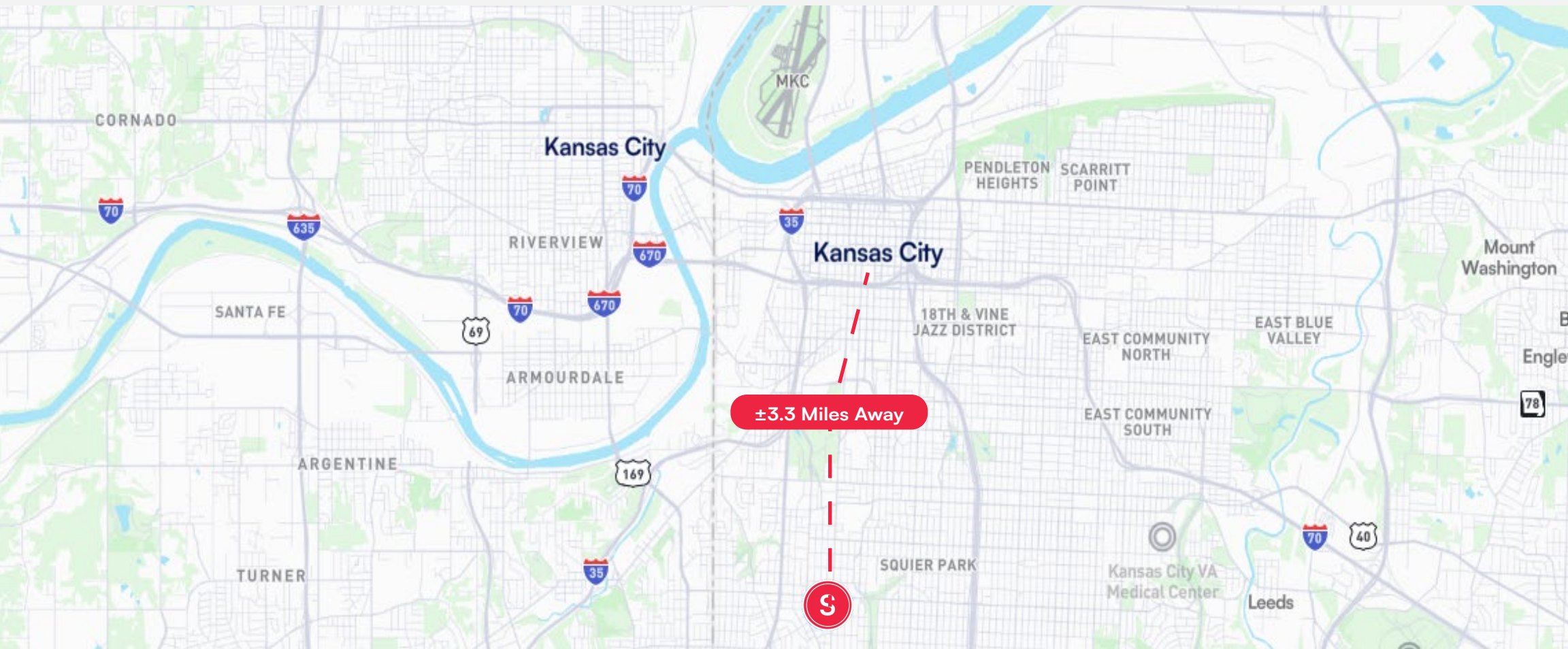
PROPERTY OVERVIEW

Premier Early Childhood Education Partners

3930 Baltimore Ave, Kansas City, MO 64111



Executive Summary



This offering represents the opportunity to acquire a net-leased early childhood education asset. It is operated by Premier Early Childhood Partners, who operates more than 150 locations across the United States. The asset is anchored by a credit-backed tenant, providing investors with predictable and stable cash flow.

The asset are Absolute Triple Net resulting in a passive ownership structure with no landlord responsibilities. Rental increases are embedded within the leases, supporting rent growth and a hedge against inflation for investors.

The asset benefits from a remaining lease term of over 12 years, coupled with multiple renewal options, offering long-term income for investors. Additionally, investors are provided with unit-level and corporate financial reporting, affording full transparency into the asset's performance and Premier Early Childhood Partners.

Positioned within the recession-resistant early education sector, this offering combines institutional-quality tenancy, a long-term lease, and no landlord responsibilities, making it well-suited for investors seeking stable yield and long-term capital preservation.

Investment Highlights



PREMIER

EARLY CHILDHOOD EDUCATION PARTNERS

- **Established Multi-Unit Guarantor** — The lease is guaranteed by Premier Early Childhood Partners, one of the largest corporate operators of daycares with 150+ early education locations across the country.
- **Proximity to Major Employment Hubs** — Strategically located just minutes from the Country Club Plaza and approximately 3.3 miles from downtown Kansas City, the center benefits from direct access to two of the region's premier employment, retail, office, and entertainment districts. The property is well-positioned to serve working families seeking a convenient childcare drop-off location before commuting to nearby workplaces, supporting recurring weekday traffic patterns and durable enrollment demand.
- **Absolute NNN Lease Structure** — The property operates under an Absolute NNN lease, which creates a hands-off investment for ownership with little to no ongoing management responsibilities. Allows the investment to be completely passive.
- **Consistent Rental Increases** — The lease includes 3% annual rent escalations, allowing the investment to produce steady income growth over time while helping protect against inflation.
- **Long-Term Lease Stability** — The asset benefits from 13 years of remaining lease term, providing investors with reliable cash flow backed by an established childcare operator. Once the lease expires, there are two, 5-year options to follow.





University of Missouri- Kansas City
±15,300 Students

Sulgrave Regency
±218 Units

American Century Investments®

St. Luke's Hospital
±456 Beds

Country Club Plaza

SEPHORA **URBAN OUTFITTERS**
FOGO DE CHÃO
TIFFANY & Co. **P.F. CHANG'S**
SHAKE SHACK® **OLD NAVY**



44 Washington
±188 Units

Total Wine & MORE
 STARBUCKS

BLICK
art materials

Community Blood Center

St Paul's Day School
±373 Students

Alton Heights
±256 Units

Snooze
AN A.M. EATERY

COST PLUS
WORLD MARKET
WORLDMARKET.COM

TACO BELL

Main St #20,000 VPD

Katz on Main
±192 Units

Pryde's
KITCHEN & NECESSITIES

SKBBAR

Bistro 303

UNITED STATES POSTAL SERVICE®

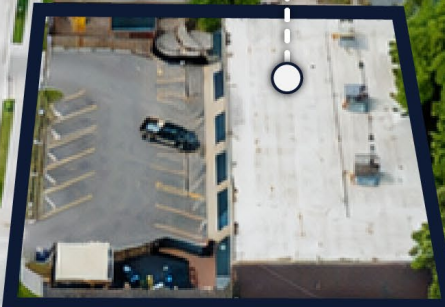
Kansas City Public Library
Westport Branch

Westport Rd

Baltimore Ave



**3930 Baltimore Ave,
Kansas City, MO**



Property Photos





FINANCIAL OVERVIEW

Premier Early Childhood Education Partners
3930 Baltimore Ave, Kansas City, MO 64111



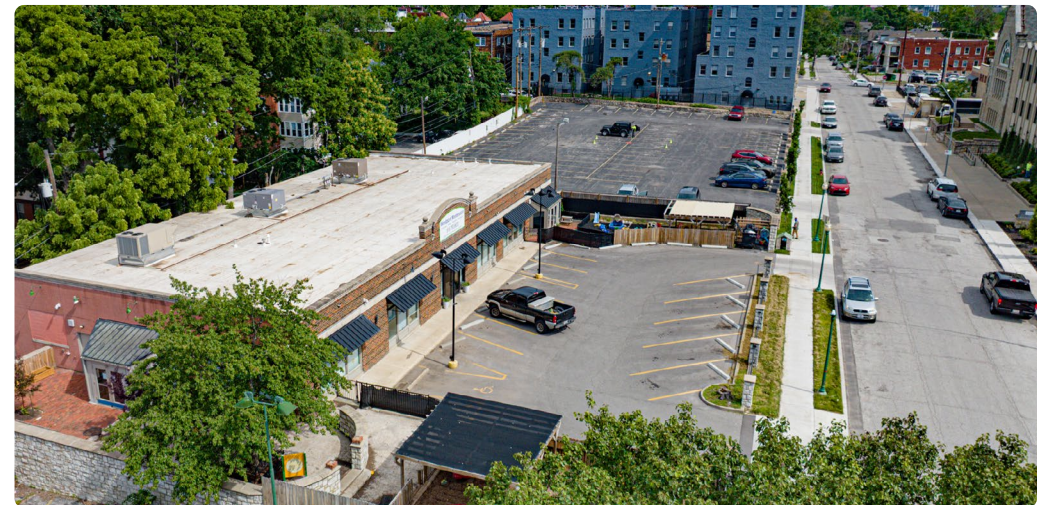
Financial Summary

Investment Summary

| | |
|------------------------------|---|
| Address | 3930 Baltimore Ave, Kansas City, MO 64111 |
| APN | 30-230-07-19 |
| List Price | \$2,750,030 |
| GLA (SF) | ±7,765 |
| Cap Rate | 6.65% |
| Year Built | 1966 |
| Lot Size (AC) | ±0.44 |
| Roof, Parking Lot, Structure | Tenant Responsibility |
| Lease Type | Absolute NNN |

Lease Abstract

| | |
|-------------------------|----------------------------------|
| Tenant Name | Winterset Montessori |
| Ownership Type | Fee Simple |
| Lease Guarantor | Premier Early Childhood Partners |
| Lease Type | Absolute NNN |
| Roof and Structure | Tenant |
| Original Lease Term | 15 Years |
| Lease Commencement Date | 12/6/24 |
| Lease Expiration Date | 12/6/39 |
| Term Remaining on Lease | ±13 Years |
| Increase | 3% Annual |
| Options | Two, 5 Year Options |



Annualized Operating Data



Annualized Operating Data

| Date | Rent/SF | Monthly Rent | Annual Rent | Rent/SF Land | Increases | Cap Rate |
|-----------------|---------|--------------|--------------|--------------|-----------|----------|
| Year 1 | \$23.55 | \$15,239.75 | \$182,877.00 | \$9.54 | 3.00% | 6.65% |
| Year 2 | \$24.26 | \$15,696.94 | \$188,363.31 | \$9.83 | 3.00% | 6.85% |
| Year 3 | \$24.99 | \$16,167.85 | \$194,014.21 | \$10.12 | 3.00% | 7.05% |
| Year 4 | \$25.74 | \$16,652.89 | \$199,834.64 | \$10.43 | 3.00% | 7.27% |
| Year 5 | \$26.51 | \$17,152.47 | \$205,829.67 | \$10.74 | 3.00% | 7.48% |
| Year 6 | \$27.30 | \$17,667.05 | \$212,004.56 | \$11.06 | 3.00% | 7.71% |
| Year 7 | \$28.12 | \$18,197.06 | \$218,364.70 | \$11.39 | 3.00% | 7.94% |
| Year 8 | \$28.97 | \$18,742.97 | \$224,915.64 | \$11.74 | 3.00% | 8.18% |
| Year 9 | \$29.83 | \$19,305.26 | \$231,663.11 | \$12.09 | 3.00% | 8.42% |
| Year 10 | \$30.73 | \$19,884.42 | \$238,613.01 | \$12.45 | 3.00% | 8.68% |
| Year 11 | \$31.65 | \$20,480.95 | \$245,771.40 | \$12.82 | 3.00% | 8.94% |
| Year 12 | \$32.60 | \$21,095.38 | \$253,144.54 | \$13.21 | 3.00% | 9.21% |
| Year 13 | \$33.58 | \$21,728.24 | \$260,738.87 | \$13.60 | 3.00% | 9.48% |
| Option 1 Year 1 | \$34.59 | \$22,380.09 | \$268,561.04 | \$14.01 | 3.00% | 9.77% |
| Option 1 Year 2 | \$35.62 | \$23,051.49 | \$276,617.87 | \$14.43 | 3.00% | 10.06% |
| Option 1 Year 3 | \$36.69 | \$23,743.03 | \$284,916.41 | \$14.87 | 3.00% | 10.36% |
| Option 1 Year 4 | \$37.79 | \$24,455.32 | \$293,463.90 | \$15.31 | 3.00% | 10.67% |
| Option 1 Year 5 | \$38.93 | \$25,188.98 | \$302,267.82 | \$15.77 | 3.00% | 10.99% |
| Option 2 Year 1 | \$40.09 | \$25,944.65 | \$311,335.85 | \$16.24 | 3.00% | 11.32% |
| Option 2 Year 2 | \$41.30 | \$26,722.99 | \$320,675.93 | \$16.73 | 3.00% | 11.66% |
| Option 2 Year 3 | \$42.54 | \$27,524.68 | \$330,296.20 | \$17.23 | 3.00% | 12.01% |
| Option 2 Year 4 | \$43.81 | \$28,350.42 | \$340,205.09 | \$17.75 | 3.00% | 12.37% |
| Option 2 Year 5 | \$45.13 | \$29,200.94 | \$350,411.24 | \$18.28 | 3.00% | 12.74% |



TENANT OVERVIEW

Premier Early Childhood Education Partners

3930 Baltimore Ave, Kansas City, MO 64111





Tenant Overview

Premier Early Childhood Education Partners is a rapidly growing operator in the early childhood education sector, focused on acquiring, operating, and enhancing private preschools and childcare centers across the United States. The company positions itself as a premium provider of early learning services, emphasizing curriculum quality, operational consistency, and family engagement. Through a disciplined acquisition strategy and centralized support platform, Premier has built a scalable network of schools under a portfolio of well-regarded regional brands. Its model benefits from strong underlying demand drivers, including increasing workforce participation among parents and a continued focus on early childhood development, making it a resilient and attractive tenant within the service-oriented retail landscape.



Year Founded
2020

Headquarters
Chicago, IL

Locations
150+

Employees
2,000+

Enrollment
15,000+ Students



MARKET OVERVIEW

Premier Early Childhood Education Partners

3930 Baltimore Ave, Kansas City, MO 64111



LOCATED WITHIN KANSAS CITY'S URBAN CORE

±3.3 Miles From Downtown Kansas City

Market Demographics

510,000

Total Population

\$65,000

Median HH Income

210,000

of Households

36 Years

Median Age



Local Market Overview

Kansas City, Missouri serves as a major economic and cultural hub in the Midwest, strategically positioned at the intersection of several major interstate highways, including I-70, I-35, and I-29. This central location supports its role as a key distribution and logistics center for the region, while also providing efficient connectivity to national markets. The city features a diverse urban environment anchored by a revitalized downtown, expanding residential districts, and a strong presence of corporate, healthcare, and industrial users.

The local economy is supported by a broad mix of industries, including logistics, healthcare, engineering, finance, and advanced manufacturing. Major employers and institutional anchors contribute to a stable employment base, while continued development in areas such as the Power & Light District and riverfront corridors reinforces the city's appeal. Kansas City also benefits from a relatively low cost of living and a growing national profile, attracting both businesses and residents seeking affordability within a major metropolitan area.

Property Demographics

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|----------|----------|----------|
| 2025 Population | 24,579 | 124,261 | 290,454 |
| 2030 Population Projection | 25,439 | 128,528 | 299,295 |
| 2025-2030 Population Growth | 0.7% | 0.7% | 0.6% |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| 2020 Households | 14,657 | 60,184 | 129,262 |
| 2025 Households | 15,187 | 62,302 | 133,353 |
| 2030 Household Projections | 0.1% | 0% | 0.1% |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| Avg Household Income | \$88,376 | \$89,307 | \$86,072 |

KANSAS CITY, MO MSA

Top 30 U.S. Metro Sustaining Steady Growth Through Central U.S.

Kansas City, Missouri serves as a central economic hub within the Midwest, supported by its *strategic location at the intersection of major interstate systems including I-70, I-35, and I-29*. This positioning has established the city as a key center for logistics, distribution, and regional commerce. In recent years, Kansas City has experienced *continued investment in downtown redevelopment, infrastructure, and mixed-use projects*, strengthening its urban core and enhancing overall connectivity. The city's diverse economic base, combined with a relatively *low cost of living and a growing national profile*, continues to attract businesses and residents seeking affordability and access within a major metropolitan area.

\$150B+

Regional Gross Domestic Product

\$65,000

Median Household Income

2.2M+

Total Population

2.5%

Population Growth Since 2020



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3930 Baltimore Ave, Kansas City, MO 64111** (“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.

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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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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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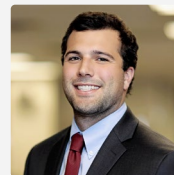
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