



PREMIER

EARLY CHILDHOOD EDUCATION PARTNERS

812 SW Forest Park Ln, Lee's Summit, MO 64081

Early Education Net Leased Opportunity



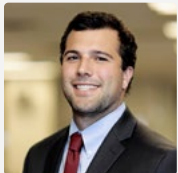


Exclusively Listed By



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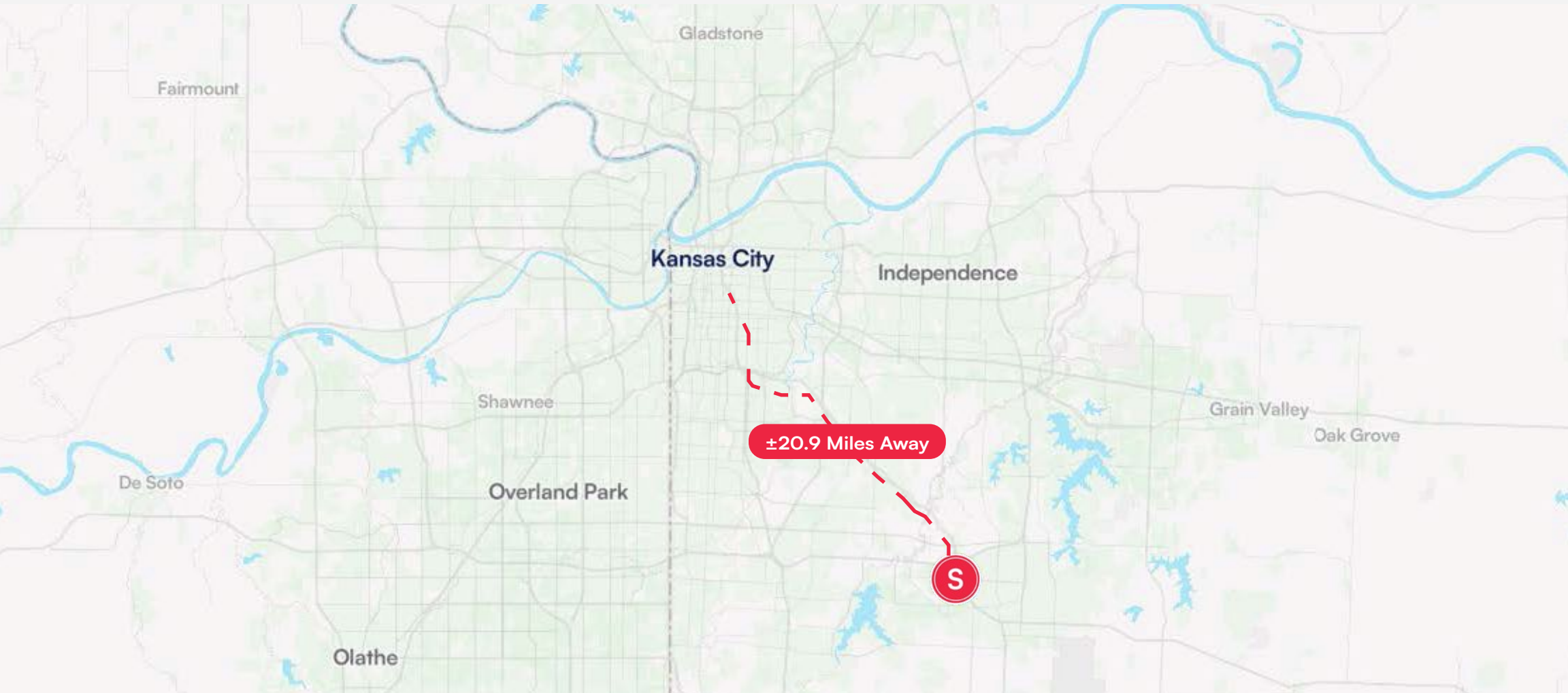
PROPERTY OVERVIEW

Premier Early Childhood Education Partners

812 SW Forest Park Ln, Lee's Summit, MO 64081



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

- **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.
- **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.
- **Dense Residential Trade Area** — The property is strategically positioned within a heavily populated residential corridor surrounded by established neighborhoods, with SW Longview Rd seeing 12,917 VPD.
- **Embedded Within a Dense Single-Family Residential Corridor** — The property is strategically positioned among established single-family communities, providing direct access to a strong concentration of family households that drive durable, convenience-based childcare demand.
- **Key Suburban Location** — Strategically situated along commuter routes, the property serves families seeking childcare options that fit seamlessly into daily routines between home and major employment hubs towards the downtown area and The Plaza.



Downtown Lee's Summit
±3.2 Miles Away



Summit Fair

JCPenney H&M
 DICK'S SPORTING GOODS chico's
 maurices DSW Designer Shoe Warehouse Jersey Mike's
 Chick-fil-A VICTORIA'S SECRET

Summit Woods Crossing

Target LOWE'S BEST BUY
 target KOHL'S
 OLD NAVY Michaels
 T.J. Maxx petco
 Starbucks PANDA EXPRESS CAVA's

Cedar Creek Mall

HyVee Walgreens
 ACE Hardware PET SUPPLIES PLUS Minus the hassle.
 O'Reilly's AUTO PARTS CHIPOTLE MEXICAN GRILL Starbucks

Winterset Park Neighborhood

**812 SW Forestpark Ln,
Lee's Summit, MO**

SW Forestpark Ln

SW Longview Rd



Property Photos





FINANCIAL OVERVIEW

Premier Early Childhood Education Partners

812 SW Forest Park Ln, Lee's Summit, MO 64081



Financial Summary

Investment Summary

Address	812 SW Forestpark Ln, Lee's Summit, MO 64081
APN	62-520-01-23
List Price	\$3,075,669
GLA (SF)	±8,512
Cap Rate	6.65%
Year Built	1999
Lot Size (AC)	±0.92
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	\$24.03	\$17,044.33	\$204,532.00	\$5.10	3.00%	6.65%
Year 2	\$24.75	\$17,555.66	\$210,667.96	\$5.26	3.00%	6.85%
Year 3	\$25.49	\$18,082.33	\$216,988.00	\$5.41	3.00%	7.05%
Year 4	\$26.26	\$18,624.80	\$223,497.64	\$5.58	3.00%	7.27%
Year 5	\$27.04	\$19,183.55	\$230,202.57	\$5.74	3.00%	7.48%
Year 6	\$27.86	\$19,759.05	\$237,108.64	\$5.92	3.00%	7.71%
Year 7	\$28.69	\$20,351.83	\$244,221.90	\$6.09	3.00%	7.94%
Year 8	\$29.55	\$20,962.38	\$251,548.56	\$6.28	3.00%	8.18%
Year 9	\$30.44	\$21,591.25	\$259,095.02	\$6.47	3.00%	8.42%
Year 10	\$31.35	\$22,238.99	\$266,867.87	\$6.66	3.00%	8.68%
Year 11	\$32.29	\$22,906.16	\$274,873.90	\$6.86	3.00%	8.94%
Year 12	\$33.26	\$23,593.34	\$283,120.12	\$7.06	3.00%	9.21%
Year 13	\$34.26	\$24,301.14	\$291,613.73	\$7.28	3.00%	9.48%
Option 1 Year 1	\$35.29	\$25,030.18	\$300,362.14	\$7.50	3.00%	9.77%
Option 1 Year 2	\$36.35	\$25,781.08	\$309,373.00	\$7.72	3.00%	10.06%
Option 1 Year 3	\$37.44	\$26,554.52	\$318,654.19	\$7.95	3.00%	10.36%
Option 1 Year 4	\$38.56	\$27,351.15	\$328,213.82	\$8.19	3.00%	10.67%
Option 1 Year 5	\$39.72	\$28,171.69	\$338,060.23	\$8.44	3.00%	10.99%
Option 2 Year 1	\$40.91	\$29,016.84	\$348,202.04	\$8.69	3.00%	11.32%
Option 2 Year 2	\$42.13	\$29,887.34	\$358,648.10	\$8.95	3.00%	11.66%
Option 2 Year 3	\$43.40	\$30,783.96	\$369,407.54	\$9.22	3.00%	12.01%
Option 2 Year 4	\$44.70	\$31,707.48	\$380,489.77	\$9.49	3.00%	12.37%
Option 2 Year 5	\$46.04	\$32,658.71	\$391,904.46	\$9.78	3.00%	12.74%



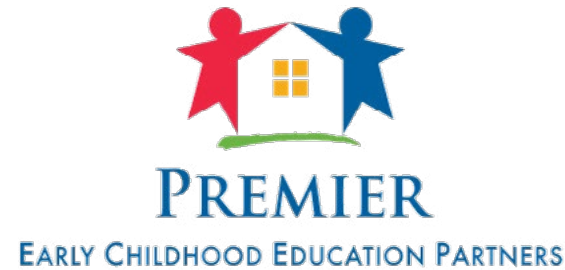
TENANT OVERVIEW

Premier Early Childhood Education Partners

812 SW Forest Park Ln, Lee's Summit, MO 64081



Tenant Overview



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

812 SW Forest Park Ln, Lee's Summit, MO 64081



KANSAS CITY, MO MSA

LEE'S SUMMIT, MO

±20.9 Miles From Downtown Kansas City

Market Demographics

105,000

Total Population

\$105,000

Median HH Income

40,000

of Households

39 Years

Median Age



Local Market Overview

Lee's Summit, Missouri is a rapidly growing suburban community within the Kansas City metropolitan area, located approximately 20 miles southeast of downtown Kansas City. The city benefits from strong regional connectivity via U.S. Route 50, Interstate 470, and Missouri Route 291, providing convenient access to major employment centers throughout the metro. Known for its well-planned development and community-oriented design, Lee's Summit features a mix of established neighborhoods, expanding residential communities, and a revitalized downtown district that offers local retail, dining, and entertainment options.

The city is supported by a diverse and stable economic base, with growth driven by healthcare, logistics, retail, and professional services. Lee's Summit continues to attract investment through ongoing commercial development and infrastructure improvements, reinforcing its position as a key suburban node within the region. Highly regarded schools, extensive parks and recreation systems, and access to nearby lakes and outdoor amenities further contribute to its long-term appeal.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	6,330	33,992	33,992
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	2,190	13,607	38,624
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$148,331	\$113,989	\$102,711

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 **812 SW Forestpark Ln, Lee's Summit, MO 64081** ("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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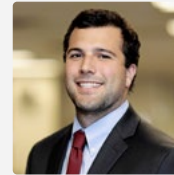
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