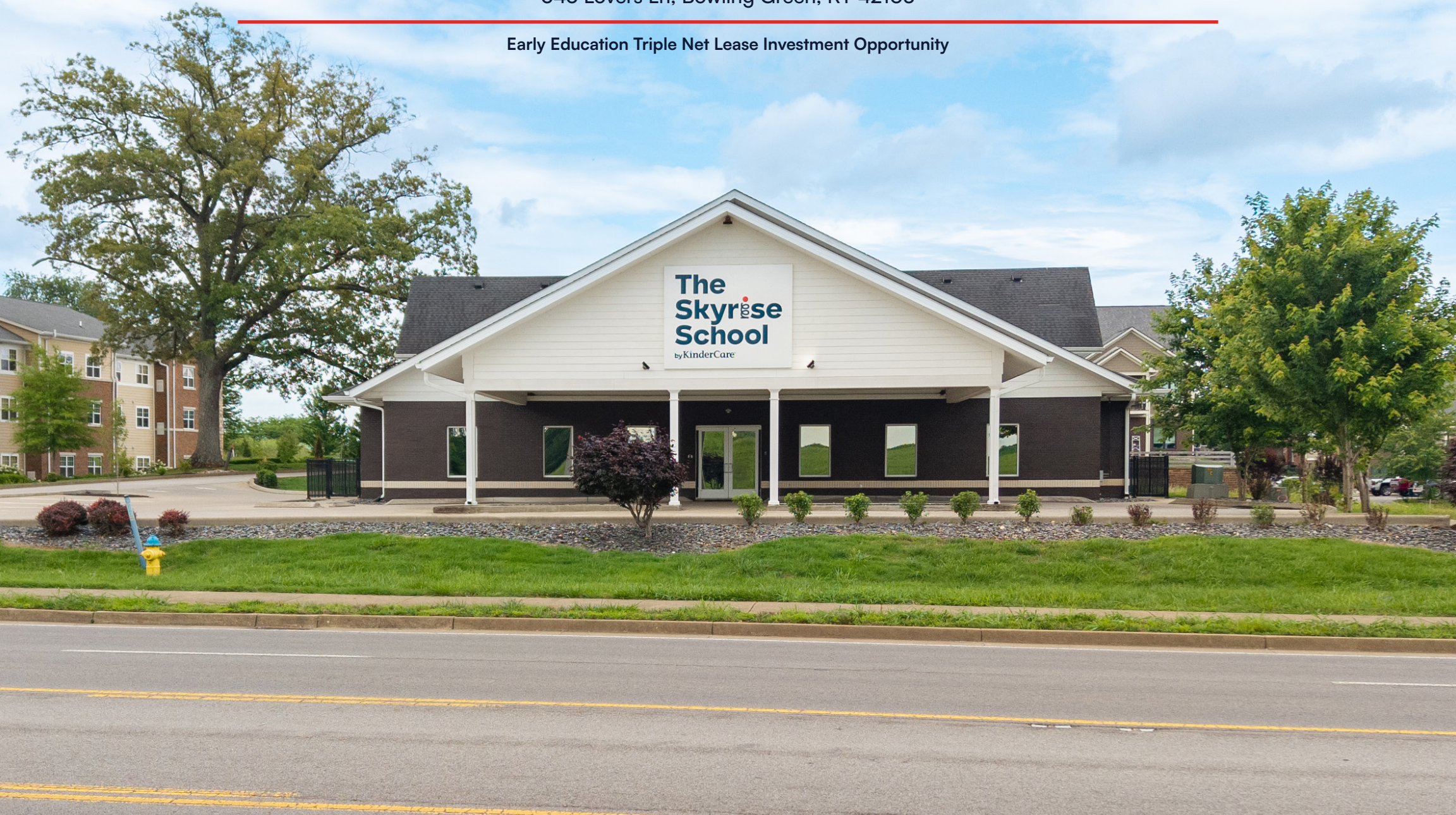


The Skyrise School

by KinderCare

646 Lovers Ln, Bowling Green, KY 42103

Early Education Triple Net Lease Investment Opportunity



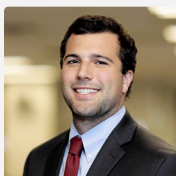


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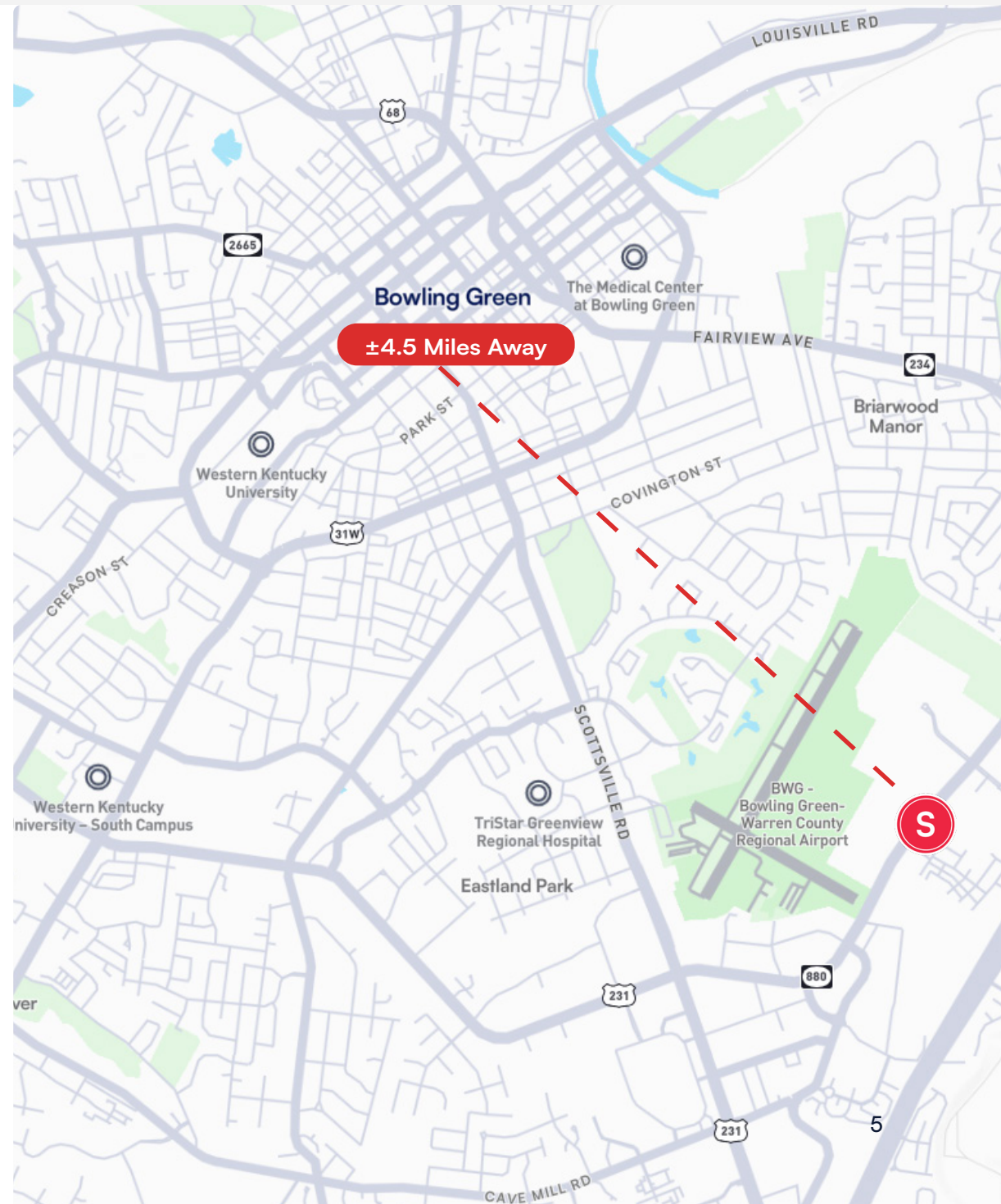
PROPERTY OVERVIEW

The
Skyrise
School
by KinderCare



Investment Highlights

- **Industry-Leading Corporate Guarantor** — The lease is guaranteed by KinderCare, the strongest and best operator in the country for early childhood assets, operating over 2,700 early learning centers nationwide across their family of brands.
- **Public Company Transparency** — KinderCare became a publicly traded company on the NYSE (Ticker: KLC) in 2024, providing increased financial transparency and reporting visibility relative to smaller private early childhood operators.
- **Consistent Rental Increases** — The lease includes 2% 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 8.5 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.
- **Convenient Neighborhood Accessibility** — Easy access to key commuter routes and surrounding residential communities amplifies the convenience for parents, making the location well-suited for recurring daily childcare use.





New Construction

The Preserve at The Hub - Hub West
±130 Units

The Hub East
±936 Units

Healthcare Dense Area

Commonwealth PAIN & SPINE Med Center Health
 TENNESSEE RETINA Davita Kidney Care

TriStar Greenview Regional Hospital
±211 Beds

Bowling Green High School
±1,290 Students

The Skyrise School
by KinderCare
Subject Property

Cumberland Trace Elementary
±650 Students

New Construction
 Carter Crossings
±130 Lots

Traditions' Landing
±28 Units

The Village at Traditions
±207 Units

New Construction
 TRITON
±48 Units

FRUIT OF THE LOOM®
Distribution Center
5,000 Employees

Shoppes at Gary Farms

KIRKLAND'S Burlington
 DICK'S SPORTING GOODS PET SMART

New Development
Expansive Commercial & Residential Development

Greenwood Mall

JCPenney MEN'S WEARHOUSE Bath & Body Works
 ULTA BEAUTY Dillard's BOOT BARN

LOWE'S
Top 15% of National Locations
Source: AlphaMap

Walmart Supercenter
Top 24% of National Locations
Source: AlphaMap

sam's club
Top 18% of National Locations
Source: AlphaMap

Bowling Green-Woodhurst Airport

231

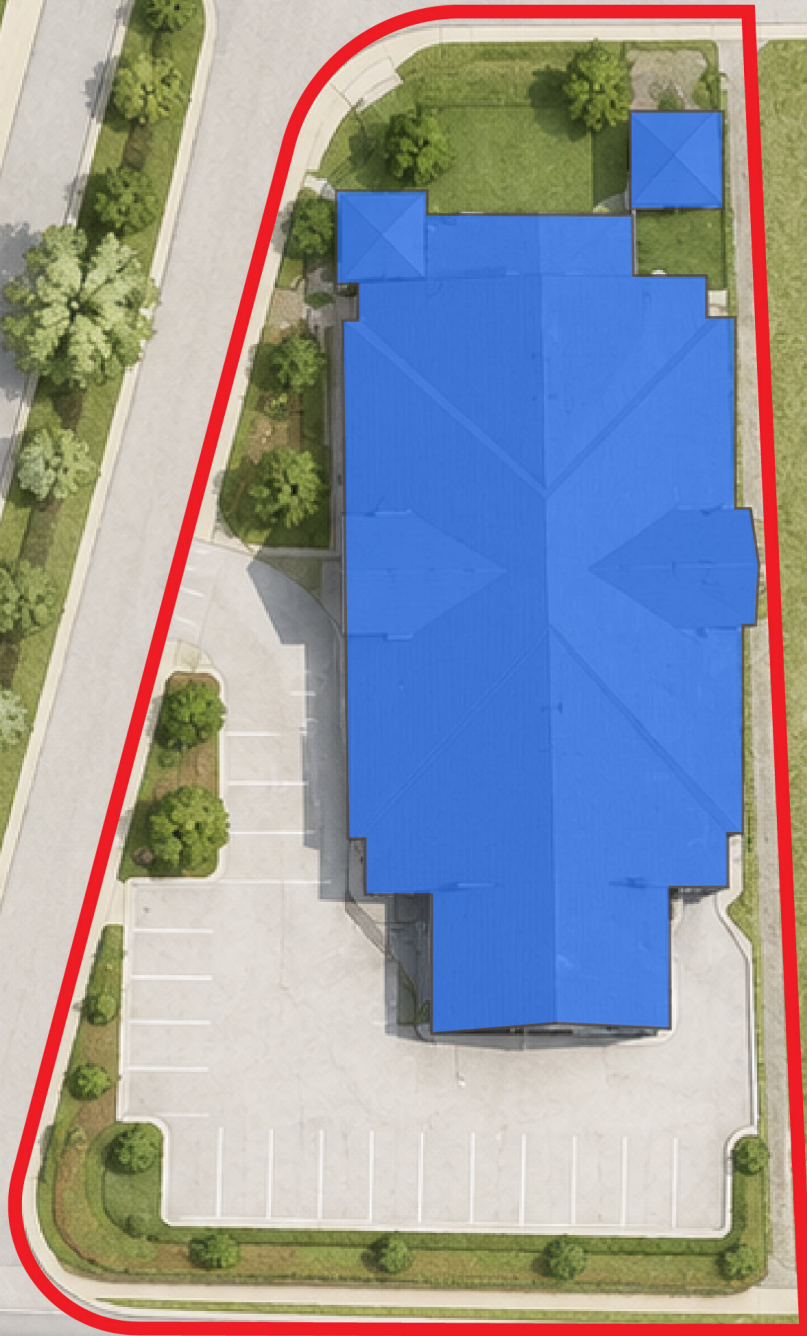
65

65

Lovers Ln ±13,600 VPD

±33,000 VPD

±60,500 VPD



Lovers Ln ± 13,600 VPD

Property Photos





FINANCIAL OVERVIEW

The
Skyrise
School
by KinderCare



Financial Summary

Investment Summary

Property Street	646 Lovers Lane
City, State Zip Code	Bowling Green, KY 42103
List Price	\$3,060,000
GLA (SF)	±12,000
Cap Rate	6.50%
Year Built	2022
Lot Size (AC)	±0.89

Lease Abstract

Tenant Trade Name	The Skyrise School
Type of Ownership	Fee Simple
Lease Guarantor	KinderCare Corporate
Lease Type	NN+
Roof and Structure	Landlord
Original Lease Term	10 Years
Lease Commencement Date	10/17/2024 (approx.)
Rent Commencement Date	11/8/2024 (approx.)
Lease Expiration Date	11/7/2034 (approx.)
Term Remaining on Lease	±8.5 Years
Increase	2% Annual
Options	Two, 5-Year Options



Annualized Operating Data

Annualized Operating Data

Date	Rent/SF	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 2 (Current Year)	\$16.58	\$16,575.00	\$198,900.00	2.00%	6.50%
Year 3	\$16.91	\$16,906.50	\$202,878.00	2.00%	6.63%
Year 4	\$17.24	\$17,244.63	\$206,935.56	2.00%	6.76%
Year 5	\$17.59	\$17,589.52	\$211,074.27	2.00%	6.90%
Year 6	\$17.94	\$17,941.31	\$215,295.76	2.00%	7.04%
Year 7	\$18.30	\$18,300.14	\$219,601.67	2.00%	7.18%
Year 8	\$18.67	\$18,666.14	\$223,993.71	2.00%	7.32%
Year 9	\$19.04	\$19,039.46	\$228,473.58	2.00%	7.47%
Year 10	\$19.42	\$19,420.25	\$233,043.05	2.00%	7.62%
Option 1 Year 1	\$19.81	\$19,808.66	\$237,703.91	2.00%	7.77%
Option 1 Year 2	\$20.20	\$20,204.83	\$242,457.99	2.00%	7.92%
Option 1 Year 3	\$20.61	\$20,608.93	\$247,307.15	2.00%	8.08%
Option 1 Year 4	\$21.02	\$21,021.11	\$252,253.29	2.00%	8.24%
Option 1 Year 5	\$21.44	\$21,441.53	\$257,298.36	2.00%	8.41%
Option 2 Year 1	\$21.87	\$21,870.36	\$262,444.33	2.00%	8.58%
Option 2 Year 2	\$22.31	\$22,307.77	\$267,693.21	2.00%	8.75%
Option 2 Year 3	\$22.75	\$22,753.92	\$273,047.08	2.00%	8.92%
Option 2 Year 4	\$23.21	\$23,209.00	\$278,508.02	2.00%	9.10%
Option 2 Year 5	\$23.67	\$23,673.18	\$284,078.18	2.00%	9.28%



TENANT OVERVIEW

The
Skyrise
School
by KinderCare



| Tenant Overview



Tenant Overview

The Skyrise School is a specialized early childhood education and childcare brand operated by KinderCare Learning Companies, one of the largest providers of early childhood education services in the United States. Positioned as an affordable, community-focused childcare solution, The Skyrise School combines KinderCare's established educational platform with enhanced family support services, including financial assistance programs, health screenings, meals, and extended childcare resources.

The concept is designed to serve working families by providing high-quality early education in accessible neighborhood locations, strengthening its relevance within growing residential communities and workforce-driven markets.



One Of **The Largest Providers Of Early Childhood Education Services** In The United States

KinderCare Learning Companies operates a nationally recognized network of early childhood education centers and school-age programs, supporting families with high-quality learning experiences and childcare solutions across the country. The organization is recognized for its research-based curriculum, emphasis on school readiness, and commitment to supporting working families through accessible, high-quality childcare solutions. Its extensive operating scale, established infrastructure, and long-standing relationships with families, employers, and communities create meaningful competitive advantages within the fragmented childcare industry.

KinderCare Highlights

Year Founded
1969

Headquarters
Lake Oswego, OR

Locations
1,250+

Employees
36,000+

Children Served Annually
600,000+



MARKET OVERVIEW

The
Skyrise
School
by KinderCare



SOUTH CENTRAL KENTUCKY'S EDUCATION CENTER

±4.5 Miles From Downtown Bowling Green

Market Demographics

75,400

Total Population

\$241,900

Median Property Value

31,500

of Households

28.7 Years

Median Age



Local Market Overview

Bowling Green serves as the economic and educational center of South Central Kentucky and continues to experience steady population growth driven by manufacturing expansion, higher education, healthcare, and logistics employment. The city benefits from its strategic location along Interstate 65 between Nashville and Louisville, attracting both businesses and residents seeking a lower cost of living and strong employment opportunities. Western Kentucky University contributes a consistent student, faculty, and workforce population, while major employers support household formation and demand for essential services.

The city offers favorable demographic characteristics, including a young median age and a growing number of families entering prime child-rearing years. Continued residential development, expanding employment bases, and workforce recruitment efforts are increasing demand for reliable early childhood education and childcare services. The area's combination of affordability, population growth, and economic diversification positions it as an attractive market for childcare facilities serving working families across multiple income segments.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,287	48,908	9,9971
Five-Year Projection	5,894	5,3195	109,046
2020 Census	4,159	44,568	8,9903
Growth Current Year-Five-Year	2.3%	1.8%	1.8%
Growth 2020-Current Year	5.4%	1.9%	2.2%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,349	19,590	3,9209
Five-Year Projection	2,636	21,519	43,082
2020 Census	1,815	17,396	34,776
Growth Current Year-Five-Year	2.4%	2.0%	2.0%
Growth 2020-Current Year	3.9%	2.1%	2.5%
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$99,454	\$83,666	\$77,046

ECONOMIC OVERVIEW

One Of Kentucky's Fastest-Growing Economic Centers



\$150B+

Regional GDP

63%+

Labor Force Participation Rate

5.4%

Population Growth Since 2020

73,000

Total Jobs In MSA

Bowling Green is one of Kentucky's fastest-growing economic centers, serving as the primary employment, healthcare, education, and commercial hub for South Central Kentucky. Strategically positioned along Interstate 65 between Nashville and Louisville, the city benefits from direct access to major regional markets, transportation infrastructure, and a diverse labor force. This advantageous location has helped attract significant corporate investment and establish Bowling Green as a leading destination for advanced manufacturing, logistics, healthcare, and higher education.

The local economy is anchored by major employers including General Motors' Corvette Assembly Plant, Western Kentucky University, The Medical Center, Fruit of the Loom, and numerous industrial manufacturers located within the Kentucky Transpark. Western Kentucky University serves as a major workforce development engine, supplying talent to local employers and contributing to innovation and entrepreneurship initiatives. Combined with a business-friendly environment, competitive operating costs, and a growing residential base, these factors continue to support long-term economic expansion.

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 **646 Lovers Ln, Bowling Green, KY 42103** (“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.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

The Skyrise School

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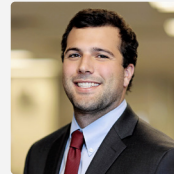
Early Education Triple Net Lease Investment Opportunity

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