Childcare Real Estate + Operations Opportunity

Houston, TX MSA

Childcare
Investment Opportunity
Offering Memorandum

Representative Photo

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Exclusively Listed By

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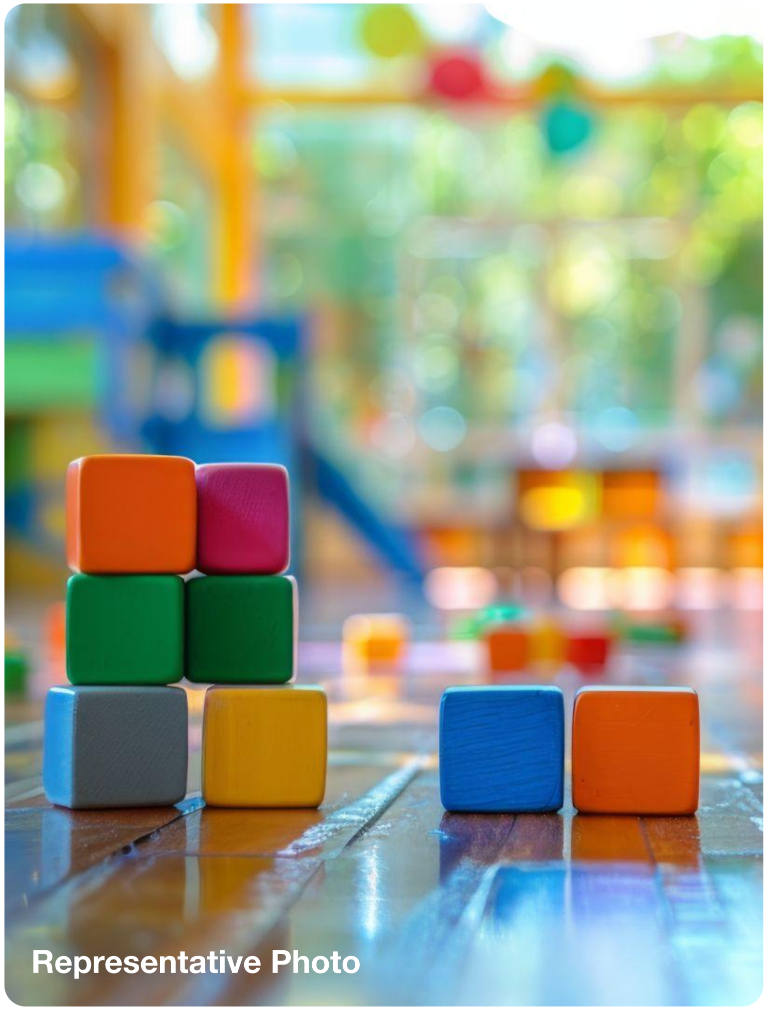
FINANCIAL SUMMARY

$6,500,000	**±11,500**	**±1.53**	**2016**
List Price	Building SF	AC	Year Built

Property Highlights

- **Established Childcare Business + Real Estate:** Purpose-built childcare facility operating as an established early education center with all infrastructure, licensing, and operational systems in place. The property allows a new owner to step in with limited startup costs compared to new development.
- **Attractive Business + Real Estate Offering:** The sale includes both the operating business and fee-simple real estate, providing immediate cash flow, full operational control, and the opportunity to build long-term equity through ownership of both the business and underlying real estate.
- **Established Brand & Proven Operating Platform:** The school benefits from an established reputation within its community, an existing enrollment base, experienced staff, and proven operating history, creating a strong foundation for continued success under new ownership.
- **Growth Opportunity:** A new owner-operator or experienced multi-unit childcare operator can capitalize on existing enrollment, staffing, and community awareness while implementing enhanced marketing initiatives, tuition optimization, and operational efficiencies to further increase profitability.
- **Prime Location Within a High-Growth Market:** The property is strategically positioned within one of the region's premier family-oriented communities, benefiting from strong population growth, affluent demographics, and continued residential development that supports long-term demand for quality childcare services.
- **Strong Real Estate Fundamentals:** The purpose-built childcare facility occupies a highly accessible site with excellent visibility and convenient access to major transportation corridors, providing an ideal location for families throughout the surrounding trade area.
- **Resilient Industry Sector:** The childcare and early education industry continues to benefit from favorable long-term fundamentals, including increasing workforce participation among parents, limited supply of quality childcare facilities, and high barriers to entry created by licensing requirements and specialized facility design.


Representative Photo

KATY, TX

Houston, TX | 29 Miles Away

Market Demographics

28,373	$114,912	7,942	36.0
Total Population	Median HH Income	# of Households	Median Age

Local Market Overview

Katy is one of the Houston metropolitan area's most desirable suburban communities, recognized for its strong population growth, exceptional public schools, and expanding commercial base. Located approximately 30 miles west of Downtown Houston, the city benefits from direct access to Interstate 10 and State Highway 99 (Grand Parkway), providing efficient connectivity to the Energy Corridor, Downtown Houston, the Texas Medical Center, George Bush Intercontinental Airport, and the Port of Houston. Katy has evolved from a small agricultural community into a major residential and employment center, fueled by master-planned development, corporate investment, and sustained in-migration from across Texas and the nation. The city's high quality of life, diverse housing options, and business-friendly environment continue to attract families, professionals, and employers seeking long-term growth opportunities within the Greater Houston region.

Economy

Katy's economy is anchored by its strategic location within one of the nation's largest metropolitan economies and its close proximity to Houston's Energy Corridor, making it a premier destination for corporate investment, residential development, and business expansion. Convenient access via Interstate 10 and the Grand Parkway allows businesses and residents to reach major employment centers, international airports, the Port of Houston, and regional distribution networks with ease. This accessibility, combined with a highly skilled workforce, excellent schools, and continued population growth, has established Katy as one of the fastest-growing suburban economies in Texas. The city's business-friendly environment continues to attract national retailers, healthcare providers, logistics companies, professional service firms, and advanced manufacturers seeking access to the broader Houston market.

HOUSTON, TX MSA

2,300,000 Total Population

1,140,000 Employed Population

$830,000 Median Property Value

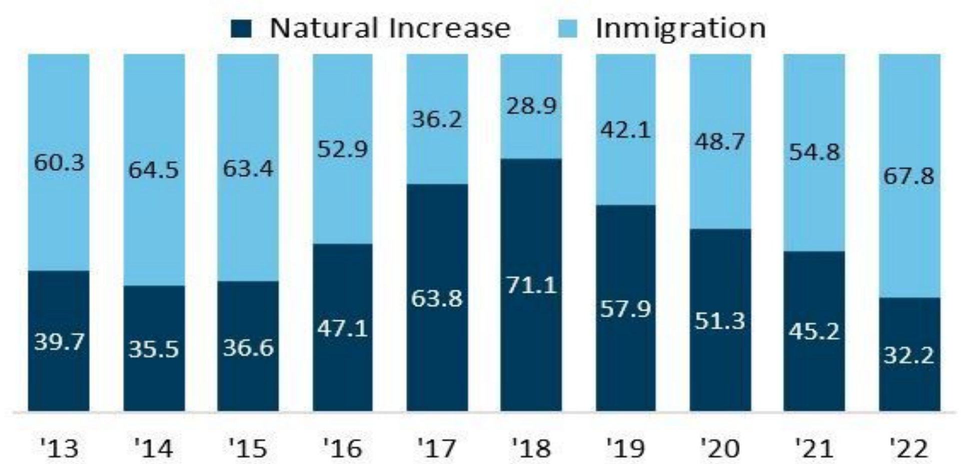
920,000 # of Households

Market Overview

Houston, Texas is the fourth-largest city in the United States and one of the most dynamic metropolitan areas in the country. Recognized for its economic strength, population growth, and cultural diversity, Houston continues to attract residents and businesses from across the nation. The city serves as a global hub for the energy, healthcare, aerospace, manufacturing, and logistics industries, creating a resilient economy supported by a broad and expanding employment base. Home to NASA's Johnson Space Center, the Texas Medical Center, and one of the nation's busiest port systems, Houston plays a critical role in both domestic and international commerce.

In addition to its economic influence, Houston offers a relatively affordable cost of living compared to other major U.S. metros, making it an increasingly attractive destination for relocation and long-term investment. With a diverse population, thriving culinary and arts scene, and extensive outdoor amenities including Buffalo Bayou Park and Hermann Park, Houston combines economic opportunity with a high quality of life. As one of the fastest-growing major metros in the country, Houston remains well-positioned for sustained residential and commercial growth in the years ahead.

SHARE OF METRO POPULATION GAINS OVER TIME (%)



Source: Partnership calculations based in U.S. Census Bureau data

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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 in Katy, TX (“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.

11-2-2015

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date