Children of America

10750 Clay Prairie Pkwy, Fishers, IN 46038
Indianapolis MSA

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

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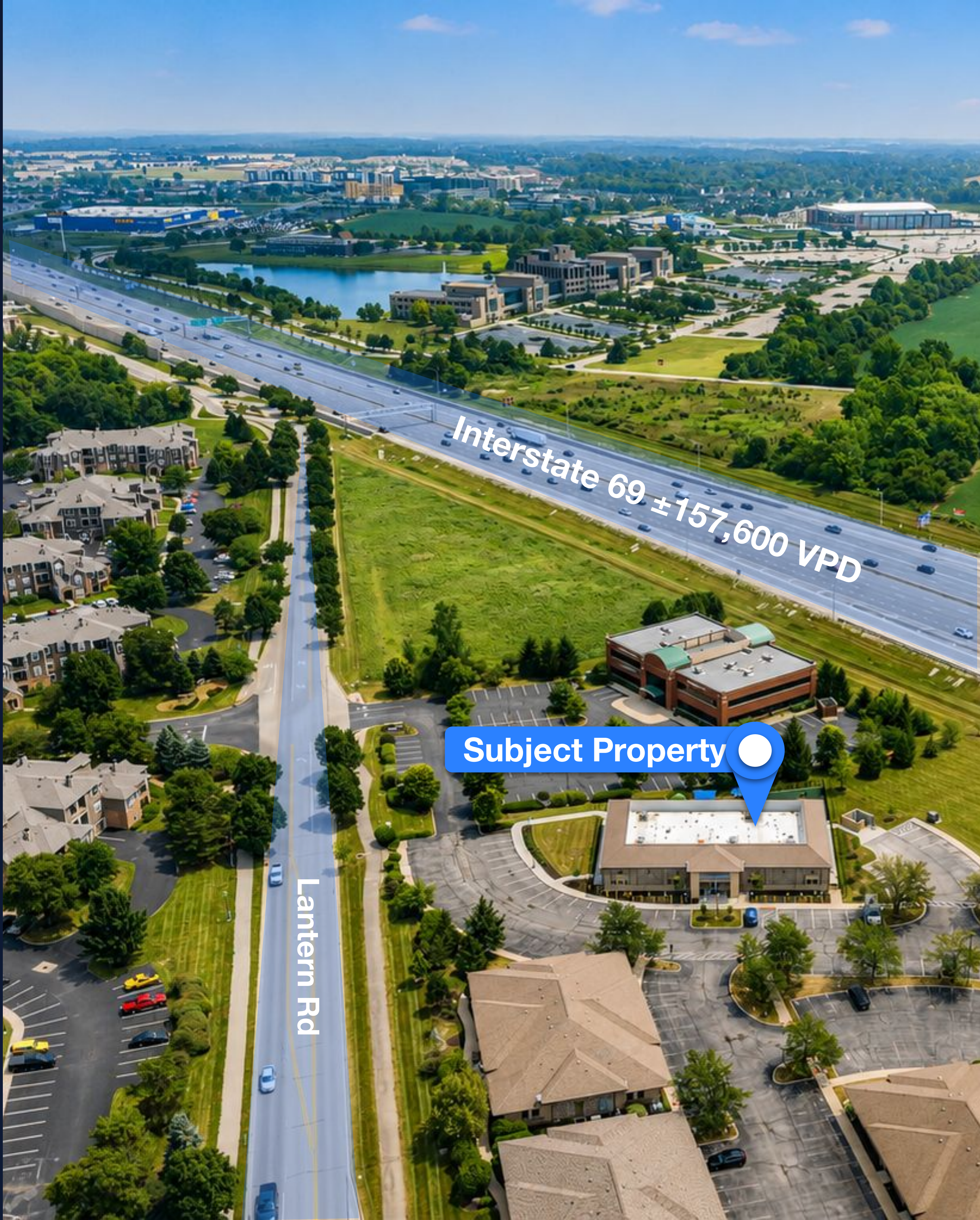

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E 106th St
Interstate 69 ±157,600 VPD
Subject Property
Lantern Rd

PROPERTY OVERVIEW

Children of America
10750 Clay Prairie Pkwy, Fishers, IN

Investment Highlights

PREMIER FISHERS LOCATION

Located in Fishers, one of the nation's premier suburban communities and consistently ranked among the #1 Best Places to Live in America. The Property benefits from exceptional schools, affluent demographics, continued residential growth, and one of the Indianapolis MSA's strongest concentrations of young families, supporting long-term demand for early childhood education.

FISHERS DISTRICT | TRANSFORMATIONAL MIXED-USE DEVELOPMENT

Located minutes from the Fishers District, one of central Indiana's largest mixed-use developments. Anchored by the new 8,500-seat Fishers Event Center, the district includes more than $700 million of announced investment, featuring luxury apartments, Class A office space, restaurants, retail, hospitality, and entertainment that continue to drive employment, residential growth, and long-term childcare demand.

PURPOSE-BUILT EARLY EDUCATION FACILITY

Newly constructed in 2024, the Property features a purpose-built childcare facility specifically designed for early education operations, minimizing near-term capital expenditures and supporting long-term tenant occupancy, with the added benefit of a 40-year roof warranty.

LONG-TERM LEASE | ANNUAL RENT GROWTH

Approximately 13 years of remaining lease term with annual contractual rent increases, providing durable cash flow and predictable NOI growth throughout the initial lease term.

ESTABLISHED EARLY EDUCATION OPERATOR

Children of America has operated for more than two decades and has grown to over 65 schools nationwide, making it one of the country's largest privately owned early education providers.

HIGH BARRIERS TO ENTRY

Purpose-built childcare facilities require specialized licensing, extensive municipal approvals, and significant capital investment, creating meaningful barriers to new competition and supporting the long-term value of established locations.


ANDRETTI
The Crossing/Fishers Event Center
A 575,000-square-foot headquarters on a 90-acre campus, expected to create up to 600 jobs by 2026.
Kroger
Allisonville Rd ± 27,900 VPD
NW
FISHERS
Fishers District Development
$750 Million Project
Completed in 2027/2028"
E 116th St ± 22,000 VPD
Meadow Brook Senior Living
Assisted Living Facility
Indianapolis Metropolitan Airport
MENARDS
sam's club
Lantern Woods
±460 Units
TARGET
CHILDREN OF AMERICA
Educational Childcare
Subject Property
Sunlake Apartments
±485 Units
STAYBRIDGE SUITES
Residence Inn Marriott
SPRINGHILL SUITES BY MARRIOTT
Pullman Pointe
±190 Units
E 96th St ± 12,000 VPD
69
± 157,600 VPD
THE HOME DEPOT
QUANTIGEN
IKEA
TOPGOLF
Stevanato Group
REGAL
NAVIENT
±1,400 Employees
Roche
±4,000 Employees
STAPLES
Walmart Supercenter
Kroger
meijer
The State at Fishers
±261 Units
Highpoint Ridge
±95 Units
Wellington Place
±152 Units
FISHERS EVENT CENTER
The Crossing/Fishers Event Center
Mixed-use development with an event center, retail, restaurants, hospitality, and residential space. Home to the Indy Fuel, the 7,500-seat venue hosts sports, concerts, and entertainment


BERKSHIRE HATHAWAY HOMESERVICES
NE
COA CHILDREN OF AMERICA Educational Childcare
0.45 AC
40 Dedicated Parking Spaces
Lantern Rd
Studio 3 Design Inc
WHITINGER & COMPANY LLC
dora hotel COMPANY
ATA National Title Group

Property Overview

Property Description

Tenant Trade Name	Children of America
Address	10750 Clay Prairie Parkway
City, State, Zip Code	Fishers, IN 46038
County	Hamilton
Property Type	Single Tenant
Tenant Type	Early Education/Childcare
GLA	±9,000
Lot Size	±0.45
Year Built	2024
Parking	39 Spaces
Zoning	PUDM | I-69 Overlay
Parcel	29-14-01-009-006.002-006
Max Occupancy	142

Children of America

10750 Clay Prairie Pkwy, Fishers, IN 46038

±9,000 SF
GLA

2024
Year Built

±157,600 VPD
Interstate 69

±0.45 AC
Lot Size

Property Photos

FINANCIAL OVERVIEW

Children of America
10750 Clay Prairie Pkwy, Fishers, IN

Financial Summary

$4,910,000	7.00%	±13 Years	±9,000 SF
List Price	Cap Rate	Lease Term	Square Feet

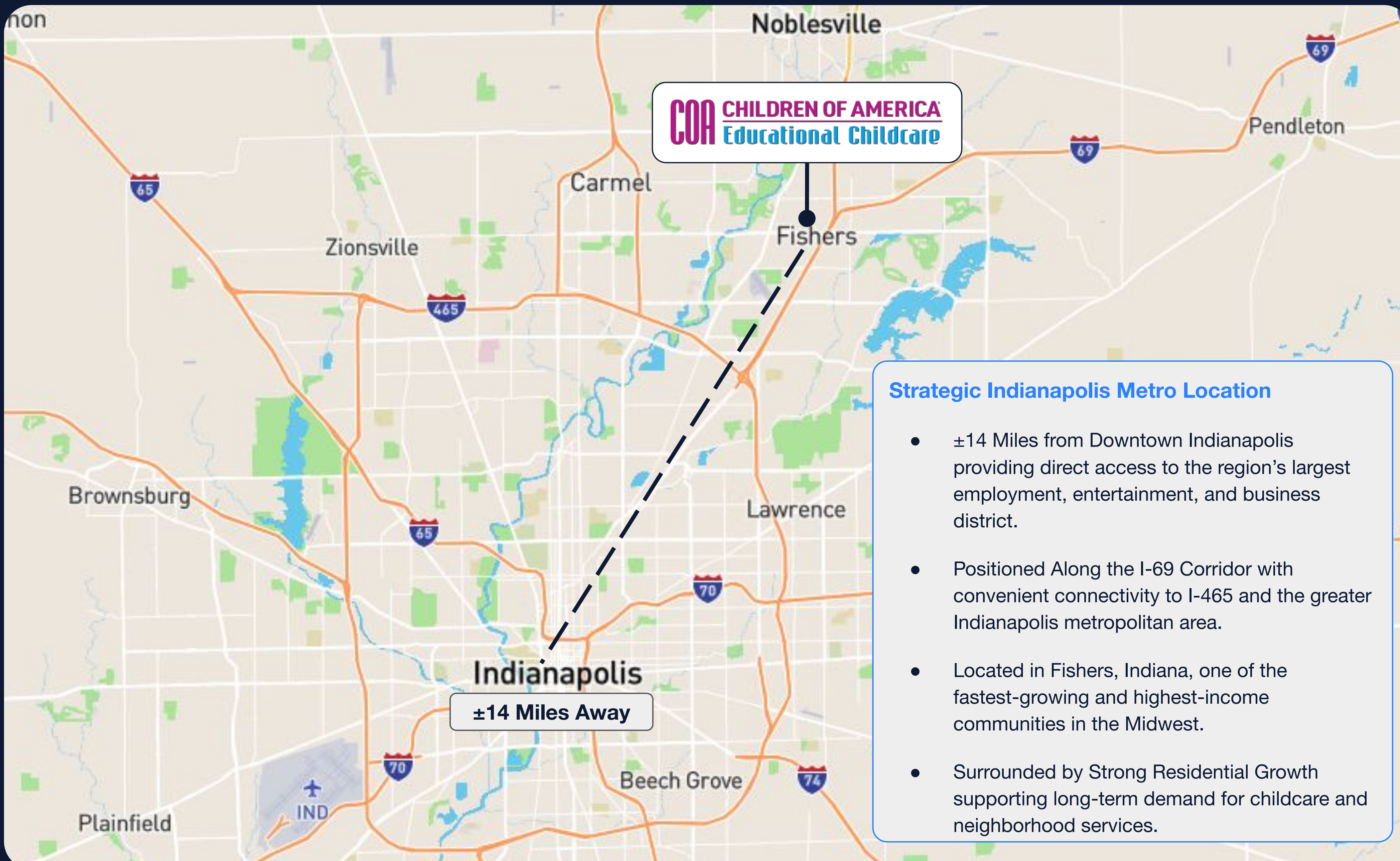
Lease Summary

Tenant Entity Name	Children of America (Fishers), LLC
Type of Ownership	Fee Simple
Lease Guarantor	World Wide Childcare Corp
Original Lease Term	15 Years
Rent Commencement Date	October 1, 2024
Lease Expiration Date	September 30, 2039
Term Remaining on Lease	±13.32 Years
Increases	0.50% Annually Thru Year 5 2.75% Annually Thereafter
Options	Two, 5-Year Options
Tenant Responsibilities	CAM, Taxes, Insurance
Landlord Responsibilities	Foundation, Roof & Structure
Roof Warranty	40 Years

Annualized Operating Data

Lease Term Dates	Annual Rent	Monthly Rent	Rent PSF	Rent Inc. %
10/01/2025 - 09/30/2026	**$343,710**	**$28,643**	**$38.19**	**-**
10/01/2026 - 09/30/2027	$345,429	$28,786	$38.38	0.50%
10/01/2027 - 09/30/2028	$347,156	$28,930	$38.57	0.50%
10/01/2028 - 09/30/2029	$348,891	$29,074	$38.77	0.50%
10/01/2029 - 09/30/2030	$358,486	$29,874	$39.83	2.75%
10/01/2030 - 09/30/2031	$368,344	$30,695	$40.93	2.75%
10/01/2031 - 09/30/2032	$378,474	$31,539	$42.05	2.75%
10/01/2032 - 09/30/2033	$388,882	$32,407	$43.21	2.75%
10/01/2033 - 09/30/2034	$399,576	$33,298	$44.40	2.75%
10/01/2034 - 09/30/2035	$410,564	$34,214	$45.62	2.75%
10/01/2035 - 09/30/2036	$421,855	$35,155	$46.87	2.75%
10/01/2036 - 09/30/2037	$433,456	$36,121	$48.16	2.75%
10/01/2037 - 09/30/2038	$445,376	$37,115	$49.49	2.75%
10/01/2038 - 09/30/2039	$457,624	$38,135	$50.85	2.75%

MARKET OVERVIEW



Strategic Indianapolis Metro Location

- ±14 Miles from Downtown Indianapolis providing direct access to the region's largest employment, entertainment, and business district.
- Positioned Along the I-69 Corridor with convenient connectivity to I-465 and the greater Indianapolis metropolitan area.
- Located in Fishers, Indiana, one of the fastest-growing and highest-income communities in the Midwest.
- Surrounded by Strong Residential Growth supporting long-term demand for childcare and neighborhood services.

Fishers, IN

#2 Best Place to Live in the United States for 2026-2027
U.S. News & World Report

104,812
Total Population

$130,203
Median HH Income

66.4%
Bachelor's Degree or Higher

26.7%
Residents Under Age 18

76.2%
Owner-Occupied Housing

66.0%
Female Labor Force

$370,000
Median Property Value

5.2%
Population Growth Since 2020

PREMIER HAMILTON COUNTY LOCATION

Fishers is located within Hamilton County, Indiana's most affluent county. The city's high rate of homeownership, strong household incomes and substantial concentration of families with children create an especially favorable environment for early education and childcare services.

CONNECTED TO THE INDIANAPOLIS MSA

Fishers benefits from direct access to I-69 and the I-465 loop, providing convenient connectivity to downtown Indianapolis, major employment centers and the broader metropolitan area. The city has developed into a regional destination while retaining the residential character and quality of life of a premier Indianapolis suburb.

EXCEPTIONAL QUALITY OF LIFE

Residents benefit from highly regarded schools and an extensive collection of family-oriented amenities, including Geist Reservoir, Conner Prairie, Fishers District, the Nickel Plate District, the Nickel Plate Trail, more than 800 acres of parkland and over 130 miles of trails.

Fishers was recently ranked the #2 Best Place to Live in the United States for 2026-2027 by U.S. News & World Report.

BOTTOM BANNER

Fishers' combination of affluent households, working parents and a substantial population of children supports durable demand for high-quality early education and childcare.

The demographic figures are current Census estimates. *[U.S. Census Bureau QuickFacts]*

Fishers Growth & Employment

$3.5B+	11,000+	$76,000	$524M
Capital Investment Since 2015	Jobs Attracted Since 2015	Average Annual Wage	Investment During 2025

MAJOR CORPORATE EXPANSIONS

350,000 SF Headquarters | Fishers District

JD North America, home to the JD and Finish Line brands, is establishing its North American headquarters in a 350,000 SF building at Fishers District, retaining 400+ existing employees and adding approximately 200 new jobs.

INCOG BioPharma Services

$200 Million Expansion

INCOG announced an additional $200 million investment in its Fishers manufacturing campus, and expects to employ nearly 1,000 people in Fishers by 2030.

Stevanato Group

$512 Million HQ & Manufacturing Campus

Stevanato Group's planned U.S. headquarters and manufacturing campus represents approximately $512 million in total investment, with 515 employees expected by 2031.

Economic Expansion & Job Growth

- Thriving Corporate & Employment Hub: Fishers has transformed from a suburban community into one of the Indianapolis region’s leading centers for corporate headquarters, life sciences, and professional employment.
- Strong Economic Growth: Since 2015, Fishers has attracted nearly $3.5 billion in capital investment and 11,000+ new jobs, with an average annual wage of approximately $76,000.
- Continued Investment Momentum: In 2025 alone, the city announced $524 million in new capital investment and 656 additional job commitments.
- JD North America Headquarters: JD North America is establishing its North American headquarters at Fishers District in a 350,000-square-foot facility, retaining 400+ employees while creating approximately 200 new jobs.
- INCOG BioPharma Expansion: INCOG BioPharma Services is investing an additional $200 million into its Fishers manufacturing campus and expects to employ nearly 1,000 people by 2030.
- Stevanato Group Investment: Stevanato Group’s planned U.S. headquarters and manufacturing campus represents approximately $512 million in investment and will support 515 employees.

Fishers District | Residential & Mixed Use Growth

MORE THAN 1,300 RESIDENTIAL UNITS ACROSS SIX DEVELOPMENT PHASES
Fishers District has expanded from The Yard into a major live-work-play destination centered along I-69 and 116th Street. Across six completed, active and planned phases, the district represents more than 1,300 apartments and townhomes, together with restaurants, hotels, office space, sports facilities and entertainment venues.

The Yard	The Station	Slate	The Crossing	The Union	Contrast | Fishers
Opened 2019 252 Apartments - 100,000+ SF retail and restaurants, dual-branded hotel	**Opened 2021** 37 Townhomes - Retail and 145-room Courtyard by Marriott	**Opened 2023** 246 Residences - Clubhouse and residential amenities	**Active development** 250 Apartments - Fishers Event Center, retail, restaurants and 211-room hotel	**Under Construction/Leasing** 251 Apartments - ±60,000 SF retail, ±70,000 SF office and 135-room hotel	**Planned for 2026-2028** 167 Apartments 98 Townhomes - JD headquarters and Fishers Fieldhouse

$169 MILLION NEXT PHASE
Announced in June 2026, the sixth phase of Fishers District will introduce:

- JD North America’s corporate headquarters with more than 400 existing employees and approximately 200 planned new jobs
- The $65 million, 180,000-square-foot Fishers Fieldhouse
- 167 Class A apartments and 98 townhomes
- A 50-acre walkable mixed-use development adjacent to the Fishers Event Center

REGIONAL SPORTS & ENTERTAINMENT DESTINATION

The Fishers Event Center opened in November 2024 and can accommodate up to 8,500 attendees. During its first full year, the venue hosted more than 125 events, including professional sports, concerts, community gatherings and other regional attractions.

DIRECT CHILDCARE DEMAND CONNECTION

The combined addition of residences, corporate employment, restaurants, hospitality, youth sports and entertainment expands both the residential and daytime populations surrounding the property. This growth increases the number of families seeking convenient childcare between home, work and daily activities.

More than 1,300 residential units, expanding corporate employment & continued mixed-use investment reinforce the long-term growth of the property’s surrounding customer base
Current Fishers District information is supported by the City of Fishers District overview and its June 2026 expansion announcement.

Indianapolis, IN MSA

$185B+ Regional GDP
(U.S. Bureau of Economic Analysis (BEA))

9M+ Annual Passengers
(Indianapolis Airport Authority)

Indy 500 | Motor Speedway Museum

The Indianapolis 500, often called the “Greatest Spectacle in Racing,” is one of the most prestigious and historic motorsport events in the world. Held annually at the Indianapolis Motor Speedway in Speedway, Indiana, the race dates back to 1911 and takes place every Memorial Day weekend. Drivers compete over 200 laps on the 2.5-mile oval, totaling 500 miles, with speeds often exceeding 220 mph. The event attracts hundreds of thousands of fans from around the globe and serves as a cornerstone of American motorsport culture, blending tradition, innovation, and raw competition. The winner’s celebration—complete with the famous bottle of milk and the Borg-Warner Trophy—has become a hallmark of racing lore.

Local Market Overview

Indianapolis serves as a major commercial hub in the Midwest, supported by a stable economy and an expanding consumer base. The city’s central location within the state and its extensive transportation network make it a strategic retail distribution point for regional and national brands. Key economic sectors such as healthcare, education, logistics, and manufacturing contribute to consistent consumer traffic and support a wide range of retail formats. The downtown core remains active with mixed-use development, while suburban corridors continue to see new investment in grocery-anchored centers, lifestyle centers, and essential-service retail.

The market has avoided overbuilding, and many older retail assets are undergoing repositioning to better align with current consumer trends. Ongoing redevelopment initiatives in urban retail zones also indicate a shift toward more flexible, experience-oriented retail environments that complement surrounding residential and office uses.

TENANT OVERVIEW

Year Founded
1997

Headquarters
Delray Beach, Florida

Ownership Status
Private

Employees
1,500+

Locations
65+

Estimated Annual Revenue
$300M+

Guarantor
World Wide Childcare Corp.

COA CHILDREN OF AMERICA® Educational Childcare

Tenant Overview

Children of America (COA) is one of the nation's leading providers of early childhood education and childcare services, offering comprehensive programs for infants through school-age children. The company has established a strong regional presence across multiple states through a combination of educational programming, family-focused services, and ongoing expansion efforts. As a private operator in the highly fragmented childcare industry, Children of America benefits from recurring demand driven by workforce participation, population growth, and the increasing need for quality early childhood education. Its established brand, broad geographic footprint, and continued investment in new locations position the company as a recognized operator within the childcare sector.

Why Invest in Children of America?

- Market Position: Established multi-state child care provider with a strong presence in the early childhood education sector
- Revenue Model: Recurring tuition-based income supported by long-term family enrollment
- Growth Strategy: Expansion through new center development in high-growth suburban markets
- Brand Strength: Recognized regional operator with a focus on educational excellence, safety, and family engagement
- Marketing Initiatives: Emphasizes educational childcare, proprietary curriculum programs, community outreach, digital marketing, parent engagement platforms, and strategic expansion into growing residential markets
- Investment Appeal: Essential-service tenant operating in a recession-resistant sector supported by demographic trends and increasing demand for quality childcare and early learning programs

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