



Subject Property

11 SAINT ASAPHS ROAD
BALA CYNWYD (PHILADELPHIA MSA), PA

In Association with Scott Reid & ParaSell, Inc. | A Licensed Pennsylvania Broker #RB069068



ESSENTIAL CRE

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Inquiries by residents and property owners of the State of Pennsylvania are to be made to Scott Reid of ParaSell, Inc.

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ESSENTIAL CRE

Brokerage | Investments | Asset Management

CADENCE EDUCATION

PRICE	CAP RATE	NOI
\$7,901,388	6.70%	\$529,393

ADDRESS	11 Saint Asaphs Rd, Bala Cynwyd, PA
TENANCY	Single
RENOVATED	2024
OWNERSHIP	Fee Simple (Land & Building)
BUILDING SIZE (SF)	20,881
LOT SIZE (AC)	1.43
REMAINING TERM	14.27
INCREASES	2.5% Annually
GUARANTY	Corporate
TYPE	Absolute NNN

*All property & lease information to be independently verified by Buyer during Due Diligence Period.



INVESTMENT HIGHLIGHTS



- 14-Year Absolute NNN Lease with No Landlord Responsibilities
- Rare 2.5% Annual Increases
- Lease Signatory is the Corporate Entity That Operates All 300+ Locations
- Tenant Extended Lease Early Showing Dedication to Site
- Established and Profitable Location

LOCATION HIGHLIGHTS



- Bala Cynwyd is a Affluent First-Ring Suburb of Philadelphia, with a High-Income Demographic Base, and Limited New Supply Supporting Long-Term Tenant Demand and Property Value Growth
- Population Counts Exceed 813K+ in a 5-Mile Radius
- Approximately 1-Mile from Saint Joseph's University
- Excellent Average HH Income of \$154K+ in a 1-mile Radius & Projected to Grow 10% by '30
- Nearby National Brands Include LA Fitness, Target, Chick-Fil-A, McDonalds, CVS, Jiffy Lube, and More.
- \$1.5B+ Million Spent on Education & Day Care in a 10-Mile Radius

TENANT HIGHLIGHTS



- Cadence is Ranked #7 in the Top 50 with Over 300+ Locations Nationally and Has Been in Business 30+ Years
- 100% Corporate, No Franchising
- Strong Private Equity Backing from Apex Partners with a 40+ Year History and has a \$77 Billion Track Record



ADVANTAGES OF EARLY EDUCATION/CHILDCARE REAL ESTATE

- **HIGHER CAP RATES WITHOUT SACRIFICE**

Over the last 5 years we have seen an **86-basis point** spread on average **between single-tenant net-leased retail & early education/childcare** despite attractive locations & solid tenants **due to a lack of knowledge about the property type**

- **HIGH GROWTH BUSINESS**

\$60B+ Industry with projected **growth to \$83B+ by 2030**

- **RECESSION & E-COMMERCE RESISTANT**

Early education is considered **recession-resistant** because working parents continue to rely on childcare **regardless of economic conditions**, making it an **essential**, non-discretionary service as well as **"Amazon proof"**

- **EASY TO RE-TENANT**

Early education properties are **easy to re-tenant**, with **high demand from other childcare operators and flexible layouts** that also appeal to **medical and service-based users**

- **"STICKY" BUSINESS MODEL**

Parents **don't typically switch schools** once enrolling, often **enroll all their children & recommend other families**

- **RECOGNIZED AS AN "ESSENTIAL BUSINESS"**

Early education and childcare are **recognized by both federal and state governments as essential services**, especially during emergencies, due to their critical role in supporting working families and child development.

- **INSTITUTIONAL INVESTMENT**

Institutional investors are **heavily invested** in early education businesses and are the **predominant owners** of early education/childcare real estate

- **APPRECIATION POTENTIAL**

Early education properties offer **strong upside potential**, with **cap rate compression** at market peak and **added value** if a smaller tenant improves credit or gets acquired



CADENCE EDUCATION

11 Saint Asaphs Rd, Bala Cynwyd, PA

LEASE ABSTRACT

TENANT	Cadence Academy
GUARANTOR	Cadence Education
RENT COMMENCEMENT	12/13/2016
EXPIRATION DATE	12/31/2039
LEASE TERM REMAINING	14.27
NET OPERATING INCOME**	\$529,393
RENT INCREASES	2.5% Annually
OPTION PERIODS	2, 5-Year

LEASE STRUCTURE

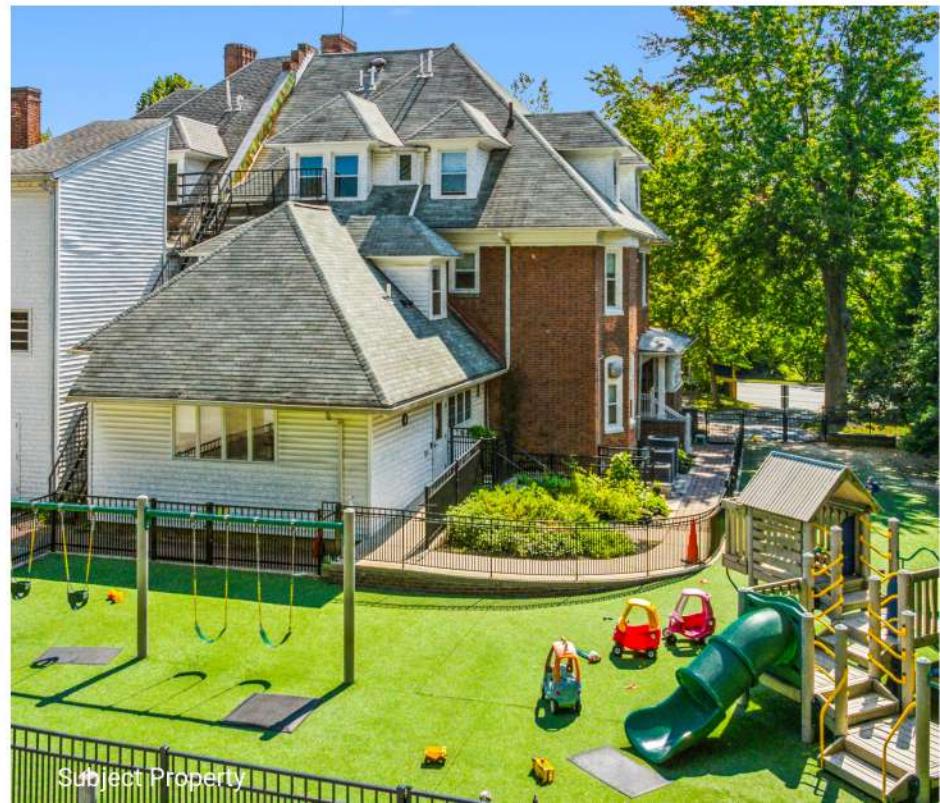
LEASE TYPE	Absolute NNN
TAXES	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant

RENT SCHEDULE

Year	Annual Rent	Rent PSF	Rental Increases	Cap Rate
2025	\$516,481	\$24.73		
2026	\$529,393	\$25.35	2.50%	6.70%
2027	\$542,628	\$25.99	2.50%	6.86%
2028	\$556,194	\$26.64	2.50%	7.03%
2029	\$570,098	\$27.30	2.50%	7.21%
2030	\$584,351	\$27.98	2.50%	7.39%
2031	\$598,960	\$28.68	2.50%	7.58%
2032	\$613,934	\$29.40	2.50%	7.76%
2033	\$629,282	\$30.14	2.50%	7.96%
2034	\$645,014	\$30.89	2.50%	8.16%
2035	\$661,139	\$31.66	2.50%	8.12%
2036	\$677,668	\$32.45	2.50%	8.57%
2037	\$694,610	\$33.27	2.50%	8.79%
2038	\$711,975	\$34.10	2.50%	9.01%
2039	\$729,774	\$34.95	2.50%	9.23%

*All property & lease information to be independently verified by Buyer during Due Diligence Period.
**NOI based on 1/1/2026 Rent Increase

EXTERIOR PHOTOS



SURROUNDING PHOTOS



SITE PLAN



TRADE NAME	Cadence Education
COMPANY TYPE	Private
LOCATIONS	300+
FOUNDED	1992
HEADQUARTERED	Scottsdale, AZ
WEBSITE	www.cadence-education.com



ABOUT APAX PARTNERS

Apax Partners LLP is a London-based private equity firm with global offices in New York, Hong Kong, Mumbai, Tel Aviv, Munich, and Shanghai. As of March 2024, it has raised and advised on approximately \$77 billion in funds, making it one of the largest and oldest international private equity firms. Apax focuses on investments in technology, internet/consumer, healthcare, and services sectors, targeting enterprise values between \$100 million and \$5 billion. Its capital comes from institutional investors such as pension funds, endowments, foundations, and fund of funds.

CADENCE EDUCATION - FAMILY OF SCHOOLS



ABOUT CADENCE EDUCATION

Cadence Education is a leading early childhood education provider in the U.S., operating over 300 private preschools and elementary schools nationwide. With more than 30 years of experience, it offers a nurturing, home-like environment focused on exceptional education, fun-filled days, and strong communication. Using a refined, research-backed curriculum, Cadence supports the social, emotional, and academic development of every child. A 2017 study found 90% of its students were kindergarten-ready, with nearly two-thirds testing at an advanced level.



BALA CYNWYD, PA

- Bala Cynwyd is a community and census-designated place in Lower Merion Township, Montgomery County, Pennsylvania.
- The CDP is located on the Philadelphia Main Line in Southeastern Pennsylvania and borders the western edge of Philadelphia at U.S. Route 1 (City Avenue).
- This affluent community is a gorgeous area that can be found about 8 miles northwest of downtown Philadelphia. It is bordered by neighboring communities like Narberth, Merion Station, Manayunk, East Falls, Wynnefield Heights, and Belmont Village.
- Bala Cynwyd lies in the Welsh Tract of Pennsylvania and was settled in the 1680s by Welsh Quakers, who named it after the town of Bala and the village of Cynwyd in Wales.
- Bala Cynwyd has a 2025 population of 11,275

ECONOMY

- Bala Cynwyd is a suburban community with high income levels, high educational attainment, and a well-developed residential and commercial mix.
- There are small manufacturing/industrial firms. For example, Allied Steel Industries, L.P. operates in Bala Cynwyd (structural steel, etc) but is relatively small in terms of employment.
- Bala Cynwyd is also home to many businesses in professional services, financial services, consulting, and healthcare, with major employers in the region including SAP, the University of Pennsylvania, Merck, Temple University, Deloitte, J.P. Morgan, Comcast, and the Children's Hospital of Philadelphia.
- As part of the larger Lower Merion Township, some major employers include Susquehanna International Group.

DEVELOPMENTS / COMING SOON PROJECTS

- Strategic Expansion on City Avenue: Federal Realty's approval for a second residential component at Bala Cynwyd on City Avenue represents a major investment in the Philadelphia market. The green light for this development, which introduces 217 residential units and 16,000 square feet of prime retail space, meaningfully enhances the Bala Cynwyd shopping center.
- 111 Presidential Boulevard - Five-story mixed-use building on current Bala Pointe site would have 425 apartments, ground-floor commercial space, 676 structured parking spaces. Developer Hanover would add streetscape improvements and half-acre of public gathering space.





PHILADELPHIA MSA

- The Delaware Valley is a term used to refer to the metropolitan area centered on the city of Philadelphia in the United States. The federal Office of Management and Budget officially defines the region as the Philadelphia–Camden–Wilmington Metropolitan Statistical Area.
- With a population of 6.5 million people and counting, Greater Philadelphia is one of the largest, most diverse regions in America.
- Greater Philadelphia spans 11 counties across three states and embraces a diverse collection of communities and neighborhoods, each with its own unique story and vibrant culture.

ECONOMY

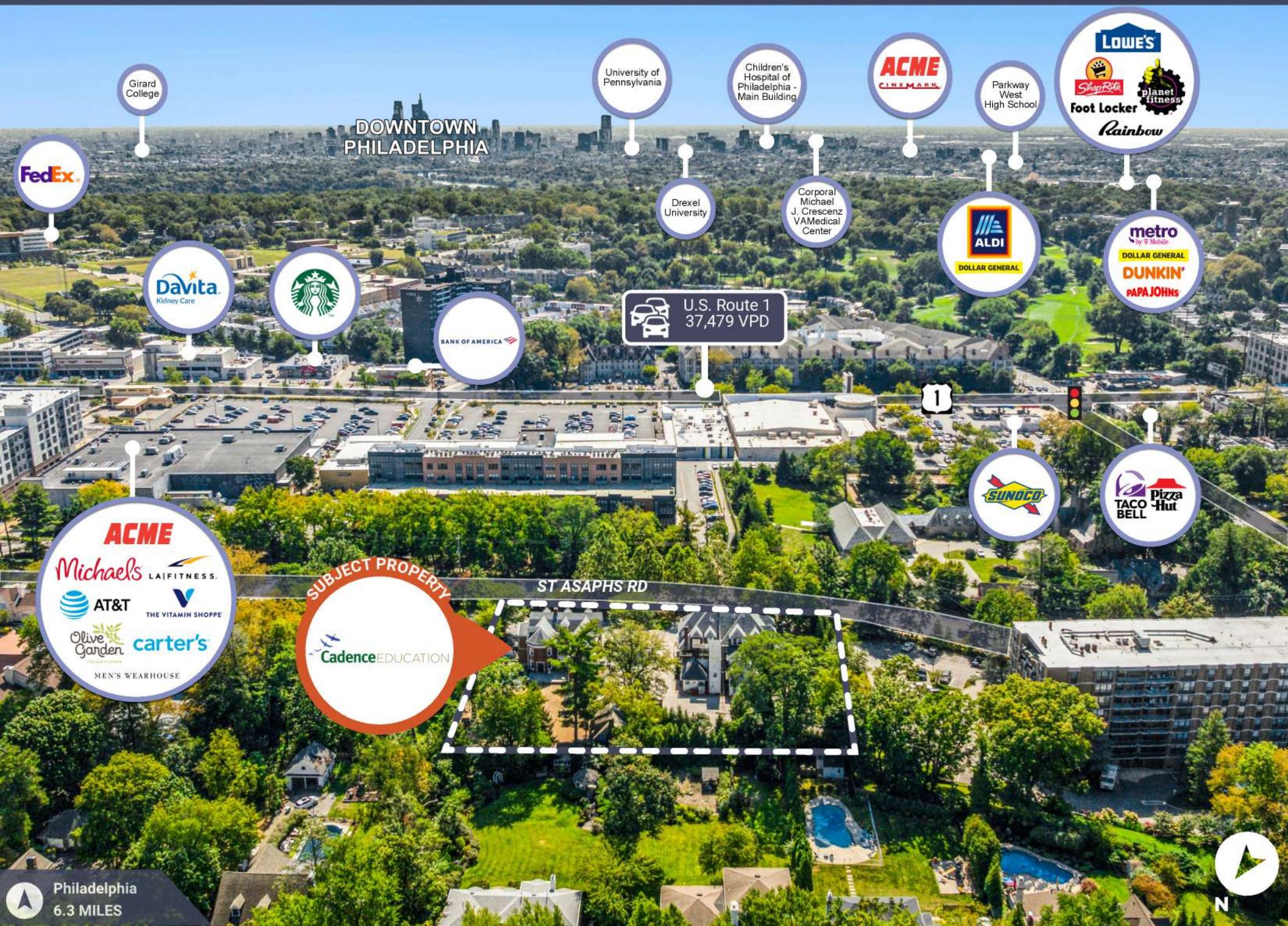
- Philadelphia, being the region's major commercial, cultural, and industrial center, maintains a rather large sphere of influence that affects the counties that immediately surround it. The majority of the region's populace resides in Pennsylvania and New Jersey.
- Greater Philadelphia's largest employers range from higher education and healthcare powerhouses like the University of Pennsylvania and Virtua Health to private sector leaders like Comcast and AmerisourceBergen.
- Greater Philadelphia is a thriving hub for innovation, offering a strong concentration of technology and life sciences employers. The region's ecosystem is rich with world-leading technology companies, research and development labs and startups. Plus, with one of the nation's top concentrations of finance and insurance companies and a wealth of manufacturing firms, Greater Philadelphia offers unparalleled opportunities to grow and excel in career.

DEVELOPMENTS / COMING SOON PROJECTS

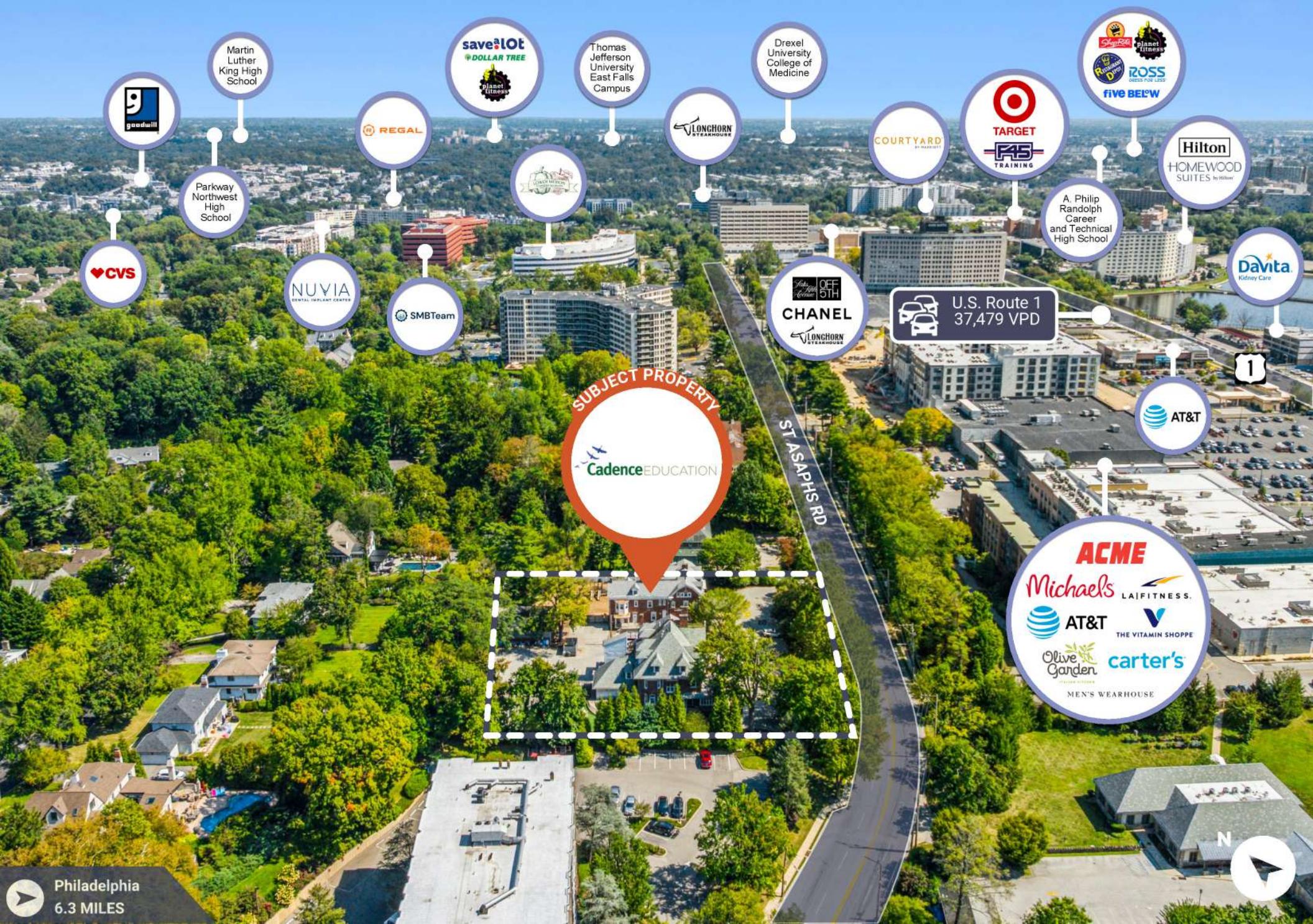
- Chubb's new HQ: Chubb's 18-story office building is the latest high-rise to join Philly's skyline (its signage was recently placed atop the tower). Spanning 438,000 square feet, it will be the insurance giant's new headquarters. Chubb expects more than 3,000 employees will work in the Center City HQ once it's completed in 2026 – including more than 1,200 new jobs it's bringing to the city.
- 30th Street Station Redesign: A massive, \$550 million renovation is underway, with the goal of completing by October 2027, enhancing the historic transportation hub.



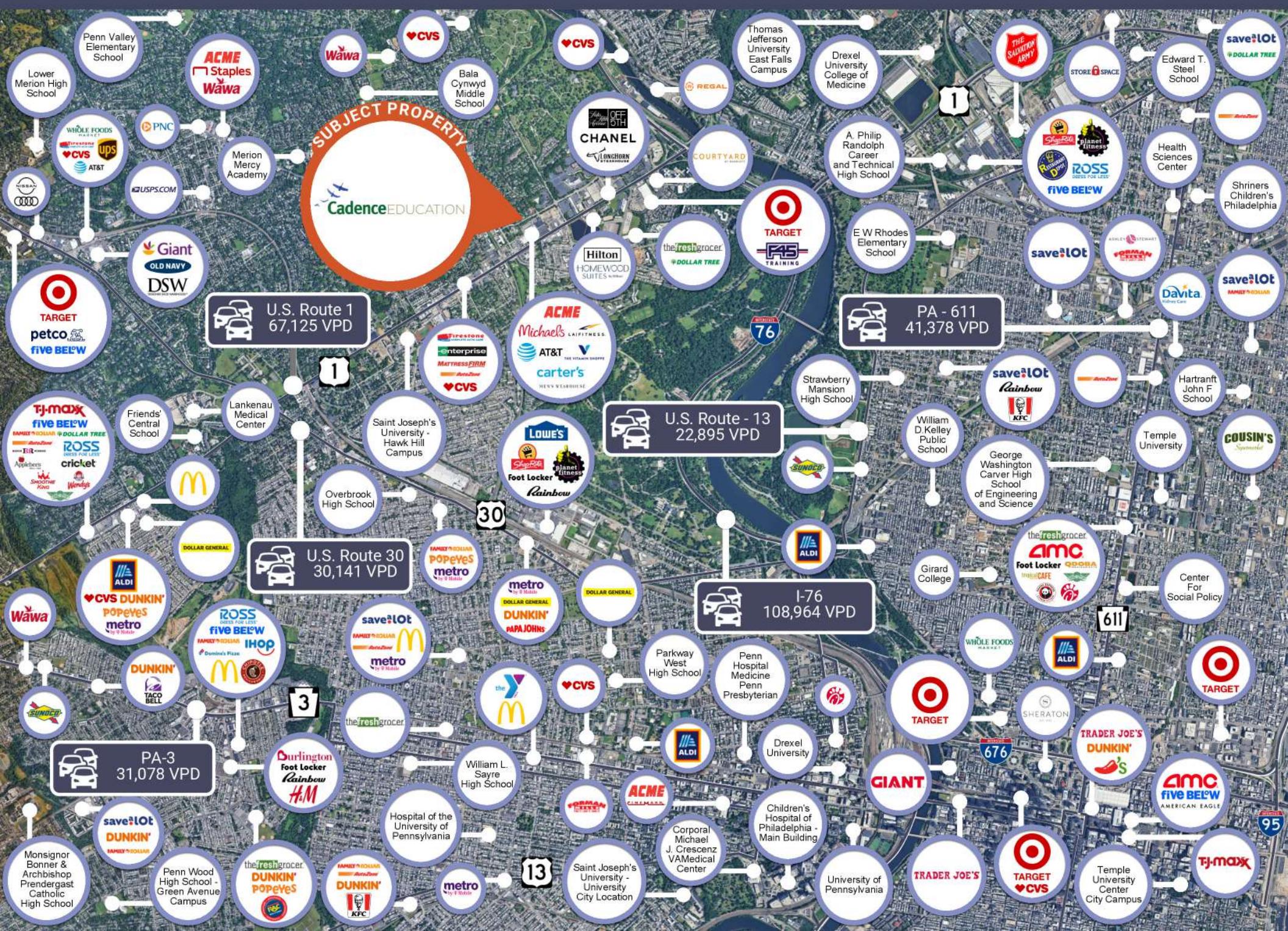
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CLOSE AERIAL



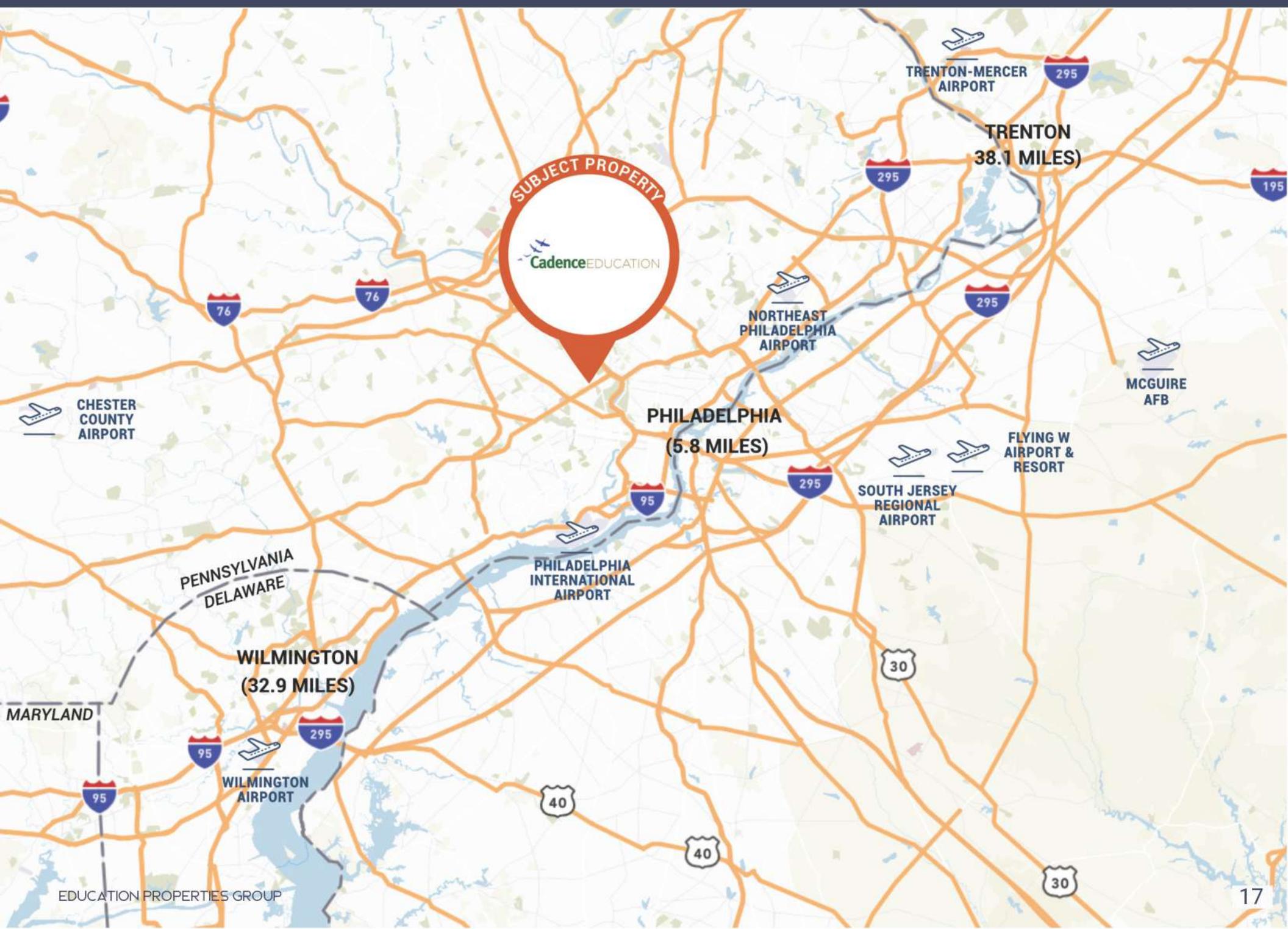
WIDE AERIAL



LOCATION MAP

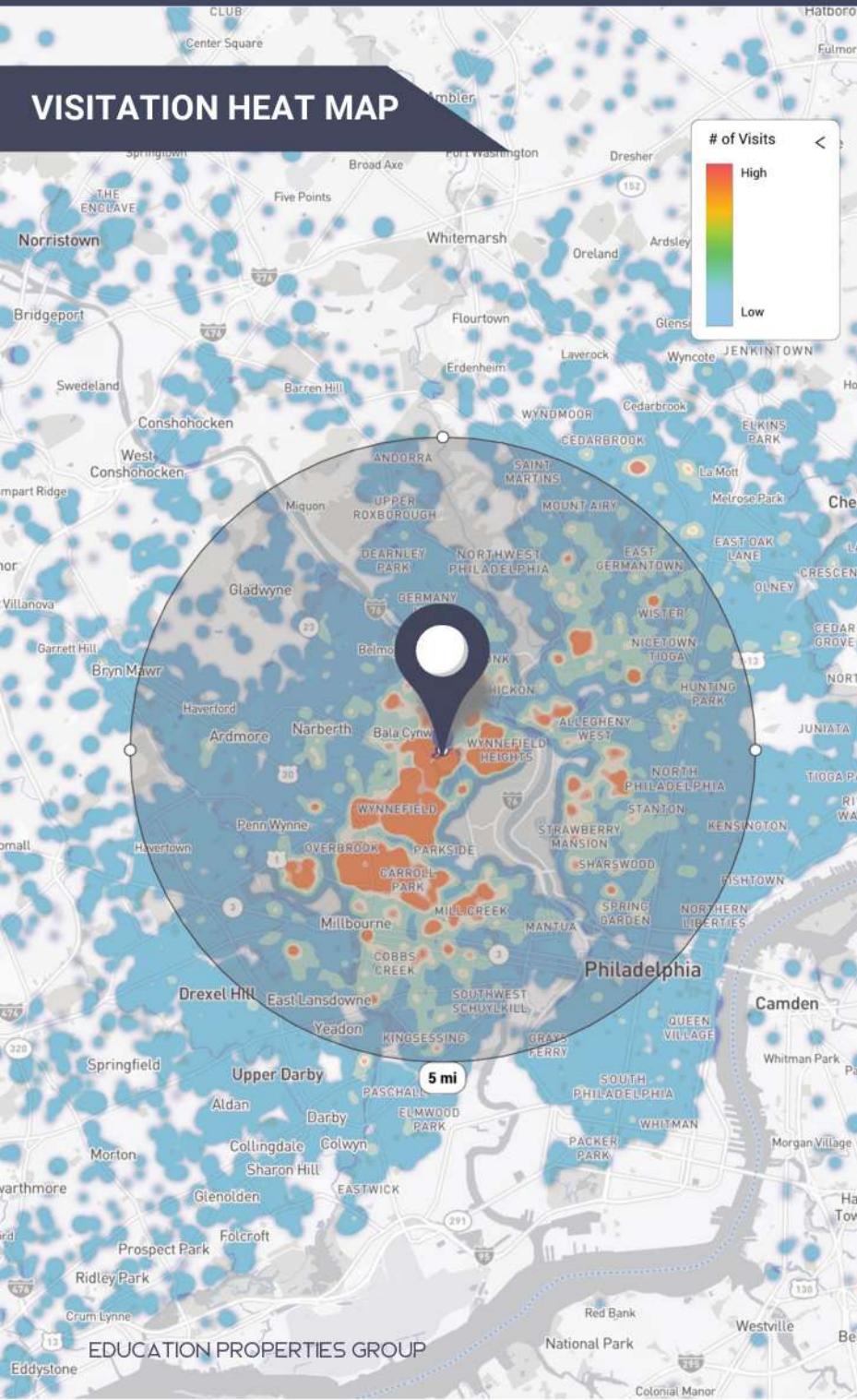


REGIONAL MAP



DEMOCRAPHICS

VISITATION HEAT MAP



DEMOCRAPHICS

11 Saint Asaphs Rd, Bala Cynwyd, PA

POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	19,193	220,756	813,459
2030 Population	20,506	224,823	833,256
% Change	6.84%	1.84%	2.43%



AVERAGE HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2025 Average HH Income	\$154,745	\$108,249	\$100,802
2030 Average HH Income	\$171,487	\$118,140	\$110,440
% Change	10.82%	9.14%	9.56%



HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2025 Households	7,680	96,745	345,322
2030 Households	8,356	99,642	358,616
% Change	8.80%	2.99%	3.85%

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