



TEN MILE ACADEMY

PROPERTY PROFILE | 1001 SOUTH SENTINEL LANE

Ten Mile Academy represents the premier asset within the portfolio and accounts for approximately 37% of total portfolio value. The property consists of a modern childcare facility constructed in 2020 and situated on a 0.89-acre site in Meridian, Idaho. The property is fully leased to Premier ID Sentinel LLC under a newly executed 10-year NNN lease.

The NNN structure shifts operating responsibilities to the tenant, providing ownership with stable passive income.

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Sentinel LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	3 × 5 Years
Annual Escalation	2%
Occupancy	100%
Lease Expiration	Aug 2035

PROPERTY OVERVIEW

BLDG AREA	7,566 SF
SITE AREA	0.89 ACRE
YEAR BUILT	2020
EFFECTIVE AGE	3 YEARS
OCCUPANCY	100%
STORIES	1
CONDITION	GOOD
REMAINING ECONOMIC LIFE	47 YEARS
ASKING PRICE	\$3,197,700

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$201,948
Monthly Rent	\$16,829
Rent PSF	\$26.17
Asking price	\$3,197,700
Cap Rate	6.32%

Largest asset in the portfolio

This property represents 37.4% of the purchase price, income, and square footage

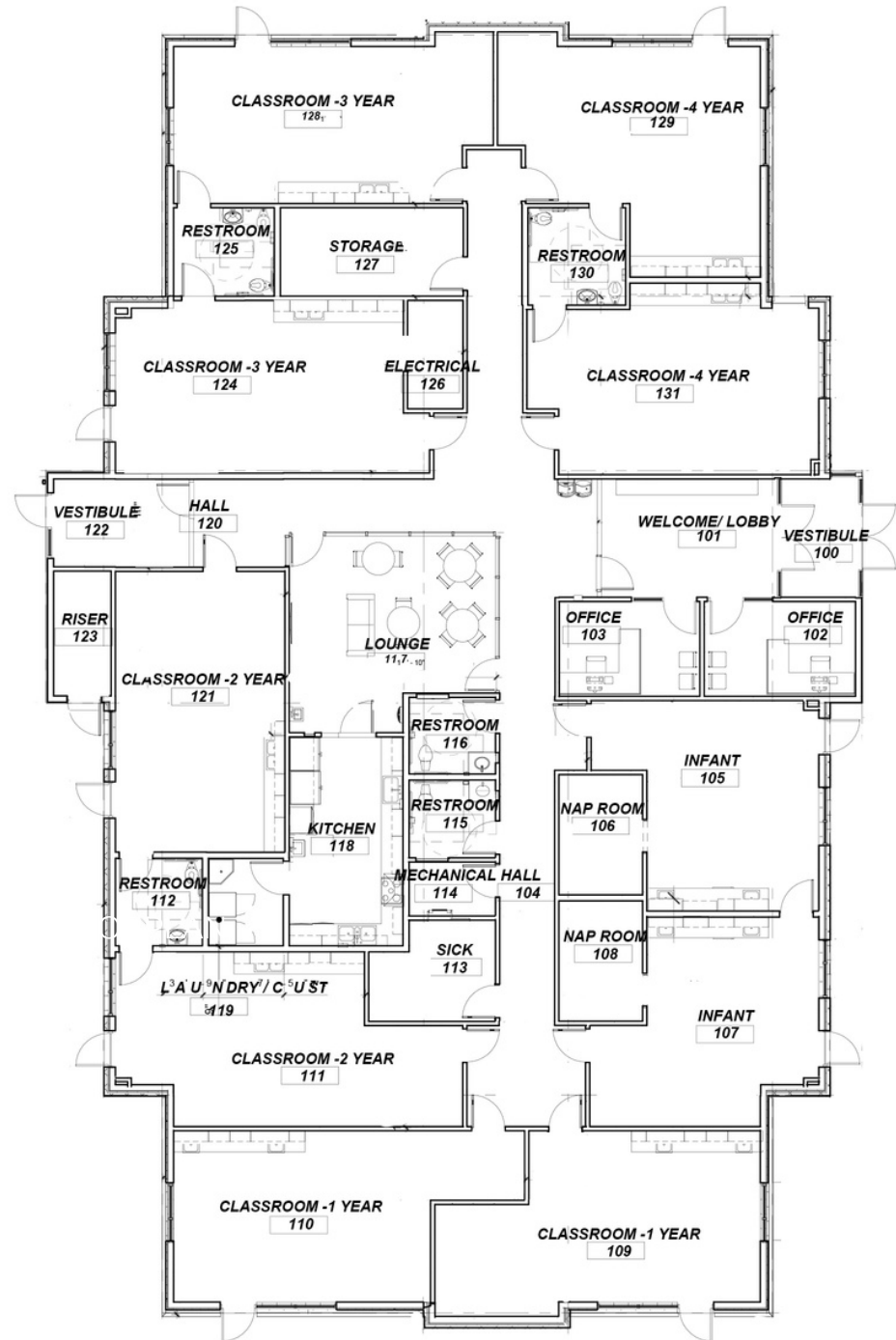


TEN MILE ACADEMY

FLOORPLAN | 1001 SOUTH SENTINEL LANE

11 CLASSROOMS | 5 BATHROOMS | KITCHEN

2 OFFICES | 2 NAP ROOMS | 1 SICK ROOM





BOISE KID CO.

PROPERTY PROFILE | 13013 WEST PERSIMMON LANE

The Boise Kid Co. lease provides investors with long-term contractual income from a mission-critical childcare operation. The 10-year lease term, combined with three five-year renewal options, creates the potential for up to 25 years of occupancy. Annual 2.0% rent escalations provide embedded NOI growth while the triple-net structure minimizes ownership responsibilities and expense exposure.

PROPERTY OVERVIEW

BLDG AREA	5,280 SF
SITE AREA	0.34 ACRE
YEAR BUILT	2002
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	MX-1
ASKING PRICE	\$2,225,850

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Boise LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	\$141,042
Monthly Rent	\$11,753
Rent PSF	\$26.19
Asking Price	\$2,225,850
Cap Rate	6.34%



BOISE KID CO.

FLOORPLAN | 13013 WEST PERSIMMON LANE

6 CLASSROOMS + 4 BATHROOMS + KITCHEN + OFFICE





BRIGHTER BEGINNINGS LEARNING

PROPERTY PROFILE | 1463 EAST STAR DRIVE

Brighter Beginnings Learning offers investors the opportunity to acquire a stabilized childcare facility supported by a long-term lease to an experienced childcare operator. The asset combines predictable cash flow, contractual rent growth, and favorable demographic trends within one of Idaho's fastest-growing markets. The property's strategic location, purpose-built improvements, and long remaining economic life position it as a durable long-term investment within the broader Premier Early Childhood Education Portfolio.

PROPERTY OVERVIEW

BLDG AREA	4,207 SF
SITE AREA	0.56 Acre
YEAR BUILT	2009
EFFECTIVE AGE	10 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	40 YEARS
ZONING	LIMITED OFFICE
ASKING PRICE	\$1,776,500

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Star LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

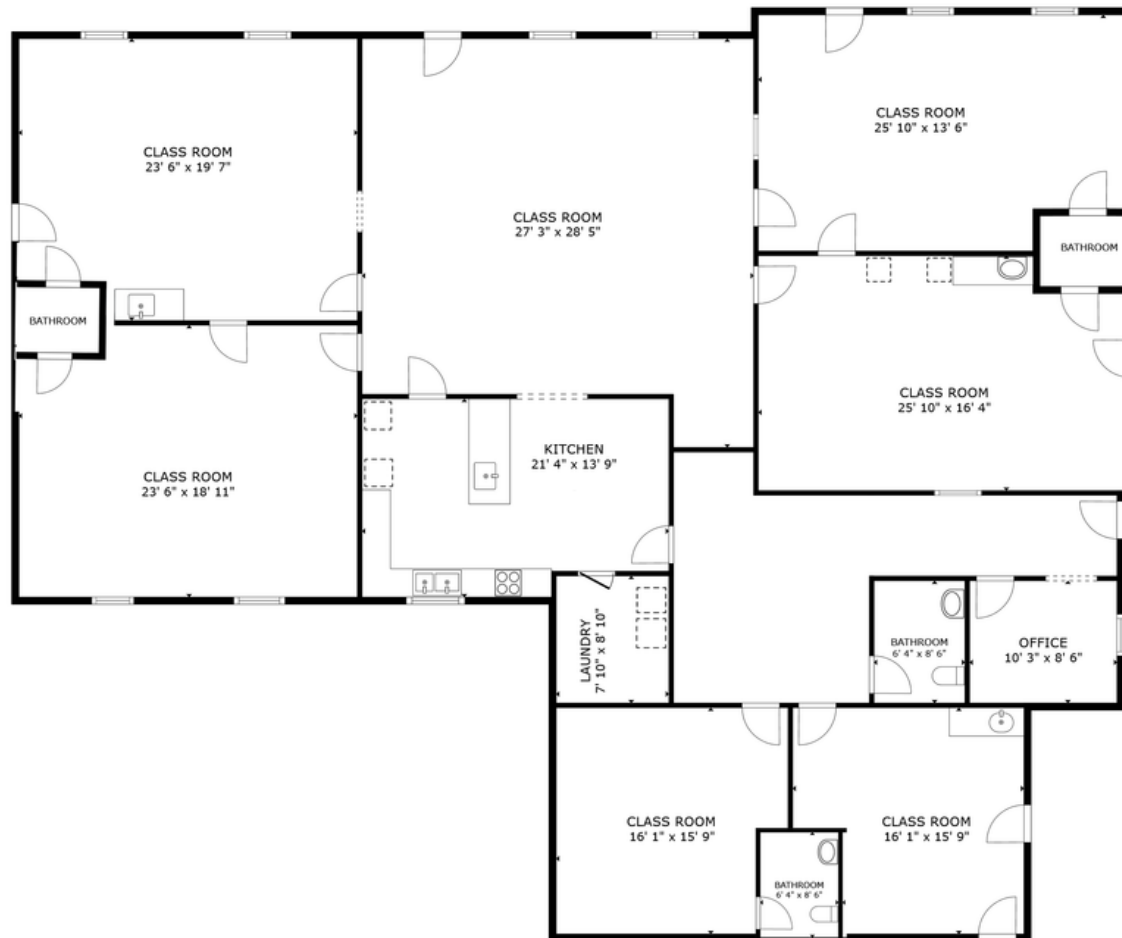
Metric	Amount
Annual Rent	\$112,388
Monthly Rent	\$9,366
Rent PSF	\$26.19
Asking Price	\$1,776,500
Cap Rate	6.33%



BRIGHTER BEGINNINGS LEARNING

FLOORPLAN | 1463 EAST STAR DRIVE

7 CLASSROOMS + 4 BATHROOMS + KITCHEN + OFFICE





THE OWL'S NEST

PROPERTY PROFILE | 3605 NORTH LOCUST GROVE ROAD

The Owl's Nest Daycare & Preschool provides investors with an opportunity to acquire a smaller-format childcare asset that offers the same institutional lease structure and tenant profile as the larger portfolio properties. Supported by long-term contractual rent growth, a mission-critical operating location, and favorable demographic trends, the property serves as a durable income-producing asset within the broader portfolio. The combination of stable occupancy, long remaining economic life, and strong community presence creates a compelling long-term investment opportunity.

PROPERTY OVERVIEW

BLDG AREA	3,190 SF
SITE AREA	0.37 ACRE
YEAR BUILT	2007
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	Limited Office (L-O)
ASKING PRICE	\$1,348,050

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Locust Grove LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

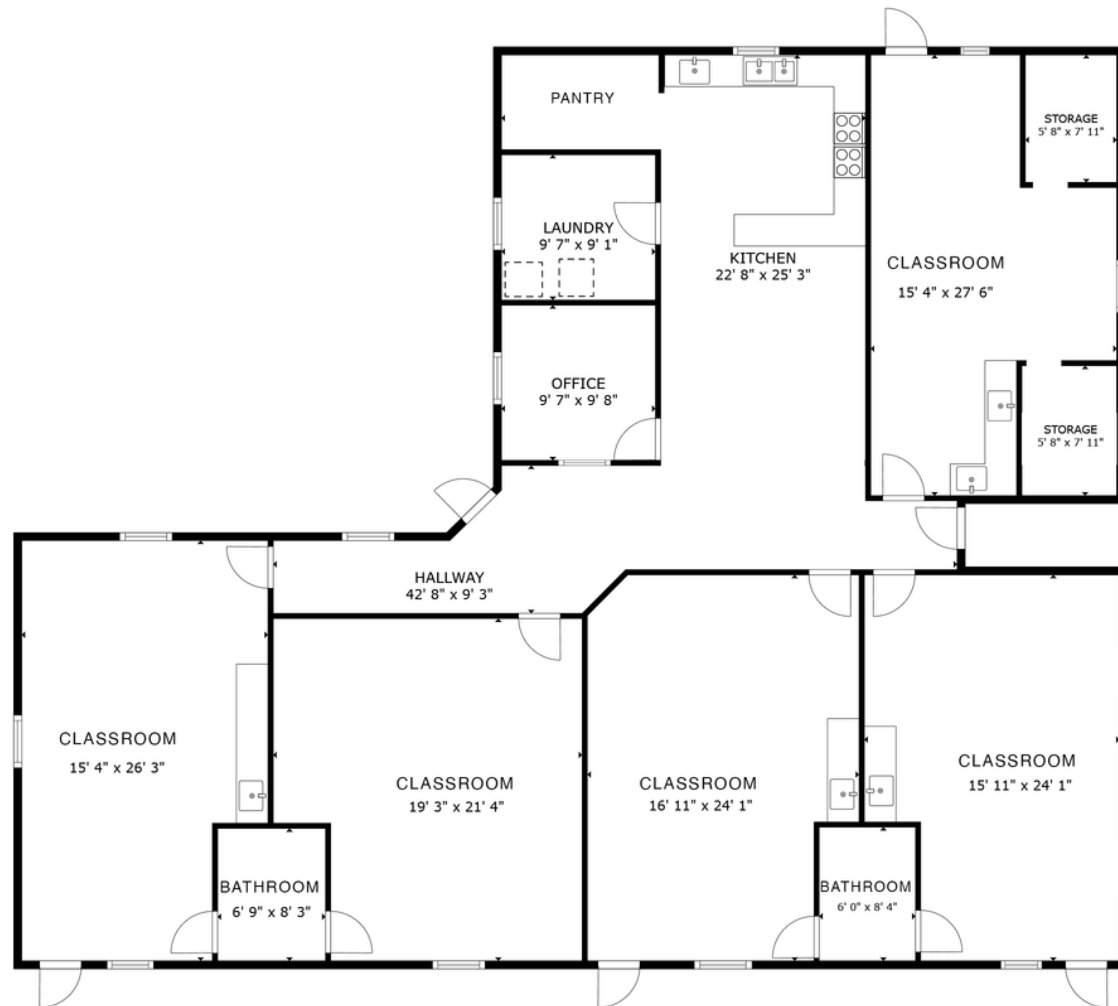
Metric	Amount
Annual Rent	\$85,223
Monthly Rent	\$7,102
Rent PSF	\$26.19
Asking Price	\$1,348,050
Cap Rate	6.32%



THE OWL'S NEST

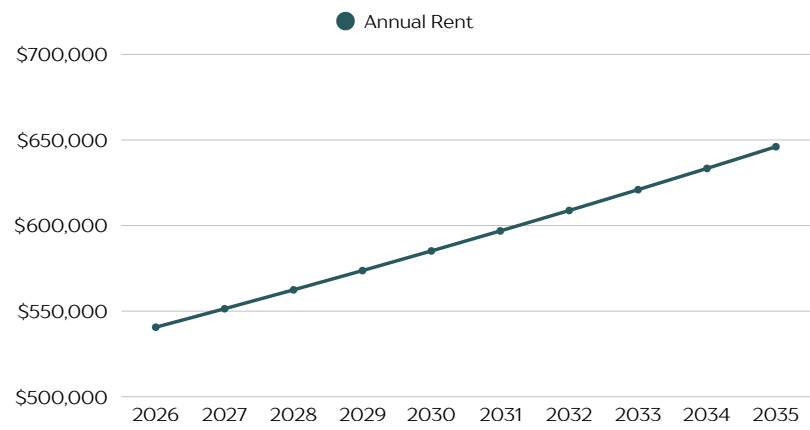
FLOORPLAN | 3605 NORTH LOCUST GROVE ROAD

5 CLASSROOMS + 2 BATHROOMS + OFFICE + KITCHEN



PORTFOLIO INCOME GROWTH

10-YEAR CONTRACTUAL RENT ESCALATION SCHEDULE



PORTFOLIO GROWTH SUMMARY

Initial Annual Rent	\$540,600
Year 10 Annual Rent	\$646,067
Total Rent Growth	\$105,467
Percentage Growth	19.51%

