KinderCare

PUBLICLY TRADED COMPANY – $2.6B REVENUES
ABSOLUTE NET LEASE WITH 17+ YEARS REMAINING

INVER GROVE HEIGHTS, MN (MINNEAPOLIS-ST. PAUL MSA)

CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Minnesota Broker #40685007

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KinderCare

7761 AMANA TRAIL, INVER GROVE HEIGHTS, MN 55077

$7,920,000
PRICE

7.50%
CAP RATE

NOI	$594,000
LEASE TYPE	Absolute NNN
LEASE TERM	17+ Years
BUILDING SIZE	12,081 SF
LAND AREA	1.84 AC

Corporate guaranty from publicly traded company – FY 2024 revenues totaled $2.66B, a 5.9% increase over the previous year

A brand-new absolute net KinderCare lease featuring a 10% rental increase in Year 6 and 2% annual increases thereafter throughout the base term and options. The subject property is located in **Inver Grove Heights – an affluent suburb in the Minneapolis-St. Paul MSA** boasting average household incomes of $181,000 within a 1-mile radius.

The Offering

- Brand-new absolute net corporate net lease with 17+ years remaining
- 10% rental increase in Year 6 then 2% annual increases thereafter
- Three, 5-year options to extend the lease at the expiration of the base term
- Lease is guaranteed by KinderCare Learning Companies, Inc. (S&P: KLC), a publicly traded corporate school operator with significant financial backing (see below)
- Competitive recourse and non-recourse financing options (see Page 7)

Financial Strength of the Guarantor

- KinderCare completed its IPO in October 2024, raising approximately $616M in proceeds and receiving a credit rating upgrade as a result (per Moody's)
- FY 2024 revenues of $2.66B, a 5.9% increase over the previous year

Strong Real Estate Fundamentals

- 2025 build-to-suit construction building that serves as an outparcel to Target
- Extremely affluent residential demographics – $181,000 average household incomes within a 1-mile radius of the subject property
- Nearby national retailers driving traffic to the direct trade area include Costco, Walmart, Sam's Club, and Tractor Supply

Residential Developments in Inver Grove Heights

Peltier Reserve Apartments

Location: 70th Street W & Argenta Trail, Inver Grove Heights, MN

Overview: Peltier Reserve Apartments is a new multi-family residential development expected to open in September 2026. This 4-story apartment complex consists of 217 units ranging from studios to 3-bedrooms and the amenities include a pool, dog spa, fitness center, yoga-meditation center, work-from-home spaces, community lounge, game room, patio, roof deck, pet run, indoor parking and indoor bike storage.

Website

Peltier Reserve Apts Rendering

Argenta Townhomes

Location: 7500 Argenta Court, Inver Grove Heights, MN

Overview: Argenta Townhomes is a townhome community in Inver Grove Heights slated to open in April 2026. The development features 119 units consisting of 1, 2, and 3-bedroom spaces with amenities that include a fitness center, pool, grilling stations, landscaping and snow removal, trash and recycling pickup, guest parking, and planned social activities. Residents also have easy access to neighborhood amenities, trails, parks, and local dining — with direct positioning near regional recreational areas and outdoor pathways.

Website

Argenta Townhomes Rendering

		CURRENT
Price		**$7,920,000**
Capitalization Rate		**7.50%**
Building Size (SF)		12,081
Lot Size (AC)		1.84
Stabilized Income		
Scheduled Rent		$594,000
Less	**$/SF**	
CAM	NNN	$0.00
Taxes	NNN	$0.00
Insurance	NNN	$0.00
Total Operating Expenses	NNN	$0.00
Net Operating Income		**$594,000**

LEASE ABSTRACT	
Premise & Term	
Tenant	KinderCare
Lease Guaranty	Corporate
Lease Type	Absolute NNN
Lease Term Remaining	17+ Years
Rent Increases	10% In Year 6; 2% Annually Thereafter
Rent Commencement	12/17/2025
Options	3, 5-Year
Year Built	2025

Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

SCENARIO 1: NON-RECOURSE	
Proposed Loan Amount	**$4,356,000**
Loan To Value	**55%**
Interest Rate	**6.15%**
Amortization (Years)	25
Term (Years)	5
Net Operating Income	$594,000
Debt Service	($341,598)
Pre-Tax Cash Flow	$252,402
Debt Coverage Ratio	1.74
Cash-on-cash Return	**7.08%**
Principal Pay down (Year 1)	**$75,818**
Total Return	**$328,219**
Yield	**9.21%**

SCENARIO 2: RECOURSE	
Proposed Loan Amount	**$5,781,600**
Loan To Value	**73%**
Interest Rate	**6.15%**
Amortization (Years)	30
Term (Years)	5
Net Operating Income	$594,000
Debt Service	($422,678)
Pre-Tax Cash Flow	$171,322
Debt Coverage Ratio	1.41
Cash-on-cash Return	**8.01%**
Principal Pay down (Year 1)	**$69,034**
Total Return	**$240,356**
Yield	**11.24%**

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. CP Partners is not a lender or mortgage broker.

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
KinderCare	**12,081**	**12/17/2025**	2/28/2031	**$594,000**	**$49,500**	**$594,000**	**7.50%**
	10% Increase	3/1/2031	2/29/2032		$54,450	$653,400	8.25%
	2% Increase	3/1/2032	2/28/2033		$55,539	$666,468	8.42%
	2% Increase	3/1/2033	2/28/2034		$56,650	$679,797	8.58%
	2% Increase	3/1/2034	2/28/2035		$57,783	$693,393	8.75%
	2% Increase	3/1/2035	2/29/2036		$58,938	$707,261	8.93%
	2% Increase	3/1/2036	2/28/2037		$60,117	$721,406	9.11%
	2% Increase	3/1/2037	2/28/2038		$61,320	$735,835	9.29%
	2% Increase	3/1/2038	2/28/2039		$62,546	$750,551	9.48%
	2% Increase	3/1/2039	2/29/2040		$63,797	$765,562	9.67%
	2% Increase	3/1/2040	2/28/2041		$65,073	$780,873	9.86%
	2% Increase	3/1/2041	2/28/2042		$66,374	$796,491	10.06%
	2% Increase	3/1/2042	2/28/2043		$67,702	$812,421	10.26%
	2% Increase	3/1/2043	**2/29/2044**		$69,056	$828,669	10.46%
	Option 1	3/1/2041	2/28/2046		$70,437	$845,243	10.67%
	Option 2	3/1/2046	2/28/2051		$77,768	$933,216	11.78%
	Option 3	3/1/2051	2/29/2056		$85,862	$1,030,346	13.01%
TOTALS:	**12,081**			**$594,000**	**$49,500**	**$594,000**	**7.50%**

LEGEND

Property Boundary

12,081
Rentable SF

1.84
Acres

Egress

Largest Private Early Childhood Education Provider in the U.S. by Center Capacity

1,500+
EARLY EDUCATION CENTERS ACROSS THE U.S.

$2.663 Billion
TOTAL REVENUES (FY 2024)

KinderCare

About KinderCare

- Founded in 1969 and headquartered in Portland, Oregon, KinderCare is the largest private early childhood education provider in the U.S., serving 200,000+ children across 1,500+ centers, 600+ school programs, and 100+ employer sites.
- The company completed its IPO in October 2024 (NYSE: KLC), raising $616M with a market cap of $2.8B; **2024 revenue totaled $2.663B**

Key Differentiators

- Proprietary Early Foundations® curriculum supports whole-child development across six domains—cognitive, language & literacy, executive function, physical wellness, creative expression, and social-emotional learning
- KinderCare centers are nationally accredited and consistently show above-average outcomes in third-party assessments of school readiness

Corporate Growth

- Expanded rapidly through 115+ greenfield openings and 264 acquisitions from 2018-2024, including premium market entry via Crème
- Employer services now include 900+ partners and tuition benefit programs generating $500M+ in annual revenue

Tenant Website

Surrounding Retail

Located in a thriving Minneapolis-St. Paul submarket

22,694

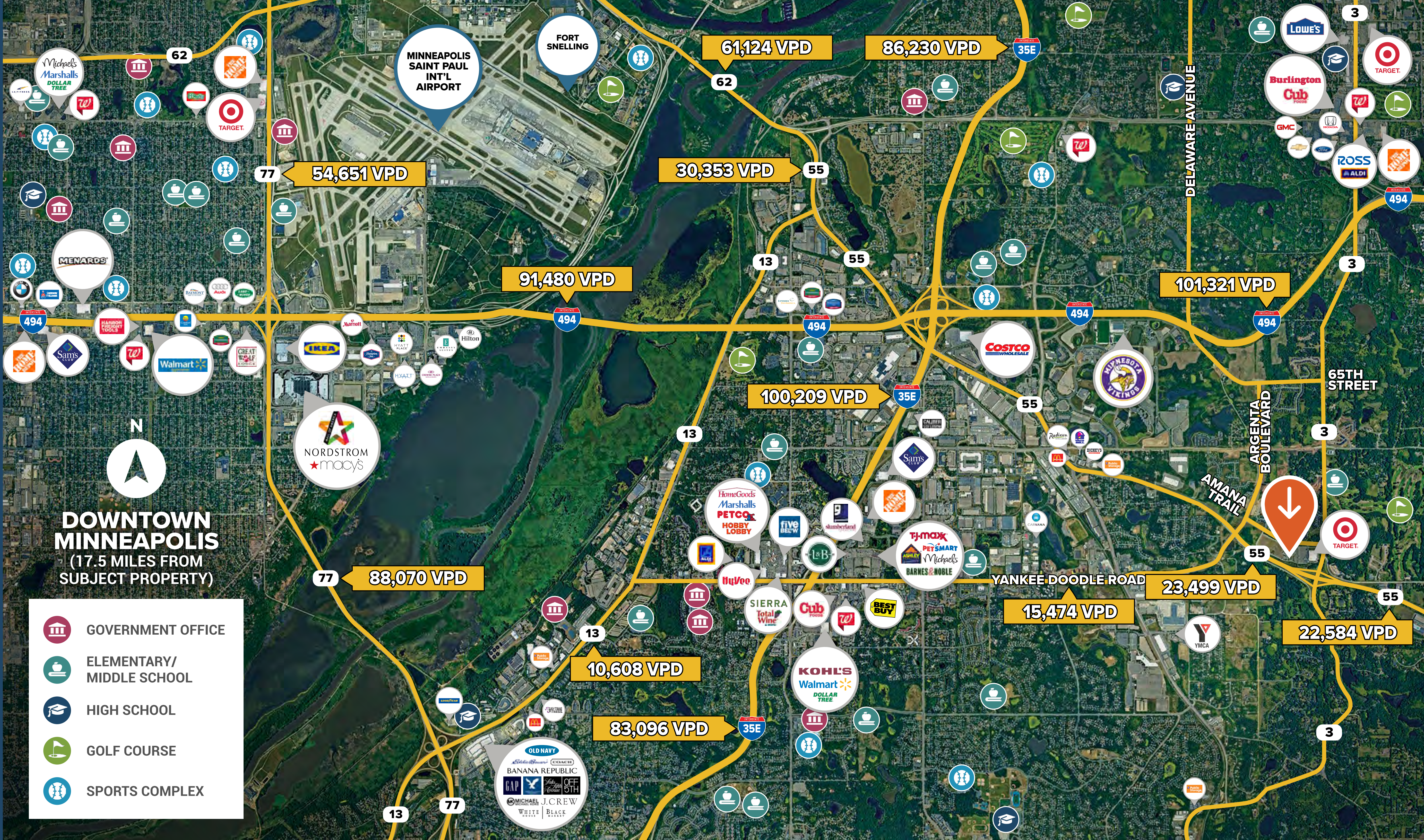
VEHICLES PER DAY ALONG HIGHWAY 55

11.4 miles

TO DOWNTOWN ST. PAUL

14.5 miles

TO DOWNTOWN MINNEAPOLIS



MINNEAPOLIS SAINT PAUL INT'L AIRPORT
FORT SNELLING
61,124 VPD
86,230 VPD
54,651 VPD
30,353 VPD
91,480 VPD
101,321 VPD
100,209 VPD
65TH STREET
DELAWARE AVENUE
ARGENTA BOULEVARD
AMANA TRAIL
YANKEE DOODLE ROAD
23,499 VPD
15,474 VPD
22,584 VPD
88,070 VPD
10,608 VPD
83,096 VPD
N
DOWNTOWN MINNEAPOLIS
(17.5 MILES FROM SUBJECT PROPERTY)
GOVERNMENT OFFICE
ELEMENTARY/ MIDDLE SCHOOL
HIGH SCHOOL
GOLF COURSE
SPORTS COMPLEX

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	2,873	45,602	128,521

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	$181,917	$149,635	$130,189
Median	$169,395	$116,425	$102,601

717.4k individuals have visited the adjacent Target **at least 4 times** in the last 12 months, drawing consistent foot traffic near the subject property

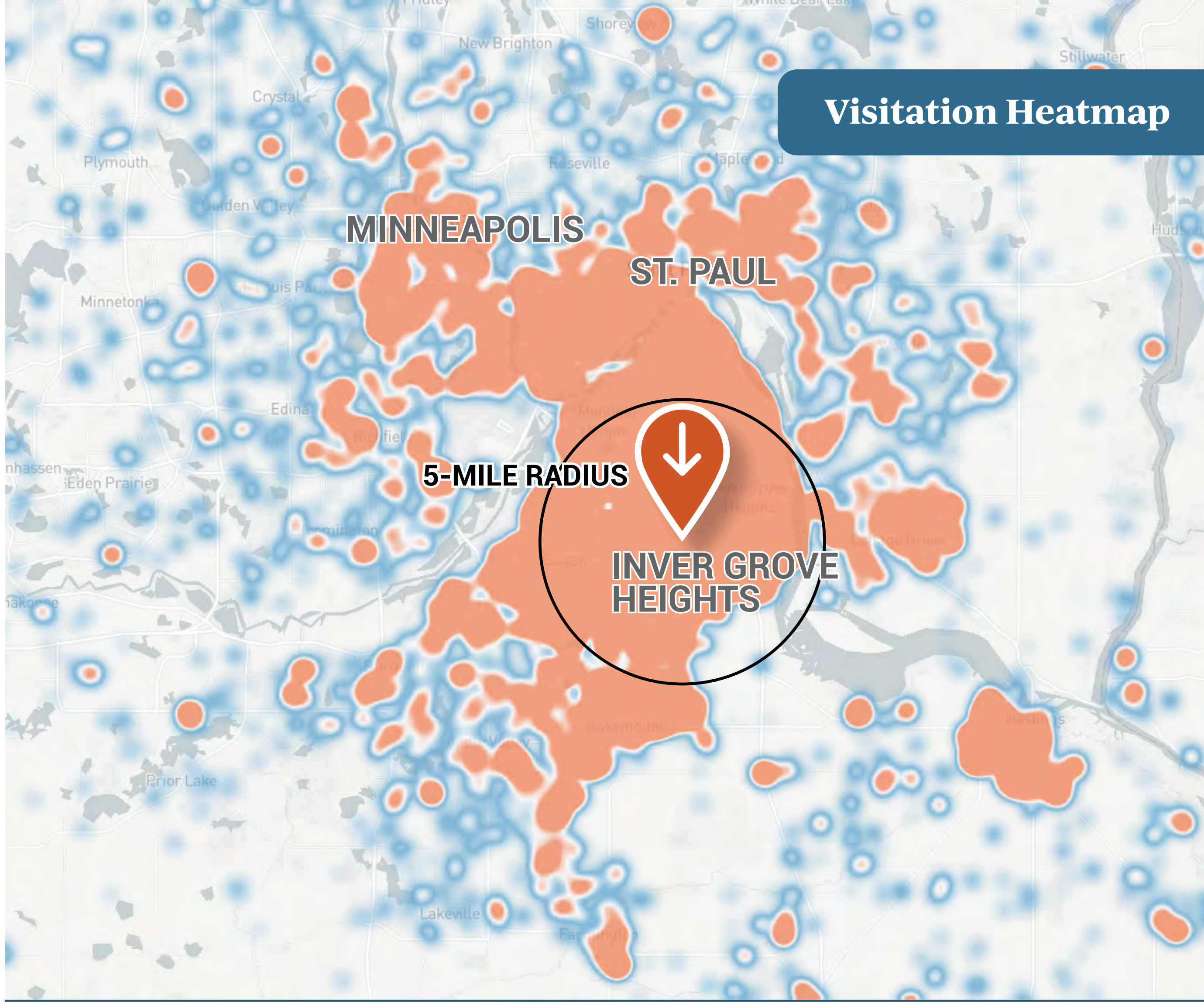
907.4K Visits

OVER PAST 12 MONTHS AT THE ADJACENT TARGET

28 Minutes

AVERAGE DWELL TIME AT THE ADJACENT TARGET

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the adjacent Target over the past 12 months.** Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Inver Grove Heights, Minnesota

About Inver Grove Heights

- Inver Grove Heights is a vibrant community in Dakota County with approximately 35,772 residents
- The suburb is known for its mix of residential neighborhoods, commercial corridors, and a highly ranked school district that serves roughly 3,600 students through Inver Grove Heights Schools (IGHS)
- It serves as a regional transportation hub with convenient access to Interstate 494 and U.S. Highway 52 and sits ~20 minutes from the Minneapolis Saint Paul International Airport and the Twin Cities
- The community also offers world-class healthcare, shopping, cultural and sporting events, and abundant outdoor recreation

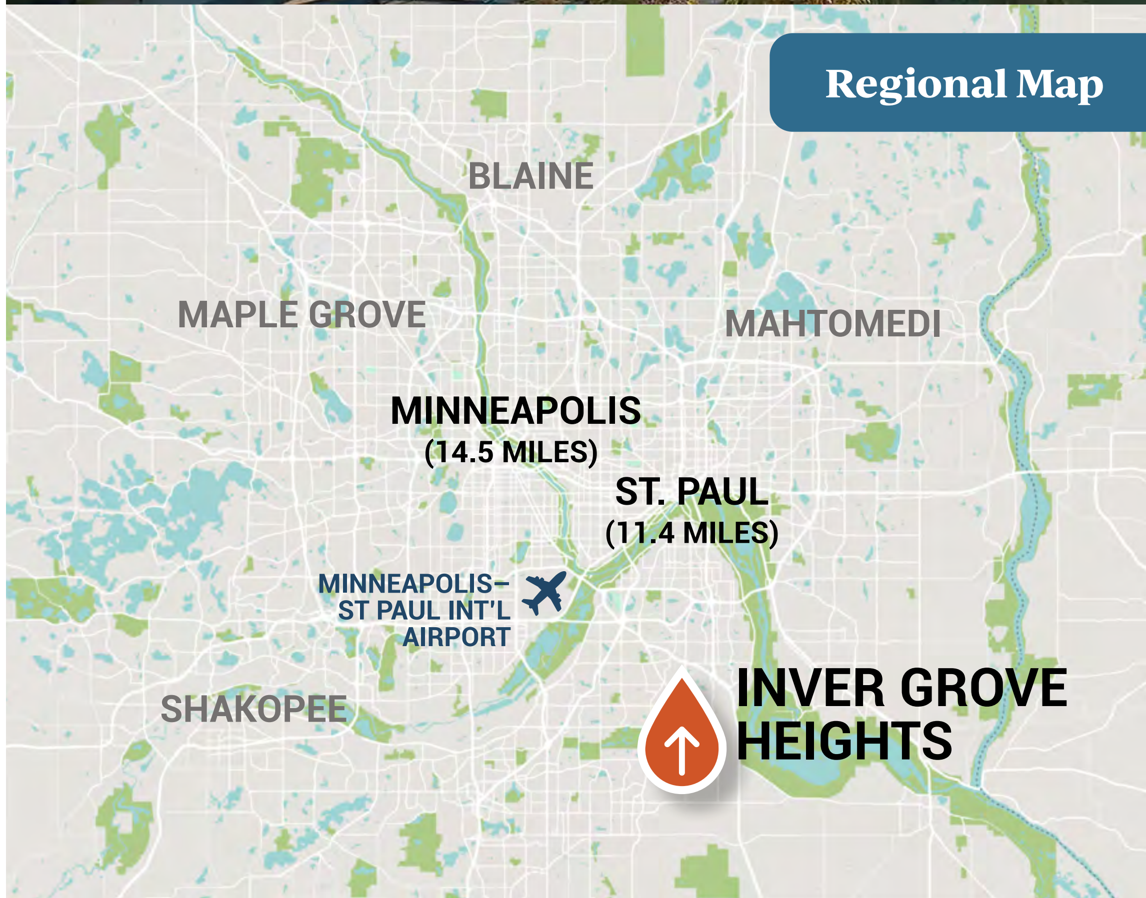
3.7 Million
MINNEAPOLIS MSA ESTIMATED POPULATION

$286.7 B
MINNEAPOLIS MSA GDP

One of the Twin Cities

- Minneapolis is a 57-square-mile city along the Mississippi River, anchoring Hennepin County and the Twin Cities metro
- Its central location in the Twin Cities metro provides direct access to regional cultural, business, and educational hubs, including the University of Minnesota
- Minneapolis is a major transportation hub with connections via Interstate 94, I-35W, and I-394, plus the Minneapolis–St. Paul Int'l Airport (MSP)
- As the core of the Twin Cities economic region, Minneapolis hosts headquarters of major corporations, including Target, U.S. Bancorp, and 3M, and is a center for finance, healthcare, and technology
- Minneapolis ranks among the top five U.S. cities for park systems, with 99% of residents living within a 10-minute walk to a park

Regional Map



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