

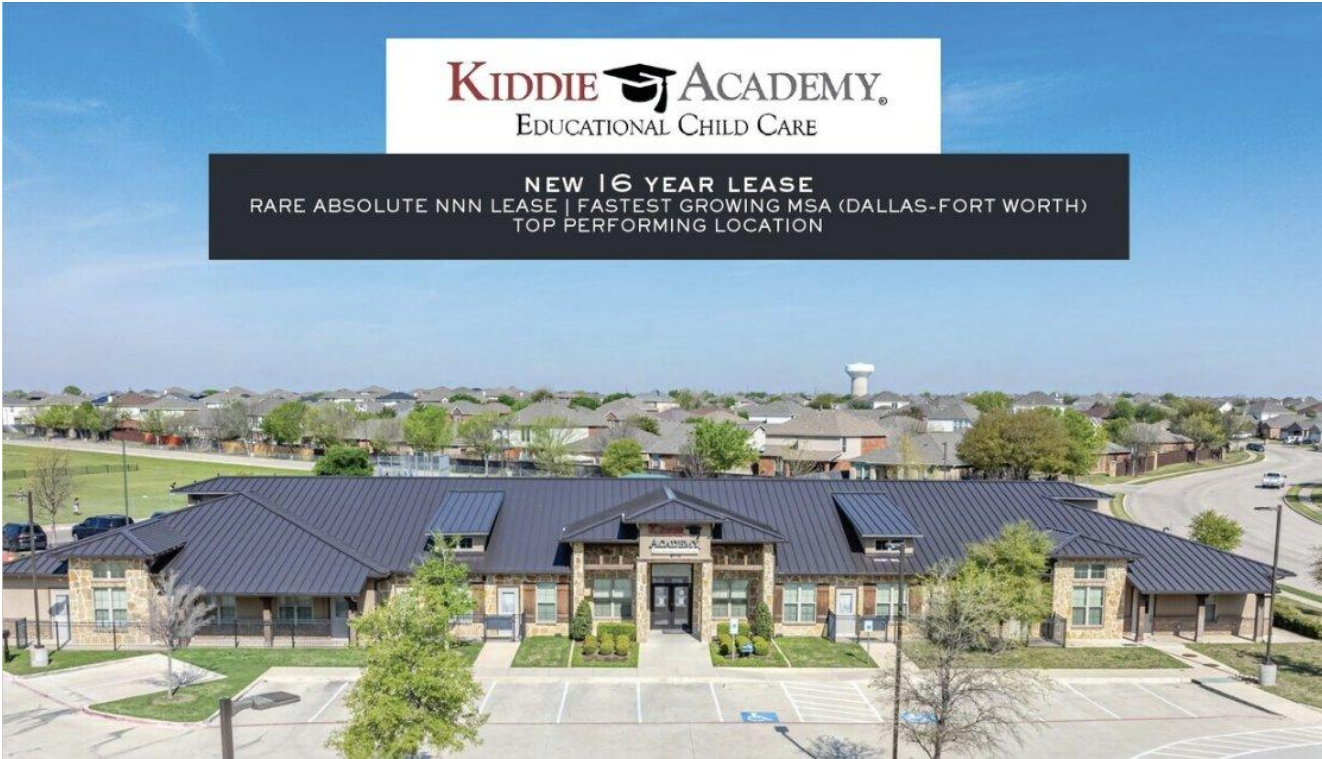


SAB ASSET MANAGEMENT

OFFERING MEMORANDUM

KIDDIE ACADEMY OF ALLIANCE

9773 Tehama Ridge Pkwy, Fort Worth, TX 76177



<p>PRICE</p> <p>\$7,108,000</p>	<p>CAP RATE</p> <p>6.50%</p>
<p>NOI (Yr 1)</p> <p>\$462,000</p>	<p>LEASE TERM</p> <p>New 16-Year NNN</p>

PRESENTED BY **Sheldyn Buchman** | SAB Asset Management | 214.903.9634 | sheldyn@sabam.net

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EXECUTIVE SNAPSHOT

A purpose-built, high-performing child care real estate asset backed by a newly negotiated 16-year NNN lease, contractual rent growth, continuing personal guaranty support, and a location within one of North Texas' most active residential and employment growth corridors.

<p>16 Years New primary lease term — extended from prior tail; expires 10/31/2041</p>	<p>\$462,000 Year-1 base rent (NOI); 10% step-ups every 5 years</p>	<p>10% / 5 yrs Contractual rent escalations through term and options</p>
<p>233 / 172.45 Total enrolled children / FTE (April 2026)</p>	<p>75.3% Current utilization</p>	<p>Top Performer Top-performing Kiddie Academy location within the franchise system</p>

Investment Thesis. The offering combines defensive child care tenancy with rare long-term control over a purpose-built, 2017-vintage facility in a high-growth, high-income North Fort Worth trade area. In 2025, ownership negotiated an extension of the existing tenancy, replacing a lease with approximately eight years of remaining term with a newly executed 16-year primary term — materially extending weighted-average lease term, resetting rent to current market and embedding 10% escalations every five years. The structure also provides continuing personal guaranty support and a one-year ROFR waiver that improves execution certainty during the marketing period.

INVESTMENT HIGHLIGHTS

New 16-Year NNN Lease — Extension Negotiated by Ownership

In November 2025, ownership negotiated an early extension of the existing tenancy, replacing a lease with approximately 8 years of remaining term with a new 16-year primary term running through October 31, 2041.

Embedded 10% Rent Escalations

Contractual 10% step-ups every five years through the primary term and into both 5-year option periods, providing visible, inflation-aware income growth.

NNN Lease Structure

Tenant pays property taxes, insurance, utilities, and broad repair and maintenance obligations including HVAC, plumbing, electrical, parking lot, foundation and structural items.

Top-Performing Kiddie Academy

Subject property is recognized as a top-performing Kiddie Academy location, with seven-plus years of continuous operation on site, current enrollment of 233 children (172.45 FTE) and 75.3% utilization.

Demand-Driven Trade Area

Located in the AllianceTexas / North Fort Worth corridor — \$142.9B cumulative regional economic impact, \$12.9B in 2025 alone — surrounded by family-oriented residential, schools and employment drivers.

Continuing Personal Guaranty Support

Two individual principal guarantors provide a continuing lease guaranty covering tenant obligations including rent and damages.

ROFR Waiver Through 10/31/2026

Tenant has waived its right of first refusal for bona fide offers received during the current marketing period, materially improving execution certainty for prospective buyers.

Purpose-Built Real Estate

Approximately 12,500 SF freestanding building on 1.27 acres, constructed in 2017 specifically for Kiddie Academy operations, with playground, dedicated parking and child care-specific infrastructure.

OFFERING SUMMARY & LEASE ECONOMICS

Offering Summary

Property	Kiddie Academy of Alliance
Address	9773 Tehama Ridge Pkwy, Fort Worth, TX 76177
Building / Land	Approx. 12,500 SF / 1.266 acres (55,160 SF)
Year Built	2017 (purpose-built for Kiddie Academy)
Tenant	MIVID, LLC d/b/a Kiddie Academy of Alliance
Guaranty	Continuing lease guaranty from two individual principal guarantors
Lease Type	NNN
Lease Background	Newly executed 16-year primary term; replaces prior lease that had ≈8 years of remaining term
Rent Commencement	November 1, 2025
Lease Expiration	October 31, 2041
Renewal Options	Two (2) 5-year options
Year-1 Base Rent	\$38,500 / month — \$462,000 / year
Asking Price / Cap Rate	\$7,108,000 / 6.50%
Price PSF	≈ \$568.64 / SF building

Contractual Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Notes
Years 1-4 (Nov 2025 – Oct 2029)	\$462,000	\$38,500.00	Year-1 / current rent
Years 5-9 (Nov 2029 – Oct 2034)	\$508,200	\$42,350.00	10% step-up
Years 10-16 (Nov 2034 – Oct 2041)	\$559,020	\$46,585.00	10% step-up
Option 1 (5 yrs)	\$614,922	\$51,243.50	10% step-up
Option 2 (5 yrs)	\$676,414	\$56,367.85	10% step-up

Note: All rent figures are NNN base rent. Tenant pays property taxes, insurance, utilities and CAM directly. Initial rent credits, escrow / maintenance ledger items and any abatement provisions to be verified in due diligence.

LEASE STRUCTURE & RISK MITIGANTS

<p>Tenant Repair & Maintenance</p> <hr/> <p>Tenant maintains the Premises in good order and repair, including interior and non-structural portions, building systems, landscaping, HVAC, plumbing, gas and electrical systems, parking lot, foundation and structural components.</p>	<p>Security Deposit</p> <hr/> <p>\$35,000 deposit transfers to the new lease and secures tenant performance throughout the term.</p>
<p>TI / Maintenance Reserve</p> <hr/> <p>\$35,706 of remaining TI / maintenance allowance (from the original \$43,500 reserve, after \$7,794 splash pad resurfacing) is held by Landlord for disbursement to Tenant upon bona fide repairs or upgrades. This pre-funded reserve supports ongoing capital and maintenance projects without burdening tenant cash flow.</p> <p>ROFR Waiver</p> <hr/> <p>Tenant has waived ROFR rights for bona fide offers received during 11/1/2025 – 10/31/2026, improving execution certainty during the current marketing period.</p>	<p>Continuing Personal Guaranty</p> <hr/> <p>A continuing lease guaranty from two individual principal guarantors covers tenant obligations including rent and damages.</p> <p>Exclusive Use</p> <hr/> <p>Lease includes a child care exclusive within a two-mile radius for certain landlord-controlled real estate, subject to carveouts and cure/remedy language.</p>
<p>Franchisor Protection</p> <hr/> <p>Lease structure includes franchisor notice and collateral assignment concepts that can support continuity if an operating issue arises.</p>	

Buyer Positioning. *The offering is structured as a true NNN lease with broad tenant repair, maintenance and operating obligations. Buyers are encouraged to review the full lease abstract and complete their own diligence on all economic and legal terms.*

TENANT PERFORMANCE & ENROLLMENT

Kiddie Academy of Alliance is recognized as a top-performing location within the Kiddie Academy franchise system. The site has operated continuously as Kiddie Academy for seven-plus years since opening in 2017, with strong current enrollment, demonstrated demand from the surrounding family-oriented trade area, and an experienced operator team supported by the franchisor.

233 Total enrolled children	172.45 FTE enrollment	75.3% Current utilization
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Enrollment figures as of April 2026 per tenant correspondence. Operating performance and financial detail available in the secure data room subject to executed Confidentiality Agreement.

PROPERTY PROFILE

Site Configuration <hr/> <p>Freestanding child care facility with fenced exterior playground areas, dedicated parking and direct Tehama Ridge Parkway access.</p>	Physical Improvements <hr/> <p>Approximately 12,500 SF single-story building, constructed in 2017 specifically for Kiddie Academy operations.</p>	Land Area <hr/> <p>Approximately 55,160 SF / 1.266 acres per lease recitals and Exhibit A.</p>
Access & Visibility <hr/> <p>Positioned on a residential-heavy commuter corridor near schools, retail and employment drivers.</p>	Parking & Easements <hr/> <p>Shared dumpster, access and cross-parking agreement supports ingress/egress and common parking functionality.</p>	Permitted Use <hr/> <p>Educational child care, child development, summer camp, and before/after-school activities and related uses.</p>



Aerial view — fenced playground, dedicated parking, direct Tehama Ridge Parkway frontage; surrounded by established single-family residential and adjacent to Champions International Leadership of Texas (K-8).

PHOTO GALLERY



Front entrance — stone & shake architecture



Main entry — covered drop-off



Aerial — playground & shade canopies



Aerial — splash pad & secured play area

SITE PLAN

Site layout and immediate context within the Tehama Ridge / Heritage Trace mixed-use node:



<p>1.27 AC Site Area</p>	<p>12,500 SF Building Area</p>	<p>36 Parking Spaces</p>
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LOCATION & TRADE AREA

Trade area drivers around 9773 Tehama Ridge Pkwy:

Residential Density

Established and growing single-family subdivisions surround the school, including Tehama Ridge (1,020 homes), Harmon Ranch (882 homes), Sendera Ranch and Alpha Ranch.

Retail & Daily Needs

Adjacent and nearby retail/service uses (Bloom Hair Bar, Coco Spring, Freedom Family Dental, Popeyes, NTSuites) validate the location as an established daily-needs node.

Victory at Heritage Trace

Nearby destination retail and lodging cluster including Marriott, Hilton, Outback Steakhouse, City Vet, Jersey Mike's and Hotworx — drives daytime traffic and household density.

Education Demand

Champions International Leadership of Texas (K-8, 800+ students) and OA Elementary (PK-5, 680+ students) are immediately adjacent — strong feeder demographics for child care enrollment.

Commuter Access

Immediate access to Tehama Ridge Parkway with proximity to I-35W (72,194 VPD on US-287) and SH-114, supporting both drop-off/pick-up patterns and commuter visibility.

AllianceTexas Engine

Perot Field / Fort Worth Alliance Airport and the broader 27,000-acre AllianceTexas master-planned development supported 66,269 direct and 167,256 indirect jobs as of the 2024 study update.



Immediate trade area — surrounded by Tehama Ridge (1,020 homes), Harmon Ranch (882 homes), Sendera Ranch and Alpha Ranch. Adjacent to Champions International Leadership of Texas (K-8, 800+ students), OA Elementary (PK-5, 680+ students), and Victory at Heritage Trace retail / lodging cluster. Perot Field / Fort Worth Alliance Airport is the regional employment anchor.

REGIONAL RETAIL & MIXED-USE DRIVERS

The property sits at the intersection of two well-established retail and mixed-use trade areas:



Looking north — Alliance Town Center and Heritage Trace retail nodes (Kroger, JCPenney, Best Buy, Dick's, Total Wine, Chick-fil-A, McDonald's, Starbucks, plus Panera, Chipotle, Hopdoddy, P.F. Chang's, Torchys, Chuy's). I-35W carries 99,760 VPD; FAA Southwest Office (1,700 employees) and 600,000 SF mixed-use development add daytime population.



Looking south — Presidio Towne Crossing (Target, HomeGoods, Ross, In-N-Out, Petco) and The Citadel (Hobby Lobby, Aldi, Marshalls, World Market, Burlington, Dick's, Barnes & Noble) anchor the broader trade area. 12 miles to downtown Fort Worth via I-35W; Heritage Trace Pkwy carries 25,000 VPD.

TRADE AREA DEMOGRAPHICS

1-, 3-, and 5-mile demographic profile centered at the property:

Metric	1-Mile	3-Mile	5-Mile
2025 Population (est.)	10,847	92,318	267,541
2030 Projected Population	12,156	104,872	299,680
5-Year Projected Growth	+12.1%	+13.6%	+12.0%
Total Households	3,912	31,074	90,421
Average Household Size	2.77	2.97	2.96
Median Household Income	\$108,420	\$112,690	\$104,830
Average Household Income	\$132,150	\$138,720	\$129,460
Median Age	32.1	33.4	34.2
Population Age 0–9 (child care relevant)	1,892	16,254	44,768
Households w/ Children Under 18	1,776	14,837	40,328
Female Labor Force Participation	78.4%	76.9%	74.2%
Bachelor's Degree or Higher (25+)	41.6%	44.1%	39.8%
Owner-Occupied Housing	76.3%	72.1%	68.4%
Median Home Value	\$352,400	\$368,200	\$341,500

Source: U.S. Census Bureau ACS 2020-2024 5-Year Estimates and Esri Business Analyst 2025 estimates / 2030 projections, centered at 9773 Tehama Ridge Pkwy. ZIP 76177 reference: median household income \$104,189 (2024). Buyer to verify in due diligence.

Why this matters. The trade area combines (i) above-MSA household income, (ii) a young median age skewed toward family formation, (iii) high female labor-force participation, and (iv) a meaningful concentration of households with children under 18 — the four demographic vectors that most directly drive child care demand and pricing power. Five-year projected population growth of 12-14% across all rings supports continued enrollment momentum.

DFW / ALLIANCE GROWTH STORY

8.48M DFW 2025 MSA population	+123,557 2024-2025 numeric growth (2nd-largest in U.S.)	4.30M DFW nonfarm jobs (Feb 2026)
\$142.9B AllianceTexas cumulative impact (1990-2025)	\$12.9B AllianceTexas 2025 economic impact	27,000 ac. AllianceTexas master-planned footprint

Why it matters for child care real estate. Child care is a daily-use service tied to household formation, parent workforce participation and home-to-work commute patterns. The Alliance corridor offers a rare combination of population growth, logistics and office employment density, school concentration and suburban family demographics — a structural underwriting tailwind for a long-duration, single-tenant child care lease.



Looking across the immediate trade area — visible residential density and continued single-family development supporting child care demand at the household-formation stage.

CHILD CARE SECTOR TAILWINDS

Demand is Structural

Working parents require reliable, proximity-based child care. Demand tends to be less vulnerable to e-commerce substitution than many retail categories.

Supply Remains Constrained

Texas has approximately 995,000 licensed child care capacity seats; the subsidy system serves a much smaller subset of total population in need (148,675 subsidized seats per Children at Risk 2026).

Market Growth Forecast

The U.S. child care market was estimated at \$65.15B in 2024 and is projected to reach \$109.88B by 2033, a 6.02% CAGR (Grand View Research).

High Switching Friction

Families value location, daily routine, teacher relationships and trust — creating significantly higher friction than most discretionary service categories.

Mission-Critical Real Estate

Operators require specialized layouts, fenced playgrounds, licensing-compliant infrastructure and parent-friendly drop-off / pick-up patterns. Hard to replicate or relocate.

Inflation Pass-Through Potential

Tuition pricing has historically adjusted with labor and occupancy costs, although affordability limits and local competition remain meaningful underwriting considerations.

TENANT & BRAND PROFILE

Kiddie Academy is an established educational child care franchise platform with over 40 years of operating history and hundreds of open locations across the U.S. The brand reported continued Q1 2026 momentum including new groundbreaking, openings and 16 newly awarded franchise agreements across multiple states — reflective of franchisor system health.

Tenant Entity	MIVID, LLC
Trade Name	Kiddie Academy of Alliance
Guarantors	Two individual principal guarantors (continuing lease guaranty)
Franchisor	Kiddie Academy Domestic Franchising, LLC
System Performance	Top-performing Kiddie Academy location within the franchise system
Permitted Use	Educational child care, child development, summer camp, before/after-school activities and related uses
Years Operating at Site	7+ years (since 2017 site opening)
Current Enrollment	233 total children / 172.45 FTE
Current Utilization	75.3%

LEASE ABSTRACT (QUICK REFERENCE)

Summary reference only — recipient should rely on the full executed lease and amendments for binding terms.

Term Item	Detail
Lease Document	Lease Agreement dated November 1, 2025
Landlord	9773 Heritage, LLC
Tenant	MIVID, LLC d/b/a Kiddie Academy
Guaranty	Continuing Lease Guaranty from two individual principal guarantors
Lease Type	NNN
Lease Background	16-year primary term replaces prior lease that had ≈8 years remaining
Primary Term	16 years (11/1/2025 – 10/31/2041)
Renewal Options	Two (2) consecutive 5-year options
Year-1 Base Rent	\$462,000 / yr (\$38,500 / mo)
Rent Increases	10% every five years (Years 5, 10, Option 1, Option 2)
Security Deposit	\$35,000 (transferred to new lease)
TI / Maintenance Reserve	\$43,500 original allowance — \$35,706 remaining; held by Landlord for disbursement to Tenant upon bona fide repairs or upgrades
Property Taxes	Tenant pays directly
Insurance	Tenant carries property and liability per lease requirements
Utilities & CAM	Tenant pays directly
HVAC / Plumbing / Electrical	Tenant maintain and replace
Parking Lot / Landscaping	Tenant maintain
Foundation / Structural	Tenant maintain
Exclusive Use	Two-mile radius child care exclusive on certain landlord-controlled real estate, subject to carveouts and cure/remedy language
Franchisor Protection	Notice / collateral assignment concepts incorporated
Assignment / Sublet	Subject to lease provisions; franchisor consent typically required
ROFR	Waived for bona fide offers received 11/1/2025 – 10/31/2026
Casualty / Condemnation	Customary; abatement, restoration and termination rights per lease

DUE DILIGENCE & PROCESS

Materials available in the secure data room subject to executed Confidentiality Agreement:

<p>Lease & Title</p> <hr/> <p>Full executed lease, ROFR waiver, continuing guaranty, estoppel form, recorded easement / shared parking agreement, current title commitment and survey.</p>	<p>Tenant Operations & Enrollment</p> <hr/> <p>Enrollment ledger and capacity report, tuition rate sheet, and franchisor compliance status. Additional operating information available subject to NDA.</p>
<p>Physical & Environmental</p> <hr/> <p>Building condition documentation, HVAC age and service records, prior PCA/ESA reports if available, and TI/maintenance escrow ledger.</p>	<p>Process</p> <hr/> <p>Best-and-final round at seller's discretion. Transaction subject to mutually executed PSA. ROFR waiver in place through 10/31/2026 supports execution certainty.</p>

CONFIDENTIALITY & DISCLOSURES

This Offering Memorandum is for discussion and marketing purposes only. It is not an offer to sell securities and does not replace buyer due diligence, lease review, title and survey review, environmental review, lender underwriting, or legal and tax advice. All information should be independently verified by a prospective purchaser. Owner reserves the right to modify pricing, terms, process and availability at any time without notice. By accepting this Memorandum, the recipient agrees to maintain the confidentiality of its contents and to use the information solely to evaluate a potential acquisition.

Primary Source Documents

- Executed Lease Agreement dated November 1, 2025 between 9773 Heritage, LLC and MIVID, LLC.
- ROFR Waiver signed October 21, 2025; final audit October 22, 2025.
- Continuing Lease Guaranty.
- Tenant correspondence dated April 24, 2026 confirming enrollment of 233 total children, 172.45 FTE and 75.3% utilization.
- Tenant Improvement Ledger showing \$43,500 original allowance, \$7,794 splash pad resurfacing, and \$35,706 remaining balance held by Landlord for disbursement to Tenant upon bona fide repairs or upgrades.

Public Market Data Sources

- U.S. Census Bureau, Vintage 2025 Population Estimates: Dallas-Fort Worth-Arlington MSA population 8,477,157 and 123,557 numeric growth July 2024 – July 2025.
- U.S. Census Bureau ACS 2020-2024 5-Year Estimates and Esri Business Analyst 2025 estimates / 2030 projections — used for 1/3/5-mile demographics.
- U.S. Bureau of Labor Statistics, DFW MSA: total nonfarm employment 4.2985 million (Feb 2026); unemployment rate 4.1%.
- Hillwood / Fort Worth Economic Development: AllianceTexas \$142.9B cumulative economic impact (1990-2025) and \$12.9B in 2025.
- Kiddie Academy Franchising Q1 2026 update: 16 awarded franchise agreements and continued openings/groundbreakings.
- Children at Risk 2026 Child Care Deserts Analysis: Texas licensed child care capacity ≈ 995,000 seats; subsidy system 148,675 seats.
- Grand View Research: U.S. child care market \$65.15B (2024) projected to \$109.88B (2033), 6.02% CAGR.

Prepared for owner-directed marketing. Pricing, contact information and CA process to be added prior to distribution.

IMPORTANT — BUYER DUE DILIGENCE & DISCLAIMER OF LIABILITY

All information contained in this Offering Memorandum, including but not limited to financial figures, lease terms, enrollment data, demographic statistics, property descriptions, projections, photographs, market data and any other content, has been obtained from sources believed to be reliable but is not guaranteed as to accuracy or completeness. All such information is presented "as is" and is expressly subject to the prospective purchaser's own independent investigation, verification and due diligence. The Owner, its affiliates, members, managers, employees, brokers, advisors, and representatives make no representation or warranty, express or implied, as to the accuracy or completeness of any information set forth herein, and shall not be liable for any errors, omissions, inaccuracies, misstatements, or any reliance placed on the information by any party. Any prospective purchaser is solely responsible for conducting its own due diligence — including but not limited to physical inspection, financial analysis, lease review, title and survey examination, environmental assessment, zoning and entitlement review, tax and legal review, and verification of all enrollment, operating and demographic data — prior to entering into any binding agreement. Under no circumstances shall Owner or any of its affiliates or representatives be held responsible for any incorrect, outdated, or incomplete information, and the recipient of this Memorandum expressly waives and releases all claims arising from any such information.

FOR MORE INFORMATION, PLEASE CONTACT



SAB ASSET MANAGEMENT

Sheldyn Buchman

SAB Asset Management

Phone 214.903.9634

Email sheldyn@sabam.net