

THE CHILDREN'S COURTYARD

2001 SOUTH LAKELINE BOULEVARD
CEDAR PARK (AUSTIN MSA) | TEXAS 78613

PRICED BELOW REPLACEMENT COST
AFFLUENT DEMOGRAPHICS



ACTUAL SITE

ADVISORY TEAM

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Vice President

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Highlights

The Children's Courtyard™

PRICE	CAP RATE	NOI
\$2,440,000	7.00%	\$170,795

POINTS OF INTEREST

Retailers | Entertainment: Major retailers include Walmart, Hobby Lobby, H-E-B, Alamo Drafthouse, Rally House, Haverty's, Macy's, Saver's, Popshelf, PetSmart, Dollar Tree, Dollar Tree, Walgreens, Randall's, Michael's, Five Below, TJMaxx, ROSS, CareNow, Hotworx, HomeSense, YMCA, Hallmark, Sprouts, Chase, Gold's Gym, ExtraSpace Storage, UHAUL, Great Clips, Rooms To Go, Foot Locker, Old Navy, Best Buy, Dick's Sporting Goods, Burlington, O'Reilly Auto Parts, Jiffy Lube, Spec's; Dining options include McDonald's, Taco Bell, Wendy's, Subway, Panda Express, Starbucks, Mod Pizza, Handel's, Whataburger, Olive Garden, Torchy's Tacos, Jersey Mike's Subs, Sonic, La Madeline, etc.

Higher Education: Less than 1 mile from **Austin Community College - Cypress Creek Campus** - a public two-year community college that offers career-technical classes, general education courses and specialized foundational programs like science labs and emergency medical training for 5,000 students.

Healthcare: Less than 4 miles from **Dell Children's Medical Center** - a specialized pediatric facility featuring 36 universal beds, with room to expand to 72 beds. It is best known for providing 24/7 emergency care and Level III trauma services tailored specifically for children.



ABSOLUTE NNN LEASE

4+ years remaining on extended 10-year Absolute NNN lease with one 5-year renewal option remaining



CORPORATE GUARANTEED LEASE

Learning Care Group has more than 1,070 schools nationwide across 11 unique brands such as La Petite Academy, Childtime, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, etc.



STRONG INTRINSIC VALUE | HISTORICAL OCCUPANCY

Priced well-below replacement cost in affluent suburb of Austin - successfully open & operating for decades!



IRREPLACEABLE LARGE LOT

Positioned on a large ±2.26-acre lot in affluent suburb of Austin at the intersection of S Lakeline Blvd & Lakeline Oaks Dr with excellent drive-by visibility/access with **traffic counts of 30,433 CPD!**



VERY AFFLUENT 2026 DEMOGRAPHICS (5-MI)

Population	196,247
Households	79,358

Average Household Income	\$181,738
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Texas is an income tax-free state.

Financial Analysis

SITE ADDRESS	2001 South Lakeline Boulevard Cedar Park (Austin MSA) Texas 78613
TENANT	Childtime Childcare, Inc.
GUARANTOR	Learning Care Group
ENTITY TYPE	Corporate
GROSS LEASABLE AREA	±11,944 SF
LOT SIZE	±2.26 acres
YEAR BUILT	2003
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	Absolute NNN*
LEASE TERM	4+ Years Remaining
RENTAL INCREASES	Lesser of 10% or combined CPI over 5-year period
RENT COMMENCED	January 1, 2021
EXPIRATION DATE	December 31, 2030
OPTIONS	One 5-year renewal remaining
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow.

* This is a **NNN** lease. Any portion of the Premises or any system or equipment in the Premises cannot be fully repaired or restored, Tenant shall promptly replace such portion of the Premises or system or equipment in the Premises, regardless of whether the cause to wear and tear or damage began before the term this Lease or if the benefit of such replacement extends beyond the Lease Term by more than three years: provided, however, that if the benefit or useful life of such replacement extends beyond the end of the Lease Term by more than three (3) years. The cost of such replacement shall be amortized on a straight line basis over its life in accordance with generally accepted accounting principles and with the prior consent and approval of Landlord.



Rent Roll

TERM	ANNUAL RENT	CAP RATE
01/01/21 to 12/31/30	\$170,795	7.00%
RENEWAL OPTIONS		
1st Option	01/01/31 to 12/31/35	\$187,875**

** Assumes 10% rental escalation

Tenant Profile

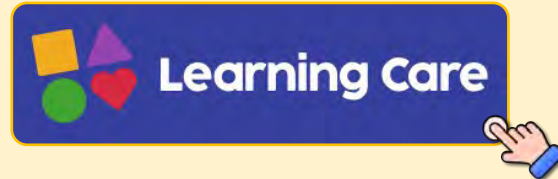
The Children's Courtyard™

The Children's Courtyard is a well-established provider of early childhood education, offering high-quality care and research-based learning programs for children from six weeks through 12 years of age. Founded in Arlington, Texas, in 1986, the company has grown to **195 locations across Texas and beyond**. Its customized Learning Pathway and age-appropriate curricula are designed to support each child's individual interests, abilities, and developmental needs while building strong academic, social, and problem-solving skills.

Each Children's Courtyard location features thoughtfully designed learning environments and is staffed by experienced, nurturing teachers and dedicated support personnel. The company's focus on personalized education, engaging activities, and school-readiness helps create a strong foundation for lifelong learning. Since becoming part of Learning Care Group in 2006, The Children's Courtyard has benefited from the resources and expertise of one of the nation's leading providers of early childhood care and education.



ABOUT PARENT COMPANY

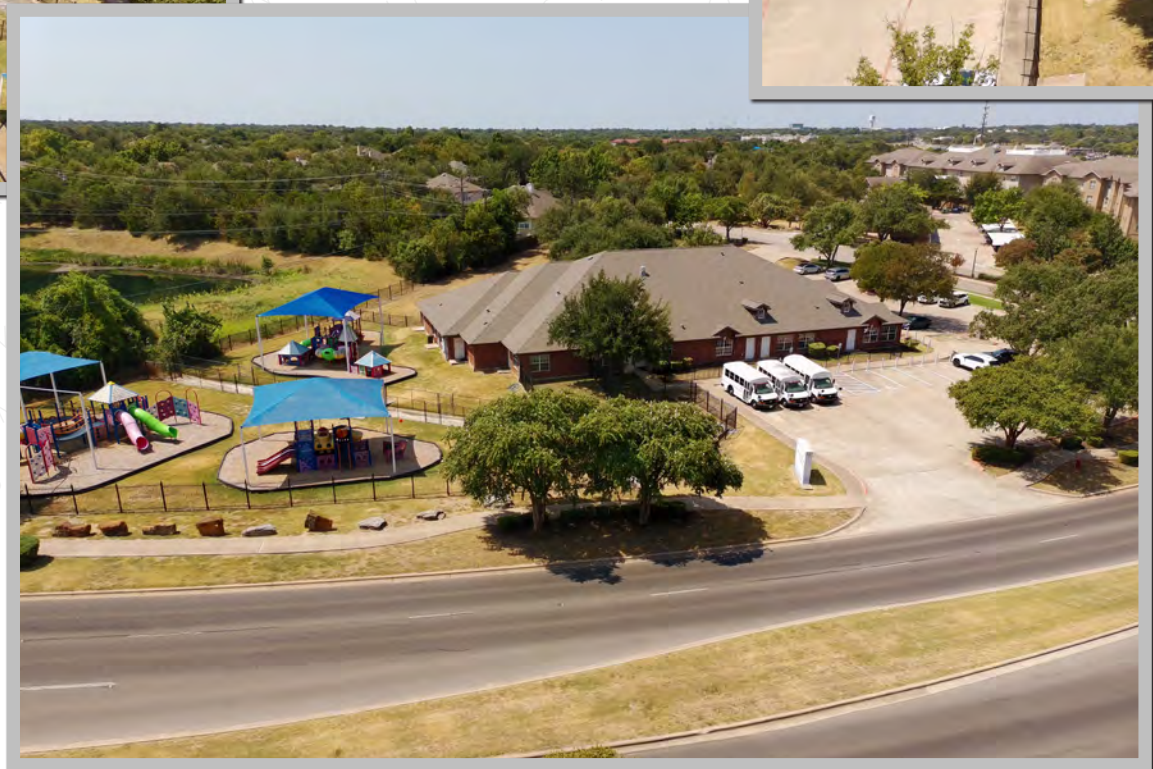


Learning Care Group (LCG) is the second-largest for-profit early education and child care provider in North America and a leader in employer-sponsored solutions that meet the needs of organizations and their working families. Headquartered in Novi, Michigan, LCG provides quality care and early learning for children 6 weeks to 12 years through 11 unique brands. Supporting families and inspiring children to love learning for more than 50 years, **LCG operates 1,150+ schools in 40 states** and enables child development through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment. LCG is committed to transforming the child care industry, exceeding its partners' expectations, and enhancing the way children learn and grow every day.

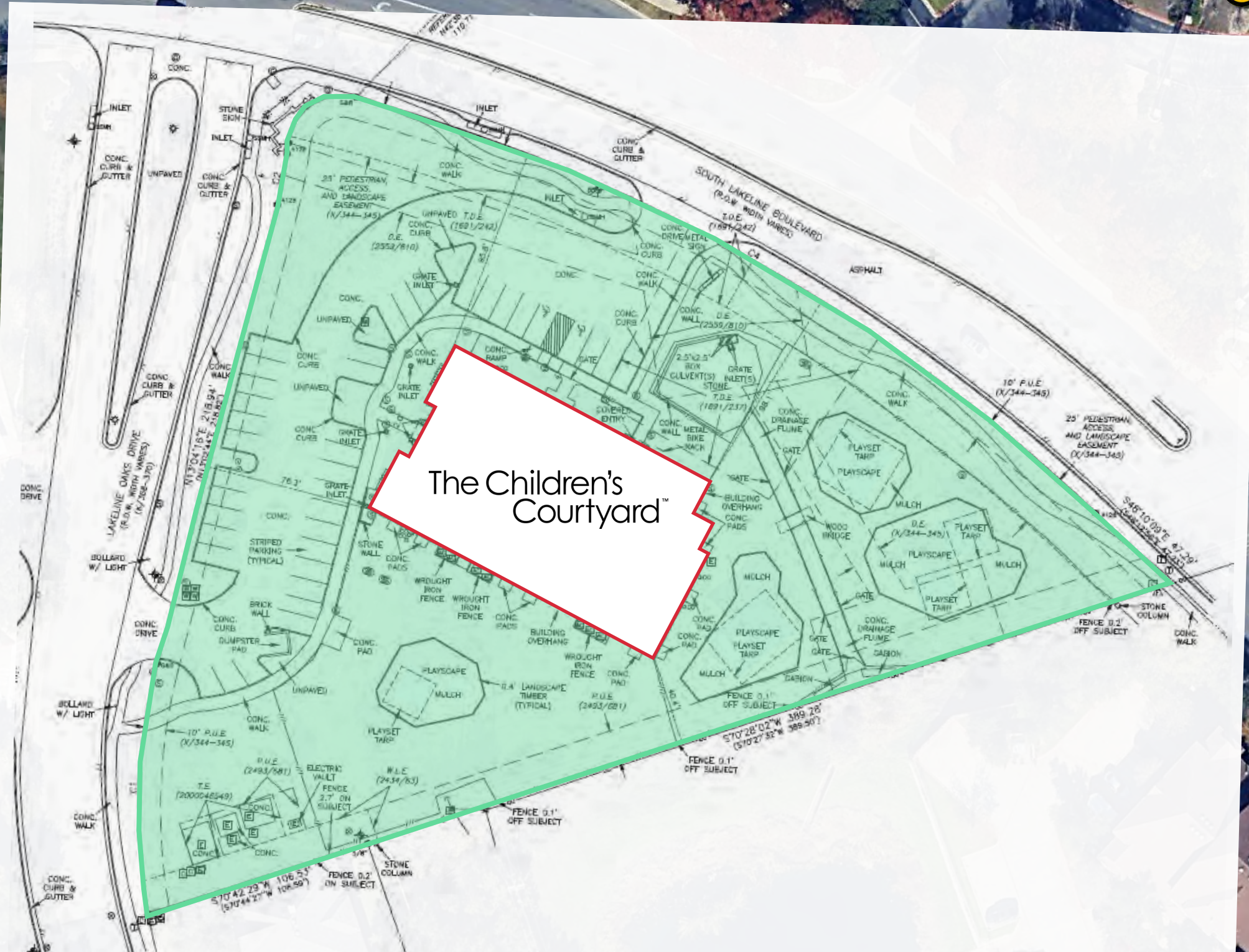


Exterior Photos

As of August 2026



Handicap 2



A collage of various retail store logos. The logos are arranged in a grid-like fashion. On the left, there is a vertical logo for 'LAKELINE MALL A SIMON MALL' with a diamond-shaped icon. The main area contains logos for Macy's (red star), JCPenney (red 'JCPenney' text), Dillard's (black 'Dillard's' text with tagline 'The Style of Your Life'), Foot Locker (black 'Foot Locker' text with shoe icon), Sunglass Hut (black 'sunglass hut' text with sun icon), Burlington (red 'Burlington' text), Hallmark (purple 'Hallmark' text with crown icon), Rally House (black 'RALLY HOUSE' text with tagline 'LOCAL STUFF' and blue car icon), Men's Wearhouse (black 'MEN'S WEARHOUSE' text), Olive Garden (green 'Olive Garden' text with olive branch icon), Rooms To Go (black 'ROOMS TO GO' text), Five Below (blue 'five BELOW' text), Dollar Tree (green 'DOLLAR TREE' text with dollar sign icon), Haverty's (black 'HAVERTY'S' text), Jared (black 'JARED' text), Popshelf (purple 'popshelf' text), PetSmart (blue 'PETSMART' text), Savers (red 'savers' text), Old Navy (black 'OLD NAVY' text), Applebee's (black 'Applebee's' text with apple icon and tagline 'GRILL • BAR & MORE'), Total Wine (black 'Total Wine' text with tagline '& MORE'), D-Bat (red 'D-BAT' text with baseball bat icon), Best Buy (black 'BEST BUY' text with yellow price tag icon), Ross (blue 'ROSS' text with tagline 'DRESS FOR LESS'), and TJ Maxx (red 'TJ-maxx' text).



The Children's Courtyard™

West

As of August 2026

**NAUMANN
ELEMENTARY**
473 STUDENTS

2026 AVERAGE HOUSEHOLD
INCOME (5-MI)
\$181,738

SPROUTS
FARMERS MARKET

SONIC

FIREHOUSE
SUBS

SMOKEY
MO'S
TX BBQ

WHATABURGER

ACC
CYPRESS CREEK
CAMPUS
5,000 STUDENTS

DUNKIN'
BASKIN **BR** ROBBINS

Kwik Kar

 **Bank OZK**

Lakeline Oaks
Retirement Community

w



BITELO
Brazilian Steakhouse



SUPERCUTS

Randalls



 **LAKELINE FAMILY
MEDICAL CENTER**
URGENT CARE | PRIMARY CARE | LABS | IMAGING




POPEYES


**CRÈME
School**

S LAKELINE BLVD
30,433 CPD



The Children's
Courtyard™

The Lodge at Lakeline Village
364 Units



City View



183

183

Walmart
THE HOME DEPOT
H-E-B goodwill

HENRY MIDDLE SCHOOL
1,347 STUDENTS

VISTA RIDGE HIGH SCHOOL
2,480 STUDENTS

REAGAN ELEMENTARY
800 STUDENTS

dell children's
medical center of central texas
36 BEDS

LIFETIME

MCNEIL HIGH SCHOOL
2,660 STUDENTS

DOLLAR TREE

AUSTIN AQUARIUM
SEA TO BELIEVE

target ROSS CINEMARK Office Depot
Academy Burlington HALF PRICE BOOKS
SPORTS+OUTDOORS HOBBY LOBBY SEPHORA
ASHLEY PETSMART MARDel
DOLLAR TREE PETSMART CHRISTIAN & EDUCATION
ME Massage Envy

FLOOR DECOR

COSTCO WHOLESALE

FIREFLY AEROSPACE

H-E-B CENTER CEDAR PARK

ALDI
HARBOR FREIGHT
H-E-B

LAKELINE MALL
A SIMON MALL

WESTWOOD HIGH SCHOOL
2,858 STUDENTS

The Children's Courtyard

CEDAR PARK HIGH SCHOOL
2,155 STUDENTS

SHERWIN WILLIAMS

at home DICK'S MARSHALLS
OLD NAVY ULTA TILLYS
Michaels WHOLE FOODS MARKET
Bath & Body Works petco five BELOW
maurices NORDSTROM CLUB PILATES
WORLD MARKET Rack
CAVENDERS La-Z-boy
MATTRESS FIRM

Walmart

CORESLAB STRUCTURES

WESTSIDE ELEMENTARY
504 STUDENTS

Austin Metro

LOWE'S

COSTCO
WHOLESALE

Georgetown
Executive Airport

**GEORGETOWN
HIGH SCHOOL**
2,059 STUDENTS

ROUND ROCK TEXAS

IKEA

Bass Pro Shops

**ROUND ROCK
HIGH SCHOOL**
3,824 STUDENTS

Apple
CORPORATE

THE CROSSOVER
AROMAS • WELLNESS • ENTERTAINMENT

**ROUSE
HIGH SCHOOL**
2,260 STUDENTS

SANTA RITA
RANCH

**GLENN
HIGH SCHOOL**
2,024 STUDENTS

The Children's
Courtyard™

H-E-B CENTER
at CEDAR PARK

Kalahari
RESORTS & CONVENTIONS

DELL
CORPORATE

where quality meets life
PFLUGERVILLE
TEXAS

SAMSUNG
AUSTIN
SEMICONDUCTOR
MANUFACTURER

Q2
STADIUM
Home of the
Austin Football Club

THE DOMAIN
Austin's ultimate Live, Work, Play,
Stay, Shop destination anchored by
Dillard's, Macy's, Neiman Marcus,
Dick's Sporting Goods & IPIC with
key tenants such as Arhaus, Louis
Vuitton, Dior, Christian Louboutin,
Versace, Saint Laurent, Gucci, Cartier,
Balenciaga, Moncler, Burberry, etc.

FOUR POINTS

RIVERPLACE

STEINER RANCH

VOLENTE

Austin Yacht Club

Twin Creeks
Country Club

ACC

AUSTIN COMMUNITY COLLEGE
A public community college system serving
the Austin MSA & surrounding Central
Texas communities with **11 campuses**. ACC
offers associate degrees & career/technical
certificate programs with **43,941 students**

GIGA TEXAS
TESLA
CAR FACTORY

StDavid's
MEDICAL CENTER
426 BEDS

TEXAS
The University of Texas at Austin
55,000 STUDENTS

Austin-Bergstrom
International Airport
IATA Code: AUS
Total Runways: 2
Total Airlines: 19
2025 Passengers: 21.6M

HYDE PARK

ALLANDALE

CLARKSVILLE

Austin

SOUTH LAMAR

Ascension
SETON
524 BEDS

WEST LAKE HILLS

**BARTON CREEK
SQUARE**
Austin's largest indoor shopping center
anchored by Nordstrom, Macy's,
Dillard's, JCPenney & AMC Theatres
with key tenants such as Apple, Altar'd
State, Fabletics, Lululemon, Sephora,
Banana Republic, GAP, Michael
Kors, Coach, Abercrombie & Fitch,
Anthropologie, J. Crew, Express, etc.

PROGRESSIVE
CORPORATE

CIRCLE C RANCH



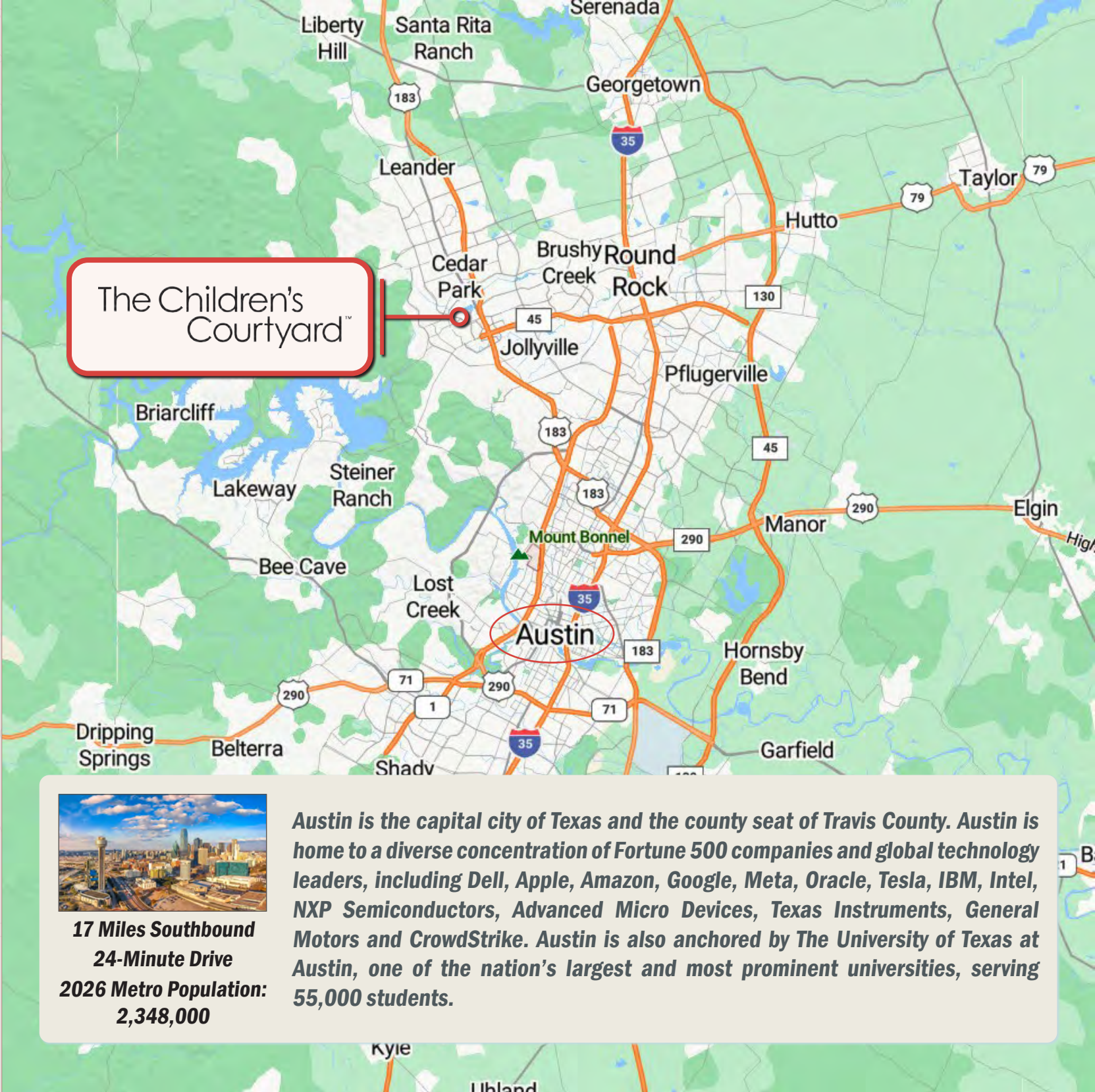
Cedar Park Synopsis

Cedar Park is a rapidly growing suburb and employment center in the Austin metropolitan area. The city has a strong connection to the broader Austin technology corridor and is only a short drive from major employers such as **Apple and Dell**. The closest major city is **Austin**, with downtown Austin approximately 17 miles away, making Cedar Park essentially part of the greater Austin economic and cultural ecosystem. The area is widely associated with the **“Silicon Hills” technology economy**, but Cedar Park itself has developed particular strengths in aerospace/space technology, advanced manufacturing, software, healthcare and headquarters operations. as part of Central Texas’s emerging space and aerospace industry. Cedar Park is also home to **Firefly Aerospace**, making the city increasingly recognizable as part of Central Texas’s emerging space and aerospace industry.

TOP EMPLOYERS IN CEDAR PARK:

- 1. Leander Independent School District (education - 5,510 employees)
- 2. Ascension Seton Cedar Park Hospital (health care - 700 employees)
- 3. City of Cedar Park (government - 574 employees)
- 4. Firefly Aerospace (aerospace - 600 employees)
- 5. Sagebrook Health Center (health care - 490 employees)

2026 Demographics		1-MI	3-MI	5-MI
	Population	13,116	87,651	196,247
	Households	5,740	36,060	79,358
	Labor Population Age 16+	10,671	70,286	156,155
	Median Age	37.5	36.7	36.6
	Average Household Income	\$157,203	\$172,066	\$181,738



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner’s agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner’s agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant’s agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer’s agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker’s obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties’ written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will a pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate’s Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	