IRONGATE INC. COMMERCIAL

Proudly Presents

Turn-Key Early Learning Center & Real Estate Opportunity

Established 24/7 Licensed Childcare Facility with Expansion Potential
Dayton, Ohio Metropolitan Area

Figure 1-Stock Photo

This is an ideal opportunity to acquire a fully operational, licensed childcare business together with its supporting real estate. This turn-key package features reliable revenue from state subsidy and food programs, a versatile facility with unique 24/7 operations, an on-site commercial kitchen, dedicated activity space, and additional land parcels ready for play area expansion. There are also recent capital improvements including a new (2025) roof.

24/7 Operation	**Licensed Capacity**	**Historical Peak**	**Recent Upgrades**
(Closed only 2 holidays)	158 children (infants–12 yrs)	250 children enrolled	New Roof 2025 + HVAC

Financial Snapshot (Core Operations)

Three-year revenue average near $980,000 with positive net ordinary income averaging over $115,000 annually before financing costs. Primary revenue from stable State of Ohio subsidy payments and Child and Adult Care Food Program (CACFP). Current financials reflect a leasehold operation; real estate ownership creates meaningful upside by restructuring occupancy costs.

The Opportunity

This is more than a property transaction — it is the chance to own a meaningful, community-centered business that supports working families while generating consistent cash flow. The center has a proven track record, established referral relationships through state programs, and clear levers for growth under new ownership. Whether you are an experienced childcare operator, investor, or mission-driven buyer, this package offers immediate operational infrastructure and tangible expansion potential.

We are seeking a new owner with hands-on daycare management experience and a growth mindset to fully realize the substantial potential that exists with this business and real estate.

Standout Features

24/7 Accessibility – A True Differentiator

Operating around the clock, seven days a week (closed only on Thanksgiving and Christmas), this center uniquely serves families with non-traditional schedules — including manufacturing, healthcare, logistics, and service industry workers common in the Dayton region. This extended-hour model reduces competition and builds deep loyalty with parents who rely on reliable, flexible care.

Capacity, Enrollment History & Enrichment Programming

State-licensed for 158 children at a time (infants through age 12). Historical data shows the center previously served up to 250 children, indicating strong demand and operational capability at higher volumes. A large, dedicated activity room equipped with gymnastics apparatus provides a valuable

Figure 2- Stock Photo

enrichment (ages 2.5+) offering that supports physical development, motor skills, and parent appeal — setting the program apart from standard care.

In-House Commercial Kitchen

The facility includes a fully equipped commercial kitchen enabling complete on-site meal preparation. Assets include five refrigerators, two freezers, a ten-burner gas stove with ventilation hood, three-well sink, prep tables, and storage shelving. This supports participation in the Child and

Figure 3 - Commercial Kitchen on Premises

Adult Care Food Program (CACFP), generating meaningful reimbursement revenue while ensuring high nutritional standards and cost control. (Note: Laundry is currently outsourced; multiple washers and dryers remain in the basement for potential in-house reactivation and savings.)

Real Estate with Expansion Land

The main building is complemented by two additional parcels located directly across the side street. These parcels convey with the sale and present a value-add opportunity: development of a larger, outdoor play environment. This expansion can enhance program quality, and boost marketability to families. The current setup already includes playground space; the extra land unlocks further potential.

Facility Condition & Capital Improvements

Well-maintained mechanicals include three gas-forced air HVAC systems, with one complete system replaced in 2021. A new roof was installed in 2025, providing buyers immediate peace of mind on a major capital item. The business maintains required annual fire inspections and semi-annual hood vent/fire extinguisher inspections, demonstrating ongoing compliance and safety focus.

The new roof comes with a 15-year warranty available for a small transfer fee. The center has also been pre-approved for a grant to replace exterior doors and complete enhancements to the HVAC system.

Financial Performance & Analysis

The center has generated substantial revenue supported by stable, government-backed funding streams. The following summarizes key metrics from unaudited statements. A full financial package will be provided upon execution of an NDA and proof of financial capability.

Metric	2023	2024	2025
Total Revenue	$869,331	$1,111,816	$959,311
Net Ordinary Income*	$38,139	$211,545	$100,654
Net Income (after interest)	$26,448	$116,946	$48,654

*Net Ordinary Income before other income/expense (primarily SBA loan interest). 2024 benefited from peak enrollment and operational scale.

Key Financial Insights

- Revenue Stability: State of Ohio payments consistently represent approximately 87% of revenue, providing a reliable, recession-resistant income base. CACFP adds approximately 12% through food program reimbursements.
- 2024 Peak Performance: Revenues surpassed $1.11 million with strong net ordinary income of $211k, demonstrating the center's capacity at higher enrollment volumes.
- Core Profitability: Excluding financing costs, the business has produced healthy operating margins. Labor costs (payroll + taxes + benefits) have remained in a well-managed 60-65% of revenue range — typical and sustainable for quality childcare.
- 2026 YTD Context: Partial-year results (Jan–Apr) show a net loss after interest, consistent with enrollment patterns and recent operational changes. This period highlights opportunities for immediate optimization under new ownership.
- Real Estate Ownership Upside: Current statements include $72,000 annual rent for building and playground. Acquiring the real estate allows buyers to replace this with property taxes, insurance, and maintenance reserves while building long-term equity. The new roof and recent HVAC work minimize near-term capital outlays.
- Growth Headroom: Returning to or exceeding prior peak enrollment of 250 children represents substantial incremental revenue with relatively fixed facility costs.

Important Note: All figures are from seller-provided unaudited financial statements. Buyers should conduct independent due diligence.

Location & Market Context

The property is situated along a primary urban thoroughfare surrounded by well-established residential neighborhoods. This location offers excellent visibility and accessibility for working parents. The surrounding community features a diverse mix of households, including many with young children and parents employed in manufacturing, healthcare, education, and service sectors — precisely the demographic that values reliable, extended-hour childcare.

The location is conveniently situated on the bus route, which is used by both staff and parents of attending children, further enhancing accessibility for working families.

Regional Demand Drivers: Like many areas across Ohio and the broader U.S., the Dayton region experiences ongoing demand for high-quality early care and education. Workforce participation among mothers of young children remains strong, and childcare shortages have been identified as a barrier to economic participation for families and employers alike. State and local initiatives continue to support childcare providers through subsidy programs and quality improvement efforts.

Clear Growth Pathways

- Enrollment Expansion: Targeted marketing, enhanced employee credentials, and leveraging the 24/7 model + on-site meal preparation or introducing a transportation service, can drive increased occupancy and profitability.
- Land Development: The two additional parcels offer a shovel-ready opportunity to create a significantly larger, and more appealing outdoor play environment — a competitive advantage.
- Operational Efficiencies: Reactivating in-house laundry using existing basement equipment, optimizing supply chain and maintenance spending, and refining scheduling can potentially improve margins.
- Program Enhancement: Consider introduction or expansion of specialty offerings (e.g., extended-day programs, enrichment camps, or partnerships with local schools/employers).
- Private-Pay & Mixed Revenue: While subsidy revenue provides stability, measured growth in private-pay families can improve overall margins and diversify the payer mix.

Concluding Summary

The combination of a proven operating history, unique scheduling model, on-site food production, recent facility investments, and additional play land creates a compelling risk-adjusted opportunity with both defensive qualities (stable subsidy revenue) and offensive upside (growth levers).

Please direct inquiries to:

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