OFFERING MEMORANDUM

FOR SALE

EARLY EDUCATION PORTFOLIO

BAUSCHER
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EXECUTIVE SUMMARY

The Premier Early Education Portfolio presents a unique opportunity to acquire a portfolio of four institutional-quality childcare facilities strategically located throughout the Boise Metropolitan Statistical Area. Comprised of purpose-built daycare and early childhood education properties in Boise and Meridian, Idaho, the portfolio offers investors stable in-place cash flow, contractual rental growth, and long-term occupancy through newly executed net-leased agreements with affiliates of Premier Early Childhood Education Partners.

The portfolio consists of four properties totaling approximately 20,243 square feet situated on more than 2.16 acres. The assets are 100% occupied and leased under long-term triple-net (NNN) agreements that provide investors with a passive ownership structure and limited landlord responsibilities.

Each property is leased to a Premier Early Childhood Education Partners affiliate pursuant to a newly executed 10-year lease term commencing in 2025. The leases feature three five-year renewal options and annual rental escalations of 2.0%, creating a compelling long-term income stream with built-in NOI growth. The portfolio currently generates approximately $540,600 in annual rental income, providing investors with immediate cash flow supported by a mission-critical operating use and favorable demographic fundamentals.

THE OFFERING

A portfolio of four net-leased early childhood education facilities

TOTAL PORTFOLIO VALUE	$8,548,100
IN-PLACE NOI	$540,600
FORWARD NOI (YR 2)	$551,412
IN-PLACE CAP RATE	6.32%
FORWARD CAP RATE	6.45%
IN-PLACE MONTHLY INCOME	$45,050
TOTAL BUILDING AREA	20,243 SF
AVERAGE RENT PSF	$26.71
OCCUPANCY	100%
ANNUAL ESCALATIONS	2%
PRICE / SF	$422
LEASE STRUCTURE	NNN
RENEWAL OPTIONS	3 X 5 YEARS

INVESTMENT HIGHLIGHTS

Four Institutional-Quality Childcare Facilities Across Boise & Meridian, Idaho

Long-Term Net-Leased Income

The portfolio is 100% leased under newly executed 10-year triple-net (NNN) lease agreements with affiliates of Premier Early Childhood Education Partners. The leases provide investors with predictable income, limited landlord responsibilities, and long-term occupancy.

Contractual Rent Growth

All four leases feature annual 2.0% rental escalations, increasing annual rental income from approximately $540,600 at commencement to approximately $646,057 by Year 10, representing approximately 19.5% contractual rent growth.

100% Occupied Portfolio

The portfolio consists of four operating childcare facilities totaling 20,243 square feet and is fully occupied by mission-critical educational uses serving the Boise metropolitan area.

Attractive Entry Basis

The portfolio is offered at $8,548,100 and consists of four purpose-built childcare facilities totaling 20,243 square feet with long-term contractual rent growth and 100% occupancy.

Zero Landlord Operating Expenses

Under the NNN lease structure, tenants are responsible for taxes, insurance, maintenance, and operating expenses, providing ownership with a highly passive investment profile and eliminating landlord operating expenses.

Exposure to a High-Growth Market

The Boise Metropolitan Area remains one of the fastest-growing regions in the United States, supported by strong population growth, household formation, employment expansion, and continued residential development. These fundamentals create durable demand for childcare.

Essential-Service Real Estate

Childcare facilities serve a critical role within their communities and benefit from favorable long-term demand drivers, including workforce participation, dual-income households, population growth, and increasing demand for early childhood education.

Multiple Renewal Options

Each lease includes three (3) five-year renewal options, creating the potential for occupancy through 2050 and providing investors with long-term income durability.

PORTFOLIO SNAPSHOT

Property	Address	SF	Site Size	Year Built	Price Per Building
Ten Mile Academy	1001 S Sentinel Ln, Meridian, ID	7,566	0.89 AC	2020	$3,197,700
Boise Kid Co.	13013 W Persimmon St, Boise, ID	5,280	0.34 AC	2002	$2,225,850
Brighter Beginnings	1463 E Star Dr, Meridian, ID	4,207	0.56 AC	2009	$1,776,500
Owl's Nest	3605 N Locust Grove Rd, Meridian ID	3,190	0.37 AC	2007	$1,348,050
Total		**20,243**	**2.16 AC**		**$8,548,100**

INVESTMENT HIGHLIGHTS

10
Year Initial Term

3
5-Year Renewal Options

2%
Annual Rent Escalations

NNN
Triple-Net Structure

0%
Landlord Operating Expense

TENANT OVERVIEW

PREMIER EARLY CHILDHOOD EDUCATION PARTNERS
National Early Childhood Education Operator

Tenant / Guarantor	Premier Early Childhood Education Partners LLC
Company Type	Private
Founded	2018
Headquarters	Chicago, Illinois
Industry	Early Childhood Education / Childcare
Locations	~125 Centers
Children Served	~20,000+
Ownership	Tyree & D'Angelo Partners
Website	PremierEarlyChildhood.com
Properties Offered	4 Locations

125
Locations

28
States

PE
Private Equity Backed

1K+
Employees

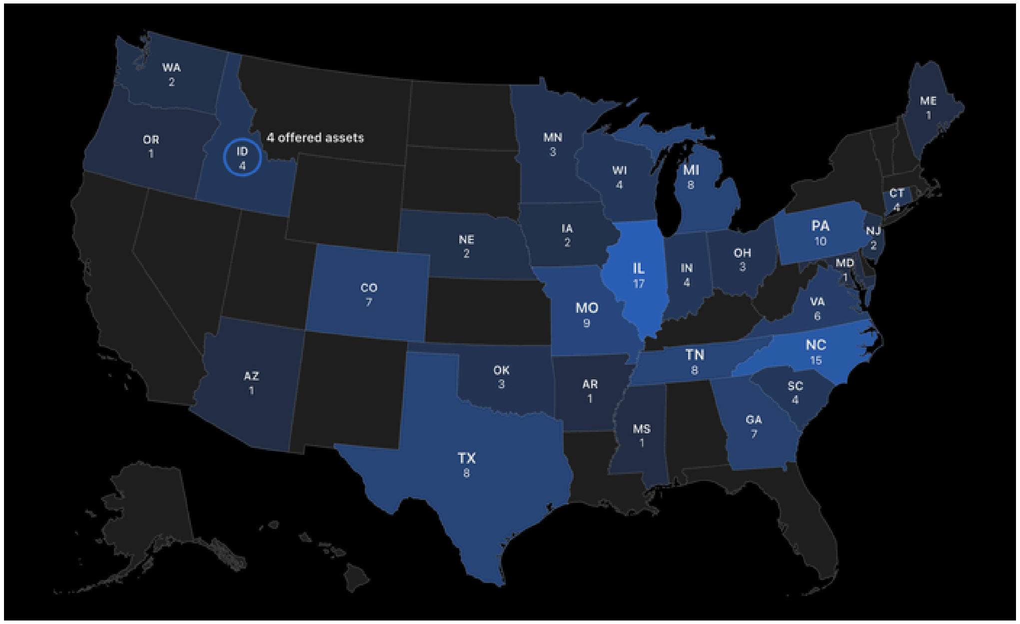
20k+
Children Served

500m
Revenue Estimate

TENANT OVERVIEW

PREMIER EARLY CHILDHOOD EDUCATION PARTNERS
National Early Childhood Education Operator

COMPANY OVERVIEW
Premier Early Childhood Education Partners is a multi-site owner and operator of early childhood education centers. The company acquires and partners with established childcare businesses while generally maintaining the local identity, staff relationships and community presence of the individual schools.



National Operating Footprint

PORTFOLIO FOOTPRINT

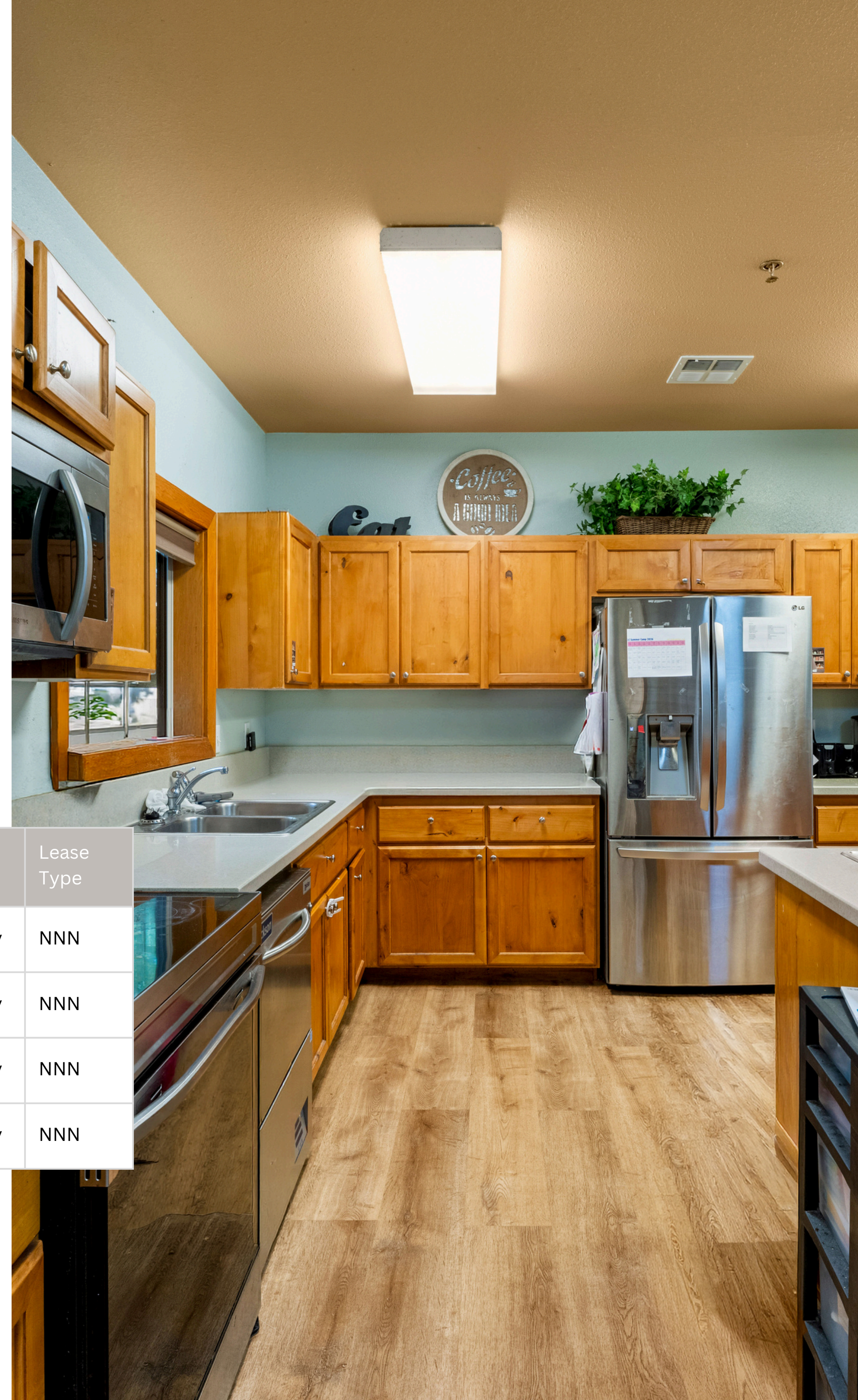
Four Net-Leased Childcare Facilities in Idaho's Fastest-Growing Market

Rent Rolls

Property	Monthly Rent	Annual Rent	Rent/SF
Ten Mile Academy	$16,829	$201,948	$26.17
Boise Kid Co.	$11,753	$141,042	$26.19
Brighter Beginnings	$9,366	$112,388	$26.19
Owl's Nest	$7,101.92	$85,223	$26.19
Portfolio	**$45,050.00**	**$540,600**	**$26.18**

Lease Abstract Matrix

Property	Tenant	Term	Renewals	Escalations	Lease Type
Ten Mile Academy	Premier ID Sentinel LLC	10 Years	3 × 5 Years	2% Annually	NNN
Boise Kid Co.	Premier ID Boise LLC	10 Years	3 × 5 Years	2% Annually	NNN
Brighter Beginnings	Premier ID Star LLC	10 Years	3 × 5 Years	2% Annually	NNN
Owl's Nest	Premier ID Locust Grove LLC	10 Years	3 × 5 Years	2% Annually	NNN



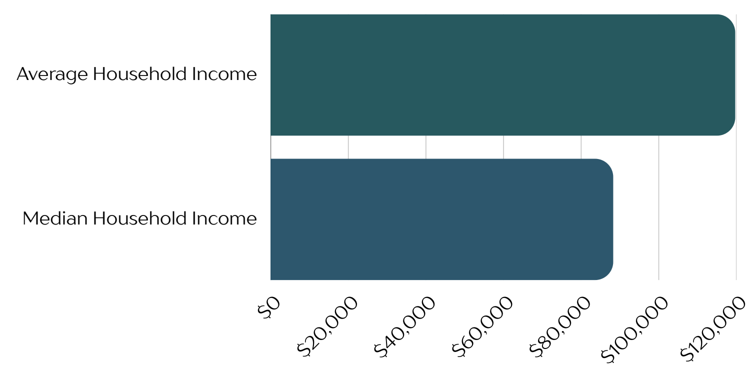
BOISE MARKET OVERVIEW

The Boise Metropolitan Statistical Area has emerged as one of the fastest-growing regions in the United States, supported by strong population growth, household formation, and a diversified employment base. Major employers in technology, healthcare, education, government, and retail continue to attract residents to the region, creating sustained demand for childcare and early education services.

Population Growth

Metric	Value
Current Population	863,927
Population Growth Since 2010	247,366
Projected Population Growth Through 2029	77,585
Projected Annual Growth Rate	1.70%
Median Age	38 Years

Household Income



Major Employment Sectors

The Boise metropolitan economy is supported by a diverse employment base including:

Technology	Retail & Distribution	Professional Services	Healthcare	Government	Education
Micron Technology	Albertsons Companies	Regional Business Services	St. Luke's, St. Alphonsus	State of Idaho	Boise State University