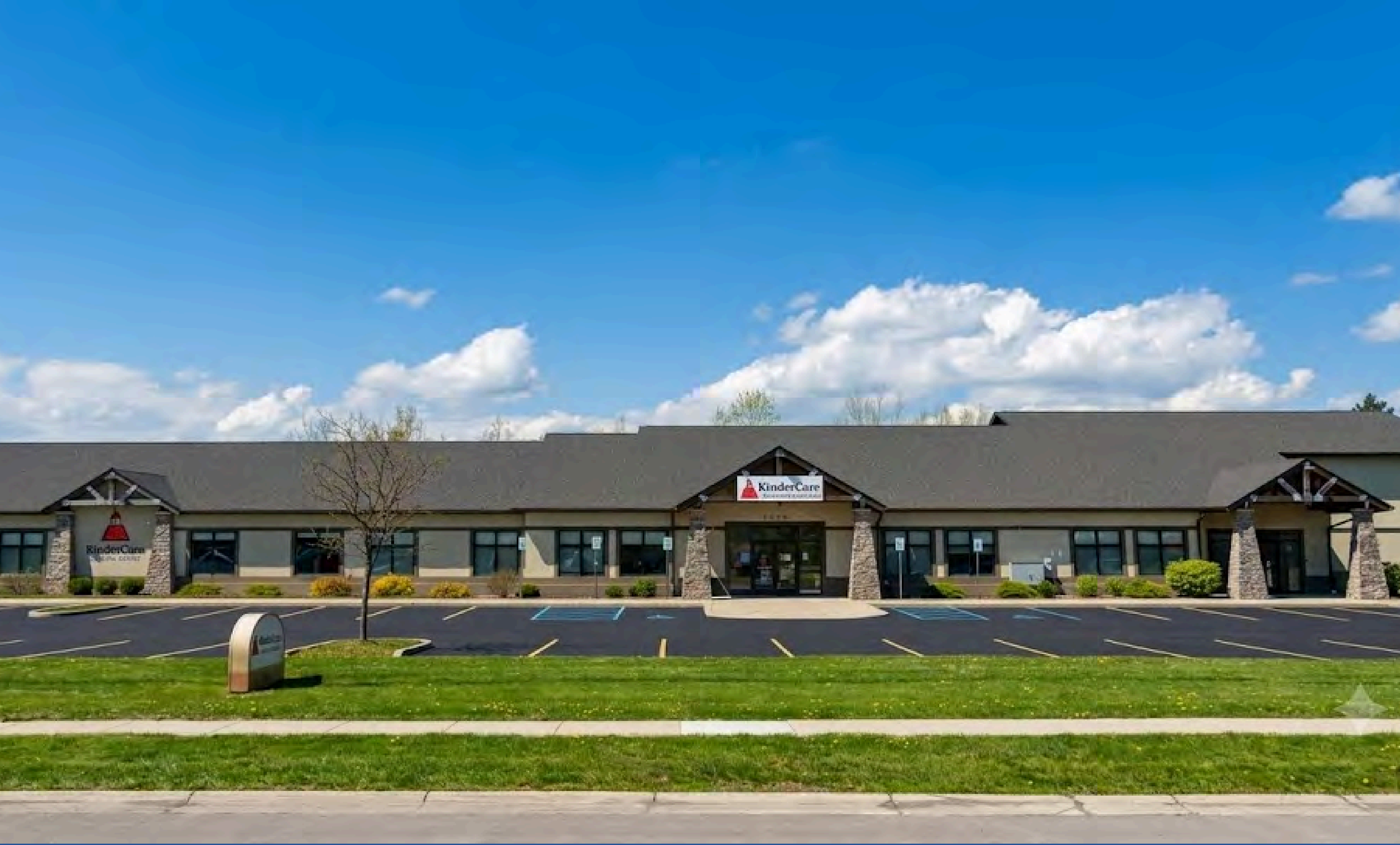


The Kase Group
Real Estate Investment Services

In Association with Scott Reid & ParaSell, Inc. | P. 949.942.6585 | A Licensed New York Real Estate Broker #10991231395

KINDERCARE
ABSOLUTE NNN LEASE

3970 Walden Avenue, Lancaster, NY

The Kase Group
Real Estate Investment Services

KinderCare
3970 Walden Avenue, Lancaster, NY

PROPERTY INFORMATION

PROPERTY SUMMARY

This is an opportunity to acquire a well-established KinderCare Learning Centers location in Lancaster, New York, secured by a long-term Absolute NNN Lease. The property features an 18,847 SF, 2019-built childcare facility situated on a 2.45-acre site and is leased through May 31, 2039, providing investors with approximately 13 years of remaining lease term. The lease includes 1.5% annual rent increases, four additional five-year renewal options, and is backed by a corporate guarantee from NYSE-listed KinderCare (KLC).

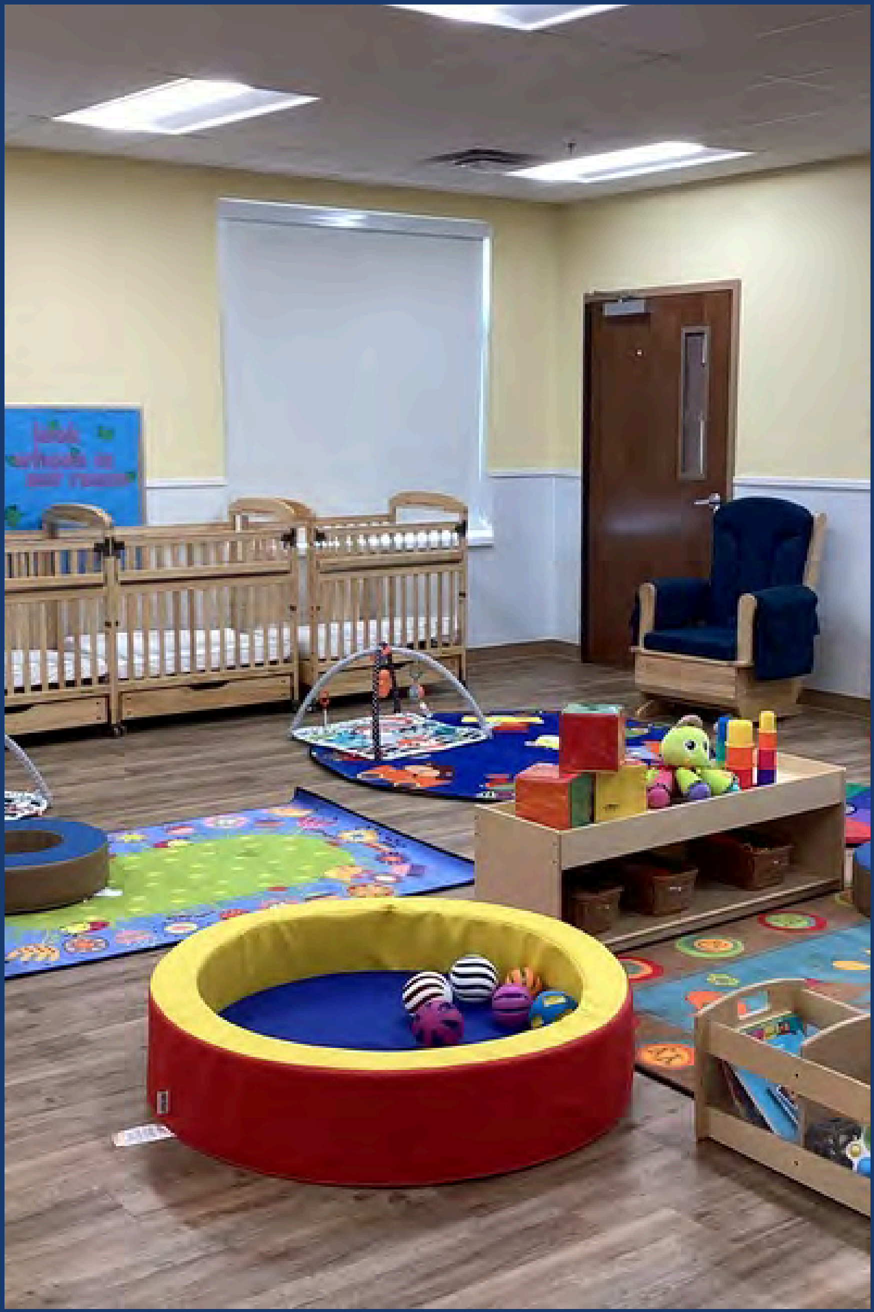
The offering features an Absolute NNN Lease structure with zero landlord obligations, providing investors with a stable and passive income stream. The combination of a mission-critical childcare facility, long-term lease commitment, contractual rent growth, and strong corporate backing provides an attractive opportunity for investors seeking durable, low-management real estate income.

PROPERTY HIGHLIGHTS

- Long Term - 13 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee (NYSE: KLC)
- 1.5% Annual Rent Increases
- Four 5-Year Renewal Options
- 18,847 SF | 2.45 Acres | Built 2019
- Dense & Affluent Demographics

KinderCare®
LEARNING CENTERS

OFFERING SUMMARY	
Property Name	KinderCare
Property Address	3970 Walden Avenue, Lancaster, NY
Price	$3,809,810
Cap Rate	6.85%
Net Operating Income	$260,972
Lot Size	2.45 AC
Square Footage	18,847
Year Built	2019
Lease Expiration Date	5/31/39
Increases	1.5% Annually
Renewal Options	Four, 5-Year Options



NYSE: KLC

PUBLICLY TRADED COMPANY

$2.6–$2.7 BILLION

IN ANNUAL REVENUE

OVER 2,000 CENTERS

NATIONWIDE

3970

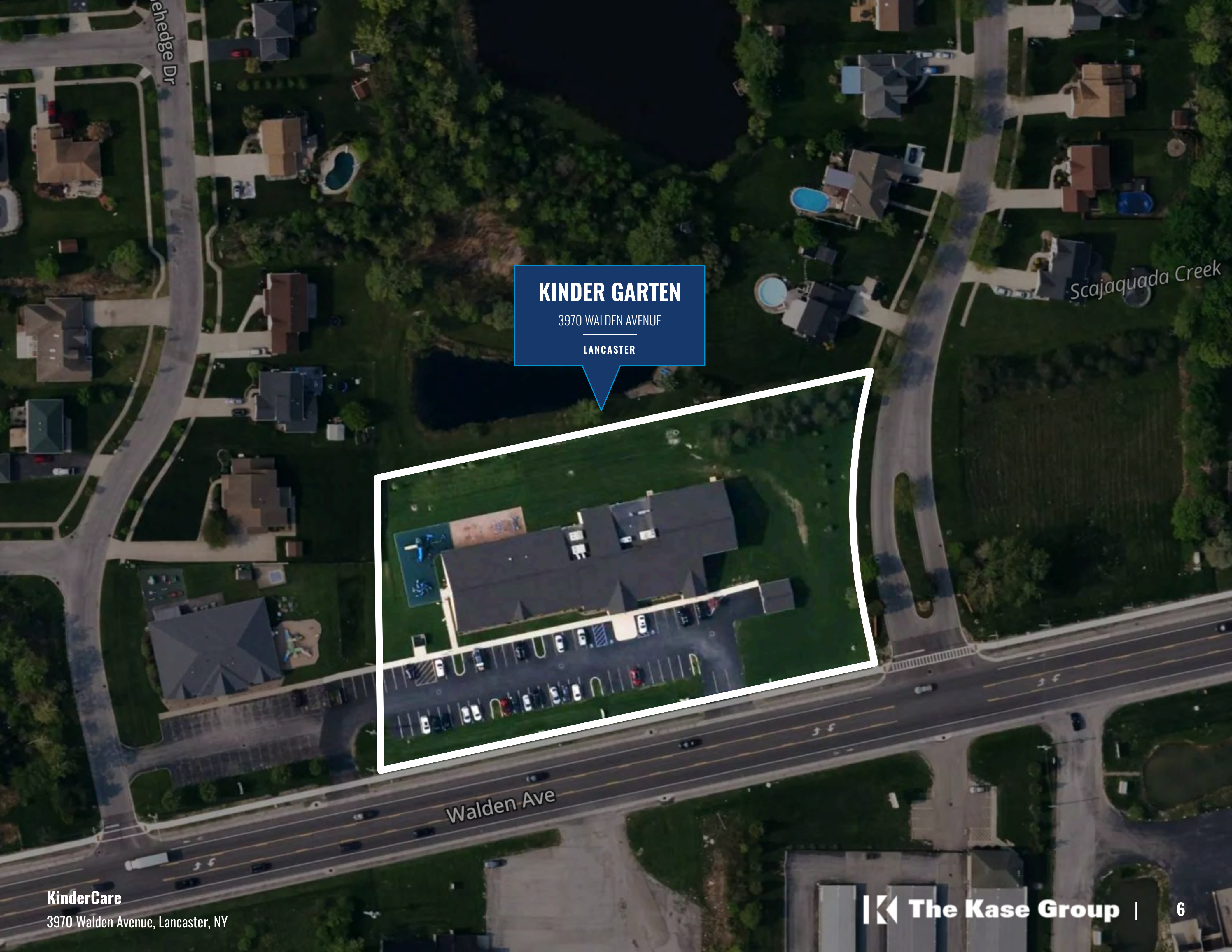
Walden Avenue

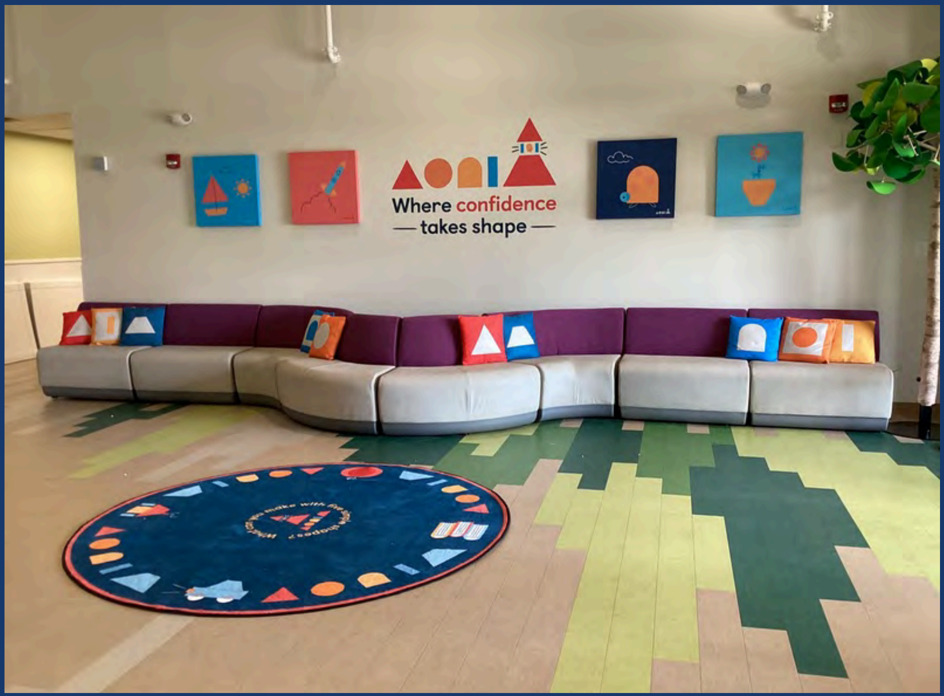
KINDERCARE

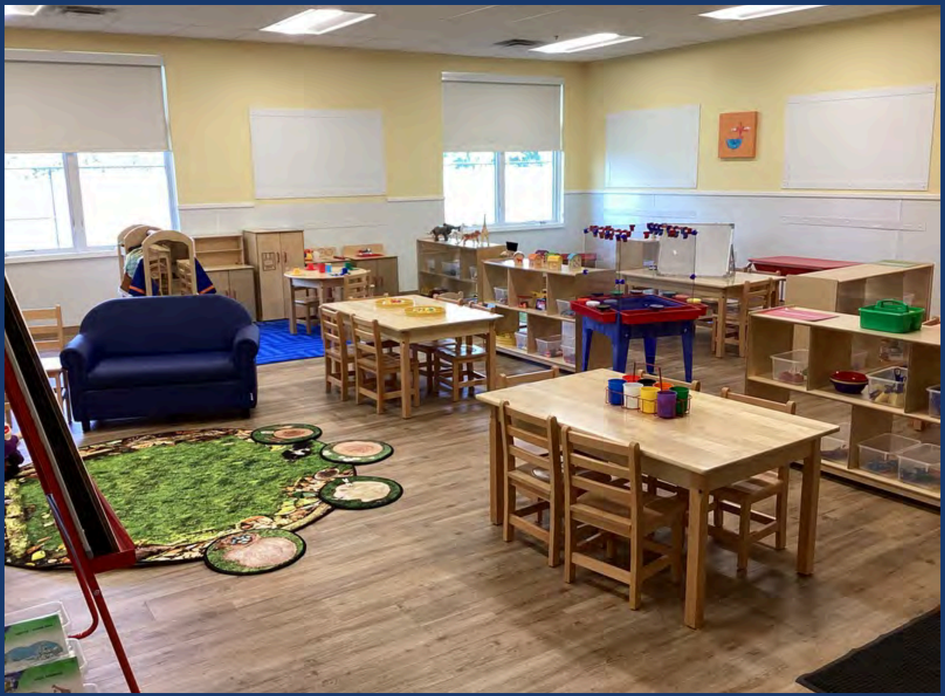
KinderCare Learning Companies is one of the nation's largest providers of early childhood education and childcare services, operating a network of more than 2,000 centers across the United States. Founded in 1969 and headquartered in Portland, Oregon, the company offers programs for children ranging from six weeks to 12 years old, serving working families through full-time childcare, preschool, and before- and after-school programs.

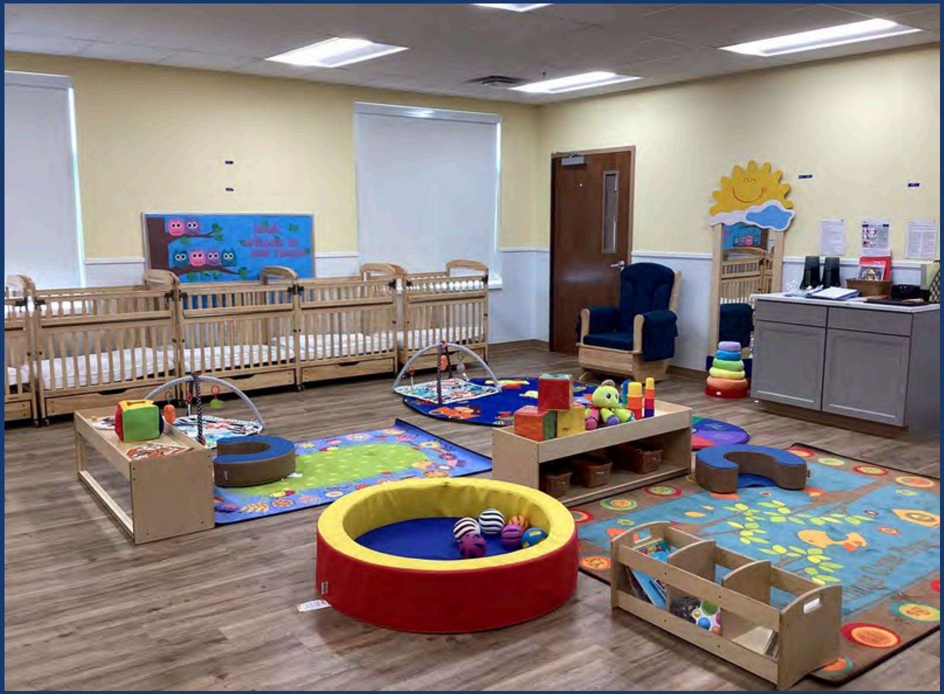
As a market leader in a necessity-based sector, KinderCare benefits from consistent, non-discretionary demand driven by dual-income households and employer-sponsored childcare partnerships. The company employs over 40,000 professionals nationwide and generates billions in annual revenue, reinforcing its position as a well-established and financially stable operator.

KinderCare's essential service offering and national scale make it a highly reliable tenant, providing long-term stability and predictable performance within retail and educational real estate assets.

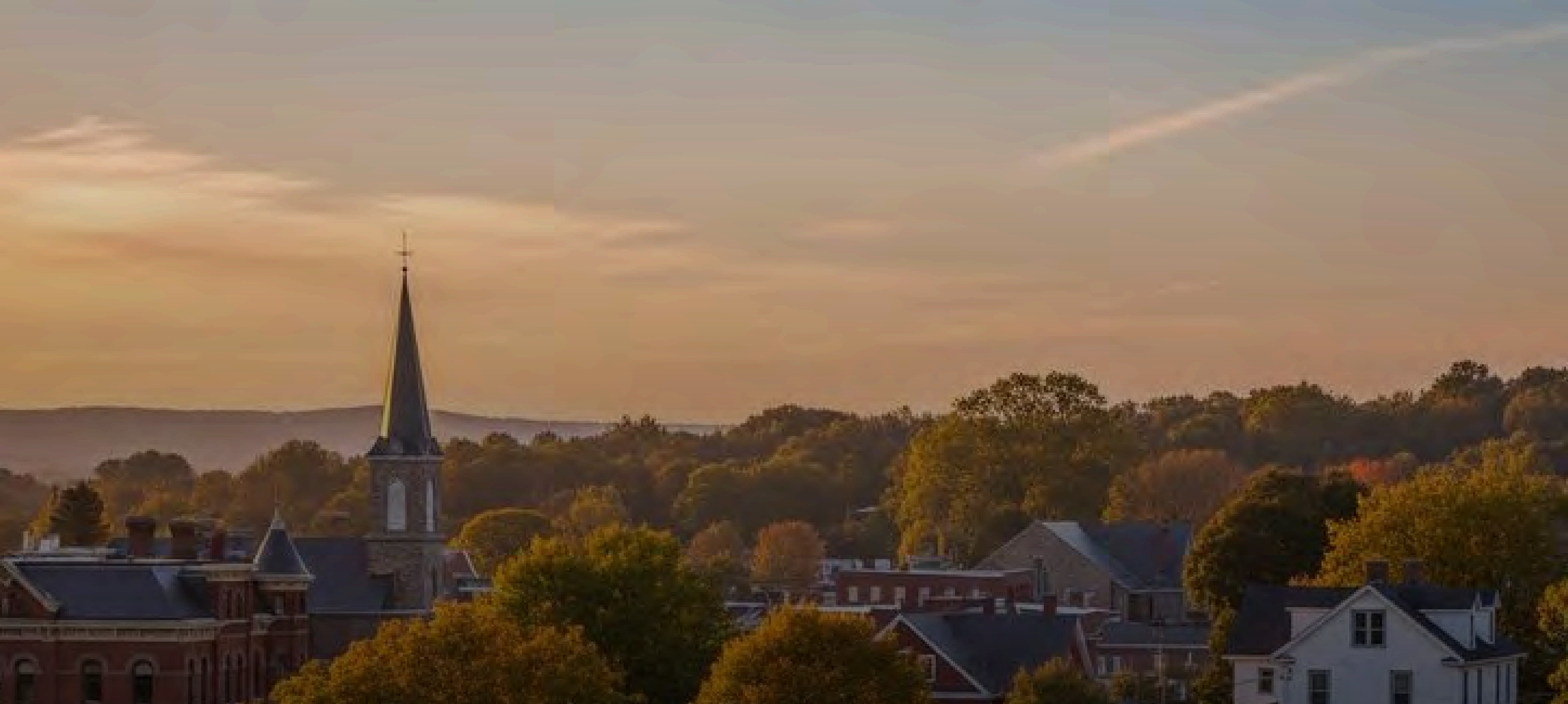

KINDER GARTEN
3970 WALDEN AVENUE
LANCASTER
Scajaquada Creek
Walden Ave







KinderCare
3970 Walden Avenue, Lancaster, NY



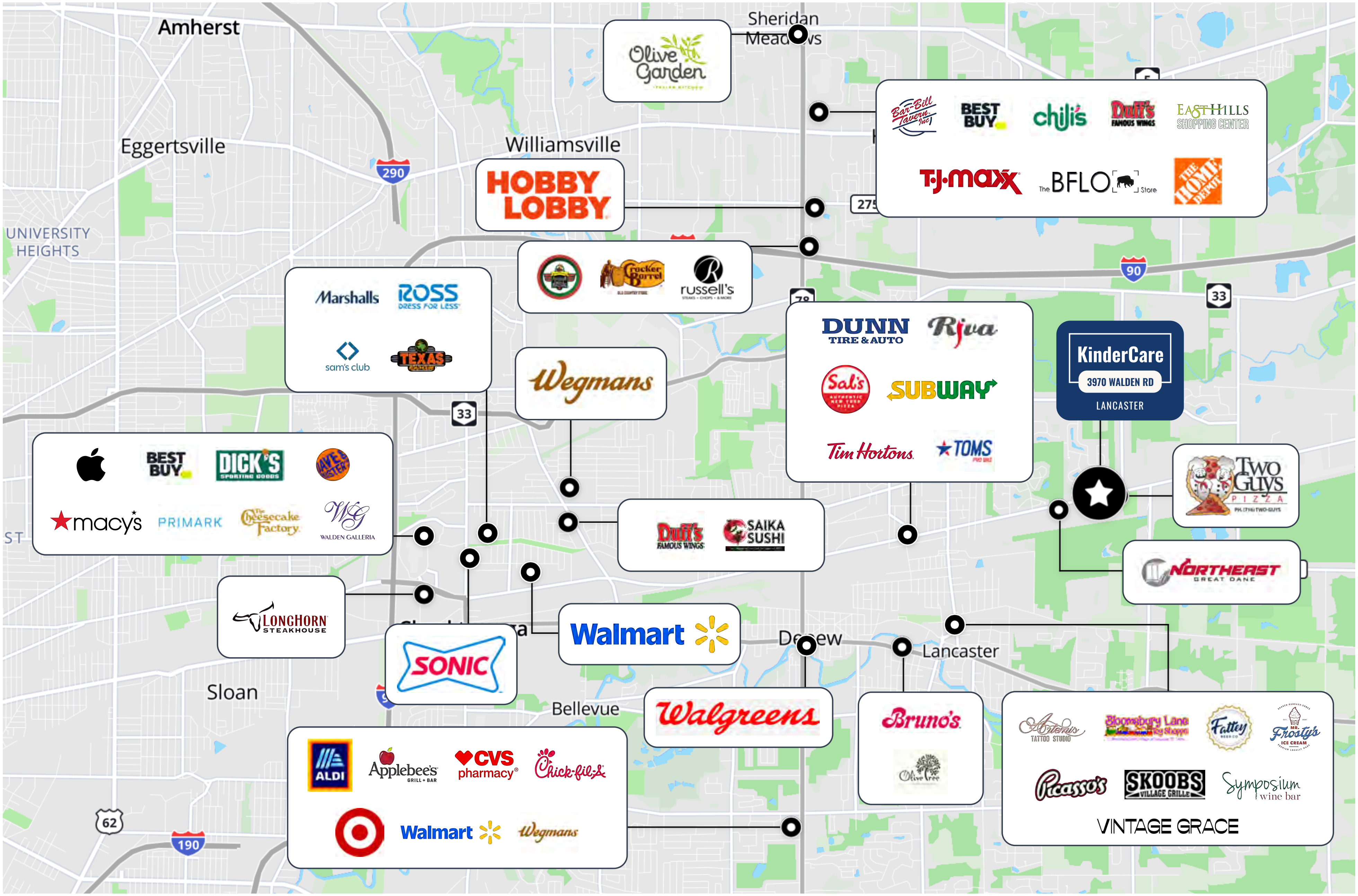
LOCATION DESCRIPTION

Lancaster, NY is a growing suburban community located approximately 10 miles east of Buffalo, offering residents convenient access to major employment centers, retail destinations, and regional amenities throughout the Buffalo metropolitan area. The area benefits from a strong residential base, established neighborhoods, and a family-oriented community environment, supporting continued demand for essential services such as childcare and education.

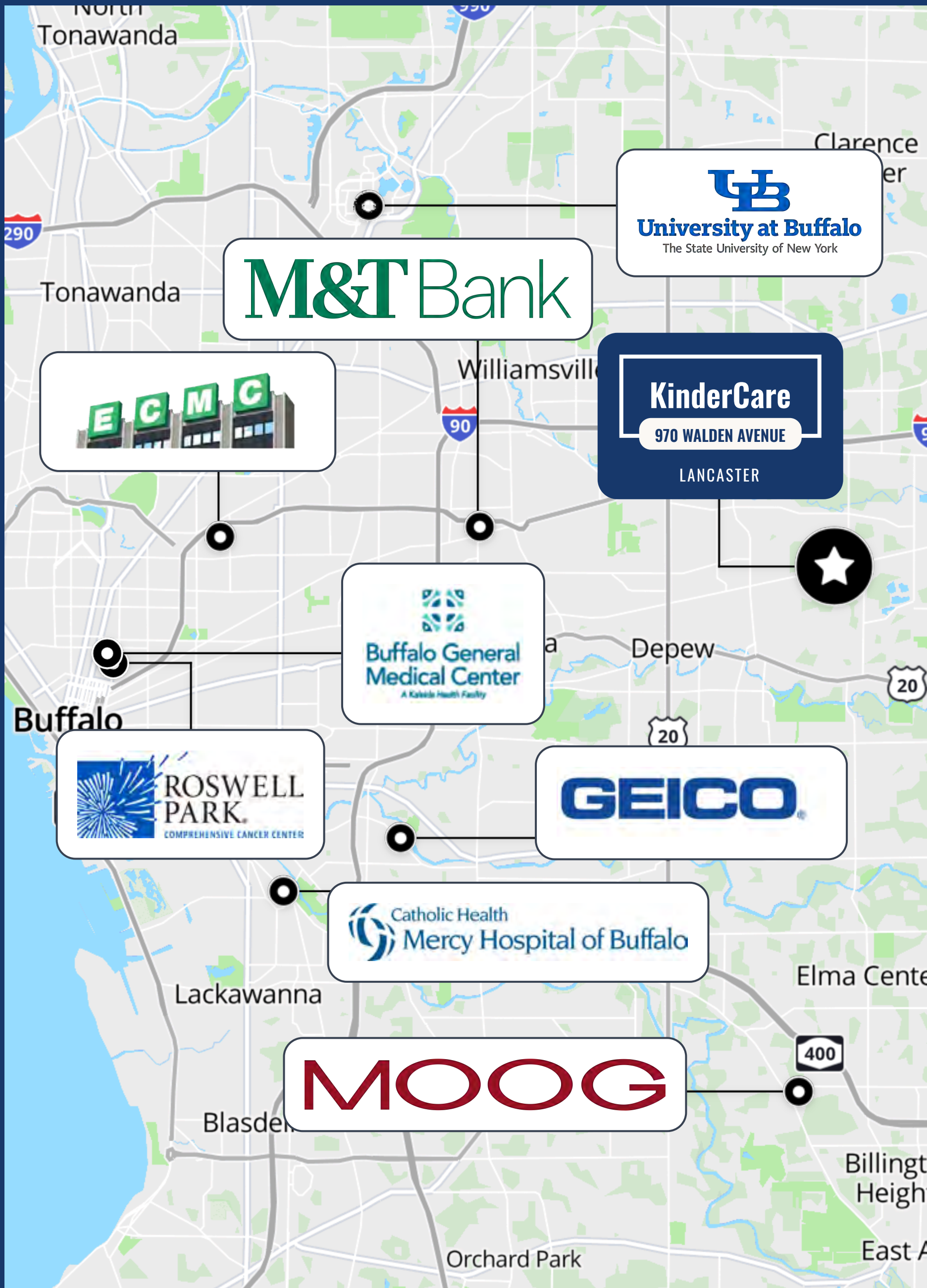
The property is strategically positioned along Walden Avenue, one of Lancaster's primary commercial corridors, providing direct connectivity to surrounding communities including Depew, Cheektowaga, and Buffalo. The corridor benefits from strong consumer traffic, nearby retail nodes, and convenient access to major transportation routes, including Interstate 90 (New York State Thruway), which enhances regional connectivity throughout Western New York.

Lancaster's combination of suburban growth, household stability, and proximity to Buffalo's employment hubs creates a durable demand base for businesses serving local families and residents. The area's established infrastructure, accessibility, and expanding commercial presence contribute to long-term location stability within the greater Buffalo market.

AREA MAP


Amherst
Eggertsville
Williamsville
Sheridan Meadows
UNIVERSITY HEIGHTS
Sloan
Bellevue
Lancaster
290
90
33
275
190
62
Olive Garden
HOBBY LOBBY
BEST BUY
chili's
Duff's
EASTHILLS SHOPPING CENTER
T·J·maxx
The BFLO Store
THE HOME DEPOT
Cracker Barrel
russell's
Marshalls
ROSS DRESS FOR LESS
sam's club
TEXAS
Wegmans
DUNN TIRE & AUTO
Riva
Sal's
SUBWAY
Tim Hortons
TOMS
KinderCare
3970 WALDEN RD
LANCASTER
Two Guys PIZZA
BEST BUY
DICK'S SPORTING GOODS
macy's
PRIMARK
The Cheesecake Factory
WALDEN GALLERIA
Duff's FAMOUS WINGS
SAIKA SUSHI
NORTHEAST GREAT DANE
LONGHORN STEAKHOUSE
SONIC
Walmart
Walgreens
Bruno's
ALDI
Applebee's GRILL + BAR
CVS pharmacy
Chick-fil-A
Walmart
Wegmans
Fattey
Mr. Frosty's
Picasso's
SKOOBS VILLAGE GRILLE
Symposium wine bar
VINTAGE GRACE

MAJOR EMPLOYERS



The employment landscape surrounding 3970 Walden Avenue, Lancaster, NY is anchored by a broad mix of Buffalo-metro and Erie County sectors, demonstrating notable economic diversity and resilience that sustain household income and childcare demand in the trade area. Key employers include the University at Buffalo—one of the region's largest public universities—and M&T Bank's headquarters campus, both of which drive stable education and finance-sector employment. The region's robust healthcare infrastructure is evidenced by major systems such as Kaleida Health (Buffalo General Medical Center), Roswell Park Comprehensive Cancer Center, Erie County Medical Center (ECMC), and Catholic Health's Mercy Hospital of Buffalo, together employing thousands and ensuring consistent job demand in the medical field. Corporate and industrial anchors including GEICO's Getzville regional campus and Moog Inc. in nearby East Aurora further diversify the base with insurance and advanced manufacturing roles. Collectively, the strong presence of these institutions and corporations underpins the Lancaster trade area's reputation for employment stability, supporting sustained demand for childcare and related services.

Employer	Industry	Employees	Distance
University at Buffalo	Education	6,000	9.1 mi
M&T Bank	Finance	5,000	11.8 mi
Kaleida Health (Buffalo General Medical Center)	Healthcare	4,000	11.2 mi
Roswell Park Comprehensive Cancer Center	Healthcare	3,500	11.1 mi
Erie County Medical Center (ECMC)	Healthcare	3,500	9.4 mi
GEICO	Insurance	3,000	10.0 mi
Moog Inc.	Manufacturing	3,000	8.0 mi
Catholic Health (Mercy Hospital of Buffalo)	Healthcare	2,500	9.8 mi

In Association with Scott Reid & ParaSell, Inc. | P. 949.942.6585 | A Licensed New York Real Estate Broker #10991231395

Jacob Abusharkh
Managing Principal
650-315-2112
jacob@thekasegroup.com
Lic #: CA 01385529

KASE ABUSHARKH
Founding Principal
925-348-1844
kase@thekasegroup.com
Lic #: TX #708586

Scott Reid
ParaSell, Inc. - Broker
949-942-6578
scott@parasellinc.com
Lic #: NY #10311208459

CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or ParaSell, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group and ParaSell, Inc.

Neither The Kase Group Advisor, ParaSell, Inc. nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor, ParaSell, Inc. and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have aright of first refusal to purchase the property, and/or may have a right to cancel the lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, ParaSell, Inc., nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Propertyunless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor and ParaSell, Inc. from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.