



Subject Property

**8905 W STATE HIGHWAY 22
CRESTWOOD (LOUISVILLE MSA), KY**

In Association with ParaSell, Inc. | A Licensed Kentucky Broker #260997



ESSENTIAL CRE

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ESSENTIAL CRE

Brokerage | Investments | Asset Management

CADENCE EDUCATION

PRICE	CAP RATE	NOI
\$3,899,822	6.25%	\$243,739

ADDRESS	8905 W State Hwy 22, Crestwood, KY
TENANCY	Single
YR. BUILT RENOVATED	2005 2024
OWNERSHIP	Fee-Simple (Land & Building)
BUILDING SIZE (SF)	15,936
LOT SIZE (AC)	2.12
REMAINING TERM	14.26
INCREASES	2.5% Annually
GUARANTY LEASE	Corporate
TYPE	Absolute NNN

*All property & lease information to be independently verified by Buyer during Due Diligence Period.



INVESTMENT HIGHLIGHTS



- 14-Year Absolute NNN Lease with No Landlord Responsibilities
- Rare 2.5% Annual Increases
- Lease Signatory is the Corporate Entity That Operates All 300+ Locations
- Tenant Extended Lease Early Showing Dedication to Site

LOCATION HIGHLIGHTS



- Population Counts Exceed 98K+ in a 5-Mile Radius
- Excellent Average HH Income of \$157K+ in a 5-mile Radius & Projected to Grow 12% by '30
- Nearby National Brands Include Costco, Lowe's, Walmart, Chick-fil-A, Publix, Kroger, The Home Depot, Target and More
- \$327M+ Million Spent on Education & Day Care in a 10-Mile Radius

TENANT HIGHLIGHTS



- Cadence is Ranked #7 in the Top 50 with Over 300+ Locations Nationally and Has Been in Business 30+ Years
- 100% Corporate, No Franchising
- Strong Private Equity Backing from Apex Partners with a 40+ Year History and has a \$77 Billion Track Record



CADENCE EDUCATION

8905 W State Hwy 22, Crestwood, KY

LEASE ABSTRACT

TENANT	Cadence Academy
GUARANTOR	Cadence Education, Inc.
RENT COMMENCEMENT	12/02/2016
EXPIRATION DATE	12/31/2039
LEASE TERM REMAINING	14.26
NET OPERATING INCOME**	\$243,739
RENT INCREASES	2.5% Annually
OPTION PERIODS	2, 5-Year

LEASE STRUCTURE

LEASE TYPE	Absolute NNN
TAXES	Tenant
MAINTENANCE	Tenant
INSURANCE	Tenant

RENT SCHEDULE

Year	Annual Rent	Rent PSF	Rental Increases
2025	\$ 237,794	\$14.92	
2026	\$ 243,739	\$15.29	2.50%
2027	\$ 249,832	\$15.68	2.50%
2028	\$ 256,078	\$16.07	2.50%
2029	\$ 262,480	\$16.47	2.50%
2030	\$ 269,042	\$16.88	2.50%
2031	\$ 275,768	\$17.30	2.50%
2032	\$ 282,662	\$17.74	2.50%
2033	\$ 289,729	\$18.18	2.50%
2034	\$ 296,972	\$18.64	2.50%
2035	\$ 304,396	\$19.10	2.50%
2036	\$ 312,006	\$19.58	2.50%
2037	\$ 319,806	\$20.07	2.50%
2038	\$ 327,802	\$20.57	2.50%
2039	\$ 335,997	\$21.08	2.50%

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**NOI based on 1/1/2026 Rent Increase

— EXTERIOR PHOTOS



SURROUNDING PHOTOS



Actual Photo



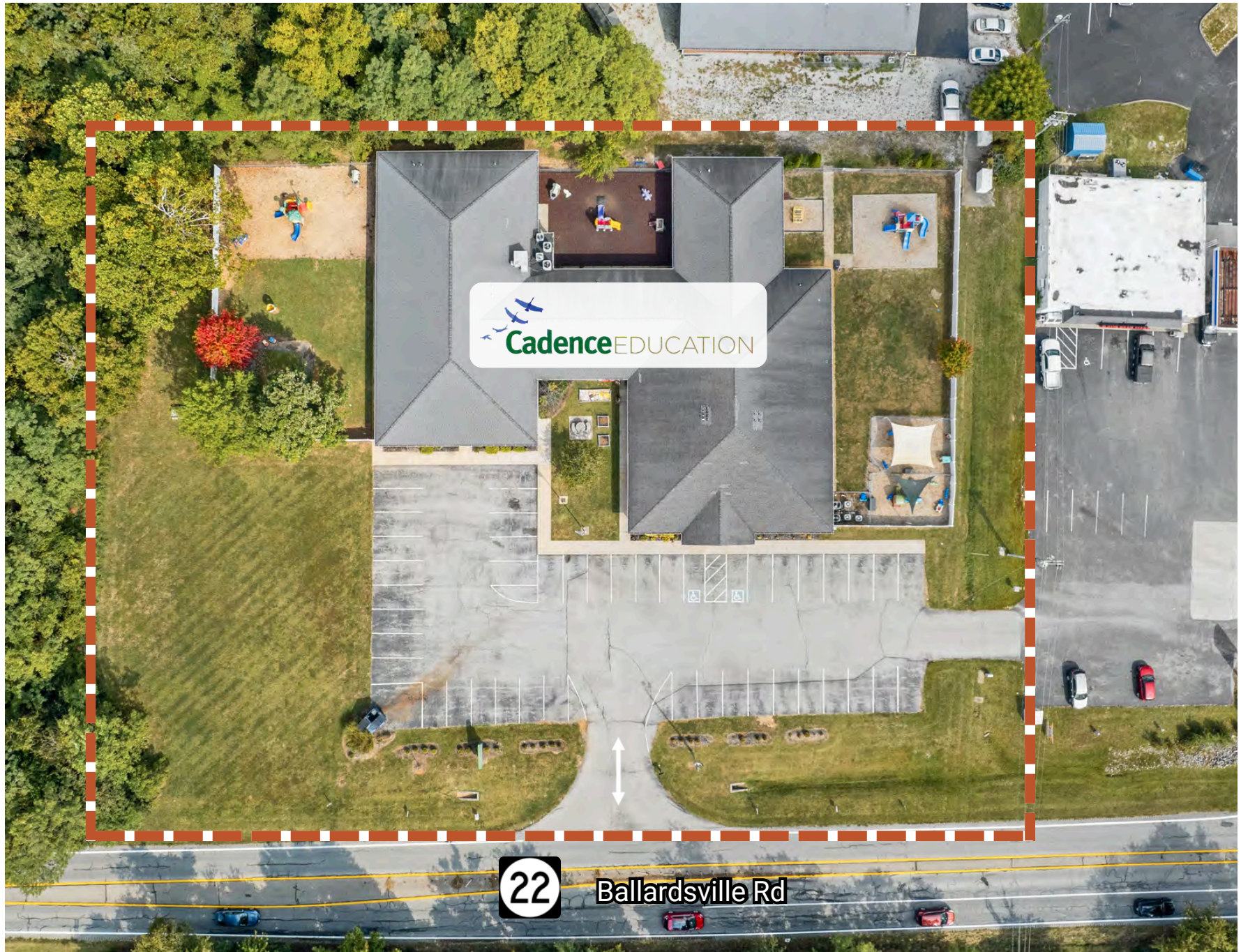
Actual Photo



Actual Photo



Actual Photo



TRADE NAME	Cadence Education
COMPANY TYPE	Private
LOCATIONS	300+
FOUNDED	1992
HEADQUARTERED	Scottsdale, AZ
WEBSITE	www.cadence-education.com

CADENCE EDUCATION - FAMILY OF SCHOOLS



ABOUT CADENCE EDUCATION

Cadence Education is a leading early childhood education provider in the U.S., operating over 300 private preschools and elementary schools nationwide. With more than 30 years of experience, it offers a nurturing, home-like environment focused on exceptional education, fun-filled days, and strong communication. Using a refined, research-backed curriculum, Cadence supports the social, emotional, and academic development of every child. A 2017 study found 90% of its students were kindergarten-ready, with nearly two-thirds testing at an advanced level.

ABOUT APAX PARTNERS

Apax Partners LLP is a London-based private equity firm with global offices in New York, Hong Kong, Mumbai, Tel Aviv, Munich, and Shanghai. As of March 2024, it has raised and advised on approximately \$77 billion in funds, making it one of the largest and oldest international private equity firms. Apax focuses on investments in technology, internet/consumer, healthcare, and services sectors, targeting enterprise values between \$100 million and \$5 billion. Its capital comes from institutional investors such as pension funds, endowments, foundations, and fund of funds.



AREA OVERVIEW



- Crestwood is a home rule-class city nestled in the heart of Oldham County just outside Louisville's Northeast End. With beautiful neighborhoods, extraordinary schools, great restaurants and businesses and a rich cultural history, Crestwood is the ideal place to call home.
- Its strategic location near Interstate 71 provides residents and businesses with quick access to Louisville's metropolitan amenities while enjoying Crestwood's quieter, suburban atmosphere.
- Crestwood's steady growth over the years is a testament to its attractiveness as a place to call home. The city's population has been on a steady rise, and its position among the top cities in Kentucky further reinforces its potential for continued development.
- Crestwood has a 2025 population of 6,574.

ECONOMY

- The economy of Crestwood, KY employs 3.41k people.
- In 2023, the largest industries in Crestwood, KY were Health Care & Social Assistance, Manufacturing , and Educational Services, and the highest paying industries were Wholesale Trade, Professional, Scientific, & Technical Services, and Professional, Scientific, & Management, & Administrative & Waste Management Services.
- Crestwood is home to a mix of local businesses and national chains, with a strong presence of healthcare providers, boutique retailers, and professional services. The city's business-friendly climate has attracted a variety of companies, contributing to the economic diversity and stability of the area.
- Some of the major employers and business/employment highlights in and around Crestwood, KY / Oldham County are: Walmart Supercenter, Electrolux Home Products North America, Macy's Logistics, NorthCrest Medical Center, Dorman Products and Lowe's DFC.

DEVELOPMENTS / COMING SOON PROJECTS

- Clore Station - Sixteen miles from downtown Louisville, at the I-71 Crestwood interchange, lies 485 acres that will become a pedestrian-friendly, environmentally conscious, unique development that will instill a sense of community to its residents. The community will feature a town center with homes, restaurants, businesses, a grocery, a hotel, and a Baptist Health hospital.
- Expansion of Pillar - Pillar, a local organization assisting adults with disabilities, recently added two senior leaders, Sushil Natsa and David Schlosser, to its team in preparation for growth into the 12 acres of undeveloped land at Pillar's main campus in Crestwood.



DUNCAN MEMORIAL CHAPEL



KENTUCKY ARTISAN DISTILLERY



YEW DELL BOTANICAL GARDENS



LOUISVILLE MSA

- The Louisville metropolitan area is the 43rd largest metropolitan statistical area (MSA) in the United States. The Greater Louisville region is made up of 15 counties surrounding the Greater Louisville and Southern Indiana areas, home to nearly 1,136,000 (2025) people and over 58,000 businesses.
- The area offers both big-town appeal and small-town charm, with vineyards and distilleries, industrial centers and multi-acre plots, nature parks and skate parks, private schools and major universities, sports arenas and ballet performances, farmers markets and vibrant restaurant scenes, as well as opportunities for both entrepreneurs and Fortune 500 companies — all within easy driving distance of the urban center.

ECONOMY

- Total Real Gross Domestic Product for Louisville is 2023: 79,172.814
- The 15-county bi-state region has top notch and diverse talent, a competitive cost of doing business, a pro-business environment, and a robust workforce pipeline that includes work-ready skill building, industry-specific training programs, employer networks, job placement, university-industry partnerships, and customized talent attraction solutions.
- Greater Louisville is within a day's drive of two-thirds of the U.S. population and, as the home of UPS WorldPort, within a day's flight for packages to almost any global destination.
- Greater Louisville consistently tops the ranks for most affordable metros, and most inclusive cities.
- Some of the major employers of the area are: United Parcel Service (UPS), Norton Healthcare, Jefferson County Public Schools, University of Louisville Health and Ford Motor Company.

DEVELOPMENTS / COMING SOON PROJECTS

- Kentucky Exposition Center - The country's sixth largest convention center is starting Phase 1 of a nearly \$400 million renovation, which will add a new multi-purpose 350,000 square ft multi-purpose building with the capabilities to host events ranging from livestock competitions and equine events to trade shows and sporting events.
- Churchill Downs Announces Upgrades - Churchill Downs Inc. has announced a multi-year renovation project totaling over \$920 million. The project aims to enhance the Kentucky Derby experience and create long-term shareholder value.



LOUISVILLE METROPOLITAN AREA



NORTON AUDUBON HOSPITAL



UNIVERSITY OF LOUISVILLE HEALTH



Publix

Academy
SPORTS+OUTDOORS
HOBBY LOBBY
five BELOW ROSS
Kirklands
SHOE DEPT.
SALLY.

Walmart
Supercenter
Bassett
TARGET
MAJESTIC
WARRIOR
FIRE WATCH

EAGLE
STEEL & METAL PRODUCTS

Mercedes-Benz
HARLEY-DAVIDSON
COFFEY

Kroger
McDonald's
Starbucks
TACO BELL
Arby's
KFC

H.T. HACKNEY
PFG
SUPERIOR
POOL PRODUCTS LLC
Dakkota
K11

CEVA
LOGISTICS

FedEx

Ballardsville Rd
37,479 VPD

22

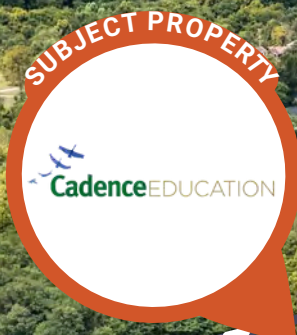
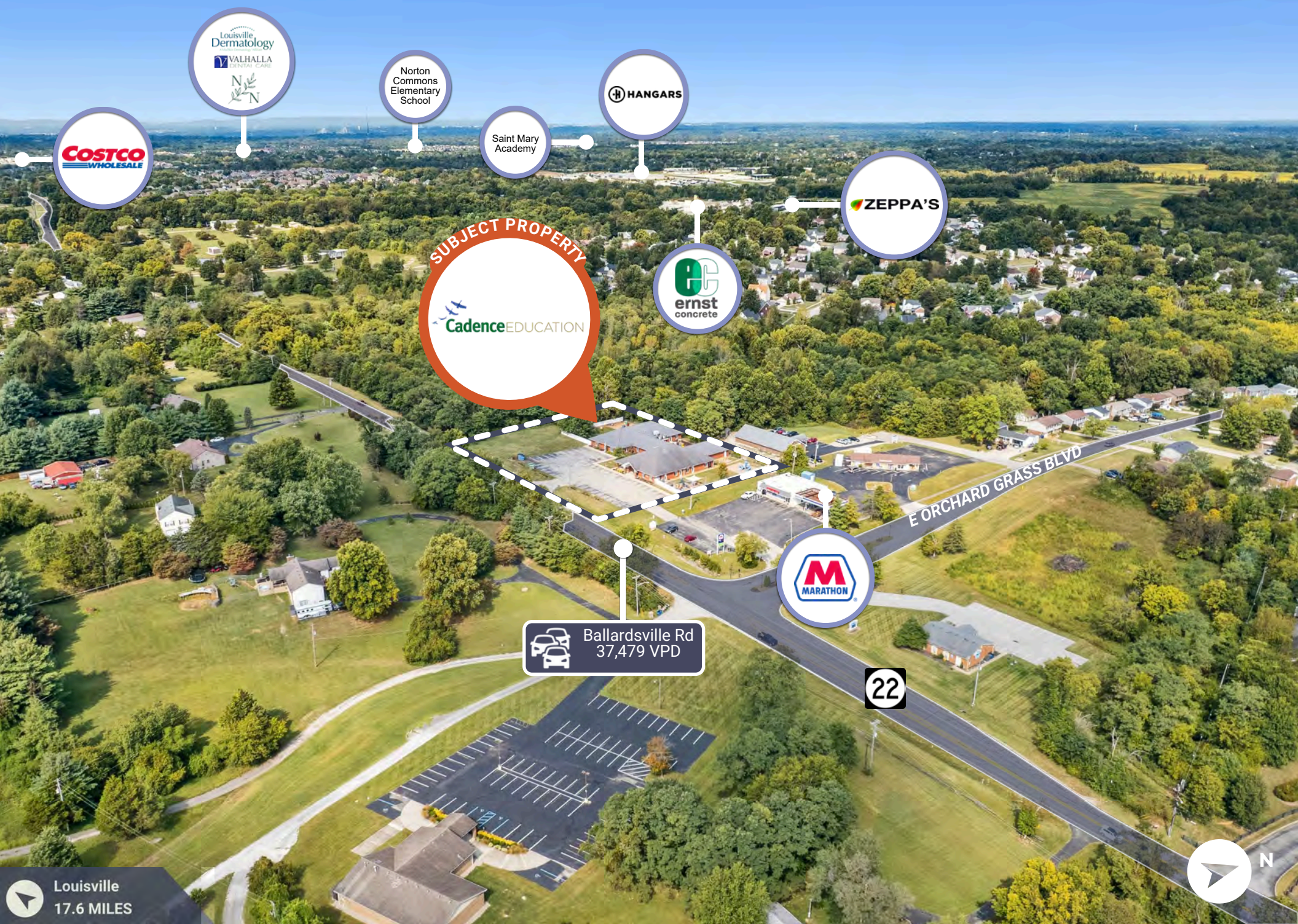
MARATHON

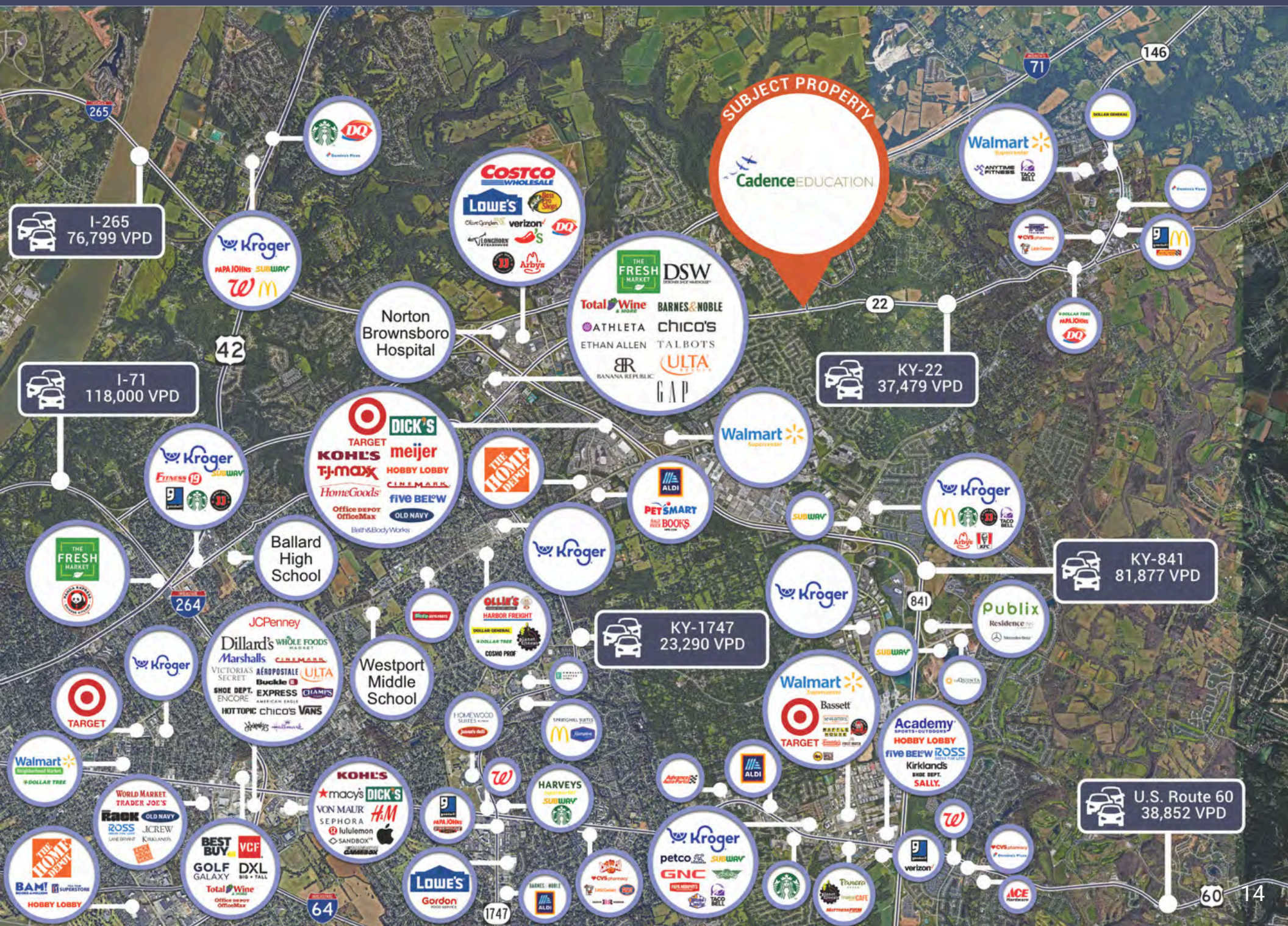
SUBJECT PROPERTY
CadenceEDUCATION

E ORCHARD GRASS BLVD



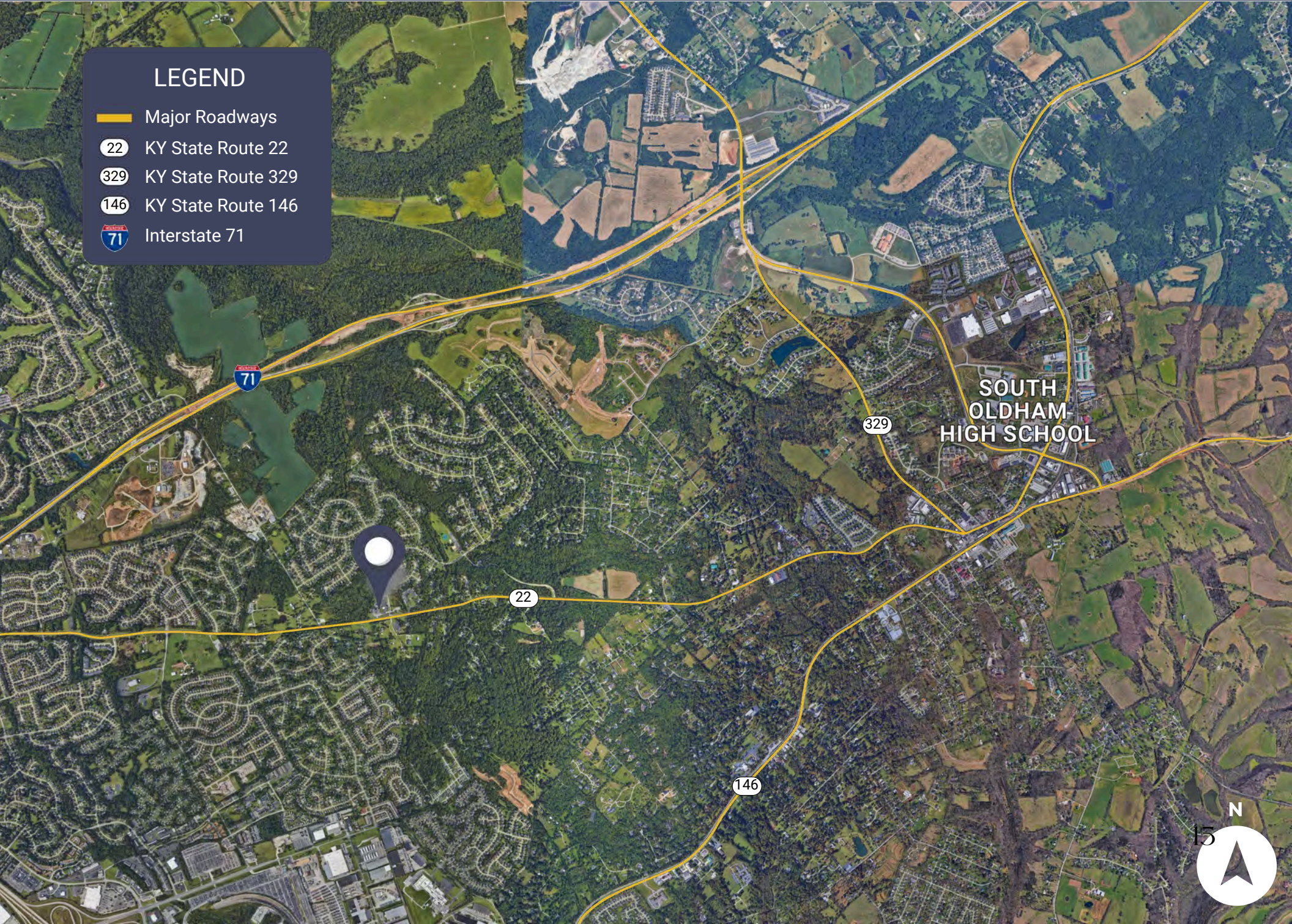
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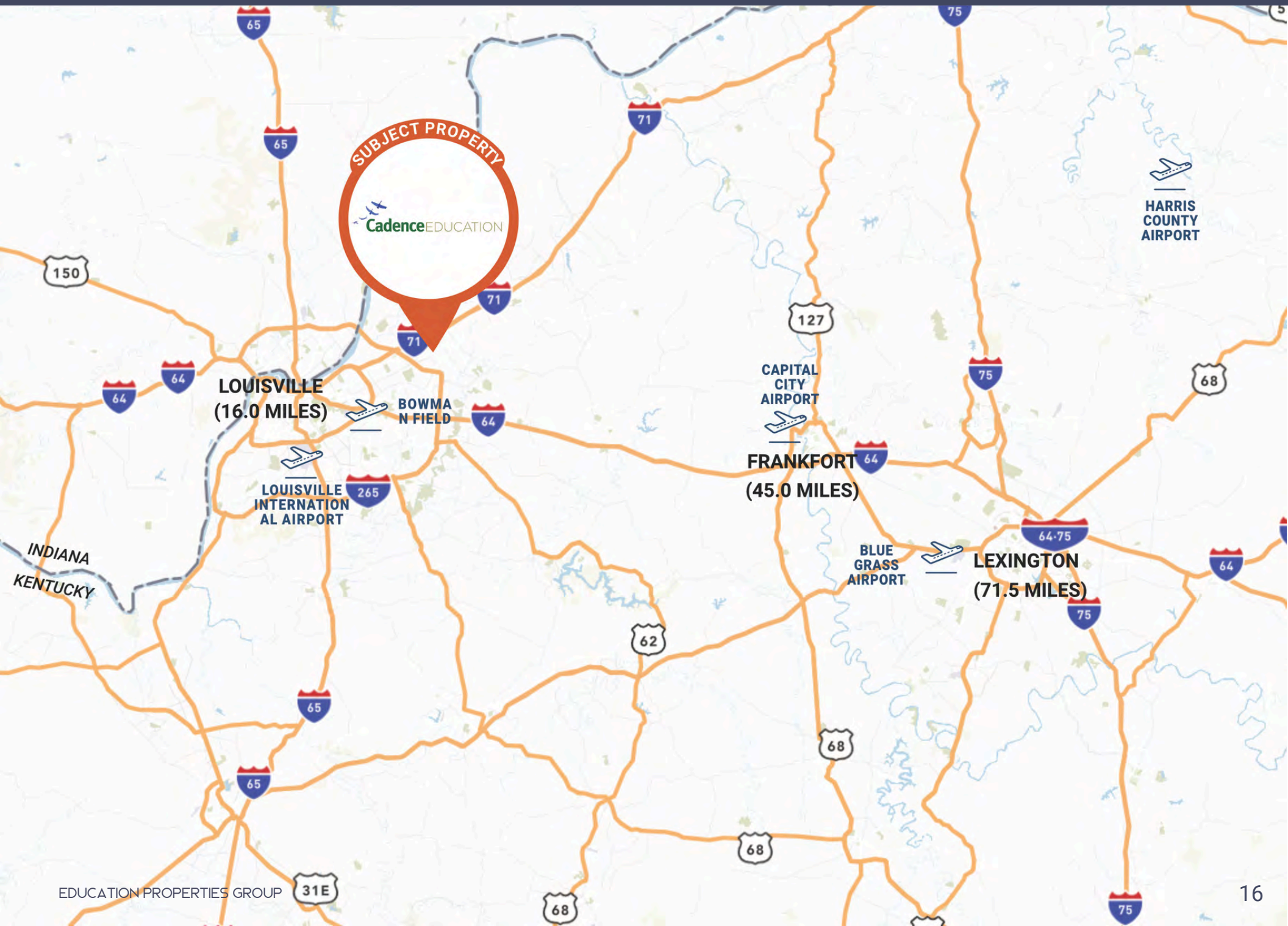


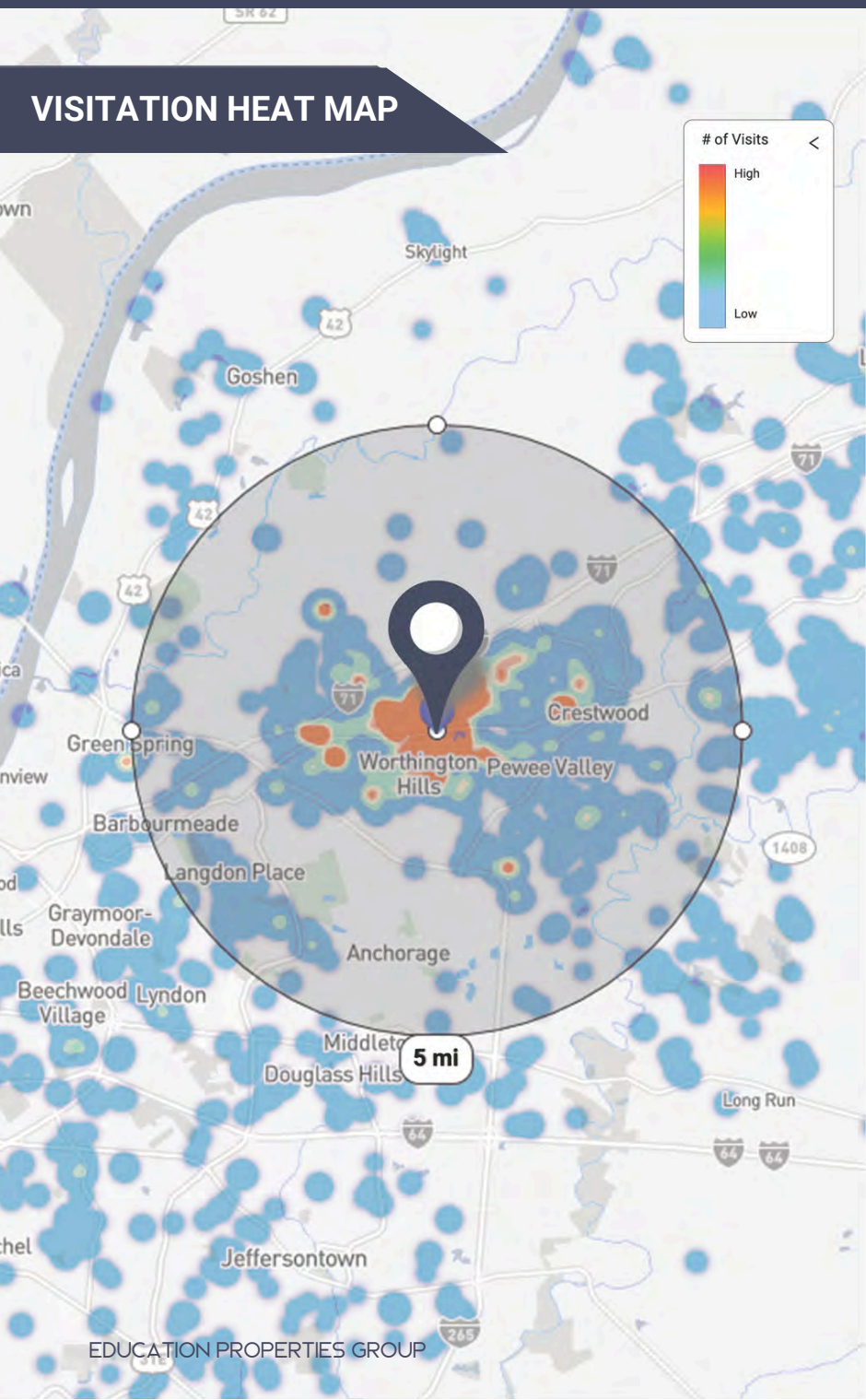
LEGEND

- Major Roadways
- 22 KY State Route 22
- 329 KY State Route 329
- 146 KY State Route 146
- 71 Interstate 71



REGIONAL MAP





DEMOGRAPHICS

8905 W State Hwy 22, Crestwood, KY



POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	8,845	50,761	98,345
2030 Population	8,839	52,604	102,085



AVERAGE HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2025 Average HH Income	\$132,969	\$151,769	\$157,012
2030 Average HH Income	\$147,708	\$169,706	\$176,248
% Change	11.08%	11.82%	12.25%



HOUSEHOLDS	1 MILES	3 MILES	10 MILES
2025 Households	3,189	19,678	38,550
2030 Households	3,200	20,465	40,052

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The information contained herein is not a substitute for a thorough due diligence investigation. Essential CRE and ParaSell, Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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