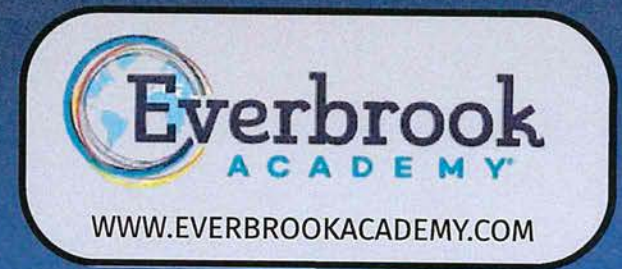


# EVERBROOK ACADEMY (LEARNING CARE GROUP)

3845 FRANKLIN ROAD, MURFREESBORO, TN

- LEARNING CARE GROUP IS THE 2<sup>ND</sup> LARGEST CHILDCARE PROVIDER WITH 1,110+ LOCATIONS NATIONWIDE
- AVERAGE HOUSEHOLD INCOME \$118,559 WITHIN A 3 MILE RADIUS
- MURFREESBORO POPULATION HAS GROWN 20% SINCE 2020
- MURFREESBORO IS THE 16<sup>TH</sup> FASTEST GROWING CITY OF THE US (SmartAsset)



OFFERING MEMORANDUM



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# INVESTMENT OVERVIEW

## PRIME LOCATION OPPORTUNITY FOR EVERBROOK ACADEMY

We are excited to present 3845 Franklin Road, Murfreesboro, TN, as the ideal location for Everbrook Academy's expansion. This exceptional opportunity features a brand-new Day Care Facility located at 3845 Franklin Road, Murfreesboro, TN. The 11,300 SF building, newly constructed in 2024, sits on 1.50 acres, providing a modern, high-quality facility. The property is perfectly situated in a high-growth, family-oriented community, ensuring strong enrollment potential and long-term success. Murfreesboro is one of Tennessee's fastest-growing cities, with a family oriented population. Additionally, the city's high percentage of college-educated residents indicates strong demand for premium learning experiences, making Everbrook Academy a perfect fit for the community.

The site's excellent accessibility along Franklin Road, combined with a thriving local economy and strong employment base, ensures consistent demand for childcare services. This location not only strengthens Everbrook Academy's brand presence in Tennessee but also secures a profitable, long-term opportunity in a flourishing community.

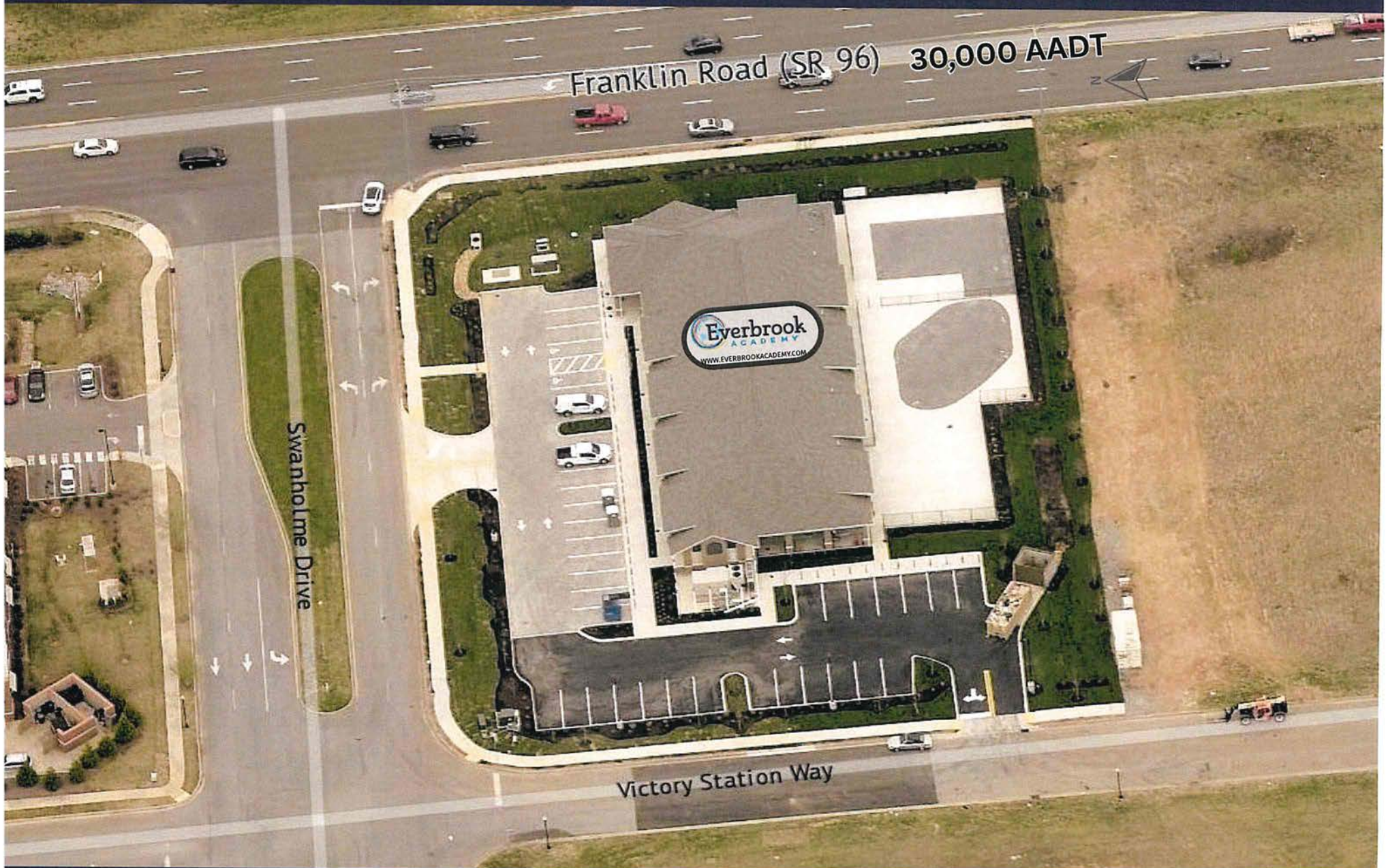
**BUILDING SIZE: 11,300 SF | LOT SIZE: 1.50 ACRES | YEAR BUILT: 2024**

PRICE:	<b>\$8,083,334</b>
CAP Rate:	<b>6%</b>
NOI (ANNUAL):	<b>\$485,000</b>
TERM	<b>15 YEAR</b> Commencing on the Rent Commencement Date
RENT:	<b>Years 1-5   \$485,000.00</b> <b>Years 6-10   \$521,375.00</b> <b>Years 11-15   \$560,478.13</b>

OPTIONS:	<b>Three 5 Year Options w/ 7.5% ↑</b>
COMMENCEMENT START:	<b>Estimated August 1, 2025</b>
TENANT	<b>Everbrook Academy, LLC</b>
GUARANTOR	<b>Learning Care Group (US), Inc.</b>



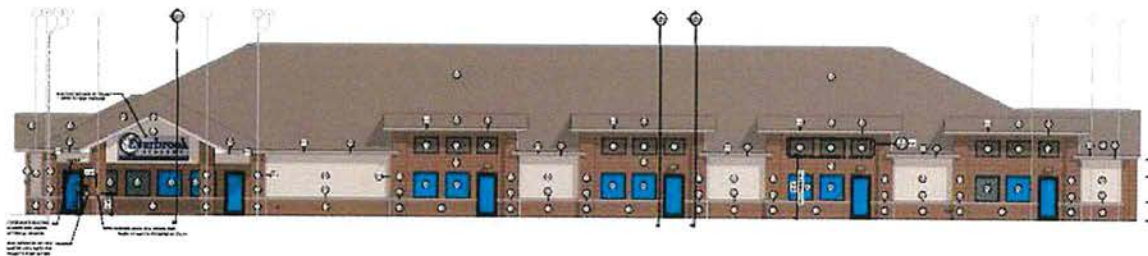
# SITE PLAN



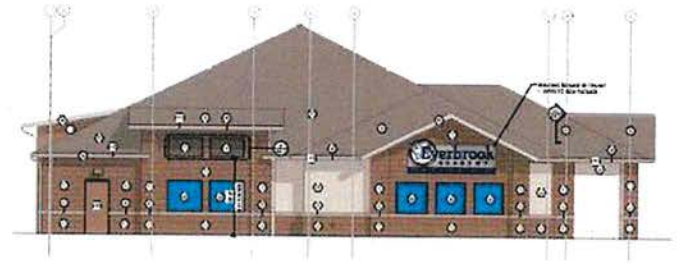


# EXTERIOR ELEVATIONS

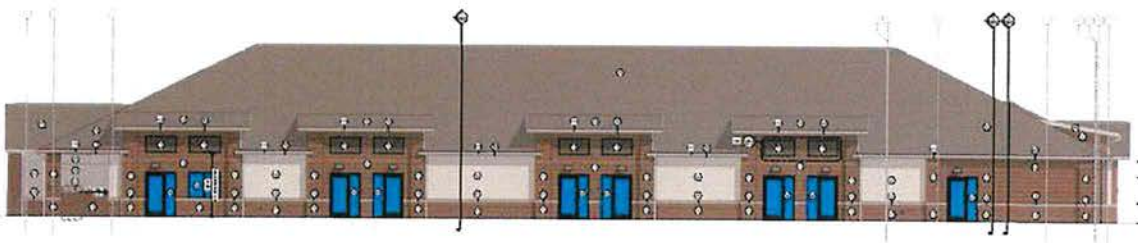
## WEST ELEVATION



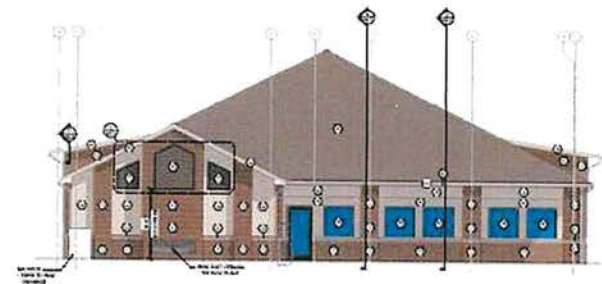
## NORTH ELEVATION



## EAST ELEVATION



## SOUTH ELEVATION





# MURFREESBORO AERIAL





# MURFREESBORO MARKET OVERVIEW

Murfreesboro, Tennessee, is the county seat of Rutherford County and part of the dynamic Nashville Metropolitan Statistical Area. With a population of 165,430, median home value of \$406,771, and an average household size of 2.6 with just over 40% between the ages of 30 and 64, the city is Tennessee's fastest-growing major hub and ranks among the top boomtowns in the nation. Home to Middle Tennessee State University (MTSU), the state's second-largest undergraduate institution, Murfreesboro enjoys a robust local economy supported by major employers such as Nissan, Amazon, and State Farm Insurance. The Memorial Boulevard corridor continues to see rapid commercial development, benefiting from high traffic and proximity to MTSU and affluent neighborhoods. Murfreesboro's strong population growth, business expansion, and rising household incomes underscore its position as a vibrant and thriving economic center.

## LARGEST EMPLOYERS | RUTHERFORD COUNTY

COMPANY	# OF EMPLOYEES
Nissan North America, Inc.	8,500
Rutherford County Government	6,073
National Healthcare Corporation	3,250
Middle Tennessee State University (MTSU)	2,205
Ingram Content Group	1,801
State Farm Insurance Companies	1,650
Amazon.com	1,621
Saint Thomas Rutherford Hospital	1,400
Alvin C York Veterans Medical Center	1,300
Asurion	1,250

DEMOGRAPHICS	HH INCOME 	POPULATION 	HOUSEHOLDS 
3 MILE	\$118,559	63,775	24,125
5 MILE	\$116,161	120,924	46,660
10 MILE	\$116,874	288,997	107,875

FRANKLIN RD IS 30,000 AADT



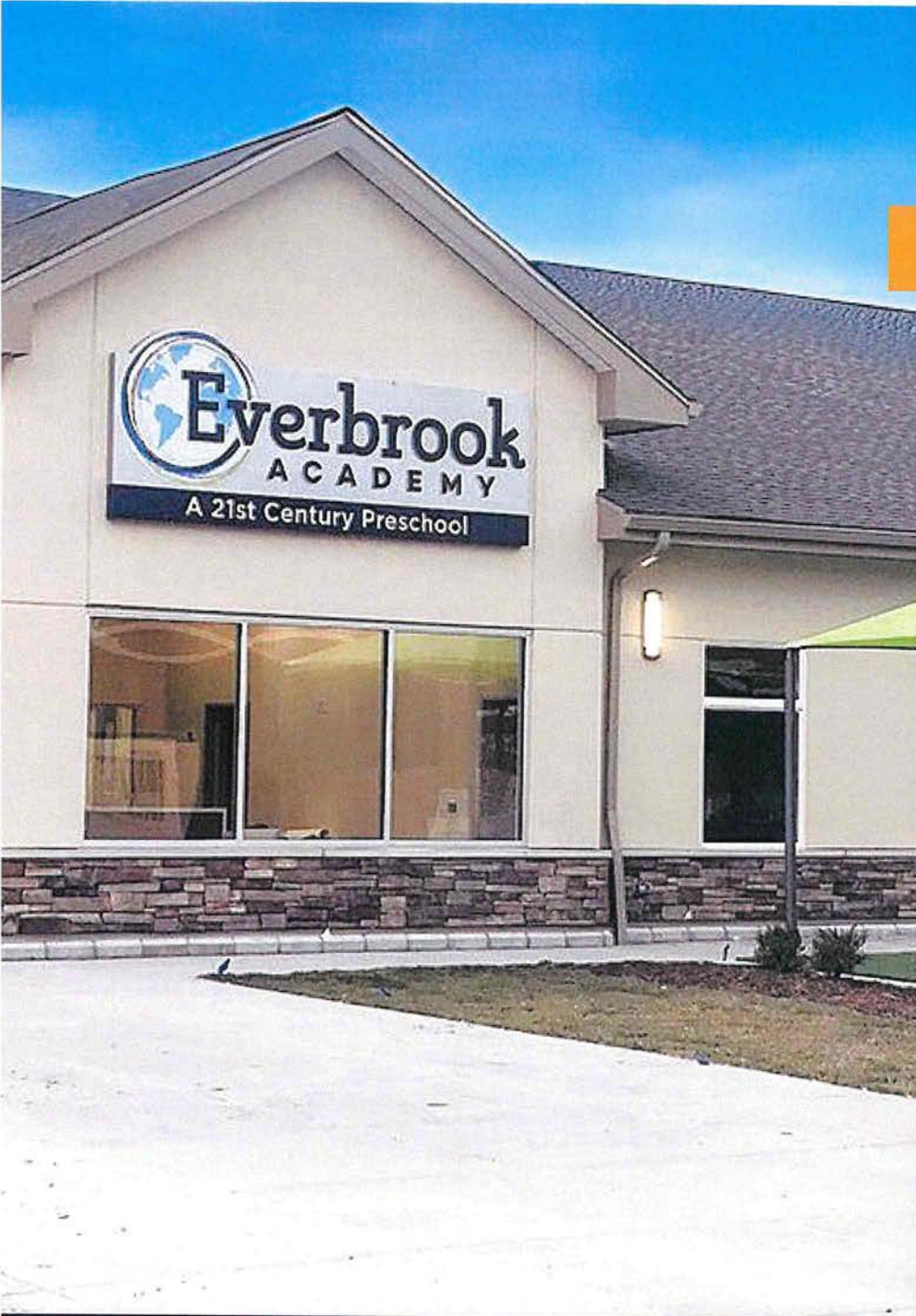
## TENANT OVERVIEW



Everbrook Academy, a Learning Care Group Inc. brand, is a premium early education provider specializing in STEAM-based learning (Science, Technology, Engineering, Arts, and Mathematics) for children aged 6 weeks to 12 years. With a rapidly expanding national presence, Everbrook Academy delivers a forward-thinking curriculum that prepares children for the future's academic and technological challenges.

Everbrook Academy benefits from Learning Care Group's leadership, which boasts a robust operational infrastructure and strategic leadership that supports scalable growth and innovation in the early education sector. The academy's cutting-edge facilities and comprehensive learning programs cater to families seeking high-quality, technology-integrated educational solutions for their children.

Backed by Learning Care Group's strong financial position and long-standing reputation, Everbrook Academy continues to be a trusted choice for families and a valuable investment in the evolving landscape of early childhood education.





## TENANT OVERVIEW



Learning Care Group, Inc. is the second-largest for-profit provider of early childhood care and education in the United States. With 11 unique brands and 1,110+ schools, our 24k+ educators can support more than 165K children.

Their diverse portfolio includes eleven trusted brands: Childtime Learning Centers, Tutor Time, The Children's Courtyard, Everbrook Academy, Montessori Unlimited, La Petite Academy, AppleTree & Gilden Woods, U-GRO, Pathways Learning Academy, Young School, and Creative Kids Learning Centers.

The company has a history of strategic growth through private equity partnerships. Morgan Stanley Private Equity acquired a 60% stake in June 2008, and after a six-year hold, the company was acquired by American Securities, LLC. These partnerships have supported Learning Care Group's mission to provide exceptional early childhood education while pursuing continued growth and innovation.





# CONTACT INFORMATION

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The enclosed materials are being provided solely to facilitate the prospective purchaser's own review, analysis and due diligence of the Property and market for which the purchaser shall be fully and solely responsible.

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