OFFERING MEMORANDUM

FOR SALE

EARLY EDUCATION PORTFOLIO

BAUSCHER
REAL ESTATE
AMHERST MADISON REAL ESTATE ADVISORS

EXCLUSIVELY LISTED BY: Bauscher Real Estate | 208-252-9806 | Matt@BauscherRealEstate.com

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 $529,992 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
ANNUAL NOI	$529,992
FORWARD NOI (YR 2)	$540,600
IN-PLACE CAP RATE	6.20%
FORWARD CAP RATE	6.32%
TOTAL MONTHLY INCOME	$44,167
TOTAL BUILDING AREA	20,243 SF
AVERAGE RENT PSF	$26.18
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, resulting in projected annual rental income growth from approximately $529,992 at commencement to approximately $646,057 by the end of the initial lease term—a 21.9% increase in contractual revenue.

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

PORTFOLIO FOOTPRINT

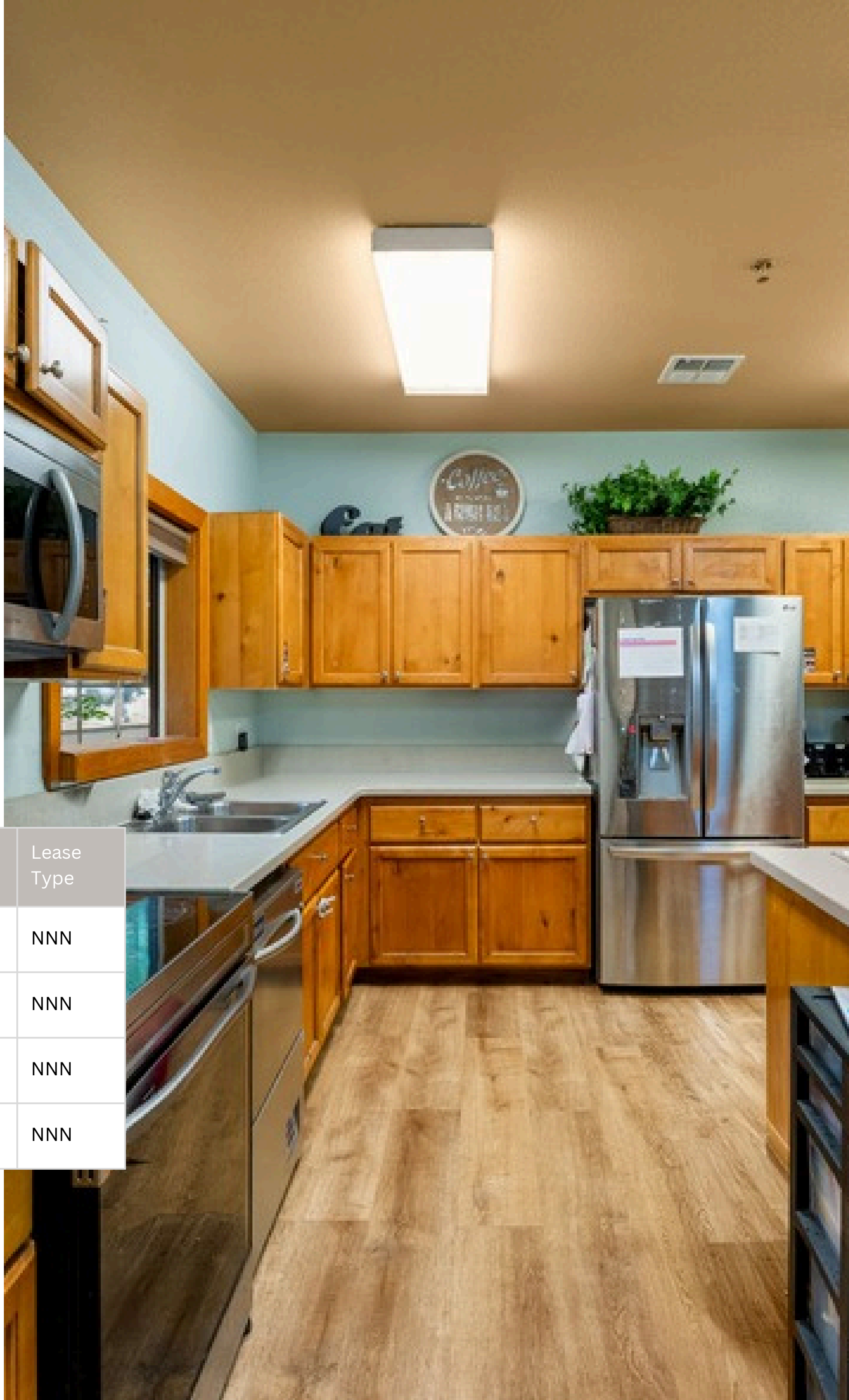
Four Net-Leased Childcare Facilities in Idaho's Fastest-Growing Market

Rent Rolls

Property	Monthly Rent	Annual Rent	Rent/SF
Ten Mile Academy	$16,499	$197,988	$26.17
Boise Kid Co.	$11,523	$138,276	$26.19
Brighter Beginnings	$9,182	$110,184	$26.19
Owl's Nest	$6,962.67	$83,552	$26.19
Portfolio	**$44,167.00**	**$529,992**	**$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



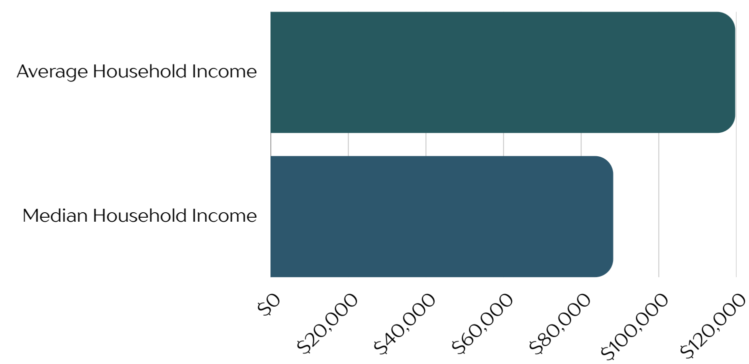
BOISE MARKET OVERVIEW

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
Micron Technology

Retail & Distribution
Albertsons Companies

Professional Services
Regional Business Services

Healthcare
St. Luke's, St. Alphonsus

Government
State of Idaho

Education
Boise State University

Ten Mile ACADEMY

TEN MILE ACADEMY

PROPERTY PROFILE | 1001 SOUTH SENTINEL LANE

Ten Mile Academy represents the premier asset within the portfolio and accounts for approximately 37% of total portfolio value. The property consists of a modern childcare facility constructed in 2020 and situated on a 0.89-acre site in Meridian, Idaho. The property is fully leased to Premier ID Sentinel LLC under a newly executed 10-year NNN lease.

The NNN structure shifts operating responsibilities to the tenant, providing ownership with stable passive income.

PROPERTY OVERVIEW

BLDG AREA	7,566 SF
SITE AREA	0.89 ACRE
YEAR BUILT	2020
EFFECTIVE AGE	3 YEARS
OCCUPANCY	100%
STORIES	1
CONDITION	GOOD
REMAINING ECONOMIC LIFE	47 YEARS
ASKING PRICE	**$3,197,700**

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Sentinel LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	3 × 5 Years
Annual Escalation	2%
Occupancy	100%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	$197,988
Monthly Rent	$16,499
Rent PSF	$26.17
Asking price	$3,197,700
Cap Rate	6.19%

Largest asset in the portfolio | This property represents 37.4% of the purchase price, income, and square footage

Ten Mile
ACADEMY

TEN MILE ACADEMY

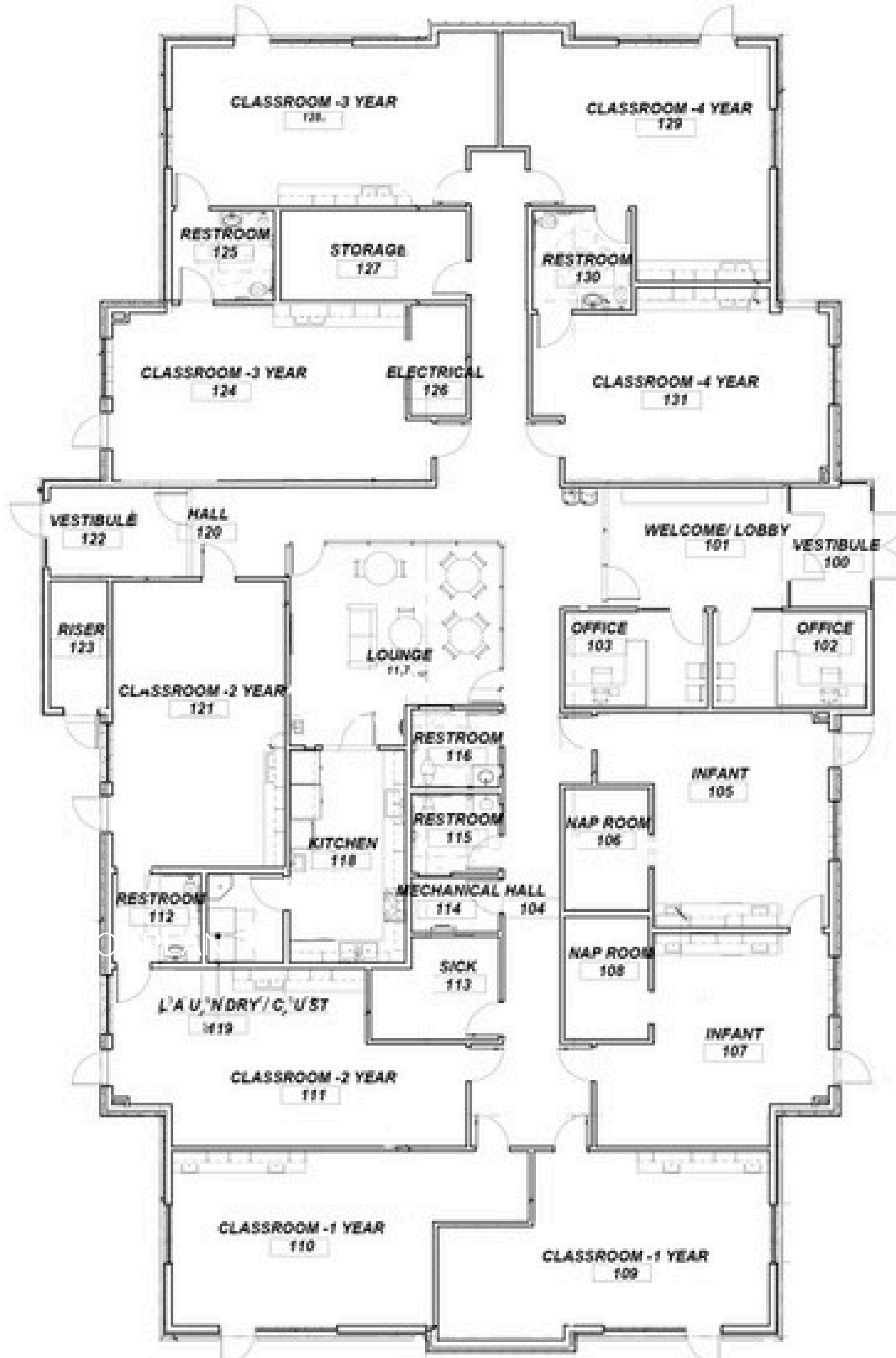
PHOTOS | 1001 SOUTH SENTINEL LANE

TEN MILE ACADEMY

FLOORPLAN | 1001 SOUTH SENTINEL LANE

11 CLASSROOMS | 5 BATHROOMS | KITCHEN

2 OFFICES | 2 NAP ROOMS | 1 SICK ROOM



BOISE KID CO.

PROPERTY PROFILE | 13013 WEST PERSIMMON LANE

The Boise Kid Co. lease provides investors with long-term contractual income from a mission-critical childcare operation. The 10-year lease term, combined with three five-year renewal options, creates the potential for up to 25 years of occupancy. Annual 2.0% rent escalations provide embedded NOI growth while the triple-net structure minimizes ownership responsibilities and expense exposure.

PROPERTY OVERVIEW

BLDG AREA	5,280 SF
SITE AREA	0.34 ACRE
YEAR BUILT	2002
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	MX-1
ASKING PRICE	**$2,225,850**

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Boise LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	$138,276
Monthly Rent	$11,523
Rent PSF	$26.19
Asking Price	$2,225,850
Cap Rate	6.21%

PREMIER CHILDCARE
ESTD 2024
BOISE
KID CO.

BOISE KID CO.

PHOTOS | 13013 WEST PERSIMMON LANE

BOISE KID CO.

FLOORPLAN | 13013 WEST PERSIMMON LANE

6 CLASSROOMS + 4 BATHROOMS + KITCHEN + OFFICE

BRIGHTER BEGINNINGS LEARNING

PROPERTY PROFILE | 1463 EAST STAR DRIVE

Brighter Beginnings Learning offers investors the opportunity to acquire a stabilized childcare facility supported by a long-term lease to an experienced childcare operator. The asset combines predictable cash flow, contractual rent growth, and favorable demographic trends within one of Idaho's fastest-growing markets. The property's strategic location, purpose-built improvements, and long remaining economic life position it as a durable long-term investment within the broader Premier Early Childhood Education Portfolio.

PROPERTY OVERVIEW

BLDG AREA	4,207 SF
SITE AREA	0.56 Acre
YEAR BUILT	2009
EFFECTIVE AGE	10 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	40 YEARS
ZONING	LIMITED OFFICE
ASKING PRICE	**$1,776,500**

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Star LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	$110,184
Monthly Rent	$9,182
Rent PSF	$26.19
Asking Price	$1,776,500
Cap Rate	6.20%

Brighter Beginnings

BRIGHTER BEGINNINGS LEARNING

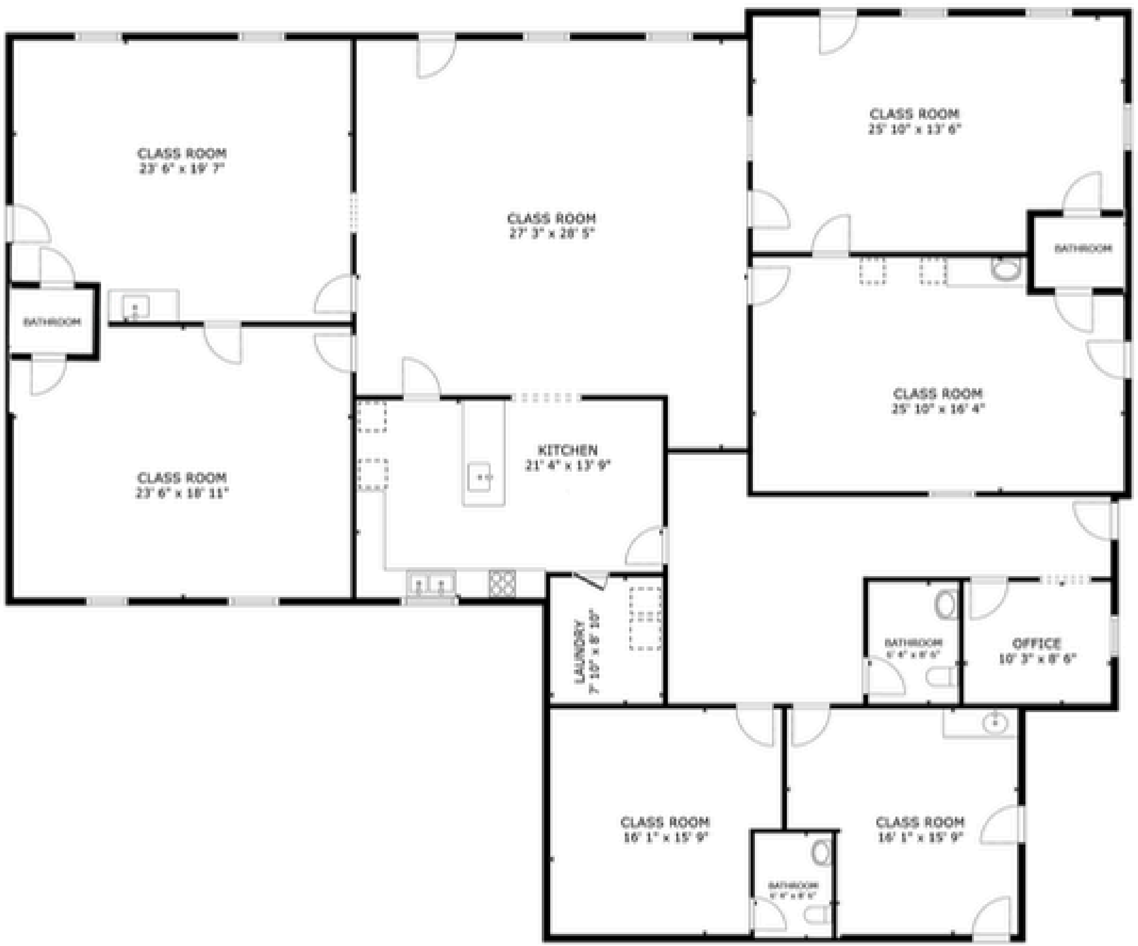
PHOTOS | 1463 EAST STAR DRIVE

Brighter Beginnings

BRIGHTER BEGINNINGS LEARNING

FLOORPLAN | 1463 EAST STAR DRIVE

7 CLASSROOMS + 4 BATHROOMS + KITCHEN + OFFICE



THE OWL'S NEST

PROPERTY PROFILE | 3605 NORTH LOCUST GROVE ROAD

The Owl's Nest Daycare & Preschool provides investors with an opportunity to acquire a smaller-format childcare asset that offers the same institutional lease structure and tenant profile as the larger portfolio properties. Supported by long-term contractual rent growth, a mission-critical operating location, and favorable demographic trends, the property serves as a durable income-producing asset within the broader portfolio. The combination of stable occupancy, long remaining economic life, and strong community presence creates a compelling long-term investment opportunity.

PROPERTY OVERVIEW

BLDG AREA	3,190 SF
SITE AREA	0.37 ACRE
YEAR BUILT	2007
EFFECTIVE AGE	15 YEARS
OCCUPANCY	100%
REMAINING ECONOMIC LIFE	35 YEARS
ZONING	Limited Office (L-O)
ASKING PRICE	**$1,348,050**

LEASE SUMMARY

Lease Item	Detail
Tenant	Premier ID Locust Grove LLC
Lease Type	Triple Net
Initial Term	10 Years
Renewal Options	Three (3) Five-Year Options
Annual Escalation	2%
Lease Expiration	Aug 2035

FINANCIAL SUMMARY

Metric	Amount
Annual Rent	$83,544
Monthly Rent	$6,962
Rent PSF	$26.19
Asking Price	$1,348,050
Cap Rate	6.20%

THE OWL'S NEST

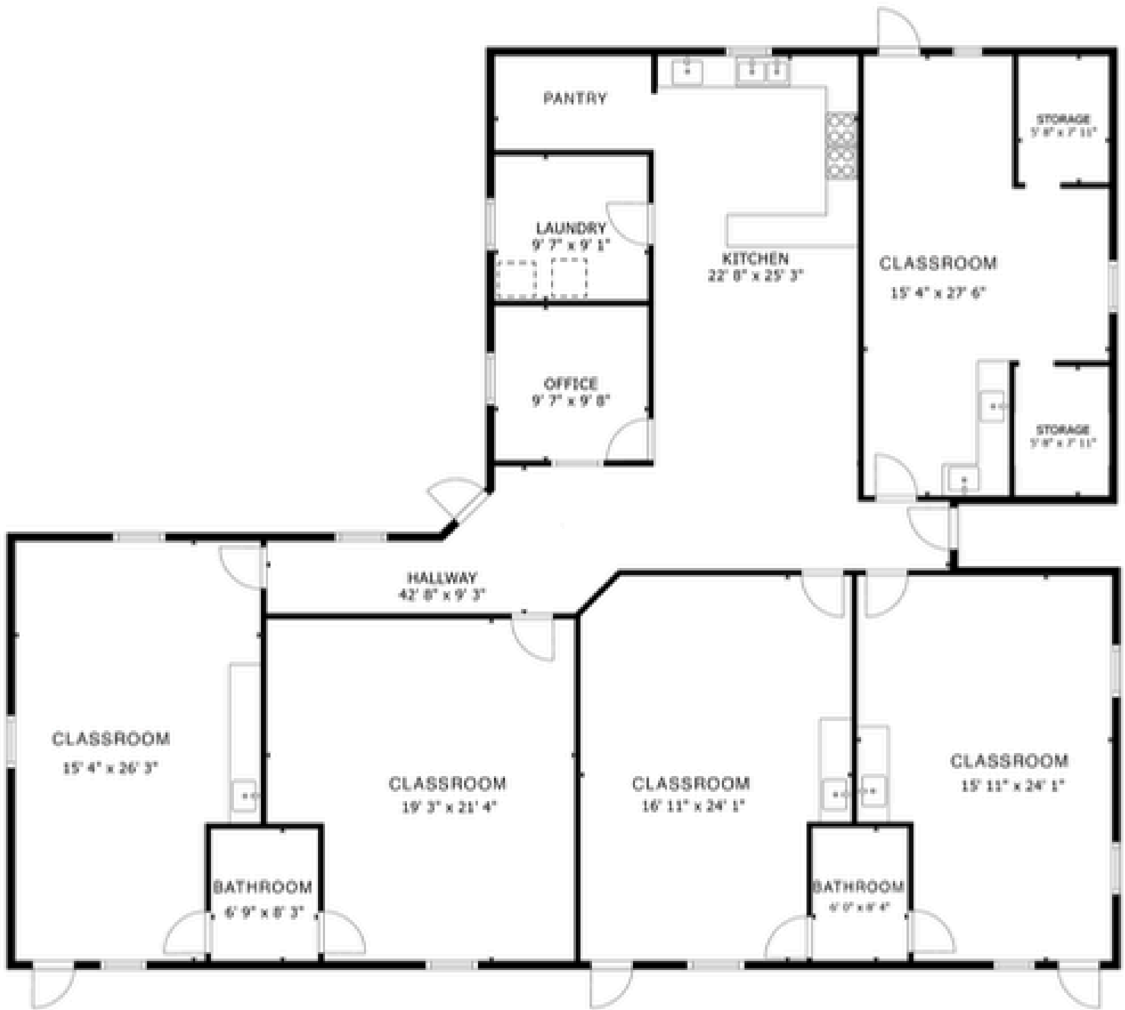
PHOTOS | 3605 NORTH LOCUST GROVE ROAD

The Owl's Nest
DAYCARE AND PRESCHOOL

THE OWL'S NEST

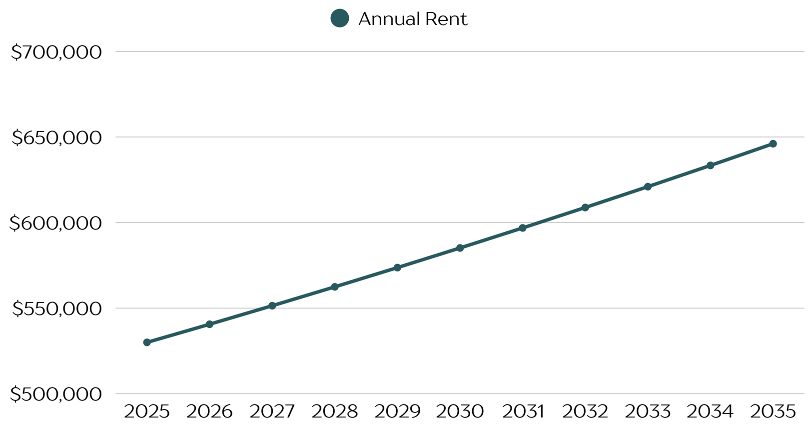
FLOORPLAN | 3605 NORTH LOCUST GROVE ROAD

5 CLASSROOMS + 2 BATHROOMS + OFFICE + KITCHEN



PORTFOLIO INCOME GROWTH

10-YEAR CONTRACTUAL RENT ESCALATION SCHEDULE



PORTFOLIO GROWTH SUMMARY

Initial Annual Rent	$529,992
Year 10 Annual Rent	$646,057
Total Rent Growth	$116,065
Percentage Growth	21.90%

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