

THE LEARNING EXPERIENCE

3640 SW ARBORIDGE DR | LEE'S SUMMIT, MO (KANSAS CITY MSA)

OFFERED
FOR SALE
\$4,558,000
7.35% CAP





EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of The Learning Experience in Lee's Summit, MO. The Learning Experience has over 13.5 years of lease term remaining with 8% increases every 5 years and two (2) five (5) year option periods. The asset is extremely well-situated for The Learning Experience, with nearby demographics and development projects that should provide an immediate customer base.

| RENT SCHEDULE | TERM | ANNUAL RENT | RETURN |
|-------------------------|------------------------|-------------|--------|
| Year 1 - 5 | 12/4/2024 - 12/31/2029 | \$335,000 | 7.35% |
| Year 6 - 10 | 1/1/2030 - 12/31/2034 | \$361,800 | 7.94% |
| Year 11 - 15 | 1/1/2035 - 12/31/2039 | \$390,744 | 8.57% |
| Year 16 - 20 (Option 1) | 1/1/2040 - 12/31/2044 | \$422,003 | 9.26% |
| Year 21 - 25 (Option 2) | 1/1/2045 - 12/31/2049 | \$455,764 | 10.00% |

| | |
|--------------|-------------|
| NOI | \$335,000 |
| CAP | 7.35% |
| PRICE | \$4,558,000 |

ASSET SNAPSHOT

| | |
|-------------------------|--|
| Tenant Name | The Learning Experience |
| Guarantor | The Learning Experience Corp. (Corporate) |
| Address | 3640 SW Arboridge Dr, Lee's Summit, MO 64082 |
| Building Size (GLA) | 10,000 SF + 5,000 SF Play Area |
| Land Size | 1.45 AC |
| Year Renovated | 2024 |
| Lease Type | Net |
| Lease Commencement Date | 12/4/2024 |
| Lease Expiration Date | 12/31/2039 |
| Remaining Term | 13.6 Years |
| Rental Increases | 8% Every 5 Years |
| Renewal Options | 2 X 5 |
| NOI | \$335,000 |



25,250 PEOPLE
IN 3 MILE RADIUS

\$150,872 AHHI
IN 3 MILE RADIUS

10,102 VPD
ON U.S. ROUTE 150





LONG TERM LEASE WITH INDUSTRY LEADING TENANT

Tenant has 13.5 years of lease term remaining | 600+ locations | Estimated valuation equal to \$448M | Acquired by Harvest Partners PE Firm in 2025



PROVEN SUCCESS WITH INTERNET-RESISTANT BRAND

Estimated system-wide sales exceeding \$800M in 2026 | Average sales of approximately \$2M per location | Only 1% of stores have closed after opening



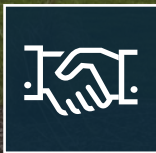
HUGE GROWTH INDUSTRY

Day Care industry was valued at \$65B in 2024 | Projected to reach \$109B by 2033 | 10.8M enrolled in formal child care



TOP RANKED FRANCHISE

#1 Daycare and Early Education Franchise (Franchise Business Review) | #1 Children's Business Franchise (Entrepreneur Magazine) | #43 Franchise 500 Ranking List (Entrepreneur Magazine)



INFLATION HEDGE

Fixed 8% increases every 5 years provide a fixed hedge against inflation and consistent rent growth



ARBORWALK DEVELOPMENT

38 acre development to adhere to market growth | development will consist of class A apartments, senior living, restaurants, & retail



CLOSE PROXIMITY TO 18 ELEMENTARY SCHOOLS

Lee's Summit has 18 elementary schools within its district | Total enrollment of 7,423 students | provides immediate customer base for The Learning Experience



EXCELLENT DEMOGRAPHICS FIT FOR BUSINESS OPERATIONS

Population of 25,000+ and Avg HH of \$150,000+ within 3 mile radius | Nearly 40% of households have children under 18 | Ranked #34 for Best Suburb to Raise a Family in Missouri





INSPIRED HOMES
KENSINGTON FARMS
\$480,000-\$815,000

STONEY CREEK
NEIGHBORHOOD
\$390,000-\$625,000

NAPA VALLEY
COMMUNITY

RAINTREE VILLAGE
SENIOR LIVING
COMMUNITY
\$3,550-\$5,990/MONTH

JOURNEY CHURCH
INTERNATIONAL

Casey's
POTENTIAL CASEY'S
CONVENIENCE STORE

U.S. ROUTE 150 10,102 VPD

THE LEARNING EXPERIENCE
3640 SW ARBORIDGE DR,
LEE'S SUMMIT, MO





RAINTREE LAKES & BROOK'S FARM COMMUNITY
\$430,000-\$550,000

HAWTHORN RIDGE COMMUNITY
\$325,000-\$750,000

INSPIRED HOMES AT PRYOR RIDGE
\$450,000-\$815,000

MANOR HOMES OF ARBORWALK APARTMENTS
\$1,200-\$3,000/MONTH

RAINTREE VILLAGE SENIOR LIVING COMMUNITY
\$3,550-\$5,990/MONTH

Casey's
POTENTIAL CASEY'S CONVENIENCE STORE

THE LEARNING EXPERIENCE
3640 SW ARBORIDGE DR,
LEE'S SUMMIT, MO



ROUTE 291 33,200 VPD

THE LEARNING EXPERIENCE
3640 SW ARBORIDGE DR,
LEE'S SUMMIT, MO

U.S. ROUTE 150 10,102 VPD

Casey's
POTENTIAL CASEY'S
CONVENIENCE STORE

Walgreens
DOLLAR GENERAL

McDonald's **Starbucks**
SHERWIN WILLIAMS

Pizza Hut

Walmart
Supercenter

SONIC
SCOOTER'S COFFEE

WHATABURGER **Arby's**

SONIC

DG

1 MILE
7,000
PEOPLE
\$140,116
AHHI

3 MILES
25,250
PEOPLE
\$150,872
AHHI

5 MILES
81,155
PEOPLE
\$129,315
AHHI





| SCHOOL | STUDENTS | DISTANCE FROM SITE |
|-----------------------------|----------|--------------------|
| 1 Cedar Creek Elementary | 477 | 6.7 Miles |
| 2 Greenwood Elementary | 326 | 3.6 Miles |
| 3 Hawthorn Hill Elementary | 402 | 1.8 Miles |
| 4 Hazel Grove Elementary | 345 | 8.0 Miles |
| 5 Highland Park Elementary | 444 | 9.9 Miles |
| 6 Lee's Summit Elementary | 217 | 5.9 Miles |
| 7 Longview Farm Elementary | 405 | 6.2 Miles |
| 8 Mason Elementary | 505 | 15.1 Miles |
| 9 Meadow Lane Elementary | 462 | 7.9 Miles |
| 10 Pleasant Lea Elementary | 333 | 4.3 Miles |
| 11 Prairie View Elementary | 601 | 8.1 Miles |
| 12 Richardson Elementary | 432 | 10.5 Miles |
| 13 Summit Pointe Elementary | 541 | 1.6 Miles |
| 14 Sunset Valley Elementary | 304 | 6.2 Miles |
| 15 Trailridge Elementary | 430 | 1.4 Miles |
| 16 Underwood Elementary | 506 | 9.7 Miles |
| 17 Westview Elementary | 274 | 4.6 Miles |
| 18 Woodland Elementary | 419 | 8.3 Miles |





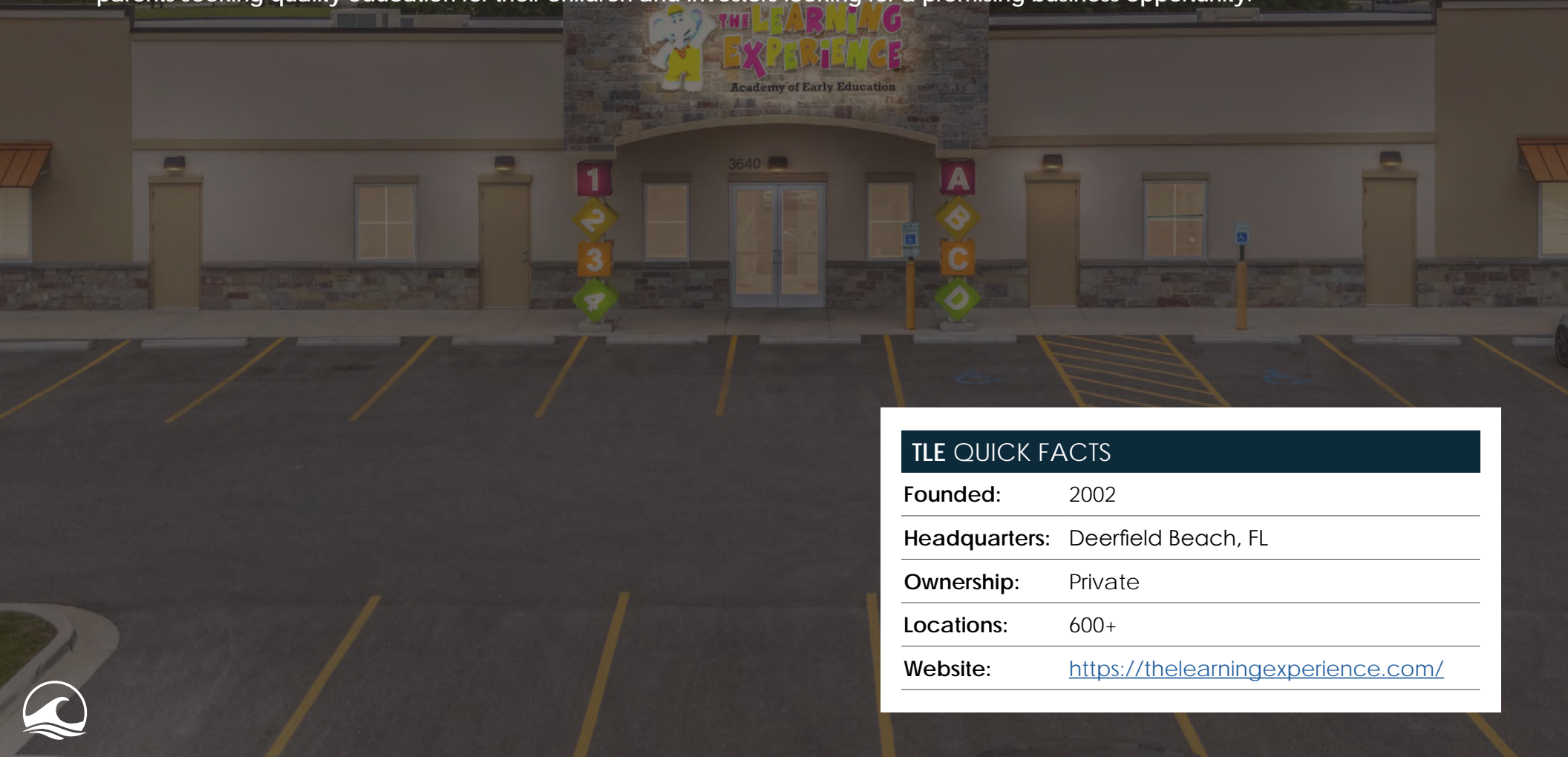
KANSAS CITY
25 MILES

LEE'S SUMMIT

LEE'S SUMMIT, MO is one of the Kansas City MSA's fastest-growing and most affluent suburban communities, located just over 20 miles southeast of Downtown Kansas City. With a population exceeding 100,000 residents, the city has become a premier family-oriented suburb supported by strong household incomes, highly rated public schools, and sustained residential expansion. Lee's Summit benefits from direct connectivity to the greater metro area via Interstate 470, U.S. Highway 50, and Missouri Route 291, providing convenient access to major employment centers throughout the region. The city maintains a diverse economic base anchored by healthcare, education, professional services, and retail employment, while the nationally recognized Lee's Summit R-7 School District continues to drive residential demand and long-term population growth.

The subject property is strategically positioned within the rapidly expanding Highway 150 corridor, one of Lee's Summit's most active suburban growth nodes characterized by significant new residential development and continued commercial expansion. The surrounding trade area features strong consumer demographics, expanding rooftops, and a growing concentration of national retailers, restaurants, and service-oriented businesses catering to the area's affluent population base. Average household incomes exceed \$150,000 within a three-mile radius, reinforcing the corridor's appeal to family-focused and necessity-based operators. Continued public and private investment throughout the market has further strengthened Lee's Summit's position as one of the Kansas City MSA's most desirable and supply-constrained suburban communities.

The Learning Experience (TLE) is a well-established early childhood education franchise that traces its origins back to Deerfield Beach, Florida, where it was founded in 2002. Known for its innovative and holistic approach to early learning, TLE provides a nurturing and engaging environment for children from infancy through kindergarten. Their programs emphasize not only cognitive development but also social, emotional, and physical growth. The Learning Experience places a strong emphasis on curriculum development and teacher training, ensuring that children receive high-quality educational experiences. With a commitment to fostering a love for learning, TLE has expanded its reach across the United States and internationally, making it a recognized and respected name in early childhood education. The Learning Experience boasts a network of over 500 locations in the United States, with additional centers planned for expansion. These centers offered a range of services, including infant care, preschool, pre-kindergarten, and kindergarten programs. TLE's financial performance was noteworthy, as the demand for quality early childhood education continued to rise. Its franchising model allowed for steady growth, and the organization's commitment to maintaining high educational standards helped it attract both parents seeking quality education for their children and investors looking for a promising business opportunity.



TLE QUICK FACTS

Founded: 2002

Headquarters: Deerfield Beach, FL

Ownership: Private

Locations: 600+

Website: <https://thelearningexperience.com/>





LEASE ABSTRACT

| | | | | | |
|-----------------------------------|--|---------------|----------------|------------|--|
| LESSEE: | The Learning Experience | | | | |
| BUILDING SIZE: | 10,000 SF + 5,000 SF Play Area | | | | |
| LAND SIZE: | 1.45 acres | | | | |
| LEASE TERM: | Fifteen (15) Years | | | | |
| RENT COMMENCEMENT DATE: | December 4, 2024 | | | | |
| EXPIRATION DATE: | December 31, 2039 | | | | |
| BASE RENT: | Period (Lease Years) | Annual | Monthly | PSF | |
| Year 1 - 5 | 12/4/2024 - 12/31/2029 | \$335,000 | \$27,917 | \$33.50 | |
| Year 6 - 10 | 1/1/2030 - 12/31/2034 | \$361,800 | \$30,150 | \$36.18 | |
| Year 11 - 15 | 1/1/2035 - 12/31/2039 | \$390,744 | \$32,562 | \$39.07 | |
| Year 16 - 20 (Option 1) | 1/1/2040 - 12/31/2044 | \$422,003 | \$35,167 | \$42.20 | |
| Year 21 - 25 (Option 2) | 1/1/2045 - 12/31/2049 | \$455,764 | \$37,980 | \$45.58 | |
| SECURITY DEPOSIT: | None. | | | | |
| GUARANTOR: | The Learning Experience Corp. (Corporate) | | | | |
| RENEWAL TERM(S): | Tenant has two (2) five (5) year renewal options. | | | | |
| PERMITTED USE: | Tenant may use the Leased Premises for a child care center and related educational, enrichment and child businesses and activities, including, without limitation, hot meal, snack service and birthday parties. | | | | |
| TERMINATION OPTION(S): | None. | | | | |
| REAL ESTATE TAXES: | Tenant shall reimburse Landlord for Real Estate Taxes on a monthly basis, by paying to Landlord 1/12th of Landlord's estimate of Real Estate Taxes for each tax year, and same shall be additional rent. Within 90 days following the end of each tax year, Landlord shall provide a statement to Tenant showing the total Real Estate Taxes for the prior tax year. | | | | |
| COMMON AREA MAINTENANCE: | Beginning on the Rent Commencement Date, except as expressly provided herein, Tenant shall directly contract for and pay all of the costs and expenses in connecting with operating and maintaining the Leased Premises that are expressly the Tenant's responsibility as set forth herein. | | | | |
| REPAIRS & MAINTENANCE: | Landlord, at its sole cost and expense, shall keep in good order, and shall be responsible for the maintenance, repair, and replacement of all portions of the Leased Premises that are not expressly the Tenant's responsibility hereunder, including, without limitation, (i) all exterior portions of the Leased Premises (excluding the store front, and the exterior portions of all doors, windows, and plate glass), (ii) all lines, pipes and wires located outside of the Leased Premises but serving the Leased Premises, (iii) all of the structural portions of the Leased Premises, including, without limitation, the foundations, bearing walls, support beams, columns, structural portions of the roof, underground utility lines, and the water tightness of the Building, and (iv) any part of the Leased Premises to the extent necessitated by the act or omission of Landlord, its agents, employees or contractors. | | | | |
| UTILITIES: | Beginning on the Commencement Date, with the cooperation of the Landlord, Tenant shall take over the cost of all daily Utility usage for the Leased Premises. | | | | |
| INSURANCE: | Tenant, at its sole cost and expense, shall obtain and maintain the following insurance policies: A. Special Form Cause of Loss insurance protecting the building against loss or damage by fire or other casualty under a standard all risk coverage endorsement for the full replacement value. B. Commercial General Liability insurance protecting against and all claims for damages to persons or property occurring in, on or about the Lease Premises. C. All Risk insurance covering all of Tenant's trade fixtures and all personal property from time to time in, on or upon the Leased Premises. | | | | |
| ESTOPPEL CERTIFICATE: | Within 15 days following written request. | | | | |
| ROFR: | Yes - 21 days after receipt of Landlord's Notice. | | | | |

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LEAD ADVISORS

ZACK HILGENDORF
Senior Vice President
847.722.0865
zhilgendorf@atlanticretail.com

NICK HILGENDORF
Senior Associate
847.414.4749
nhilgendorf@atlanticretail.com

BROKER OF RECORD

MATTHEW SEVERNS
Kessinger/Hunter & Company, LC.
MO #000008197
(816) 842-2690

BROKER OF RECORD

KOBI MASHNOUK
Kessinger/Hunter & Company, LC.
MO #2025004843
(816) 842-2690

NATIONAL TEAM

DAVID HOPPE
Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

ERIC SUFFOLETTO
Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

PATRICK WAGOR
Partner
561.427.6151
pwagor@atlanticretail.com

DANNY GRIFFIN
Vice President
781.635.2449
dgriffin@atlanticretail.com

BEN OLMSTEAD
Senior Associate
980.498.3296
bolmstead@atlanticretail.com

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