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, increasing annual rental income from approximately $540,600 at commencement to approximately $646,057 by Year 10, representing approximately 19.5% contractual rent growth.

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.