SURMOUNT

ISSENBERG BRITTI GROUP

Actual Photo

Brand New 15-Yr. Lease
AHHI $130K in 1-Mile
Strong Corporate Guarantee

The Children's Courtyard™

7920 Gunn Hwy,
Tampa, FL 33626

Offering Memorandum
Exclusive Net-Lease Offering

Investment Overview

Issenberg & Britti Group of Surmount is pleased to exclusively offer for sale this newly redeveloped childcare facility leased to The Children's Courtyard, a premier brand operated by Learning Care Group—one of the nation's largest early childhood education providers. Located at 7920 Gunn Highway in Tampa, Florida, the property features a ±13,950-square-foot purpose-built daycare center situated on a ±1.95-acre parcel with an expansive ±10,000-square-foot outdoor playground.

Strategically located along Gunn Highway, the property enjoys excellent visibility and accessibility across from a Publix-anchored shopping center and within walking distance of Citrus Park Elementary (689 students) and Sickles High School (2,389 students), both strong enrollment drivers. The surrounding trade area boasts exceptional demographics, with median household incomes exceeding $130,000 within one mile, and over 21 percent of residents under age 18, underscoring the long-term need for childcare services.

Hillsborough County faces a well-documented shortage of licensed childcare providers, with approximately 25 fewer facilities operating compared to pre-pandemic levels. This supply/demand imbalance, coupled with the regulatory and capital-intensive nature of building and licensing new facilities, creates significant barriers to entry and long-term tenancy "stickiness."

The asset is encumbered by a brand-new 15-year corporate-guaranteed lease which commenced August 2025 (Rent Commences June 2026). The lease features 7 percent rent increases every five years throughout the base term and option periods, with four 5-year renewal options providing built-in growth and long-term stability. The property underwent a complete renovation in 2025, delivering a modernized, state-of-the-art childcare facility tailored to today's stringent regulatory and operational requirements.

This long-term lease is backed by Learning Care Group with a full corporate guaranty from parent sponsor American Securities, a major private equity firm with substantial capital resources.

Investment Highlights

- Outstanding Location
  - Across the Street from Publix Anchored Retail Center
  - Within One Block of Citrus Park Elementary School (689 Students) and Sickles High School (2,389 Students)
- Exceptional Demographics & Demand Tailwinds
  - Tampa's Population Exceeds 390,000 and is Growing; Over 21% of Residents are Under Age 18, Underscoring Strong Long-Term Demand for Childcare
- Childcare Vacuum in Hillsborough County
  - Compared to Pre-Pandemic Figures, Approximately 25 Fewer Facilities Now Operate in Hillsborough County, Demonstrating Demand Outpacing Supply
  - Stickiness of Use: Licensed Childcare Facilities Like this One Require Regulatory Approval and Significant Build-Out Costs—Barriers that Make Relocation Unlikely and Tenancy Highly Stable
- Lease Stability & Passive Investment
  - Purpose-Built Daycare Facilities Carry High Tenant-Specific Cost and Regulatory Barriers, Greatly Reducing Relocation Risk
  - The Long-Term NN Lease Shifts Most Maintenance and Capital Responsibilities to the Tenant and Provides Built-In Rent Escalation and Multiple Renewal Windows
- Institutionally Backed Tenant
  - Learning Care Group is Among the Largest early Childhood Education Providers in North America, Offering Brand Diversity, Scale, and Operational Sophistication
  - Backed by American Securities, a Major Private Equity Sponsor, the Tenant Brings Credibility and Financial Support that Bolsters Lease Confidence
- Strong Suburban Household Metrics
  - Driven by Family-Oriented Growth, the Immediate Area Features a Strong Mix of Single-Family and Multifamily Housing with Excellent Road Access, Further Enhancing Enrollment Upside

The Offering

The Children's Courtyard
7920 Gunn Highway,
Tampa, FL 33626

Property Details

Lot Size	17,424 SF (1.95 Acres)
Rentable Square Feet	13,950 SF
Price/SF	$510.59
Year Built / Remodeled	2025

Financial Overview

List Price	**$7,122,769**
Down Payment	100% / $7,122,769
Cap Rate	6.50%
Type of Ownership	Fee Simple

Property Rent Data

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
07/20/2026 - 07/31/2031	$38,575	$462,900
08/01/2031 - 07/31/2036	$41,275	$495,303
08/01/2036 - 07/31/2041	$44,165	$529,974
08/01/2041 - 07/31/2046 (Option 1)	$47,256	$567,072
08/01/2046 - 07/31/2051 (Option 2)	$50,564	$606,767
08/01/2051 - 07/31/2056 (Option 3)	$54,103	$649,241
08/01/2056 - 07/31/2061 (Option 4)	$57,891	$694,688
Base Rent ($33.18 / SF)		$462,900
Net Operating Income		$462,900.00
TOTAL ANNUAL RETURN	CAP 6.50%	**$462,900**

Lease Abstract

Tenant Trade Name	The Children's Courtyard
Tenant	Corporate
Ownership	Private
Guarantor	Corporate Guarantee
Lease Type	NN
Lease Term	15 Years
Lease Commencement Date	01/21/2026
Rent Commencement Date	07/20/2026
Expiration Date of Base Term	07/31/2041
Increases	7% every 5 Years during Lease Term and Option Periods
Options	Four 5-Year Options
Term Remaining on Lease	15 Years
Property Type	Net Leased Child Care
Landlord Responsibility	Roof and Structure
Tenant Responsibility	HVAC
Right of First Refusal	Yes

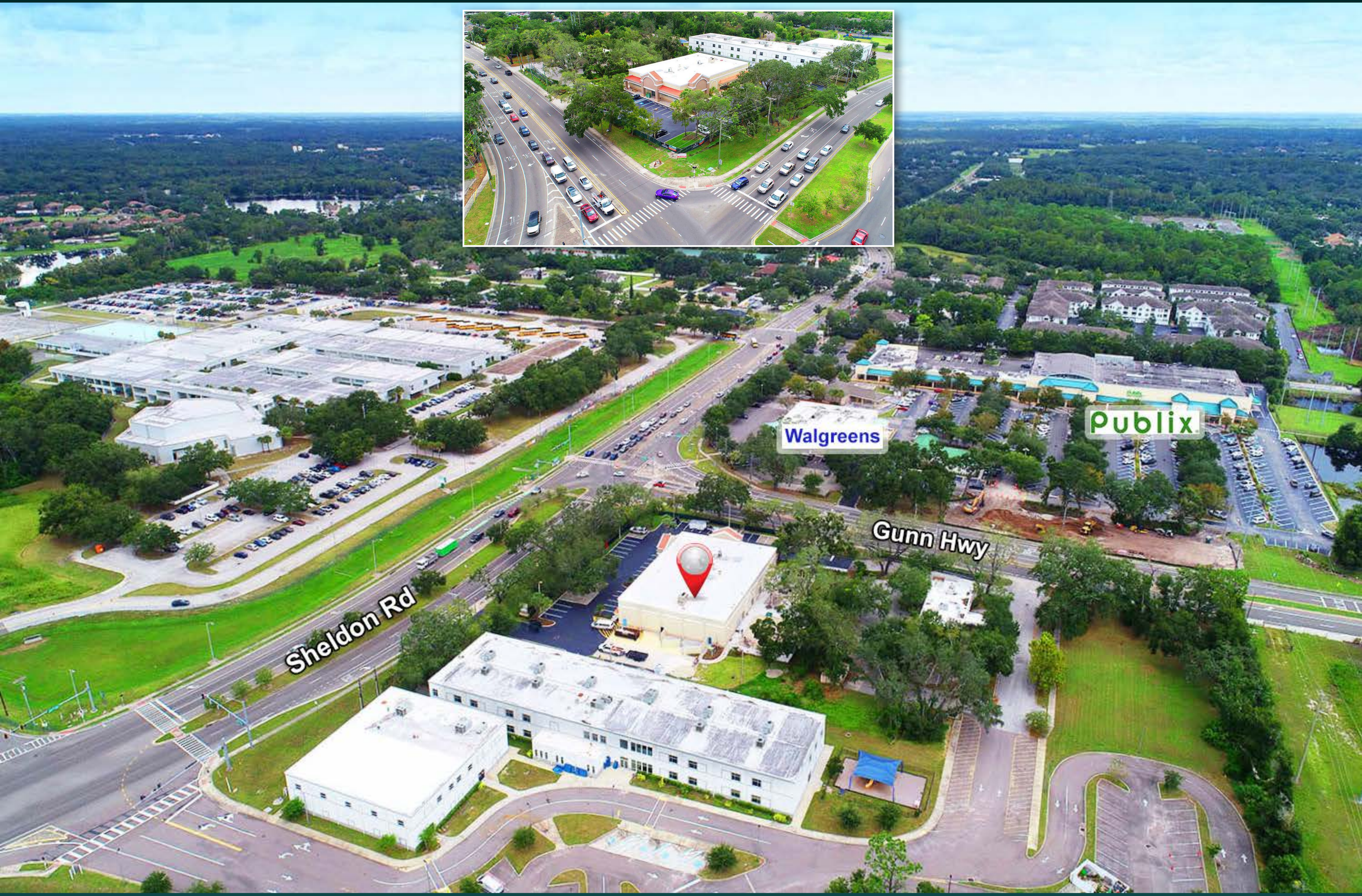

84,000 AADT
20,300 AADT
33,500 AADT
29,500 AADT
2,900 AADT
The Children's Courtyard
SUBJECT PROPERTY
Keystone Crossing Shopping Center
McDonald's
Public Storage
Ehrlich Animal Hospital
Citrus Village
Sickles High School
The Shoppes of Citrus Park
Walgreens
Victory Little Knights Academy
Sgt. Paul R. Smith Middle School
Arbor Terrace
The Plaza at Citrus Park
Veterans Expy
Ehrlich Rd
Gunn Hwy
Citrus Park Dr
Sheldon Rd
Walmart

Keystone Crossing Shopping Center
Vision Ace Hardware Stores
resharp
Domino's
Toast
VI Nail & Spa
McDonald's
Sunoco
Public Storage
Gunn Hwy
20,300 AADT
Ehrlich Animal Hospital
Citrus Village
Sickles High School
The Shoppes of Citrus Park
Yoshi Sushi
Yogurtology
Louis Pappas Fresh Greek
Publix Super Markets
UPS
Papa John's Pizza
Shred Nations
Blue Rhino
Walgreens
USF Credit Union
33,500 AADT
Ehrlich Rd
Hungry Howie's Flavored Crust Pizza
Arbor Terrace citrus park
Victory Little Knights Academy
Sheldon Rd
The Children's Courtyard
SUBJECT PROPERTY
Citrus Park Elementary School
29,500 AADT
Sgt. Paul R. Smith Middle School

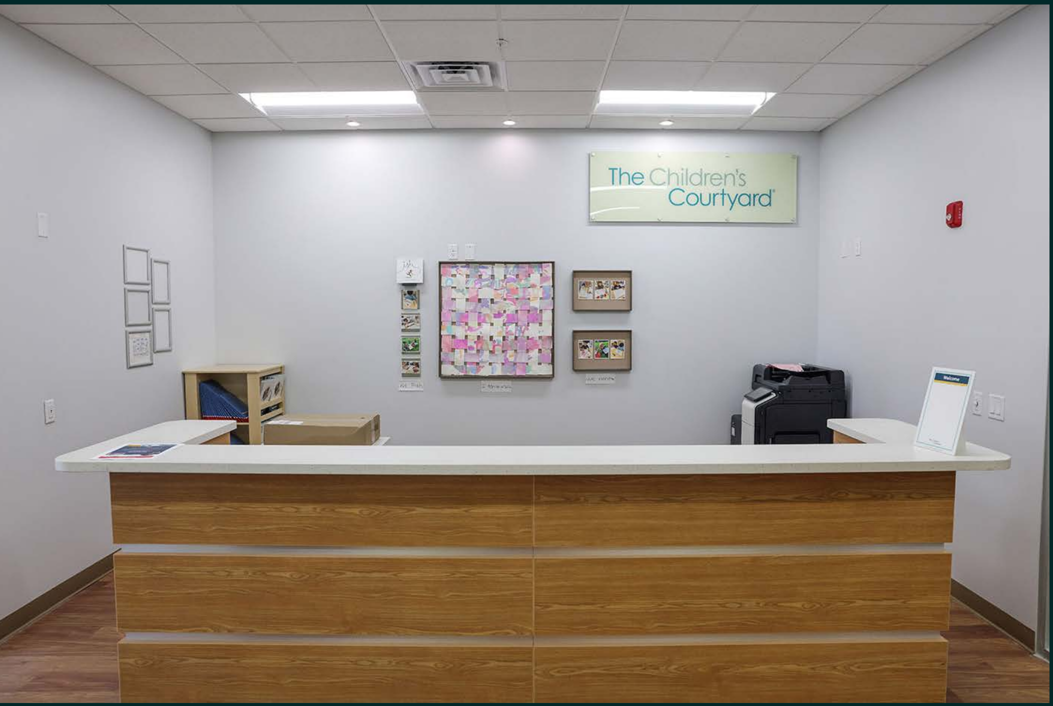

The Children's Courtyard

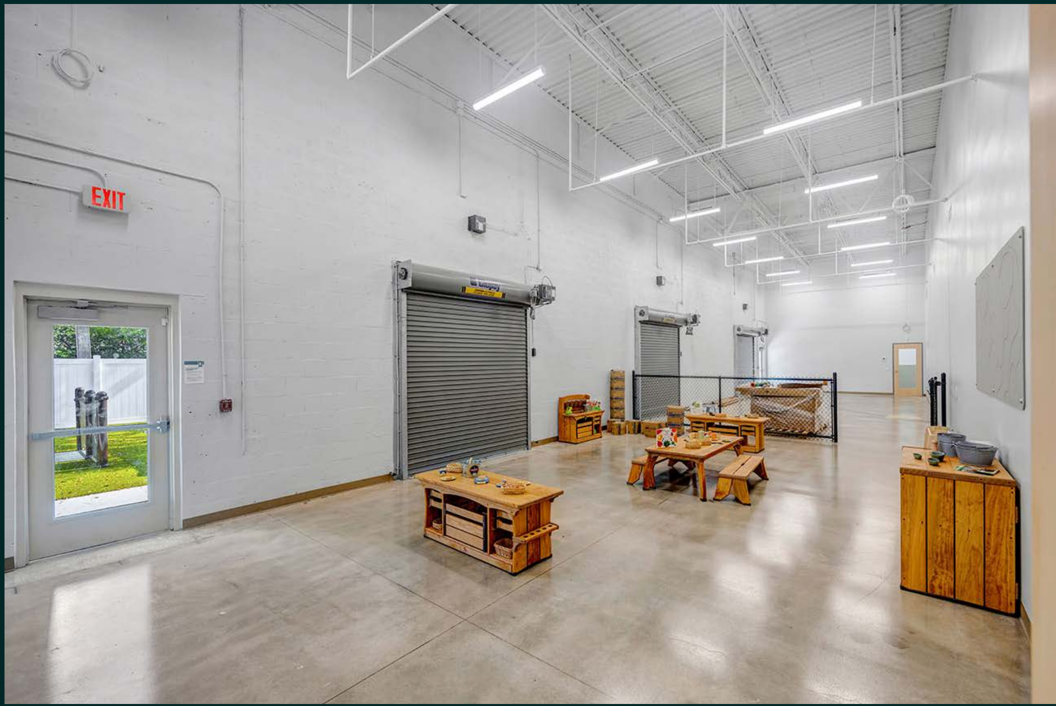
Property Photos

Property Photos



Property Photos


The Children's
Courtyard

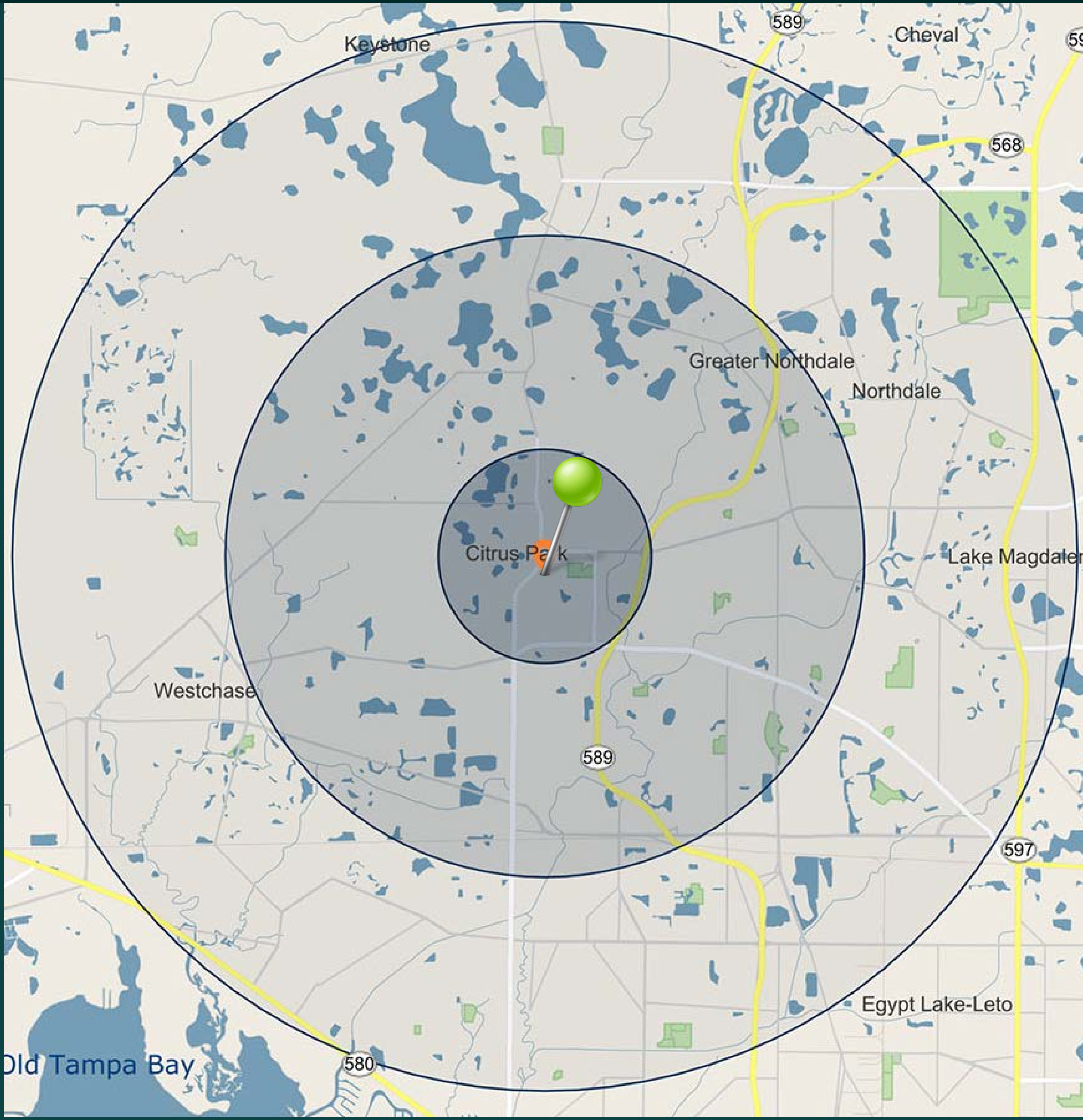

EXIT

Learning Care Group (LCG)	
OPERATOR	The Children's Courtyard
PARENT COMPANY	Learning Care Group, Inc. (LCG)
HEADQUARTERS	Novi, Michigan
FOUNDED	1986
SCHOOL LOCATIONS	1,070+ across the United States
BRANDS UNDER LCG	The Children's Courtyard, La Petite Academy, Tutor Time, Everbrook Academy, Childtime, Montessori Unlimited, Creative Kids Learning Centers
PROGRAMS OFFERED	Infant Care, Toddler Care, Preschool, Pre-K, Before- and After-School Care
OWNERSHIP	Privately held, owned by American Securities (private equity)
INDUSTRY STANDING	One of the largest early childhood education providers in the country
WEBSITE	www.learningcaregroup.com

Learning Care Group is a nationally recognized leader in early education and child development, operating a portfolio of respected brands across more than 1,070 locations. Their scale and experience provide significant operational strength, and the company continues to grow through both new development and acquisition. The Children's Courtyard, one of their flagship brands, delivers thoughtfully designed curriculum focused on fostering curiosity, confidence, and kindergarten readiness.

Demographics Population Profile

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,810	70,404	193,545
2024 Estimate			
Total Population	5,683	68,560	188,321
2020 Census			
Total Population	5,404	65,498	182,147
2010 Census			
Total Population	4,796	57,577	165,828
Daytime Population			
2024 Estimate	6,248	52,038	153,129
HOUSEHOLDS	**1 Mile**	**3 Miles**	**5 Miles**
2029 Projection			
Total Households	2,213	27,036	76,046
2024 Estimate			
Total Households	2,145	26,208	73,821
Average (Mean) Household Size	2.6	2.6	2.5
2020 Census			
Total Households	2,053	25,083	70,782
2010 Census			
Total Households	1,776	21,608	64,140
HOUSEHOLDS BY INCOME	**1 Mile**	**3 Miles**	**5 Miles**
2024 Estimate			
$200,000 or More	15.0%	15.8%	13.5%
$150,000-$199,999	14.1%	10.7%	10.1%
$100,000-$149,999	25.2%	20.3%	18.7%
$75,000-$99,999	13.3%	15.2%	14.9%
$50,000-$74,999	15.5%	15.0%	16.7%
$35,000-$49,999	5.9%	6.9%	8.8%
$25,000-$34,999	4.2%	6.7%	6.8%
$15,000-$24,999	3.9%	3.8%	4.7%
Under $15,000	3.0%	5.7%	5.8%
Average Household Income	$130,695	$124,844	$116,520
Median Household Income	$105,501	$83,012	$73,852
Per Capita Income	$48,381	$46,977	$44,970



Population

In 2024, the population in your selected geography is 188,321. The population has changed by 13.56 percent since 2010. It is estimated that the population in your area will be 193,545 five years from now, which represents a change of 2.8 percent from the current year. The current population is 51.3 percent male and 48.7 percent female. The median age of the population in your area is 41.0, compared with the U.S. average, which is 39.0. The population density in your area is 2,400 people per square mile.

Households

There are currently 73,821 households in your selected geography. The number of households has changed by 15.09 percent since 2010. It is estimated that the number of households in your area will be 76,046 five years from now, which represents a change of 3.0 percent from the current year. The average household size in your area is 2.5 people.

Income

In 2024, the median household income for your selected geography is $96,206, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 59.31 percent since 2010. It is estimated that the median household income in your area will be $108,725 five years from now, which represents a change of 13.0 percent from the current year.

The current year per capita income in your area is $44,970, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $116,520, compared with the U.S. average, which is $101,307.

Employment

In 2024, 109,603 people in your selected area were employed. The 2010 Census revealed that 73.9 percent of employees are in white-collar occupations in this geography, and 13 percent are in blue-collar occupations. In 2024, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 29.00 minutes.

Housing

The median housing value in your area was $425,239 in 2024, compared with the U.S. median of $321,016. In 2010, there were 44,145.00 owner-occupied housing units and 19,996.00 renteroccupied housing units in your area.

Education

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 41.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 9.9 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.0 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 28.9 percent in the selected area compared with the 19.7 percent in the U.S.

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