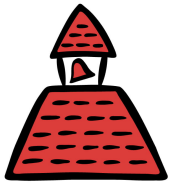


OFFERING MEMORANDUM



KinderCare®
LEARNING CENTERS

Marcus & Millichap

KinderCare Learning Center

6949 S 178th Plz,
Omaha, NE 68136



Adam Lewis | Broker of Record
1144 15th St., Suite 2150, Denver, CO 80202 P:
(303) 328-2000 | Lic #: 20250136

TABLE OF CONTENTS

IN THIS DOCUMENT

PROPERTY INFORMATION	3
MARKET OVERVIEW	14

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PROPERTY INFORMATION

SECTION 1.1



EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Number Of Suites:	1
Year Constructed:	2021
Building SF:	11,992 SF
Lot Size:	1.52 Acres
Zoning:	MU

PRICE ANALYSIS

SALE PRICE	\$4,450,000
Price Per SF:	\$371.08
Current Cap:	6.84%
Pro Forma Cap:	6.98%
Lease Type	NNN
Commencement	09/01/2021
Expiration	08/31/2036
Increases	2% Annual Increases
Options	2x (5 Year Options)

RENT SCHEDULE

		MONTHLY RENT	ANNUAL RENT
Current (Year 6 of 15)*	09/01/2026 - 08/31/2027	\$25,376.92	\$304,523
Year 7 of 15	09/01/2027 - 08/31/2028	\$25,884.50	\$310,614
Year 8 of 15	09/01/2028 - 08/31/2029	\$26,402.17	\$316,826
Year 9 of 15	09/01/2029 - 08/31/2030	\$26,930.17	\$323,162
Year 10 of 15	09/01/2030 - 08/31/2031	\$27,468.83	\$329,626
Year 11 of 15	09/01/2031 - 08/31/2032	\$28,018.16	\$336,218
Year 12 of 15	09/01/2032 - 08/31/2033	\$28,578.58	\$342,943
Year 13 of 15	09/01/2033 - 08/31/2034	\$29,733.08	\$349,801
Year 14 of 15	09/01/2034 - 08/31/2035	\$29,733.08	\$356,797
Year 15 of 15	09/01/2035 - 08/31/2036	\$30,327.75	\$363,933
Option 1 (5-Year)	09/31/2036 - 08/31/2041	\$30,934.33	\$371,212
Option 2 (5-Year)	09/01/2041 - 08/31/2046	\$34,154.00	\$409,848

* Effective September 1, 2026

PROPERTY DETAILS & HIGHLIGHTS

Tenant	KinderCare Learning Center
Address	6949 S 178th Plz
City, State	Omaha, NE
APN	011606368
Building Size	11,992 SF
Lot Size	1.52 Acres
Year Built	2021

6949 S 178th Plz is a recently constructed childcare asset located in the rapidly growing Omaha suburbs.

Situated on a 1.52 acre parcel, the subject property is a recently constructed (2021) childcare facility totaling approximately 11,992 square feet. The asset is leased to KinderCare Learning Centers, a leading provider of early childhood education backed by publicly traded KinderCare Learning Companies (NYSE: KLC). The tenant operates under a long-term 15-year NNN lease featuring 2% annual rent increases, providing stable income with minimal landlord responsibilities.

6949 S 178th Plz is located in the rapidly growing western suburbs of Omaha. The city offers a strong mix of economic stability, affordability, and central connectivity. Anchored by major employers such as Berkshire Hathaway, Union Pacific, and Mutual of Omaha, the city benefits from a diverse employment base and consistent demand. Its low cost of living, strategic Midwest location, and steady growth make it an attractive and stable market for investment.

The investment appeal of this asset is driven by Omaha's strong employment fundamentals and low vacancy levels. With a world-class location in the rapidly growing suburbs of western Omaha, 6949 S 178th Plz presents an attractive choice for investors due to its close proximity to major employers, transportation corridors, and lifestyle amenities, as well as ease of ownership for landlords.



- Recently Constructed Childcare Asset in Rapidly Growing Omaha, Nebraska - Investors have the rare opportunity to acquire a recently constructed childcare asset in a rapidly growing Omaha suburb.
- Minimal Landlord Responsibilities - Landlords benefit from the existing NNN lease structure, which offers minimal landlord responsibilities.
- Long-Term Lease with Built-In Annual Rent Increases - KinderCare Learning Center is currently in a 15-year lease contract with over 11 years remaining and built-in annual rent increases of 2%.
- Strong Corporate-Backed Tenant with Proven Operating History - KinderCare Learning Center is backed by parent company KinderCare Learning Centers (NYSE: KLC), one of the nation's largest private childcare and early education companies.

RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
KinderCare Learning Center	6949	11,992	Current	08/31/2036	\$304,523	100.0	\$25.39
Totals/Averages		11,992			\$304,523		\$25.39

RENT SCHEDULE

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Current (Year 6 of 15)*	09/01/2026 - 08/31/2027	\$25,376.92	\$304,523
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* Effective September 1, 2026



PROPERTY PHOTOS



PROPERTY PHOTOS





TENANT OVERVIEW



TENANT DESCRIPTION

KinderCare Learning Centers is one of the largest private providers of early childhood education and care services in the United States. Founded in 1969, the company operates more than 2,700 centers nationwide, offering accredited programs for children ranging from infancy through school age. KinderCare's curriculum-focused approach and emphasis on safety, development, and structured learning have established it as a trusted brand among families and employers alike.

KinderCare benefits from strong, needs-based demand driven by dual-income households and increasing emphasis on early education. The company generates stable and recurring revenue through long-term enrollment and has demonstrated resilience across economic cycles due to the essential nature of childcare services. Backed by institutional ownership and a well-established operating platform, KinderCare is widely regarded as a reliable net lease tenant with consistent performance and long-term growth potential.



TENANT DETAILS

Ownership	Public - Parent Company (NYSE: KLC)
Year Founded	1969
Locations	± 2,700
Employees	± 39,700
Headquarters	Lake Oswego, OR
CEO	Tom Wyatt
Website	kindercare.com

TENANT OVERVIEW



KINDERCARE

LEARNING COMPANIES™

**Market Leader with Scale across
Our Portfolio of Brands**

~219K

Children Served Daily
at the End of 2025 ⁽¹⁾

**Nationwide Platform Meets
Families Where They Are**

41 States & D.C.

U.S. Presence

**Proven, Multi-Pronged
Growth Strategy**

~7%

2018-2025 Same-Center
Revenue CAGR ⁽²⁾

\$2,733M

Revenue ⁽⁴⁾
(2025)

\$300M

Adj. EBITDA ⁽⁴⁾⁽⁵⁾
(2025)

2,754

Centers & Sites Supported
(as of January 3, 2026)

~215K

Student ECE Capacity ⁽³⁾
(as of January 3, 2026)

Notes:

1. Inclusive of all KinderCare Brands

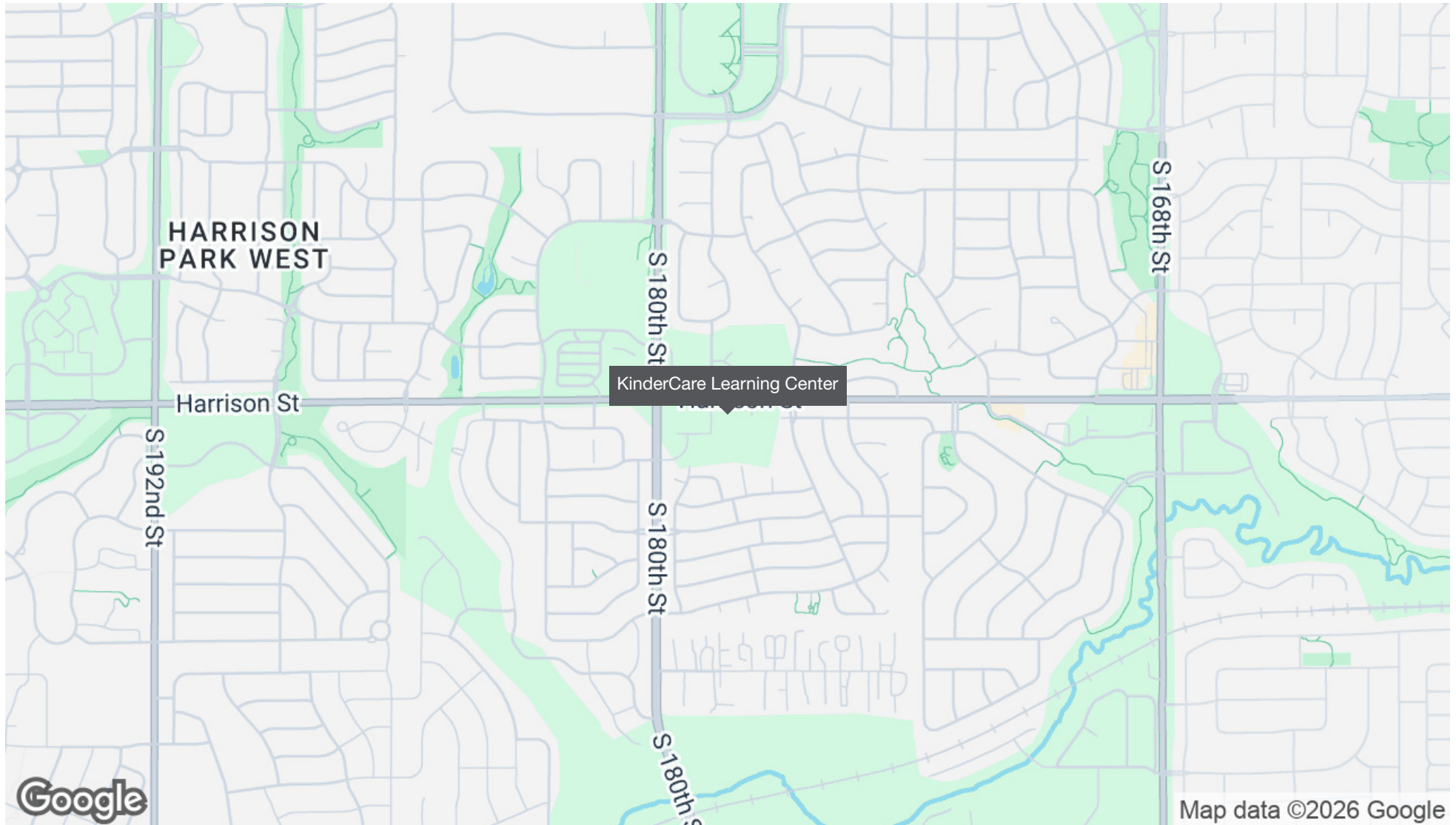
2. Same-center revenue is defined as revenues earned from centers that have been operated by us for at least 12 months as of the period end date and is a measure used by management to attribute a portion of our revenue to mature centers as compared to new or acquired centers..

3. Student capacity of ECE centers does not include additional capacity across Champions before- and after-school programs.

4. Includes 53rd week

5. See appendix for reconciliation of non-GAAP measures.

REGIONAL MAP



MARKET OVERVIEW

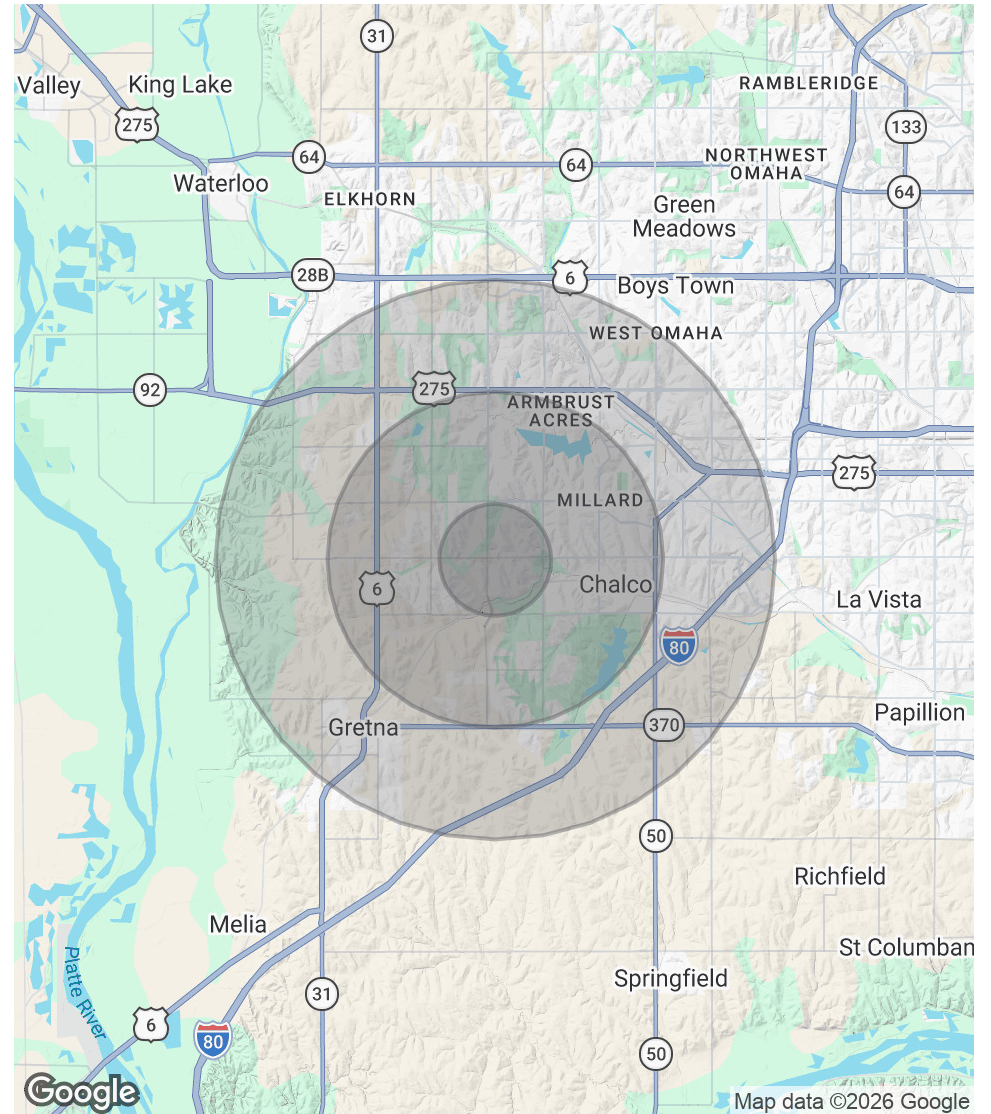
SECTION | 2



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,466	73,442	145,650
Average Age	37.3	37.6	38.8
Average Age (Male)	34.6	36.4	37.3
Average Age (Female)	37.9	38.1	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,110	26,301	54,434
# of Persons per HH	3.0	2.8	2.7
Average HH Income	\$159,966	\$153,236	\$148,741
Average House Value	\$363,169	\$352,122	\$355,298



DEMOGRAPHICS INFORMATION



POPULATION

In 2025, the population in your selected geography is 157,313. The population has changed by 31.57 percent since 2010. It is estimated that the population in your area will be 164,187 five years from now, which represents a change of 4.4 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,999 people per square mile.



HOUSEHOLDS

There are currently 58,679 households in your selected geography. The number of households has changed by 35.81 percent since 2010. It is estimated that the number of households in your area will be 61,352 five years from now, which represents a change of 4.6 percent from the current year. The average household size in your area is 2.7 people.



INCOME

In 2025, the median household income for your selected geography is \$131,151, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.27 percent since 2010. It is estimated that the median household income in your area will be \$147,780 five years from now, which represents a change of 12.7 percent from the current year.

The current year per capita income in your area is \$55,791, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$153,997, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 88,282 people in your selected area were employed. The 2010 Census revealed that 75.7 of employees are in white-collar occupations in this geography, and 11.2 are in blue-collar occupations. In 2025, unemployment in this area was 2.0 percent. In 2010, the average time traveled to work was 22.00 minutes.



HOUSING

The median housing value in your area was \$351,021 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 35,054.00 owner-occupied housing units and 8,150.00 renter-occupied housing units in your area.



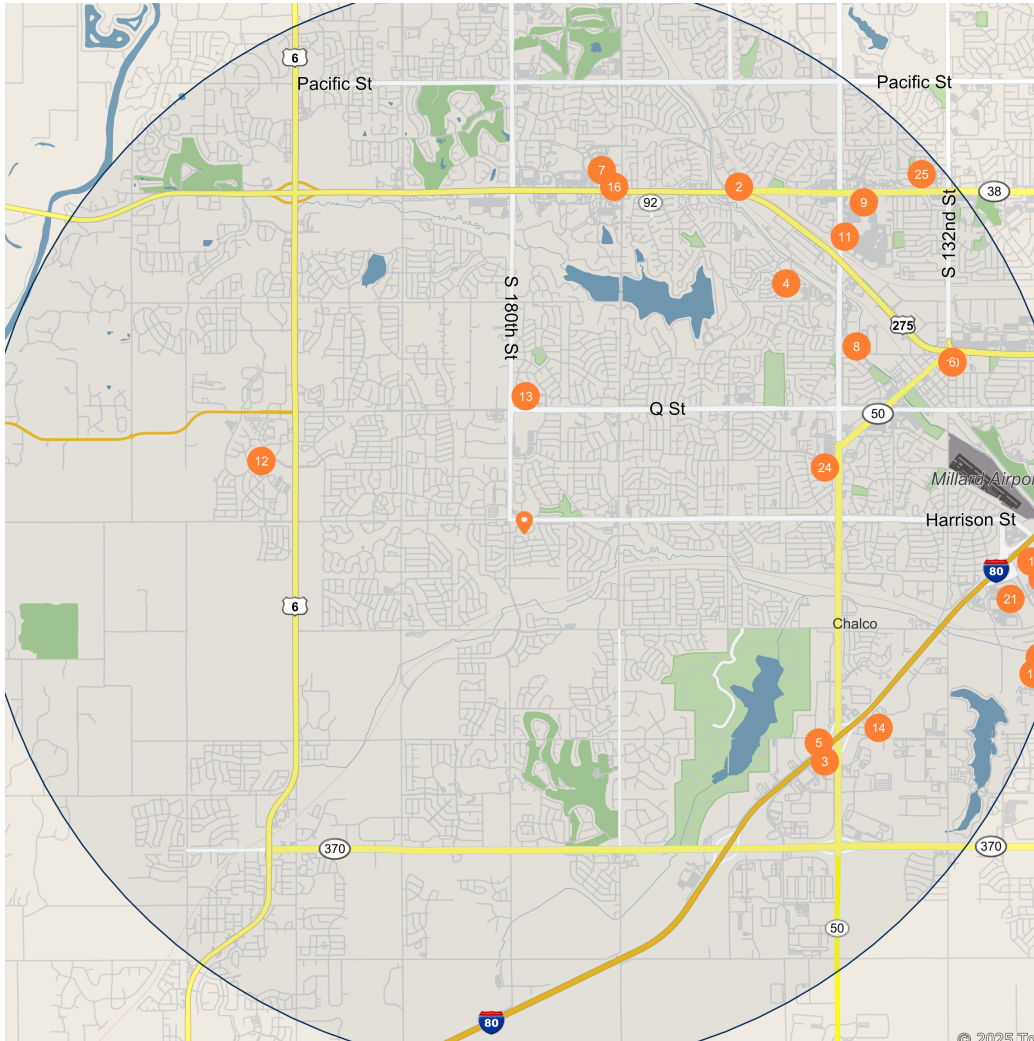
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 50.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 0.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.3 percent in the selected area compared with the 19.6 percent in the U.S.

MAJOR REGIONAL EMPLOYERS



Major Employers

Employees

1	Synchrony Bank-Synchrony Bank 11	2,007
2	Compass Group Usa Inc-Canteen of Omaha	1,705
3	Werner Enterprises Inc-Werner	1,262
4	Signal 88 Franchise Group Inc-Signal 88 Security	1,000
5	Sapp Bros Travel Centers Inc-Shell	940
6	Eastern Neb Humn Svcs Agcy-	850
7	Alegent Creighton Health-CHI Health Lakeside Wns Hlth	751
8	Bakers Supermarkets Inc-Kroger	740
9	Shopko Stores Operating Co LLC-Shopko	578
10	Eastern Neb Humn Svcs Agcy-Enhsa	572
11	JS Ventures Inc-Applebees	567
12	Aci Worldwide Inc-	481
13	Hy-Vee Inc-Hy Vee 1472	440
14	Cerris Systems North Centl Inc-MMC Mechanical Contractors Inc	440
15	Aci Worldwide Corp-Applied Communications	376
16	Gmri Inc-Olive Garden	303
17	Badlands Tank Lines LLC-	300
18	Waldinger Corporation-	300
19	Weitz Company LLC-	293
20	Madonna Rehabilitation Systems-Madonna Rhlbtion Spclty Hosp	289
21	Jqh-La Vsta Cnfrnce Ctr Dev LL-	266
22	Securities America Inc-	264
23	Scheels All Sports Inc-	258
24	Hy-Vee Inc-Hy-Vee 1466	246
25	Ahmo LLC-AZRIA HEALTH AT MONTCLAIR	246