

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 \$540,600 in annual rental income, providing investors with immediate cash flow supported by a mission-critical operating use and favorable demographic fundamentals.

