Pathway Capital Group Inc.

EDUCATION PROPERTIES GROUP
A PCG SPECIALTY TEAM

Big Blue Marble Academy

—Offering Memorandum

Big Blue Marble Academy

3125 & 3129 Brushy Creek Road, Greer, SC 29650 (Greenville MSA)

In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker #23763

—Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Pathway Capital Group Inc. and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Pathway Capital Group Inc. and ParaSell, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Pathway Capital Group Inc. and ParaSell, Inc. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Pathway Capital Group Inc. and ParaSell, Inc. have not made any investigation, and make no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Pathway Capital Group Inc. and ParaSell, Inc. have not verified, and will not verify, any of the information contained herein, nor have Pathway Capital Group Inc. and ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively offered by:

Milo Spector
Managing Partner, Founder
mspector@pathcg.com
510.461.4505
DRE #0195211

Remmington Penn
Director
rpenn@pathcg.com
702.469.1474
DRE #02220211

Scott Reid
ParaSell, Inc. | Broker of Record
scott@parasellinc.com
949.942.6585
SC Lic. #113618

In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker Lic. #23763

Big Blue Marble Academy

3125 & 3129 Brushy Creek Road, Greer, SC 29650 (Greenville MSA)

Listing Price	Cap Rate
$6,692,409	6.35%

Investment Highlights

— 3 Property Portfolio Available Together or Individually (Contact Broker)
— Long Term Absolute NNN Lease with No Landlord Responsibilities
— Rare 2.50% Annual Increases
— Corporate Lease & Guaranty (Full Lease Duration)
— Established Center Acquired by BBMA in 2022

Location Highlights

— Greer is a Rapidly Growing Suburb of Greenville, SC
— Population Counts Exceed 126K in a 5-Mile Radius and Are Projected to Grow 6.48% by ‘30
— Excellent Average HH Income of $121K+ in a 1-mile Radius and Are Projected to grow 14.45% by ‘30
— Nearby National Brands Include Target, PetSmart, Lowe’s, Best Buy, The Home Depot, Aldi, CVS, and More
— Feeder School for Woodland Elementary School, Riverside High School & Riverside Middle School
— $96 Million Spent on Education & Day Care in a 5-Mile Radius, and Expected to Grow to $115 million by ‘30

Tenant Highlights

— Big Blue Marble Academy Provides a Research-Based, Play-Focused Experience that Nurtures Student’s Growth and Development to 93 Schools Nationally and is Rapidly Expanding
— 100% Corporate, No Franchising
— Leeds Equity Partners Invested in Big Blue Marble Academy to Accelerate Growth, at the Time of Investment Leeds Managed Approximately $5 Billion Across a Broad Spectrum of Companies with the Knowledge Industries.

EDUCATION PROPERTIES GROUP
A PCG SPECIALTY TEAM

Advantages of Early Childcare/Education Real Estate

—Higher Cap Rates Without Sacrifice

Over the last 5 years we have seen an 86-basis point spread on average between single-tenant net-leased retail & early education/childcare despite attractive locations & solid tenants due to a lack of knowledge about the property type.

—High Growth Business

Early childcare/education is a $60B+ industry with projected growth to $83B+ by 2030.

—Recession & E-Commerce Resistant

Early education is considered recession-resistant because working parents continue to rely on childcare regardless of economic conditions, making it an essential, non-discretionary service as well as "Amazon proof."

—Easy To Re-Tenant

Early education properties are easy to re-tenant, with high demand from other childcare operators and flexible layouts that also appeal to medical and service-based users.

—"Sticky" Business Model

Parents don't typically switch schools once enrolling, often enroll all their children & recommend other families.

—Recognized As An "Essential Business"

Early education and childcare are recognized by both federal and state governments as essential services, especially during emergencies, due to their critical role in supporting working families and child development.

—Institutional Investment

Institutional investors are heavily invested in early education businesses and are the predominant owners of early education/childcare real estate.

—Appreciation Potential

Early education properties offer strong upside potential, with cap rate compression at market peak and added value if a smaller tenant improves credit or gets acquired.

Property Details

Address	3125 & 3129 Brushy Creek Road, Greer, SC 29650
Ownership Type	Fee Simple (Land & Building)
Building Size (SF)	14,006
Lot Size (AC)	2.60
Year Built	2010

Lease Abstract

Tenant	Big Blue Marble Academy
Guarantor/Signator	Corporate
Base Lease Term	15 Years
Remaining Term	11+ Years
Rent Commencement	10/14/2022
Lease Expiration	10/31/2037
Net Operating Income**	$424,968
Increases	2.50% Annually
Options	3, 5 Yr
Lease Type	Absolute NNN
Taxes	Tenant
Maintenance	Tenant
Insurance	Tenant

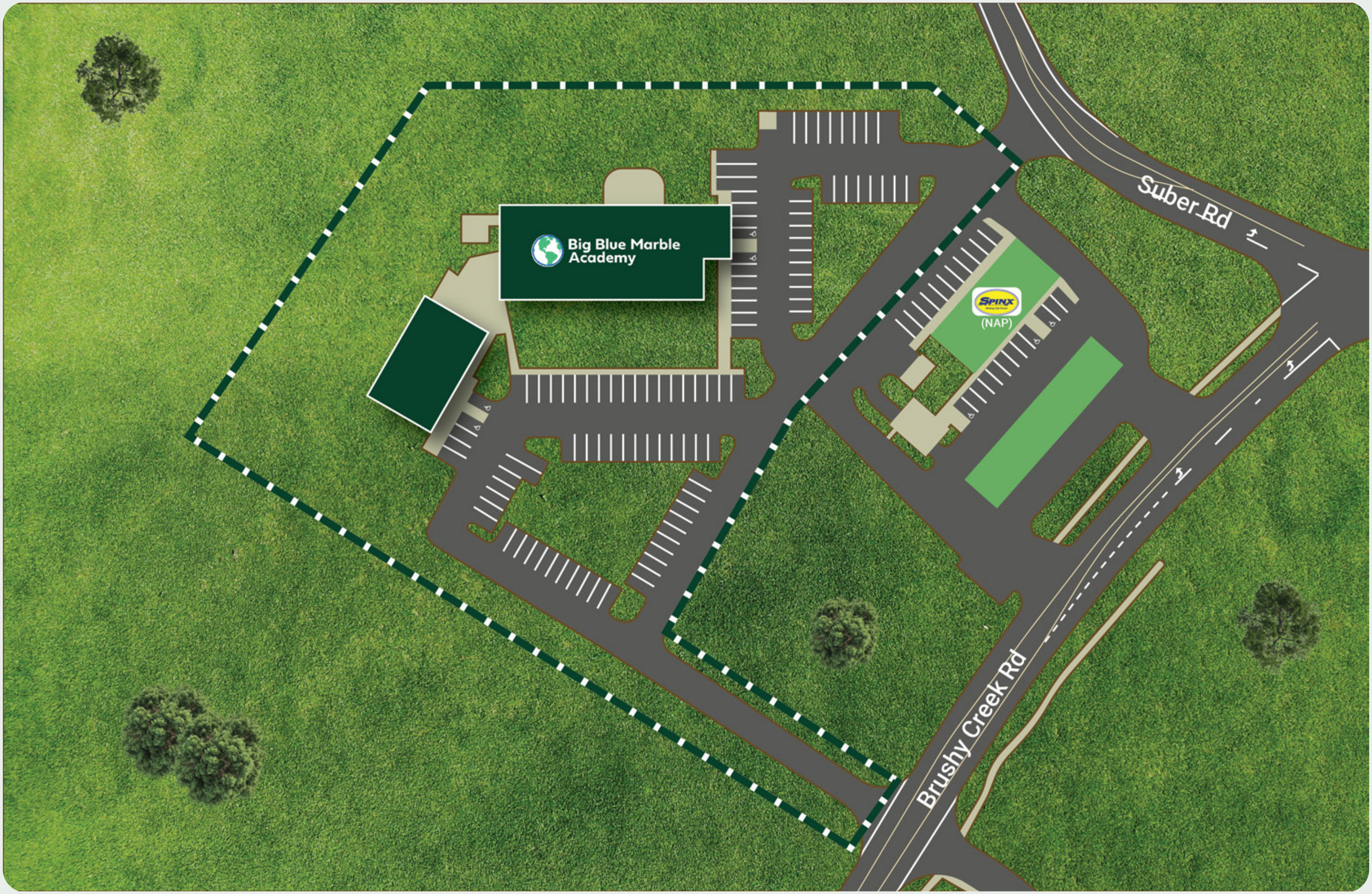
Big Blue Marble Academy

Rent Schedule

Year	Annual Rent	Monthly Rent	Rental Increases
1	$385,000	$32,083	-
2	$394,625	$32,885	2.50%
3	$404,491	$33,708	2.50%
4	$414,603	$34,550	2.50%
5	$424,968	$35,414	2.50%
6	$435,592	$36,299	2.50%
7	$446,482	$37,207	2.50%
8	$457,644	$38,137	2.50%
9	$469,085	$39,090	2.50%
10	$480,812	$40,068	2.50%
11	$492,833	$41,069	2.50%
12	$505,153	$42,096	2.50%
13	$517,782	$43,149	2.50%
14	$530,727	$44,227	2.50%
15	$543,995	$45,333	2.50%

All property & lease information to be independently verified by Buyer during Due Diligence Period.
*****NOI based on rental increase on 11/01/26. Seller will credit the difference in pro-rated rent from COE to the rental increase date.***

—Site Plan



Big Blue Marble Academy

Big Blue Marble Academy has 93 corporately operated US locations and is growing quickly. As of Jan 2024, the company was acquired by Leeds Equity Partners, a private equity firm. With an emphasis on broadening perspectives and creative expression, Big Blue Marble helps its students obtain social skills, positive character traits, and global awareness. Graduates are both eager and well prepared to take on the next chapter of their educational journeys. Big Blue Marble teaches children the importance of giving back and helping those in need through hands-on activities and “Heart Projects.” The school provides students with needed structure while encouraging natural curiosity, which culminates in a love for learning. All the programs at Big Blue Marble are developmentally and age-suitable so that each child’s specific needs are thoroughly met. The school strives to be a true home away from home for its students so they can grow to the best of their abilities in an exceptionally familiar and fun environment.

Parent Company

Leeds Equity is a New York-based private equity firm dedicated exclusively to partnering with management teams in the education, training, and information services industries (the “Knowledge Industries”). The firm was founded in 1993 and currently manages approximately $5 billion of capital across a broad spectrum of companies within the Knowledge Industries. Leeds Equity seeks to leverage its sector-focused expertise and market insights to create long-term value for its partner companies and investors.

Trade Name	Big Blue Marble Academy
Company Type	Private
Locations	± 93
Founded	2012
Headquartered	Auburn, AL
Website	www.bbmacademy.com

LEEDS EQUITY PARTNERS ACQUIRES BIG BLUE MARBLE ACADEMY

Click Here for Full Article

Leeds Equity Partners (“Leeds Equity”) announced today that it has acquired Big Blue Marble Academy (“BBMA” or the “Company”), a leading provider of early childhood education across the Southeast United States. Terms of the transaction were not disclosed.

—Exterior Photos

—Surrounding Photos

—Location Overview

Greer, SC

Greer is a fast-growing city located in both Greenville and Spartanburg counties in Upstate South Carolina. Positioned along the Interstate 85 corridor between Greenville and Spartanburg, Greer sits approximately 12 miles east of downtown Greenville and 18 miles southwest of Spartanburg. According to the 2020 U.S. Census, Greer had a population of 35,308, reflecting significant growth over the past decade as the region continues to attract residents and businesses.

Greer serves as an important industrial, logistics, and manufacturing hub within the Upstate. The city is closely associated with advanced manufacturing and automotive production, anchored by the nearby BMW Manufacturing facility—BMW's largest production plant in the world. Additional major employers in and around Greer include Michelin North America, GE Vernova, and a growing base of aerospace, distribution, and supply-chain operations. In recent years, Greer has also invested heavily in revitalizing its historic downtown, enhancing its appeal as a place to live, work, and do business.

Greenville & Spartanburg Counties

Greer's unique location spanning Greenville and Spartanburg counties places it at the center of two of the Upstate's most dynamic economic regions. Both counties benefit from robust population growth, a diversified economy, and strong transportation infrastructure. Together, they support a wide range of industries including advanced manufacturing, healthcare, education, logistics, and professional services. With continued investment and regional collaboration, Greenville and Spartanburg counties remain key drivers of economic activity in Upstate South Carolina.

—Location Overview

Greenville–Anderson–Mauldin MSA

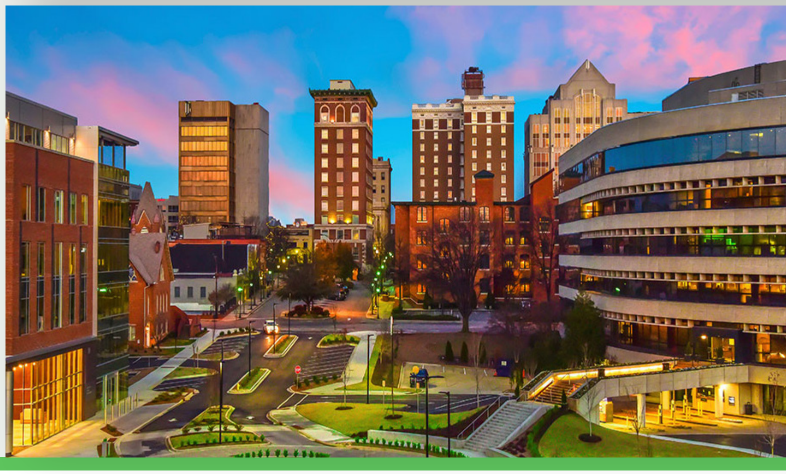
- The largest metropolitan area in South Carolina, encompassing Greenville, Anderson, and surrounding communities
- The region's population is approaching 945,000+ residents as of 2023, with steady growth annually
- Median property values and homeownership rates have climbed, with median values near $242,700 and a homeownership rate above 70%

Economic Overview

- The MSA's GDP has grown significantly over the past decade, recently surpassing $63+ billion in total output
- Key industries include manufacturing (especially automotive and aerospace), healthcare & social assistance, and retail trade, which together employ large segments of the workforce
- Manufacturing remains a foundational pillar of the economy — particularly automotive-related production — and the area outpaces many other southern metros in manufacturing concentration
- Major employers and industry clusters include advanced manufacturing, logistics, technology, and healthcare, with organizations like BMW, Michelin, GE, Prisma Health, and Lockheed Martin playing key roles (regionally noted)

Notable Developments/Upcoming Projects

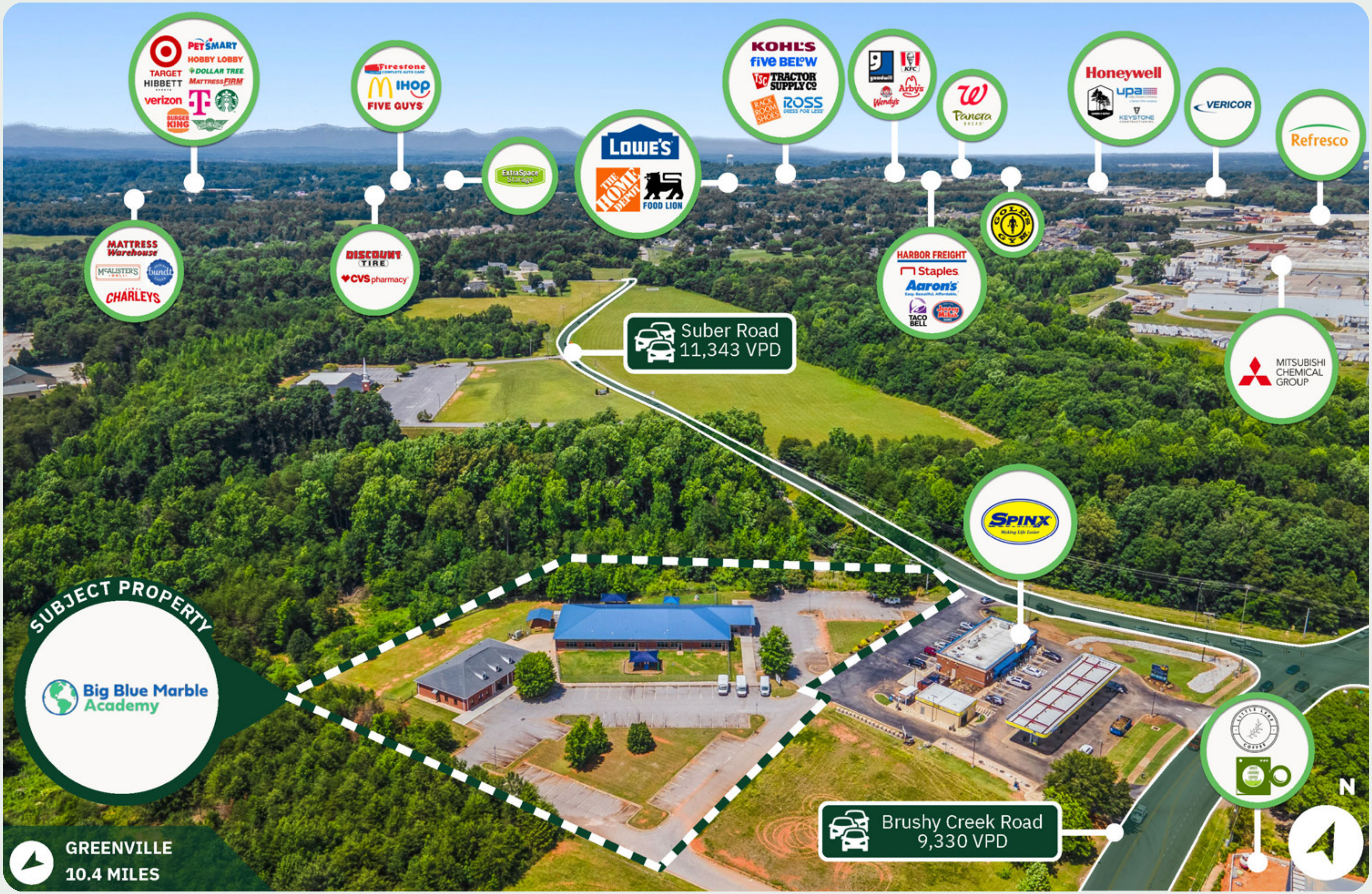
- **New Soccer Stadium at BridgeWay Station —** Construction of a new home for Greenville Triumph SC and Greenville Liberty SC with community event space, targeting openings in 2026
- **Trueline GVL Music Venue —** A new 34,000-sq-ft live entertainment venue expected to open in 2026 downtown
- **County Square Redevelopment —** A large mixed-use overhaul of the former County Square site, adding retail, office, residential, and entertainment space
- **Biltmore Walk & The McDaniel —** New luxury residential communities near downtown Greenville, enhancing urban living options



—Close Aerial

—Close Aerial

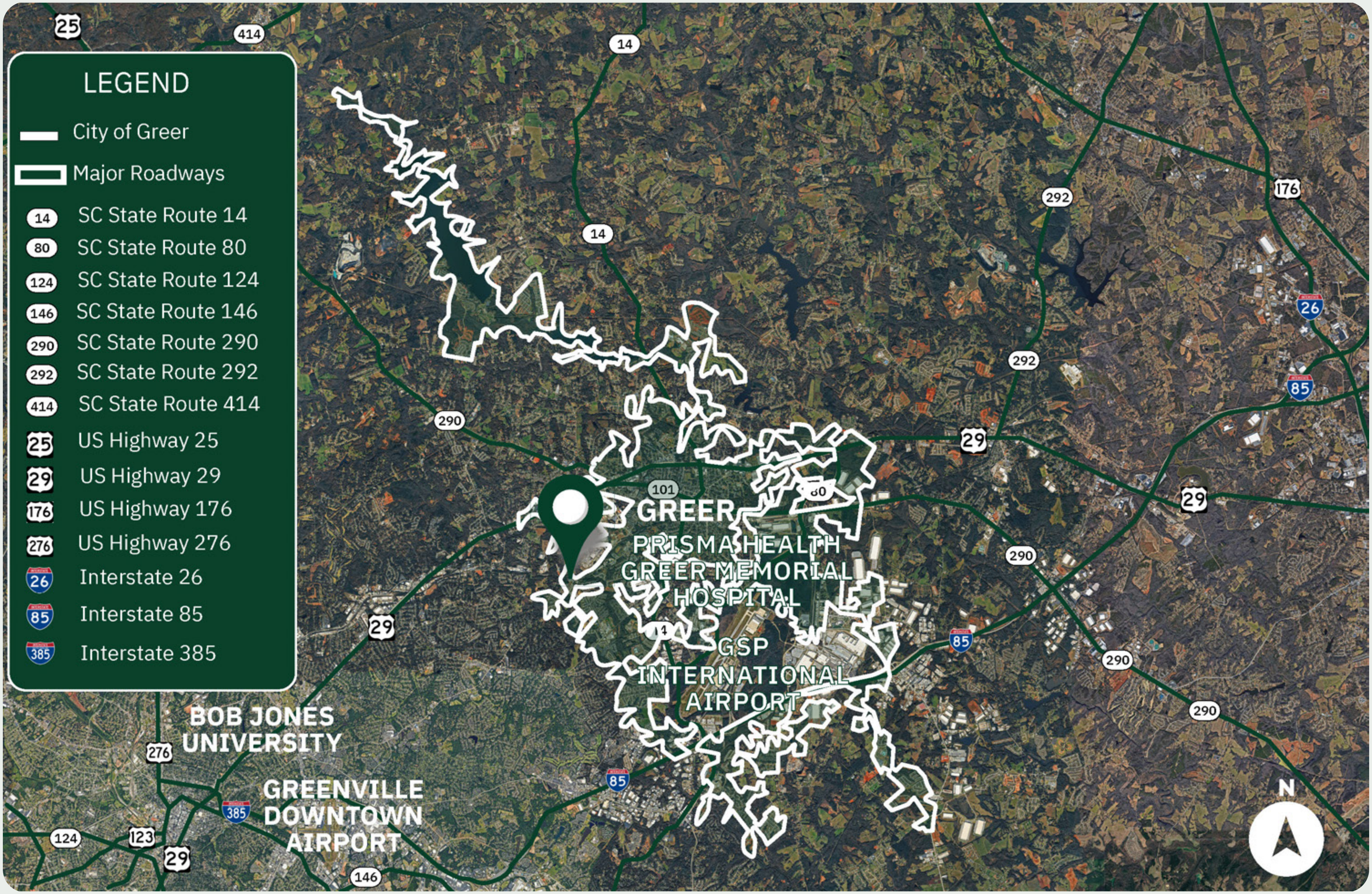
—Close Aerial



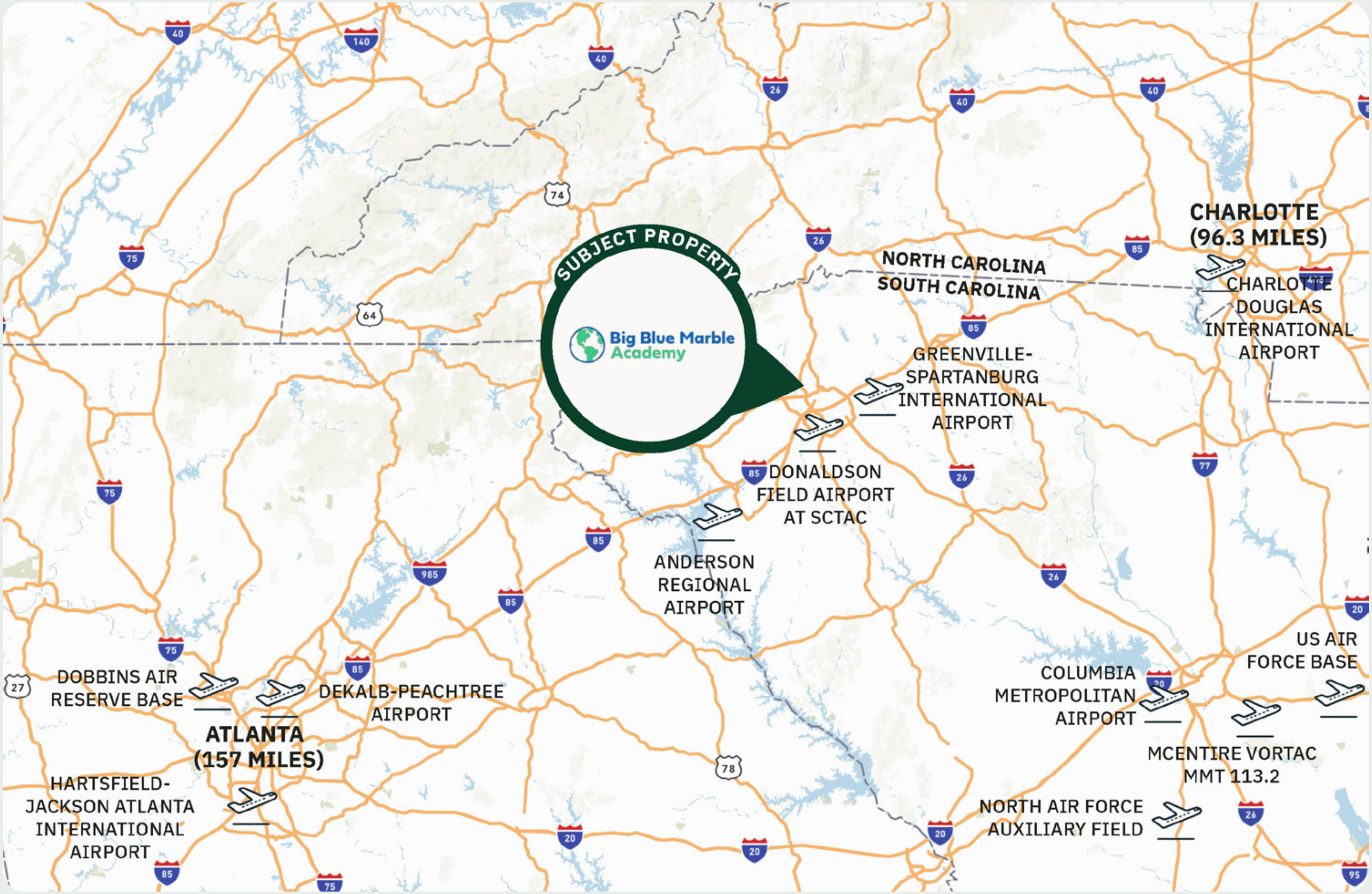
—Wide Aerial


Locust Hill Road
14,965 VPD
W. Wade Hampton Blvd
42,747 VPD
E Poinsett Street
5,061 VPD
S Buncombe Road
21,199 VPD
S Main Street
10,906 VPD
J Verne Smith Parkway
12,400 VPD
SUBJECT PROPERTY
Big Blue Marble Academy
290
14
101
136
29
80
West Chase Apartments
Berkshire Place Apartments
Poplar Place Apartments
LEO Jamestown
Prisma Health Greer Memorial Hospital
Brook Glenn Elementary School
Edwards Station by Mungo Homes
Prince of Peace Catholic School
Riverside High School
Riverside Middle School
Woodland Elementary School

—Location Map



—Regional Map



—Demographics

3125 & 3129 Brushy Creek Road, Greer, SC 29650

Location Map

Population	1 Mile	3 Miles	5 Miles
2025 Population	5,903	59,218	126,316
2030 Population	6,275	63,268	134,506
% Change	6.30%	6.84%	6.48%

Income	1 Mile	3 Miles	5 Miles
2025 Average HH Income	$121,062	$111,889	$108,313
2030 Average HH Income	$138,560	$126,649	$121,804
% Change	14.45%	13.19%	12.46%

Households	1 Mile	3 Miles	5 Miles
2025 Households	2,193	23,850	52,413
2030 Households	2,375	25,961	56,876
% Change	8.30%	8.85%	8.52%

—Offering Memorandum

Big Blue Marble Academy

3125 & 3129 Brushy Creek Road, Greer, SC 29650 (Greenville MSA)

Exclusively offered by:

Milo Spector
Managing Partner, Founder
mspector@pathcg.com
510.461.4505
DRE #0195211

Remmington Penn
Director
rpenn@pathcg.com
702.469.1474
DRE #02220211

Scott Reid
ParaSell, Inc. | Broker of Record
scott@parasellinc.com
949.942.6585
SC Lic. #113618

In Association with Scott Reid & ParaSell, Inc. | A Licensed South Carolina Broker Lic. #23763

Pathway Capital Group Inc.

EDUCATION PROPERTIES GROUP
A PCG SPECIALTY TEAM