Pathway Capital Group Inc.

EDUCATION PROPERTIES GROUP
A PCG SPECIALTY TEAM

Big Blue Marble Academy

—Offering Memorandum

Big Blue Marble Academy

678 Fairview Road, Simpsonville, SC 29680 (Greenville MSA)

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

—Confidentiality Agreement

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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.

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Big Blue Marble Academy

678 Fairview Road, Simpsonville, SC 29680 (Greenville MSA)

Listing Price	Cap Rate
$4,258,806	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

— Fairview Rd (30k VPD) is a Major Retail Corridors, and Provides Access to I-385 Providing Easy Commute
— Simpsonville is a Rapidly Growing Suburb of Greenville, SC
— Population Counts Exceed 90K in a 5-Mile Radius and Are Projected to Grow 11.47% in a 3-Mile by '30
— Excellent Average HH Income of $123K+ in a 3-mile Radius and Are Projected to grow 13.34% by '30
— Nearby National Brands Include Publix, Target, Panera, Grainger (Distribution Center), Belk, McDonald's, CVS, and More
— Feeder School Simpsonville Simpsonville Elementary, Plain Elementary, Bryson Elementary, Fountain Inn Elementary, Fork Shoals Elementary, Ellen Woodside Elementary, Greenbrier Elementary, and Rudolph Gordon
— $70 Million Spent on Education & Day Care in a 5-Mile Radius, and Expected to Grow to $84 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.

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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 Overview

Property Details

Address	678 Fairview Road, Simpsonville, SC 29680
Ownership Type	Fee Simple
Building Size (SF)	11,400
Lot Size (AC)	1.4
Year Built	1998

Lease Abstract

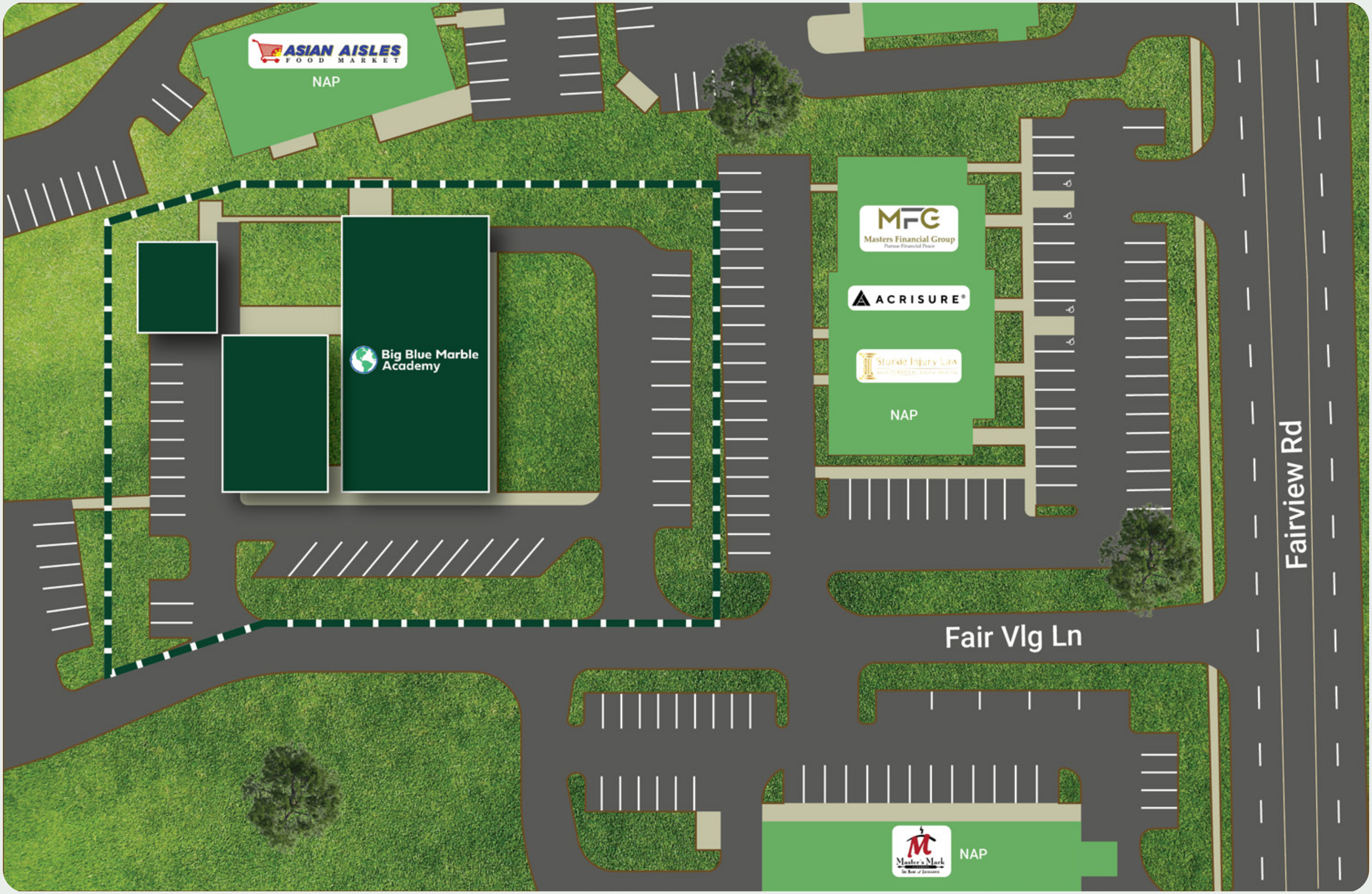
Tenant	Big Blue Marble Academy
Guarantor/Signator	Corporate
Base Lease Term	15 Years
Remaining Term	11+ Years
Rent Commencement	10/14/2022
Lease Expiration	10/31/2037
Net Operating Income**	$270,434
Increases	2.50% Annually
Options	3, 5 Yr
Lease Type	Absolute NNN
Taxes	Tenant
Maintenance	Tenant
Insurance	Tenant

Rent Schedule

Year	Annual Rent	Monthly Rent	Rental Increases
1	$245,000	$20,417	-
2	$251,125	$20,927	2.50%
3	$257,403	$21,450	2.50%
4	$263,838	$21,987	2.50%
5	$270,434	$22,536	2.50%
6	$277,195	$23,100	2.50%
7	$284,125	$23,677	2.50%
8	$291,228	$24,269	2.50%
9	$298,509	$24,876	2.50%
10	$305,971	$25,498	2.50%
11	$313,621	$26,135	2.50%
12	$321,461	$26,788	2.50%
13	$329,498	$27,458	2.50%
14	$337,735	$28,145	2.50%
15	$346,179	$28,848	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



ASIAN AISLES
FOOD MARKET
NAP
Big Blue Marble Academy
MFG
Masters Financial Group
ACRISURE
NAP
Fair Vlg Ln
Fairview Rd
NAP

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

Big Blue Marble Academy

LEEDS | Equity Partners

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

Simpsonville, SC

Simpsonville is a rapidly growing city located in southeastern Greenville County in Upstate South Carolina. Situated along the Interstate 385 corridor, Simpsonville lies approximately 15 miles southeast of downtown Greenville, offering convenient access to the broader Greenville–Spartanburg region. According to the 2020 U.S. Census, Simpsonville had a population of 23,354, reflecting steady residential and commercial growth over the past decade.

Simpsonville functions primarily as a residential and commercial hub, supported by a strong local economy and proximity to major employment centers throughout Greenville County. The city is home to a diverse mix of retail, healthcare, and professional services, with major employers in the surrounding area including Prisma Health, GE, Michelin North America, and Lockheed Martin. Simpsonville has also seen continued investment in retail corridors, mixed-use developments, and community-focused amenities, reinforcing its role as a desirable suburban market within the Upstate.

Greenville County

Greenville County is one of the fastest-growing counties in South Carolina and serves as a primary economic engine for the Upstate region. The county's diversified economy spans advanced manufacturing, healthcare, education, logistics, and corporate services, supported by a skilled workforce and robust transportation network. With ongoing investment, population growth, and regional connectivity, Greenville County continues to play a central role in driving economic expansion and long-term stability across Upstate South Carolina.

—Location Overview

Greenville–Anderson–Mauldin MSA

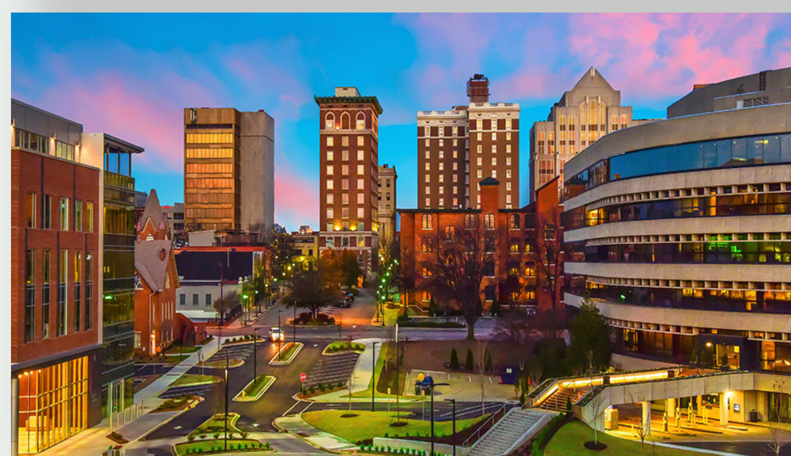
— The largest metropolitan area in South Carolina, encompassing Greenville, Anderson, and surrounding communities
— The region's population is approaching 945,000+ residents as of 2023, with steady growth annually
— Median property values and homeownership rates have climbed, with median values near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

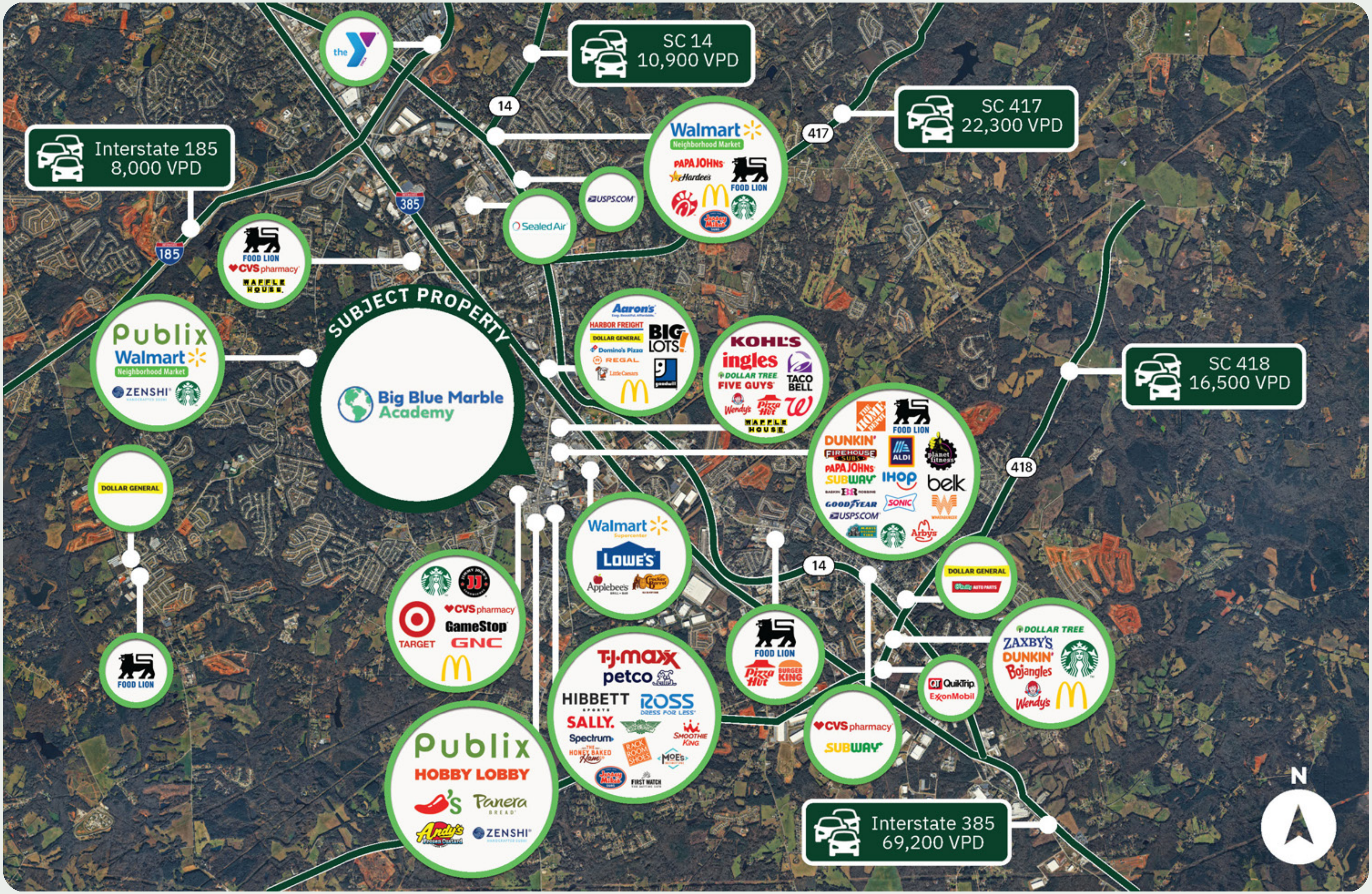


—Close Aerial

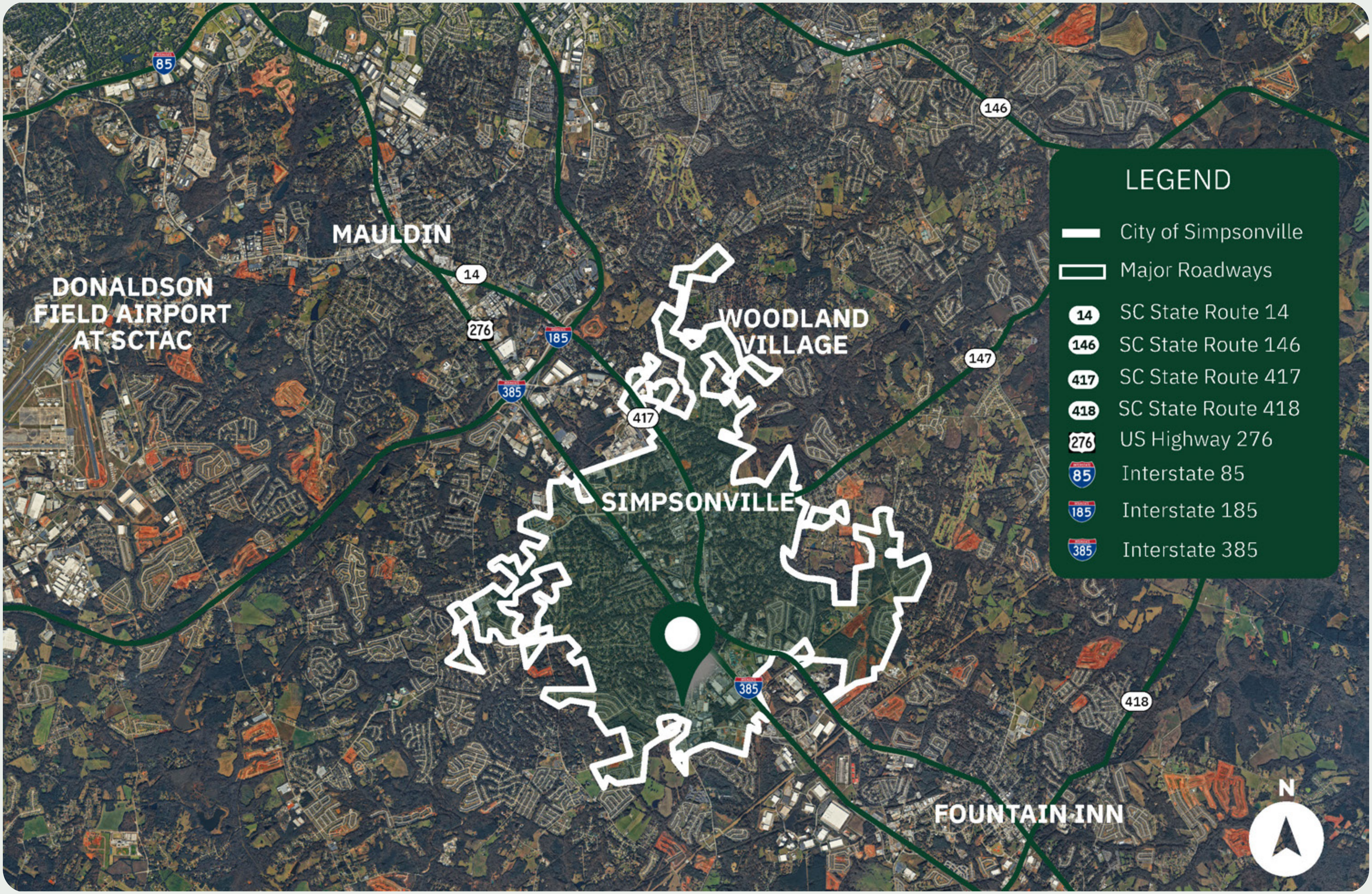
—Close Aerial

—Close Aerial

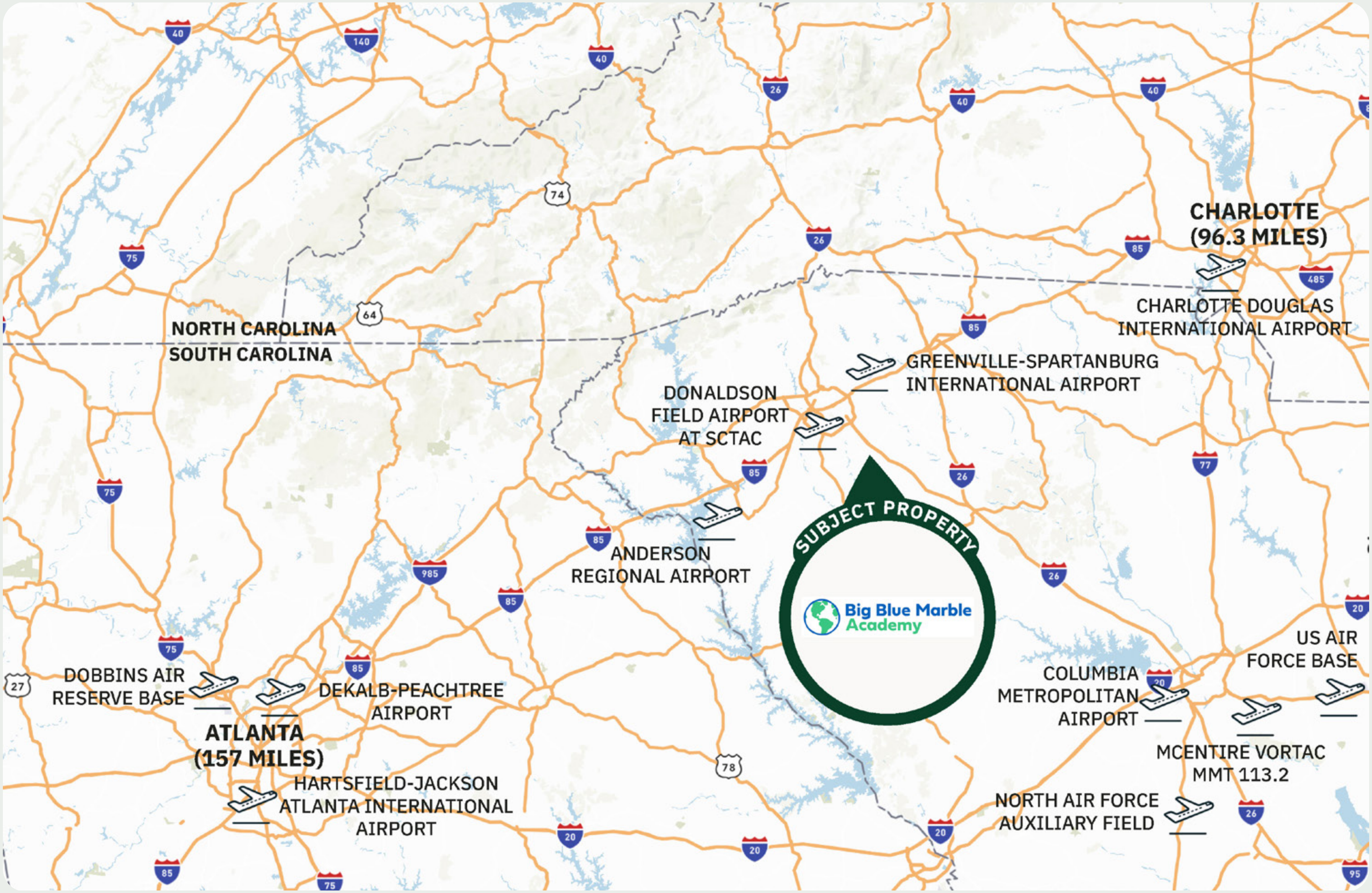
—Wide Aerial


SC 14
10,900 VPD
SC 417
22,300 VPD
Interstate 185
8,000 VPD
SC 418
16,500 VPD
Interstate 385
69,200 VPD
SUBJECT PROPERTY
Big Blue Marble Academy
14
417
385
185
418
N

—Location Map



—Regional Map



—Demographics

678 Fairview Road, Simpsonville, SC 29680 (Greenville MSA)

Location Map

Population	1 Mile	3 Miles	5 Miles
2025 Population	8,799	48,215	90,925
2030 Population	9,451	53,746	99,767
% Change	7.41%	11.47%	9.72%

Income	1 Mile	3 Miles	5 Miles
2025 Average HH Income	$111,019	$123,335	$118,874
2030 Average HH Income	$126,991	$139,794	$134,508
% Change	14.39%	13.34%	13.15%

Households	1 Mile	3 Miles	5 Miles
2025 Households	3,503	19,027	35,581
2030 Households	3,836	21,662	39,833
% Change	9.51%	13.85%	11.95%

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