Pathway Capital Group Inc.

EDUCATION PROPERTIES GROUP
A PCG SPECIALTY TEAM

AIM ACADEMY
pike road's neighborhood preschool

—Offering Memorandum

AIM Academy

11461 US-231, Meridianville, AL 35759 (Huntsville MSA)

In Association with Scott Reid & ParaSell, Inc. | A Licensed Alabama Broker #000127148-0

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AIM Academy

11461 US-231, Meridianville, AL 35759 (Huntsville MSA)

Listing Price
$4,200,000

Cap Rate
7.50%

Investment Highlights

— 15 Year Absolute NNN Lease w/ 10% Rental Increases Every 5 Years Starting at Close of Escrow
— Corporate Lease w/ Corporate & Personal Guaranty
— Low Price Point for New Construction, Low Rent PSF

Location Highlights

— Established Suburb of Huntsville, One of the Fastest-Growing Metros in the U.S., Just 8.5 Miles from the City
— Population Counts Exceed 186K in a 10-Mile Radius, Projected to Grow 13.74% by 2030
— 45,985 Residents in a 5-Mile Radius, Projected to Grow 8.49% by 2030
— Strong Average HH Income of $110K+ in a 3-Mile Radius
— Direct Frontage on US-231/431 (36,016 VPD), the Primary Nashville-to-Huntsville Corridor
— Surrounded by Dense Single-Family Residential, Fueling Stable Daycare Demand from Young, Dual-Income Families
— Anchored by Huntsville's 70,000+ Aerospace and Defense Workforce at Nearby Redstone Arsenal and NASA's Marshall Space Flight Center
— Feeder Area for Lynn Fanning Elementary, Moores Mill Intermediate, and Meridianville Middle School
— $154+ Million Spent on Education & Day Care in a 10-Mile Radius
— Nearby National Brands Include Publix, Starbucks, CVS, McDonald's, Taco Bell, KFC, Dunkin', and More
— Adjacent to Huntsville Executive Airport (MDQ)

Tenant Highlights

— Founders Scott Cotter & Bob Moffet Have A Combined 40+ Years of Experience
— Scott Cotter was the Former CFO/CEO of Childcare Network, CEO of Big Blue Marble Academy
— Bob Moffett was the Former Chief Development Officer of Childcare Network & Big Blue Marble Academy
— 100% Corporate Operator, No Franchised Locations
— Regional Operator w/ Growing Footprint
— Licensed by the Alabama Department of Human Resources, Requiring Rigorous Health & Safety Standards

AIM ACADEMY

EDUCATION PROPERTIES GROUP
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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	11461 US-231, Meridianville, AL 35759
Ownership Type	Fee Simple (Land & Building)
Building Size (SF)	9,952
Lot Size (AC)	1.79
Year Built	2023

Lease Abstract

Tenant	AIM Academy
Guarantor/Signator	Corporate & Personal
Base Lease Term	15 Years
Remaining Term	15 Years
Rent Commencement	Close of Escrow
Lease Expiration	15 Years From Close of Escrow
Net Operating Income**	$315,000
Increases	10% every 5 years
Options	2, 5 Yr
Lease Type	Absolute NNN
Taxes	Tenant
Maintenance	Tenant
Insurance	Tenant

All property & lease information to be independently verified by Buyer during Due Diligence Period.

AIM ACADEMY
pike road's neighborhood preschool

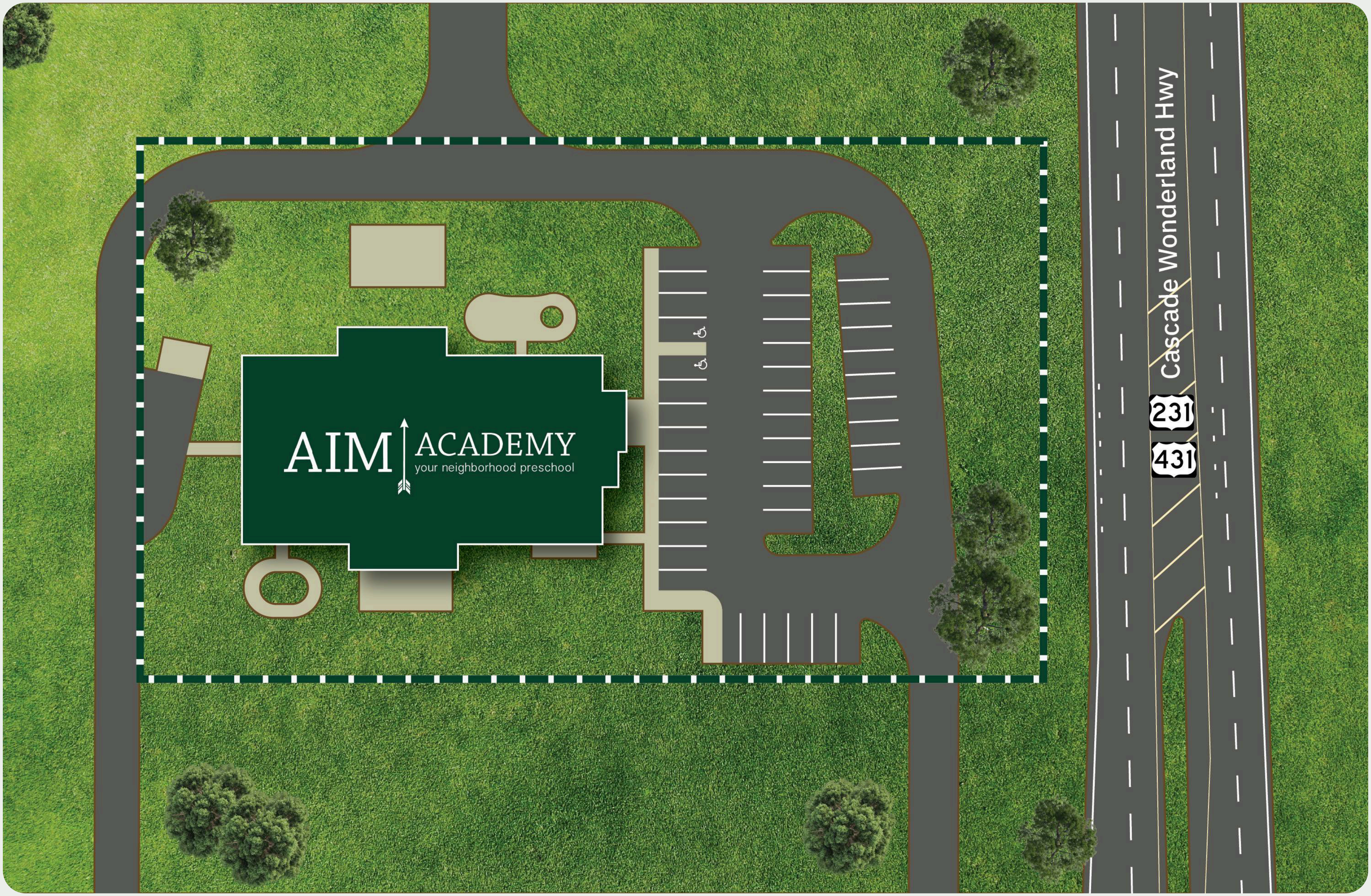
Rent Schedule

Year	Annual Rent	Rent PSF	Rental Increases
1 - 5	$315,000	$31.65	10%
6 - 10	$346,500	$34.82	10%
11 - 15	$381,150	$38.30	10%

Option Periods

Year	Annual Rent	Rent PSF	Rental Increases
16 -20	$419,265	$34,939	10%
21 - 25	$461,192	$38,433	10%

—Site Plan


AIM ACADEMY
your neighborhood preschool
Cascade Wonderland Hwy
231
431

About AIM Academy

AIM Academy began in 2020 as just a concept. After over 20 years of leading and growing two of the largest childcare operators in the US, Scott Cotter and Robert Moffett decided it was time to develop their own program. AIM Academy seeks to provide high quality early care and preschool education to premier, growing communities in Alabama and beyond.

Scott Cotter originally joined the childcare industry as the CFO of Childcare Network in 1999. He was later promoted to CEO in 2005. During his tenure, Scott helped Childcare Network grow from approximately 90 centers to over 250 centers in 2017. In 2018, he became the CEO of Big Blue Marble Academy. Scott began his career in 1992 as a CPA in the audit practice of Ernst & Young and is a graduate of Auburn University. Scott has been married to the former Pam Chandler and has two adult children, Garrett and Rachel, and one granddaughter, Addelyn.

Similar to Scott, Bob Moffett started at Childcare Network as the company's Vice President of Corporate Development in 2000. In 2010, Bob was promoted to Chief Development Officer. In October 2018, he became the Chief Development Officer of Big Blue Marble Academy. Bob began his career in 1992 as an industrial sales representative with Ferguson Enterprises after achieving his Bachelors of Science degree (Marketing) from Auburn University. Bob has been married to the former Heather Stokey and they have two adult children Catie and Bobby.

Trade Name	AIM Academy
Company Type	Private
Locations	7 +
Founded	2020
Headquartered	Pike Road, AL
Website	www.youraimacademy.com

AIM ACADEMY
your neighborhood preschool

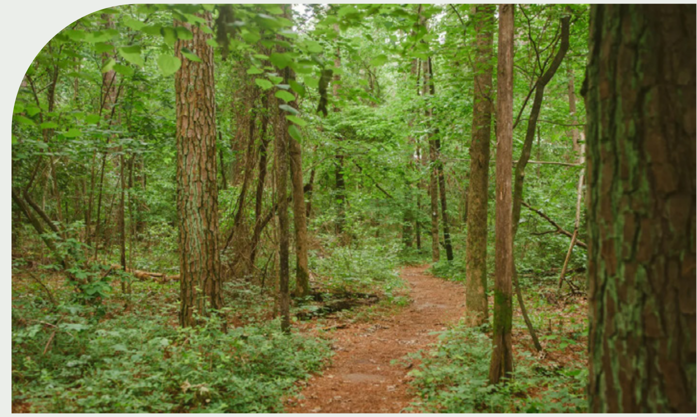
—Exterior Photos

—Surrounding Photos

—Location Overview

Meridianville, AL

- Meridianville is an established suburb of Huntsville, located directly along the US-231 corridor approximately 10 miles north of the city, Alabama's largest and one of the fastest-growing in the nation
- As part of the Huntsville metro, Meridianville draws its household base from the region's aerospace, defense, and technology economy anchored at nearby Redstone Arsenal and NASA's Marshall Space Flight Center
- Estimated 2025 population of 11,272, up from 8,209 in 2020, one of the fastest-growing suburban communities in the Huntsville metro
- Ranked by Niche as one of the best places to live in Alabama, with above-average public schools and high homeownership



Economic Overview

- Population of 186,226 within a 10-mile radius, projected to grow 13.74% to 211,820 by 2030
- 45,985 residents within a 5-mile radius, projected to grow 8.49% by 2030
- Strong average household income of $110,848 within a 3-mile radius
- 85,429 households within a 10-mile radius, projected to grow to 92,521 by 2030
- More than $154 million spent on education and day care within a 10-mile radius
- A high-homeownership suburb with a predominantly young-family profile, supporting durable, recurring demand for early education
- Positioned as a commuter suburb feeding Huntsville's aerospace and defense base of more than 70,000 workers, sustaining the dual-income households that drive child-care demand
- Located in Madison County, the 2nd-largest county in Alabama, with 2.41% annual growth

Notable Developments/Upcoming Projects

- New $53.5 million Hazel Green Middle School serving Hazel Green and Meridianville, holding up to 1,200 students and opening for the 2027-2028 school year
- A 20,000-square-foot, $7.5 million addition to Hazel Green High School, with Meridianville Middle School transitioning into an intermediate school
- Approximately $2.9 million in county-approved projects adding roughly 11,000 linear feet of new water main in Meridianville and Hazel Green, plus a US-231/431 water main upgrade
- Madison County's 10-year road plan entered 2025 with 22 active projects totaling $96 million
- County officials identify the Meridianville area as among the fastest-growing in the Huntsville metro, driven by proximity to the city and strong schools

—Location Overview

Huntsville MSA

- The Huntsville Metropolitan Statistical Area, known as "Rocket City," comprises Madison and Limestone counties in north Alabama
- Anchored by Redstone Arsenal and NASA's Marshall Space Flight Center, one of the fastest-growing metros in the United States
- 2025 estimated population of 556,444 and a GDP of $38.1 billion
- Huntsville is now the largest city in Alabama, adding roughly 34,000 residents between 2020 and 2025 and ranking among the top 20 fastest-growing U.S. cities

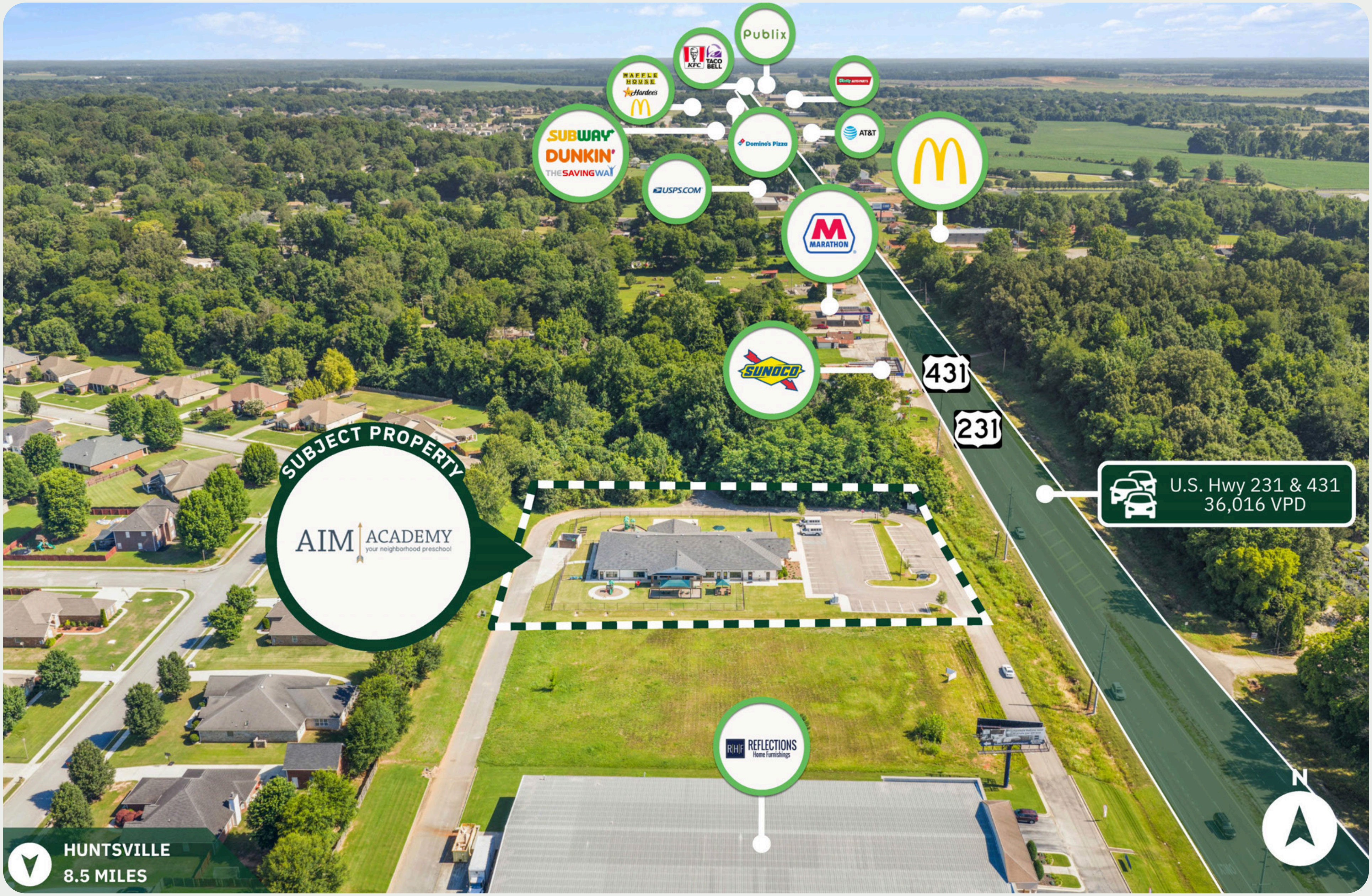
Economic Overview

- Redstone Arsenal is the largest employer, with approximately 45,500 workers and more than 75 tenant agencies including the U.S. Army, NASA, the Missile Defense Agency, and the FBI, contributing $36.2 billion in annual economic impact to Alabama
- Cummings Research Park is the second-largest research park in the U.S. and fourth-largest in the world, home to roughly 320 companies and 26,500 workers
- Defense and aerospace is the largest employment base, with more than 70,000 workers and over $6 billion in annual economic impact, sustaining the dual-income working households that drive early-education demand
- Major employers include Boeing, Lockheed Martin, Raytheon, Northrop Grumman, HII, and Mazda Toyota Manufacturing

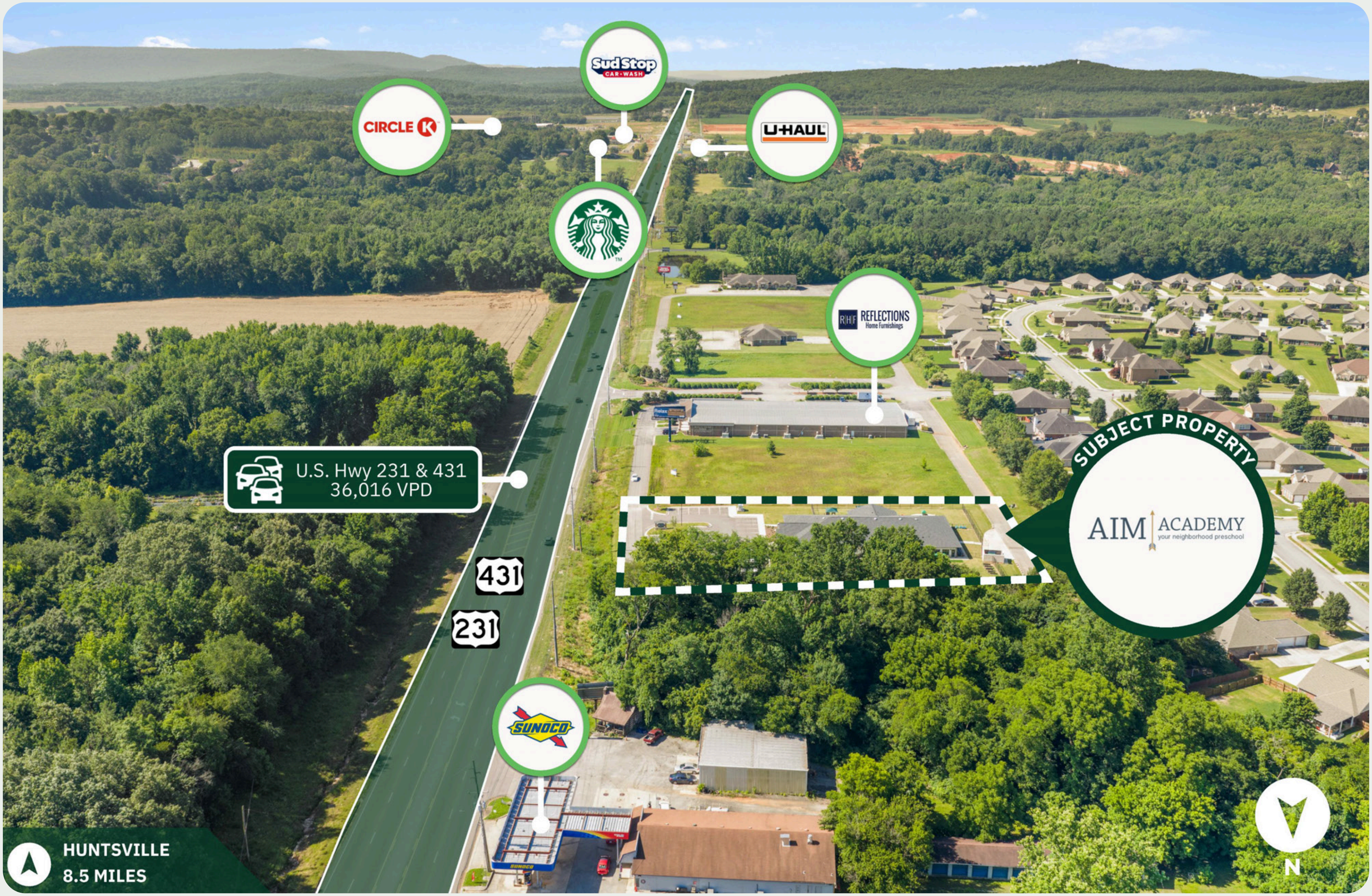
Notable Developments/Upcoming Projects

- Eli Lilly is building a $6 billion advanced pharmaceutical campus, the largest initial investment in Alabama history, creating 450 high-skilled jobs at the I-565/Greenbrier Parkway corridor
- The U.S. Space Command headquarters is relocating to Redstone Arsenal, expected to create nearly 4,700 jobs over five years
- Positioned for a central role in the proposed Golden Dome missile defense program, potentially driving billions in additional federal investment
- The MidCity District is adding a $300 million-plus arts and innovation subdistrict, anchored by the Orion Amphitheater and a 3,000-capacity indoor music venue
- Stadium Commons, a $145 million mixed-use development at Joe Davis Stadium with a 200-room Hilton hotel, part of area construction that surpassed $1 billion in the first half of 2025
- Mazda Toyota Manufacturing operates a $2.3 billion plant with capacity for up to 300,000 vehicles per year and a projected 4,000-person workforce

—Close Aerial



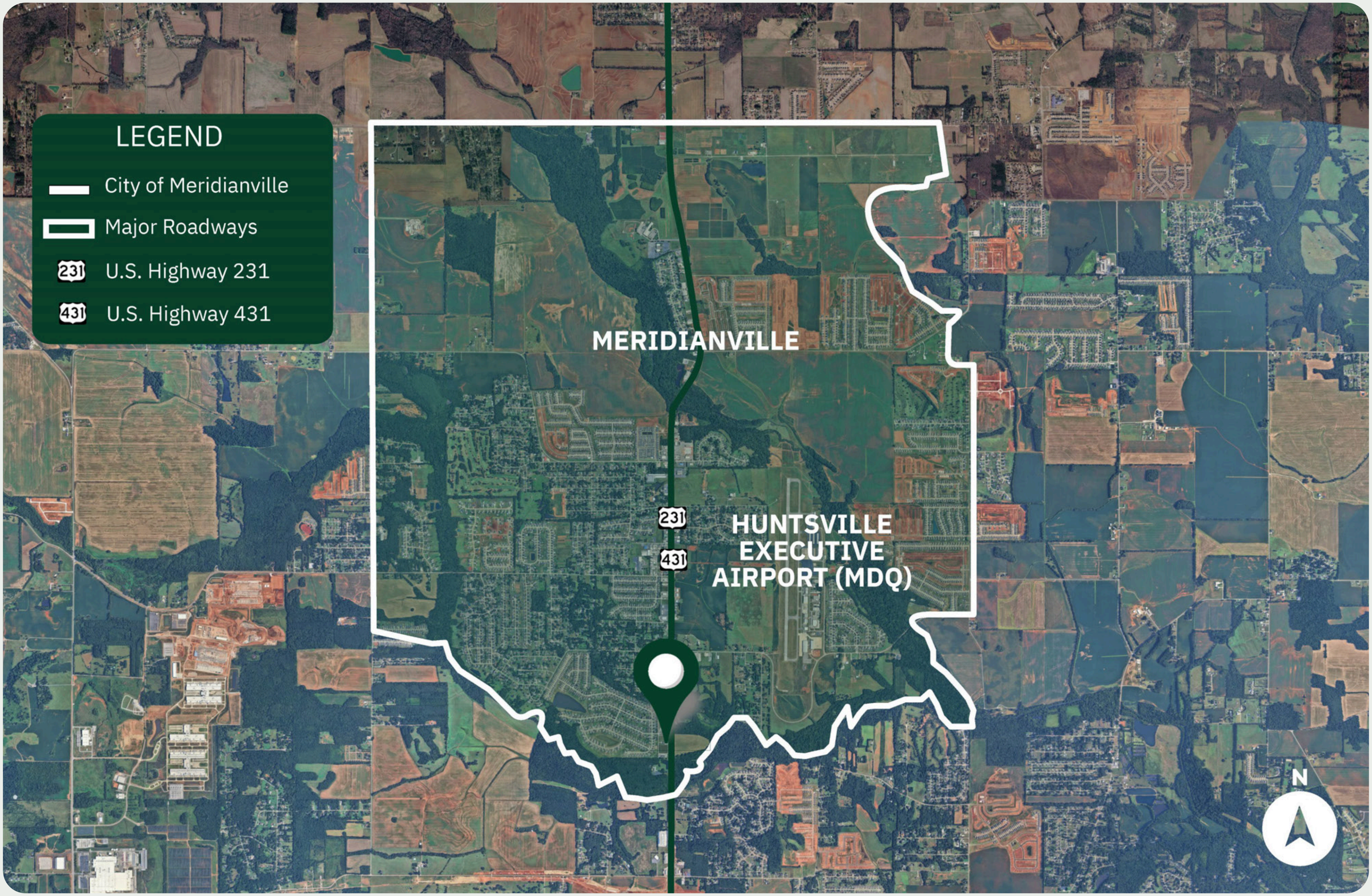
—Close Aerial



—Wide Aerial

Publix
TACO BELL
KFC
CVS pharmacy
Jack's
DOLLAR GENERAL
CIRCLE K
O'Reilly AUTO PARTS
Domino's
AT&T
Hardee's
WAFFLE HOUSE
Huntsville Executive Airport (MDQ)
FRESENIUS MEDICAL CARE
THE SAVING WAY
SUBWAY
DUNKIN'
SUBJECT PROPERTY
USPS.COM
431
AIM ACADEMY
your neighborhood preschool
SUNOCO
231
Curves
U.S. Hwy 231 & 431
36,016 VPD
U-HAUL
CIRCLE K
DOLLAR GENERAL
N

—Location Map



—Regional Map

—Demographics

11461 US-231, Meridianville, AL 35759

Location Map

Population	3 Miles	5 Miles	10 Miles
2025 Population	16,222	45,985	186,226
2030 Population	17,854	49,889	211,820
% Change	10.06%	8.49%	13.74%

Income	3 Miles	5 Miles	10 Miles
2025 Average HH Income	$110,848	$98,890	$98,972

Households	3 Miles	5 Miles	10 Miles
2025 Households	6,156	16,279	85,429
2030 Households	6,790	17,812	92,521
% Change	10.30%	9.42%	8.30%

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