

4150 Knob Drive

Eagan, Minnesota

Confidential Offering Memorandum
Absolute NNN Investment



Laef Barnes

+1 415.349.3505

laef.barnes@avisonyoung.com

CA RE Lic: #01936688

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Investment Summary

Offering Memorandum
4150 Knob Drive
Eagan, MN



Asking price
\$5,064,000



Cap Rate
7.6%



Building Size
10,306 sf

Investment Highlights

- Corporate guaranteed lease with second largest for-profit school operator in the U.S.
- Absolute NNN lease structure with zero landlord responsibilities.
- 6+ years of lease term left with 10% rent adjustments every five years.
- Originally operated by Prestige, later acquired by LCG and rebranded as Everbrook Academy, underscoring the location's strong performance and desirability.
- \$147,000 average household income within a one-mile radius supports continued demand for premium childcare and early education services.

Financial Summary

Asking Price	\$5,064,000
CAP Rate	7.6%
Net Operating Income*	\$384,904
Type of Ownership	Fee Simple

Lease Summary

Lease Type	Absolute NNN
Lease Term	15 years
Lease Commencement Date	July 1, 2017
Rent Commencement Date	December 1, 2017
Lease Expiration Date	February 28, 2033
Roof & Structure	Tenant
Taxes	Tenant
Insurance	Tenant
Utilities	Tenant
Guarantor	Learning Care Group, Inc.

Rent Schedule

Years	Rent
1 to 5	\$318,049
6 to 10	\$349,875
11 to 15	\$384,904
Option 1	\$423,446
Option 2	\$465,811
Option 3	\$512,413

*NOI is based on the next rental increase scheduled for December 2027.
Seller will credit buyer for difference in rent at closing.

Tenant Summary

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The Learning Care Group

Founded in 1967, The Learning Care Group is one of North America's largest and oldest early childhood education providers. The company operates more than 1,150 schools nationwide under brands including Everbrook Academy, La Petite Academy, and Tutor Time. Learning Care Group employs over 24,000 teachers and staff and serves more than 160,000 students. The organization is recognized for its research-based curriculum, strong health and safety standards, and national operational scale, earning recognition as a Deloitte U.S. Best Managed Company.



The Everbrook Academy

The Everbrook Academy is a premium early childhood education brand launched by Learning Care Group in 2016. The brand specializes in modern, STEAM-focused learning programs for infants through school-age children, emphasizing science, technology, engineering, the arts, and math. Everbrook Academy schools are designed to combine research-based curriculum, personalized learning, and advanced classroom technology in a nurturing environment. The brand is recognized for its strong focus on kindergarten readiness, with more than 90% of Pre-K graduates demonstrating mastery of kindergarten skills.



Founded
1967



of Schools
1,150+



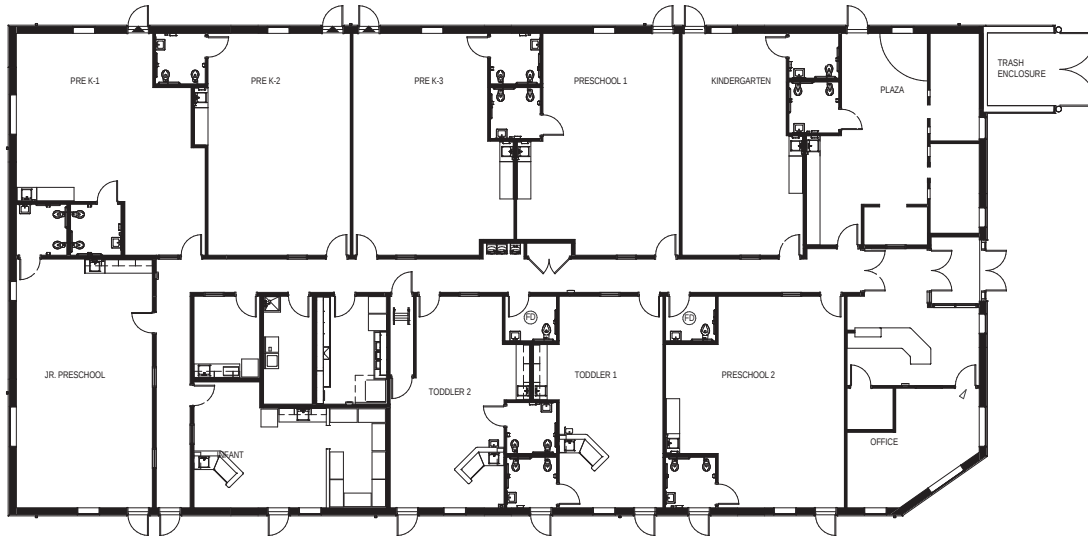
of Teachers
24k+



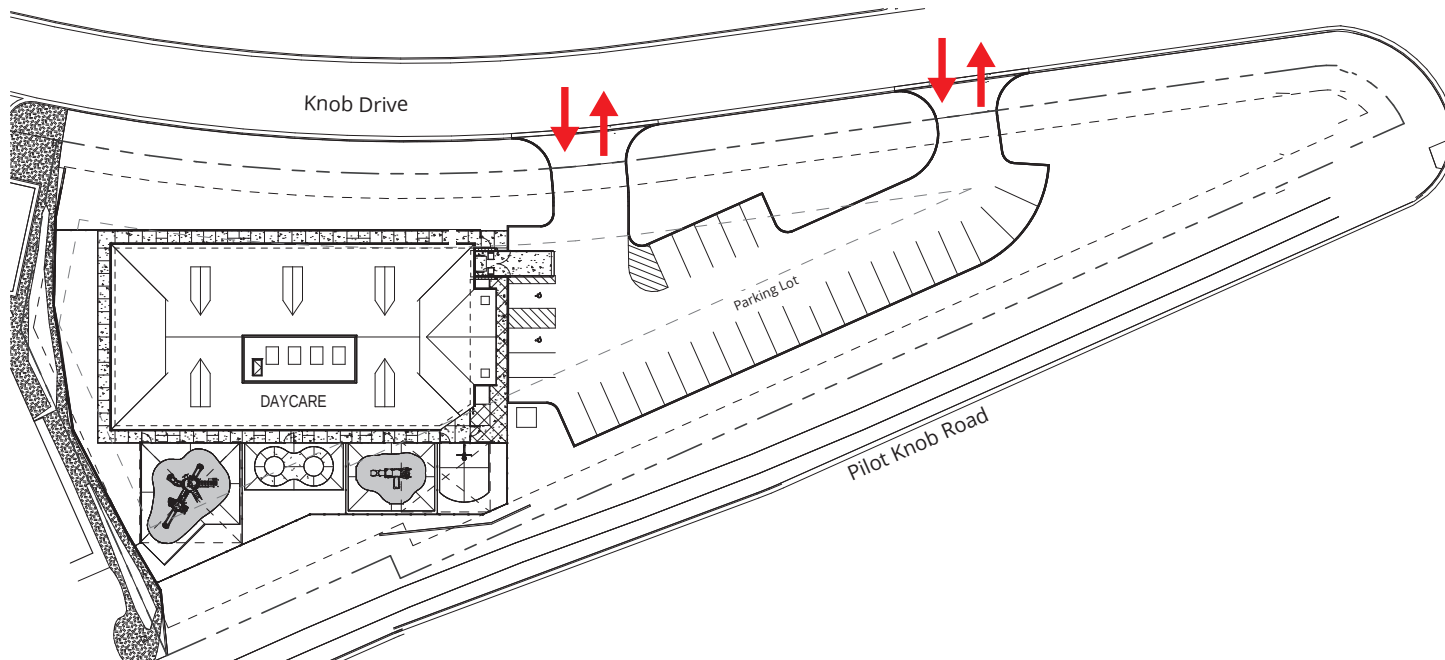
of Students
160k+

Construction

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Building Size	10,306 SF
Playground Size	10,333 SF
Lot Size	1.44 Acres
APN	10-42600-02-030
Year Built	2017
Parking Lot	33 Stalls
Roof	Asphalt Shingles / Self-Healing Membrane
Structure	Wood Frame
Siding	Masonry & Stone
Foundation	Reinforced Concrete
Parking Lot	Asphalt

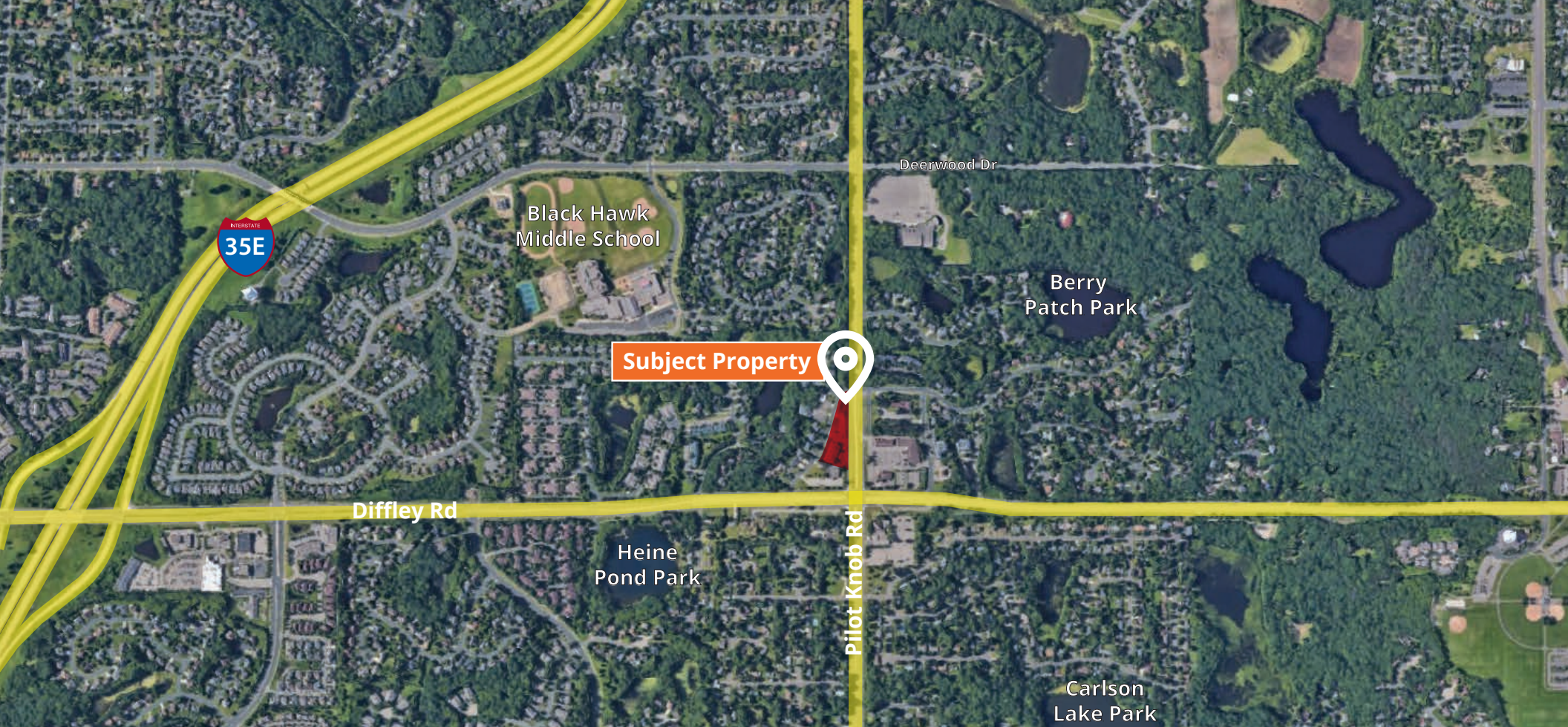




Pilot Knob Road
← 22,900 Cars Per Day →

Diffley Road
← 12,640 Cars Per Day →

Knob Drive



Eagan, Minnesota

Eagan is a wealthy suburb of the greater Minneapolis – St. Paul metro area, which serves as a regional hub for the Midwest and Northern Great Plains regions. The area is well-known for its economically diverse economy, which supports a variety of industries including: Healthcare, technology, agriculture, retail and transportation.



Unemployment Rate
4.3%



Population
67,000



Median Age
41

Top Employers

 THOMSON REUTERS®	±4,500
 BlueCross BlueShield®	±3,050
 Prime THERAPEUTICS™	±3,000
FindLaw	±1,600
SCANTRON	±1,500

Property Photos

Representative Photos

Offering Memorandum
4150 Knob Drive
Eagan, MN



Property Photos

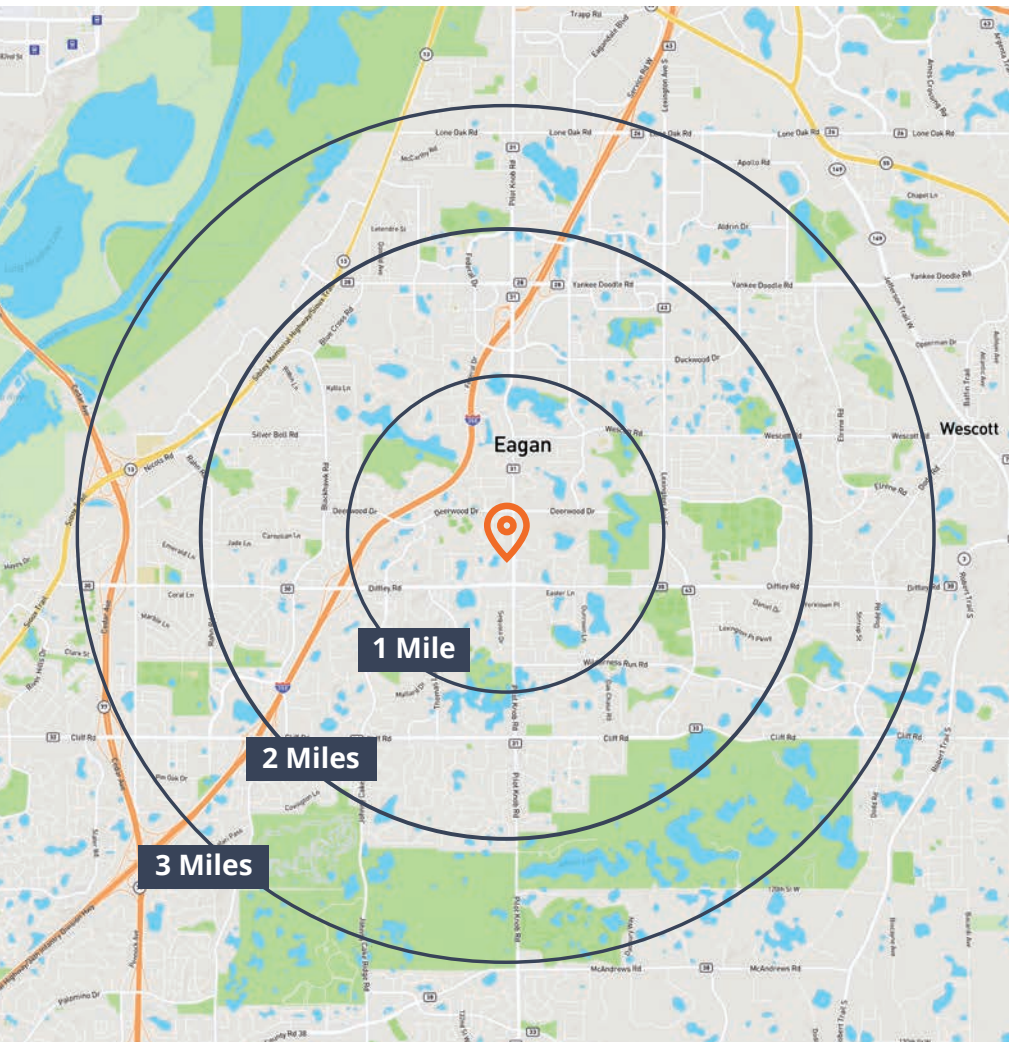
Representative Photos

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Demographics

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1 Mile 2 Miles 3 Miles

Population

2025 Population Estimate	7,563	36,174	65,873
2030 Population Projection	7,694	36,863	67,855

Households

2025 Households Estimate	2,913	14,437	26,970
2030 Households Projection	2,968	14,733	27,606

Household Income

2025 Average Household Income	\$147,000	\$131,793	\$128,735
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4150 Knob Drive, Eagan, MN 55122 (the "Property")

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**If you would like more
information on this offering
please get in touch.**

Laef Barnes

D +1 415 349 3505

C + 1 509 475 6210

laef.barnes@avisonyoung.com

CA RE Lic: #01936688

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avisonyoungnetlease.com

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44 Montgomery Street, Suite 3300, San Francisco, CA 94104

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