

PRE-NDA ACQUISITION OPPORTUNITY

World Class Academy Vero Beach

Operating childcare business + real estate
One integrated transaction

TIME-SENSITIVE SALE

1285 6th Avenue • Vero Beach, Florida

For qualified purchasers prepared to move quickly



An operating platform with scarce licensed capacity

The opportunity combines an active childcare operation with its purpose-built real estate, allowing a buyer to preserve continuity at closing and pursue meaningful enrollment growth within the existing campus.

225

authorized capacity

Grandfathered operating scale

Continuity today. Capacity for tomorrow.



The strongest buyer is one that can move quickly and keep the school operating.

Speed preserves the grandfathered capacity

The 225-child capacity is grandfathered. If the school stops operating, that capacity ends and cannot be recreated under today’s licensing rules.

- 01

Maintain operations

Keep the school operating through closing and the licensing transition.
- 02

Coordinate transition

Confirm agency requirements, operating authority and closing steps early.
- 03

Protect the scale

Avoid a shutdown that would convert the opportunity into a new-site licensing process.

225

grandfathered spaces

Move quickly.
Preserve continuity.

Purpose-built infrastructure is already in place

7,812 SF	gross building area
1.56 acres	68,116 SF site
8 classrooms	purpose-built learning spaces
7 restrooms	distributed through campus
30 spaces	paved parking and drop-off
Zone X	outside designated flood hazard area



Building, play areas and improvements operate as one childcare campus

Multiple programs support diversified enrollment

Infants	Full- and part-time care
Toddlers	Full- and part-time care
Two-year-olds	Full- and part-time care
Preschool	Ages three and four
VPK / Pre-K 5	State-funded core + wraparound
School age	Aftercare and non-school days
Summer camp	Preschool and school-age



Established revenue channels

Private pay • School Readiness • VPK • USDA Food Program

A functioning school—not a vacant special-use building



Nursery • care areas • administrative office • circulation • outdoor play

The buyer steps into an operating platform

1 Operating business + real estate

Both are offered together in one transaction.

2 Active center

The buyer acquires a functioning school, not an empty facility.

3 Programs + relationships

Enrollment, personnel and established revenue channels support continuity.

4 Installed operating assets

FF&E, playground equipment, licenses and goodwill are included, subject to approvals.



Preserve what is operating. Then pursue utilization and growth.

Why qualified buyers should engage now

Scarce capacity

225 authorized spaces with meaningful room to grow.

Integrated transaction

Real estate and operating business transfer together.

Operating continuity

Current programs, staff, enrollment and infrastructure are in place.

Expedited timeline

Seller is prioritizing buyers able to diligence and close quickly.

Broker participation

Seller will pay a 3% buyer-broker commission at closing, subject to a separate written commission agreement.

Deeper package available

Financials, appraisal support, tuition, licensing and diligence materials follow execution of the NDA.

A focused path from interest to offer

- 01 Execute NDA** Sign and return the attached agreement.

- 02 Receive confidential package** Review operating financials, appraisal support, tuition, licensing and additional diligence.

- 03 Management discussion** Address operational, staffing, licensing and transition questions.

- 04 Diligence + offer** Move efficiently toward an LOI or definitive contract and coordinated closing.

The sale is time-sensitive. Early engagement gives a buyer the best opportunity to preserve continuity.

NEXT STEP

For more information, sign and return the attached NDA

RETURN SIGNED NDA TO

Daniel L. Johnson, Esq.

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World Class Academy - Vero Beach

1285 6th Avenue • Vero Beach, Florida

This overview is preliminary, confidential and provided solely to determine interest. Full diligence materials follow NDA execution.

CONFIDENTIALITY, NON-DISCLOSURE AND NON-SOLICITATION AGREEMENT

1. Purpose

The Prospective Purchaser has expressed an interest in evaluating the possible acquisition of the real property and operating business known as World Class Academy – Vero Beach (the “Business”). Seller, through its legal counsel, may disclose confidential information for that purpose.

2. Confidential Information

Financial statements, tax information, enrollment information, tuition schedules, licensing information, employee information, vendor information, operating procedures, due diligence materials, real estate information, appraisals, equipment lists, and other non-public information relating to the Business.

3. Confidentiality

The Prospective Purchaser shall keep the information confidential, use it only to evaluate the acquisition, disclose it only to professional advisors with a need to know, and protect it using reasonable care.

4. Non-Solicitation

Without Seller’s written consent, the Prospective Purchaser shall not contact parents, employees, contractors, licensing agencies, governmental agencies, landlords, vendors, or suppliers, or interfere with the Business’s relationships.

5. Property Visits

No visits or communications regarding the Business without Seller’s prior written approval.

6. No Obligation

No obligation exists to complete a transaction unless a written Purchase Agreement is executed.

7. Return or Destruction

Upon request or termination of discussions, confidential information shall be returned or destroyed, except as required by law.

8. Remedies

Seller may seek injunctive relief and all other available remedies.

9. Governing Law

Florida law governs this Agreement.

SELLER

WCA – Vero Beach, LLC

By: _____

SELLER / COUNSEL

[Electronic Signature]

Daniel L. Johnson, Esq.

Attorney for WCA - Vero Beach, LLC

Date: _____

PROSPECTIVE PURCHASER

Name: _____

Company: _____

Address: _____

Email: _____

Telephone: _____

Signature: _____

Date: _____

Please return the completed agreement to dan@danieljohnsonlaw.com.