



THE LEARNING GROVE ACADEMY

1780 Linger Lane | North Liberty, IA | 52317

Keith A. Sturm, CCIM | 612-376-4488 | keith@upland.com
Amanda C. Leathers | 612-436-0045 | amanda@upland.com
Deborah K. Vannelli, CCIM | 612-376-4475 | deb@upland.com

50 South 6th Street | Suite 1418
Minneapolis, MN | 55402

www.nnnsales.com

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As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

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- **The Learning Grove Academy is on a NNN lease with approximately 12+ years remaining** and two 10-year renewal options.
- This property is located in North Liberty, Iowa, a suburb of Iowa City. **North Liberty is ranked the #2 Best Suburb to Buy a House in Iowa**, according to Niche.
- **Excellent demographics with an average household income of \$133,806 within a 1-mile radius** and population of 44,243 within a 5-mile radius. This property is located along W Penn Street where traffic counts average 13,500 vehicles per day and near I-380 where traffic counts average 104,467 vehicles daily.
- Nearby tenants include MercyCare North Liberty Urgent Care, Corridor Kids Pediatric Dentistry, Whirlpool, Scooter's, Arby's, Casey's, TinRoost, Field Day Brewing Co, Copper Boar American Pub, and much more.
- **This property is located approximately 10 miles northwest of The University of Iowa**, where over 31,400+ students are enrolled. Located approximately 7 miles south, Coral Ridge Mall is a popular shopping destination with over 100+ stores.
- **North Liberty is home to two new developments, the \$200 million Solomon's Landing development and the \$400 million University of Iowa Medical Academic Campus.** The 80-acre Solomon's Landing development, located next to the Learning Grove Academy, will include an entertainment district with a bowling alley, restaurant, and sports complex, as well as residential area consisting of 119 single family homes and 400 multi-family apartments. Solomon's Landing is expected to be completed at the end of 2024, while the Medical Academic Campus is expected to be completed in 2025.

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INVESTMENT SUMMARY

PRICE	\$3,344,830
CAP	6.50%
NOI	\$217,414
RENT/SF	\$12.26
PRICE/SF	\$188.68

RENT ADJUSTMENTS 1.75% Annual

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	12+ Years
RENT COMMENCEMENT	7/1/2021
LEASE EXPIRATION	6/30/2036
RENEWAL OPTIONS	Two 10-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.
Pitched shingled roof.

PROPERTY INFORMATION

ADDRESS	1780 Lininger Lane North Liberty, IA 52317
BUILDING SIZE	17,728 Square Feet
LOT SIZE	2.11 Acres
COUNTY	Johnson
YEAR BUILT	2005 / 2007

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2023 POPULATION	5,367	22,606	44,243
2028 POPULATION	5,657	23,477	45,732
2023 MEDIAN HOUSEHOLD INCOME	\$102,288	\$99,726	\$101,697
2023 AVERAGE HOUSEHOLD INCOME	\$133,806	\$130,231	\$133,523

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2023 and 2028.

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PROPERTY	The Learning Grove Academy
TENANT	Premier IA North Liberty LLC
GUARANTOR	Premier Early Childhood Education Partners LLC
REVENUES	Private
NET WORTH	Private
WEBSITE	https://premierearlychildhood.com/



The Learning Grove Academy operates 5 locations in Georgia, Indiana and Iowa. The Learning Grove Academy provides a stimulating environment and fun experiences that encourage children to become independent, self-confident and enthusiastic learners. The mission is to provide the children and families at The Learning Grove Academy a secure and positive early learning experience that will set children on a path to success in education and well-being.

Premier Early Childhood Education Partners was founded in May 2018 and is a provider of high-quality child care and early education services. Premier’s mission is to simplify and improve the lives of working parent and their children. They accomplish this goal by supporting a network of safe, fun, curriculum-focused early education centers. Their centers leverage best practices and incorporate concepts that benefit the students, families, and employees. They believe that working in early childhood education is a profession. Attracting and retaining professionals to the field improves outcomes by nurturing the curiosity of children and lifting their success once they enter elementary school.

Tyree & D'Angelo Partners ("TDP") is a private equity firm and is the majority owner of Premier with a 90% interest, investing approximately \$10M into the Company at its founding. TDP was founded in 2013, raising \$50M for its first fund. The firm has significantly grown since then, currently with more than \$300M in assets under management, investing in industries such as insurance, dental, dermatology, early childhood education, and veterinary services. TDP focuses on control investment opportunities in the lower middle market, investing in companies ranging from \$5M to \$50M of annual revenues. The TDP team collectively has over 100 years of experience that they utilize to help management teams grow their businesses. Examples of TDP’s investments include Superior Insurance Partners, Star Dental Partners, Western Veterinary Partners, and Dermatology Medical Partners. Premier Early Childhood Education Partners is TDP’s only investment in early childhood education.

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The Learning Grove Academy is located in North Liberty, Iowa, a suburb of Iowa City. This property is located along W Penn Street, where traffic counts average 13,500 vehicles per day and near Interstate 380 where traffic counts average 104,467 vehicles per day. Nearby tenants include Whirlpool, Mercy Care Urgent Care, Scooter's, Casey's, Arby's, Kum & Go, Dunkin Donuts, Walgreens, and much more.

North Liberty is ranked the #2 Best Suburb to Buy a House in Iowa and #10 Best Place to Raise a Family in Iowa, according to Niche.



Located in the heart of the Iowa City-Cedar Rapids region, North Liberty is a thriving, family-friendly small town with easy access to big-city amenities. North Liberty is one of Eastern Iowa's fastest growing communities driving residential and commercial growth.

In August 2023, construction began for a new \$200 million entertainment and housing development located along West Penn Street and North Jones Boulevard, located next to The Learning Grove Academy. The project, called Solomon's Landing, will include an entertainment district with a bowling alley, new restaurants and sports complex, as well as a residential area consisting of 119 single family homes and 400 multi-family apartments. The 37,000-square-foot entertainment center will include a Pizza Ranch, bowling alley, and arcade. **The city expects to gain a \$30 to \$40 million economic boost each year, and estimates to attract 5,000-7,000 people per week with the new entertainment options.** The project is expected to complete by the end of 2024.

Located minutes from The Learning Grove Academy, the University of Iowa Health Care's new North Liberty Academic Medical Campus has reached its halfway point of construction. The \$400 million projects features a 60-acre campus with a three-story hospital and five-story medical office building with clinics and teaching and research facilities. Upon opening in 2025, the orthopedics and sports medicine will move the majority of their department's clinical, research, and educational programs to North Liberty.



SOLOMON'S LANDING



UNIVERSITY OF IOWA NORTH LIBERTY MEDICAL CAMPUS



NORTH LIBERTY

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North Liberty offers residents and visitors a wide variety of amenities including year-round recreational opportunities, bars and restaurants, coffee shops, and much more.

Coralville Lake and Lake MacBride, located minutes from North Liberty, are both major hotspots in Eastern Iowa. Coralville Lake is one of the most visited lakes in Iowa with more than 400,000 households making the trip each year and has several businesses along the lake such as Bobber’s Bar & Grill and Funcrest Dairy & Grill. Lake MacBride is Iowa’s largest state park with two campgrounds, seven boat ramps, and a public beach. Both lakes/parks offer several recreational opportunities including boat ramps, boat rentals and activities, fishing, mountain biking, hiking trails, camping, lake swimming, sand volleyball and more.

Every year, North Liberty hosts a “Beat the Bitter” event with outdoor winter games and good cheer. The event begins in January and goes through February with a variety of family-friendly events such as the 5K-ish Glow Run, Fire & Ice and Fireworks, KICK Winter in the SnowBALL, Snuggie Crawl, North Liberty Lights, and more.

The North Liberty Blues & BBQ Festival, hosted every July, is North Liberty’s summer tradition of live music, kids fun, and amazing barbecue and craft beers. The event is a blues-inspired festival with the best lineup of regional, national, and international performers. Throughout the day, visitors may also enjoy traditional barbecue favorites such as ribs, pulled pork, and burnt ends, as well as ice cream, pizza, and more. The event partners with Iowa Craft Beer to offer a variety of craft breweries throughout the state for all the cider, seltzer, and beer lovers.



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Located approximately 10 miles southeast from The Learning Grove Academy, The University of Iowa currently enrolls approximately 31,400+ students and offers 200+ undergraduate programs. The University of Iowa was ranked the #47 Best Public University according to the U.S. News & World Report. The University of Iowa is also home to one of the most acclaimed academic medical centers in the country.



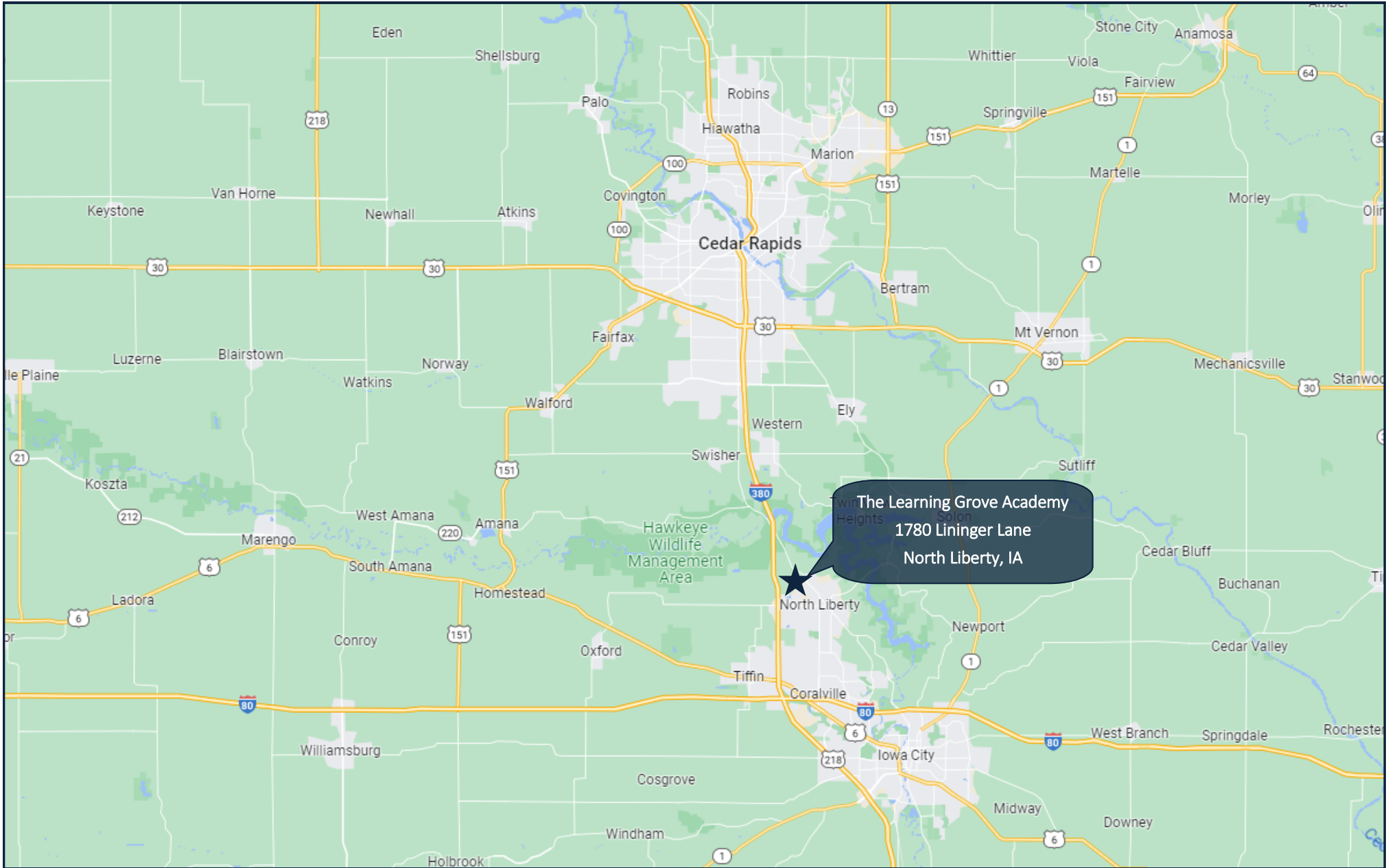
The University of Iowa Hospitals & Clinics is a regional referral center and the clinical nucleus of UI Health Care, Iowa's only comprehensive academic health system. The UI Hospitals & Clinics provide world-class family centered health care, extensive medical research, and comprehensive teaching programs for many health care professions.

The University of Iowa Hospitals & Clinics is Iowa's #1 hospital with national rankings and distinctions in many medical specialties. The Hospitals continue to receive national recognition with seven specialties included in the 2023-2024 "Best Hospitals" rankings published by U.S. News & World Report.

As a major tertiary-and quaternary-level health care facility, the UI Hospital & Clinics in Iowa City include the main adult-care hospital, a specialized disabilities and development outpatient facility, and the UI Stead Family Children's Hospital. The UI Hospitals & Clinics comprises 866 inpatient beds, which include 190 beds at the UI Stead Family Children's Hospital. The hospital also employs over 11,200 individuals, including over 1,110 staff physicians and dentists, nearly 800 resident and fellow physicians, and more than 5,000 nursing staff members.



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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 900 net leased sales transactions totaling over \$2.8 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven	Chick-Fil-A	KinderCare	Sherwin Williams
Advance Auto	Chipotle	Kohl's	Starbucks
Aldi	Circle K	Kum & Go	Sunoco
Allina Health	CVS Pharmacy	LA Fitness	Super America
Applebee's	Dollar General	Mattress Firm	Taco Bell
Arby's	Dollar Tree	McDonald's	Tires Plus
Aspen Dental	Duluth Trading Co.	Michaels	Top Golf
Bank of America	Fairview Health	National Tire & Battery	Tractor Supply
BJ's Wholesale Club	Family Dollar	Northern Tool & Equipment	Trader Joe's
Buffalo Wild Wings	Fresenius	Office Depot	United Healthcare
Burger King	Gander Mountain	O'Reilly Auto Parts	US Bank
Caliber Collision	Goodwill	Perkins	Valvoline
Camping World	Grease Monkey	Petco	Walgreens
Caribou Coffee	Jack in the Box	Pizza Hut	Wawa
Chase Bank	Jiffy Lube	Royal Farms	Wells Fargo Bank



L to R: Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Amanda Leathers; & Gaby Goldman