



EVERBROOK ACADEMY

15200 Meredith Drive | Urbandale, IA | 50323

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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.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

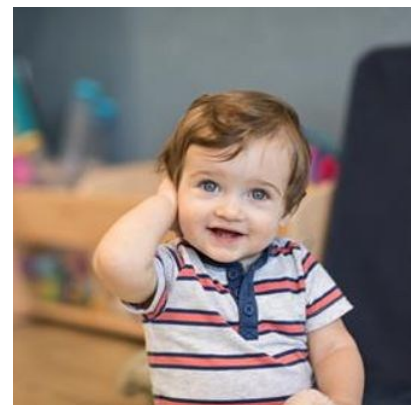
Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important 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.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- Everbrook Academy signed a 20 year, NN lease with 7.5% increases every 5 years.
- The tenant on the lease is Everbrook Academy with guaranty provided by Learning Care Group which operates approximately 1,150 locations under 11 brands.
- Excellent demographics with a 3-mile average household income of \$174,123 and population of 122,984 within a 5-mile radius.
- Everbrook Academy is located along Meredith Drive with traffic counts of 4,830 VPD and near I-35 where traffic counts average 107,000+ VPD.
- Located near several schools including Des Moines Christian with 1,300+ students, Walnut Hills Elementary School with 640+ students, Schuler Elementary School with 700+ students, etc.
- Nearby tenants include Hy-Vee Fast & Fresh, Starbucks, Jimmy John's, Smokey Row Coffee, Kiddie Academy, New Horizons, and more.
- Urbandale is ranked the #9 Best Suburb to Live in Iowa and #10 Best Place to Raise a Family in Iowa, according to Niche.
- Urbandale, Iowa is a rapidly growing suburb of Des Moines that has become one of the metro area's most desirable places to live. Known for its strong schools, well-maintained neighborhoods, and safe, family-friendly environment, Urbandale blends small-town comfort with urban accessibility.



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INVESTMENT SUMMARY

PRICE	\$6,888,890
CAP	6.75%
NOI	\$465,000
RENT/SF	\$40.03
PRICE/SF	\$593.00
RENT ADJUSTMENTS: 7.5% Every 5 Years	
YEARS 1-5:	\$465,000.00
YEARS 6-10:	\$499,875.00
YEARS 10-15:	\$537,365.62
YEARS 16-20:	\$577,668.04

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM	20 Years
RENT COMMENCEMENT	October 23, 2025
LEASE EXPIRATION	October 31, 2045
RENEWAL OPTIONS	Three 5-Year w/ 7.5% Increases

LEASE NOTES:

Net, Net Lease. The site is self maintained by the Tenant. Tenant responsible for maintenance or repairs to the Roof Membrane and HVAC. Landlord responsible for repairs and replacement of the structural components of roof (but not membrane), the structure of the Building, and exterior walls.

Roof has 20 year warranty.



PROPERTY INFORMATION

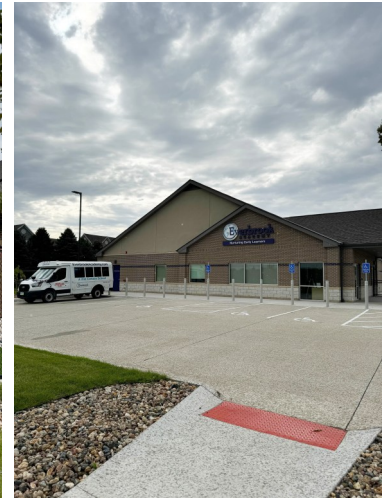
ADDRESS	15200 Meredith Drive Urbandale, Iowa 50323
BUILDING SIZE	11,617 SQ.FT.
LOT SIZE	2.16 Acres
COUNTY	Dallas
YEAR BUILT	2025

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2025 POPULATION	8,518	43,701	122,984
2030 POPULATION	9,953	49,829	137,091
2025 MEDIAN HOUSEHOLD INCOME	\$129,766	\$139,011	\$118,307
2025 AVERAGE HOUSEHOLD INCOME	\$173,776	\$174,123	\$146,736

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2025 and 2030.

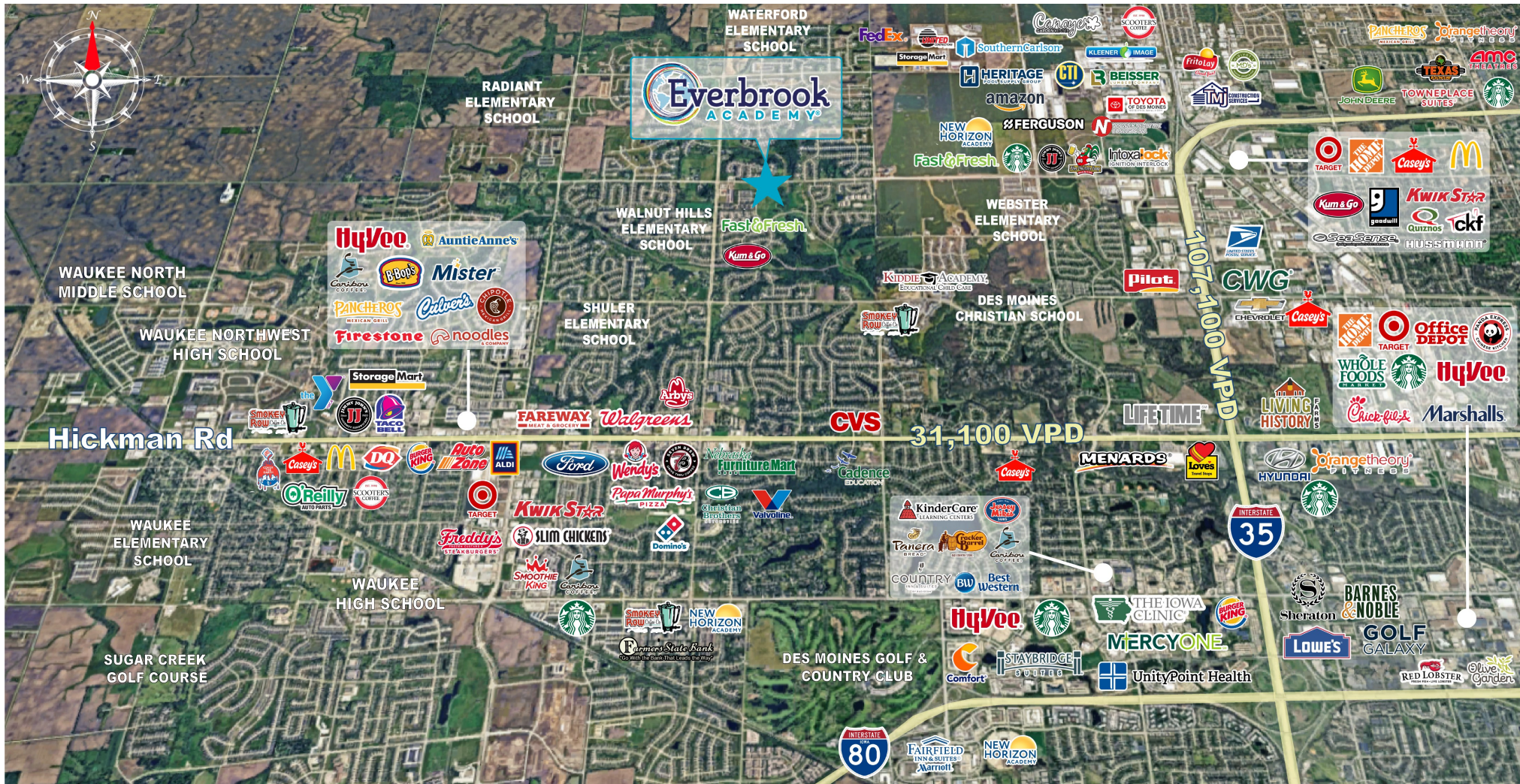
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Everbrook Academy is located in Urbandale, Iowa, a suburb located approximately 13 miles northwest of Des Moines. This property is located along Meredith Drive where traffic counts average 4,830 vehicles daily and near I-35 where traffic counts average 107,000+ vehicles daily. Nearby tenants include Target, Home Depot, Hy-Vee, Nebraska Furniture Mart, Walgreens, ALDI, and much more.

Urbandale is ranked the #9 Best Suburb to Live in Iowa and #10 Best Place to Raise a Family in Iowa, according to Niche.

Known for its strong sense of community, excellent schools, and family-friendly atmosphere, Urbandale blends suburban charm with access to big-city amenities. The city has grown steadily over the years, attracting residents with its well-planned neighborhoods, clean parks, and convenient location near major highways and employers. It's a popular place for families and professionals alike, offering a balance of quiet residential living and a connected, active lifestyle.

One of Urbandale's top attractions is Living History Farms, is a unique open-air museum that tells the story of Midwestern agriculture through interactive exhibits, costumed interpreters, and reconstructed farms and villages from different eras. Visitors can explore what life was like in Iowa in the 1700s, 1850s, and 1900s, making it a favorite for families, school groups, and history buffs.

The Urbandale area is also home to an impressive array of parks that cater to families, fitness enthusiasts, nature lovers, and anyone looking to enjoy the outdoors. Urbandale boasts over 50 parks and more than 50 miles of interconnected trails, making it one of the most park-rich suburbs in the Des Moines metro. Favorites include Walker Johnston Park, which features athletic fields, a skate park, and a large playground, and Walnut Creek Regional Park, a spacious, family-friendly area with modern playgrounds, picnic shelters, and paved trails that wind through scenic green space.



Urbandale offers a prime location that combines easy access to the state capital's cultural attractions, dining, and nightlife with the comfort and charm of suburban living. It's more than a convenient place to live—it's a place to grow. With a strong and diverse economy, Urbandale continues to attract professionals and entrepreneurs across industries such as finance, technology, advanced manufacturing, and retail. The city's thoughtful development, growing business community, and commitment to innovation make it a thriving environment for both career and personal growth.

Beyond its livability, Urbandale is also a strategic location for business and innovation. The city promotes smart growth, with economic development initiatives that support both local entrepreneurs and major corporations. Its commercial corridors are designed to attract investment and provide easy access to major interstates and regional markets. As a result, Urbandale has become a magnet for businesses looking to expand in a supportive, forward-thinking environment.

One of the city's key employers is **John Deere**, which has established a strong presence in Urbandale through multiple technology-driven roles. The company offers a range of positions in areas such as software development, analytics, and site reliability engineering. These job opportunities not only bring in skilled workers but also reinforce Urbandale's reputation as a growing tech hub within Iowa. John Deere's investment in the area is a testament to Urbandale's business-friendly climate and its ability to support global brands as well as emerging innovators.

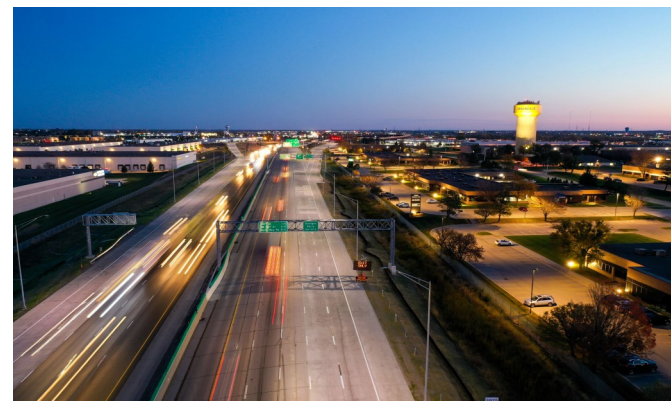
Key Industries in Urbandale

Urbandale boasts a dynamic and diverse economy, blending long-standing industries with fast-growing, innovative sectors. Its strategic location, talented workforce, and business-friendly environment make it a thriving hub for a wide range of enterprises, from financial institutions to logistics operations.

Finance & Insurance remain cornerstones of Urbandale's economy, with the city serving as a key player in the greater Des Moines financial landscape. Major banking, insurance, and financial services firms are drawn to Urbandale for its skilled talent pool, modern infrastructure, and connectivity to the region's economic core.

Home Improvement has also carved out a prominent presence in Urbandale, establishing the city as the metro area's go-to destination for home design, construction, and renovation. With a strong mix of showrooms, suppliers, and service providers, the area has become a collaborative marketplace where homeowners and professionals work together to bring visions to life.

In addition, Urbandale is a growing center for **Information Technology, Advanced Manufacturing, and Corporate Services**. The city supports tech startups and established firms alike, offering resources for innovation and expansion. Its manufacturing sector continues to thrive due to Iowa's reputation for quality production and cost efficiency. Meanwhile, Urbandale's **Warehouse, Distribution, and Logistics** sector benefits from its prime location at the intersection of I-80 and I-35, making it a strategic choice for companies looking to optimize supply chains and reach national markets efficiently.



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Situated adjacent to Urbandale, Waukee, Iowa, is a thriving and fast-growing suburb located just west of Des Moines. Known for its high quality of life, excellent schools, and strong sense of community, Waukee has become one of the most desirable places to live in the Des Moines metro area. Its thoughtful city planning, safe neighborhoods, and abundance of recreational amenities make it especially appealing to families and young professionals alike.

Waukee has experienced significant growth over the past decade, evolving from a small town into one of the fastest-growing cities in Iowa. Its strategic location just west of Des Moines offers residents the benefits of suburban living with easy access to the amenities and job opportunities of a larger metropolitan area. This rapid expansion has led to a strong sense of community, with new neighborhoods, schools, and commercial developments continually enhancing the city's appeal.

Education is a cornerstone of Waukee's community identity. The Waukee Community School District is consistently ranked among the best in the state, known for its academic excellence, innovative programs, and extracurricular opportunities. This focus on quality education attracts families seeking a supportive environment for their children's growth and success.

A major highlight in Waukee is **Triumph Park**, a 66-acre recreational complex that features inclusive playgrounds, baseball and softball fields, walking trails, and fishing areas. Designed with accessibility in mind, Triumph Park is one of the most inclusive play spaces in the Midwest, offering opportunities for children of all abilities to play and explore. It's become a community hub for sports tournaments, weekend outings, and family fun, drawing visitors from across the region.

Another key feature of Waukee's growth is the **Kettlestone Development**, a large-scale, mixed-use area that blends residential, commercial, and green space in a forward-thinking urban layout. Kettlestone Central is one of the Midwest's most notable mixed use developments. Located in the heart of Waukee, IA at the intersection of Grand Prairie and Westown Parkway, the 164 acre Kettlestone Central neighborhood will welcome hundreds of thousands of visitors each year and be home to thousands of residents living within one of the planned residential communities.

Just a short drive away, golfers and outdoor enthusiasts can enjoy **Sugar Creek Golf Course**, a scenic 9-hole course that caters to all skill levels and offers beautiful views of the surrounding landscape. Together, these landmarks reflect Waukee's dynamic blend of recreation, development, and community-centered planning.



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PROPERTY	Everbrook Academy
TENANT	Everbrook Academy, LLC
GUARANTOR	Learning Care Group (US), Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
WEBSITE	https://www.everbrookacademy.com/ https://www.learningcaregroup.com/



The tenant on the lease is Everbrook Academy with guaranty provided by Learning Care Group which operates approximately 1,150 locations under 11 brands.

Everbrook Academy consists of Elementary and secondary schools furnishing academic courses, ordinarily for kindergarten through grade 12. Everbrook Academy is one of eleven school brands within the Learning Care Group, the second largest for-profit child care provider in North America. Currently there are over 156,000 students, 20,000 teachers and over 1,150 locations.

Learning Care Group is committed to make a difference and have a positive impact on every child at its schools, their families, and the communities it serves every day. It supports child development for infants to school-age students, through a comprehensive, research-based curriculum in a safe, nurturing, fun school environment.



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Learning Care Group, Inc is a leading provider of early childhood education and care for children 6 weeks to 12 years across 39 states and Washington, D.C. Across 11 unique brands and more than 1,150 schools, the Learning Care Group's 24K+ educators can support more than 165,000 children.

"Our Promise is to have a positive impact on every child we serve, their families, our teachers, and our communities. We provide infants to school-age children a consistent, safe, and enriching environment to instill a lifelong love of learning and provide a solid foundation for a successful educational future. "

**The Children's
Courtyard™**

This is an exceptional place to grow and learn. Your child will develop a solid foundation for a strong academic future, in a state-of-the-art environment with cutting-edge learning materials.



This early learning experience is like no other. Through immersive, hands-on activities in science, technology, engineering, the arts, and math, children become innovators, ready to navigate a changing world. We guide them on the journey to kindergarten—and the future.



The next best place to home. Inspired by the famed Reggio Emilia approach, it's our belief that secure relationships with responsive and respectful adults provide children with the basis for all learning. We empower children for success in elementary school—and beyond.



Every child is unique. By embracing each child's individuality, we are able to craft personalized experiences, filled with nurturing care and creative learning. Following Howard Gardner's Multiple Intelligences theory, we discover each child's unique "smarts" to help them learn.



The Montessori experience is highlighted by authentic curriculum, certified teachers, a full complement of Montessori equipment, and mixed-aged classrooms. Here, the self-directed educational process is defined by creative, tactile, and practical learning experiences.



Discover the difference the Young School can make in your child's future. We pioneered the "Cottage" learning environment for infants through Pre-K students. Here, children become part of a nurturing community where they are active participants and learners.



Every day starts with one simple question: Will this benefit children in a positive way? This goal guides every decision and choice we make, to provide a successful experience for children 6 weeks to 12 years. We create a safe, nurturing space for high-quality learning to take place.



U-GRO helps you provide the best possible start in life for your child. We empower families and make childhood extraordinary, while providing a foundation for the future. We're proud to say 94.8% of U-GRO children meet or exceed Pennsylvania standards for kindergarten readiness.



We provide a complete, nurturing environment for the growth and development of the whole child: socially, emotionally, physically, and intellectually. Children learn through hands-on discovery, to build social skills, test their own abilities, develop confidence, and try new ideas.



Strong, sound social and educational foundations are formed here, as we nurture well-rounded children. Our school environment is interactive and collaborative, where we learn together and learn to respect each other. This is where children discover the joy of learning.



We show children the path to school and the future. Here, children make profound discoveries and experience a meaningful journey. While we offer an LCG proprietary curriculum and learning experiences, when a Pathways Learning Academy is located within a faith-based environment, there will be opportunities for short ministry-led lessons during the day.

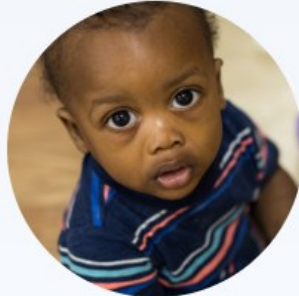
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Programs for All Ages



Infants >

We provide an exceptional, comfortable, safe space for your little one to grow and thrive.



Toddlers >

Learning is doing, so little ones have all the space they need to move, explore, and excel.



Twos >

Learners on the move! Embrace and discover energetic, active learning experiences.



Early Preschool >

Get ready for Preschool, while growing, developing confidence, and gaining independence.



Preschool >

For active little achievers, hands-on learning experiences help children prepare for kindergarten.



Pre-K >

Gain a strong foundation for kindergarten, while laying the groundwork for advanced skill development.



Junior Kindergarten >

For young 5-year-olds and older 4-year-olds, this is the chance to slowly get accustomed to the kindergarten experience.



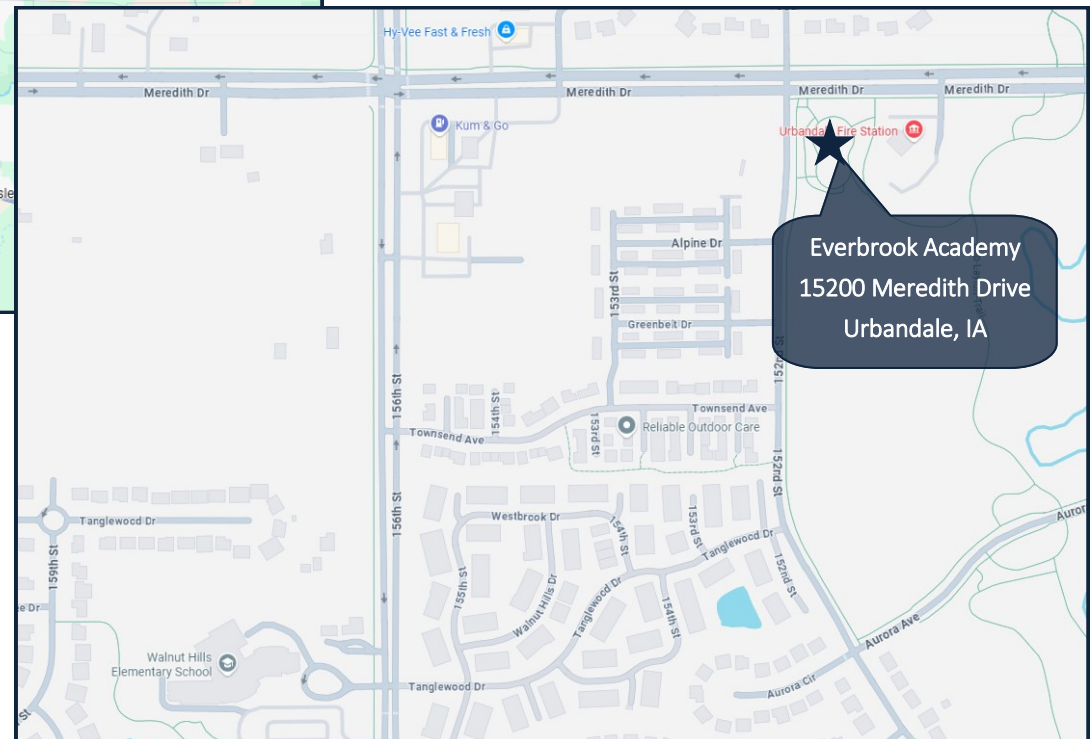
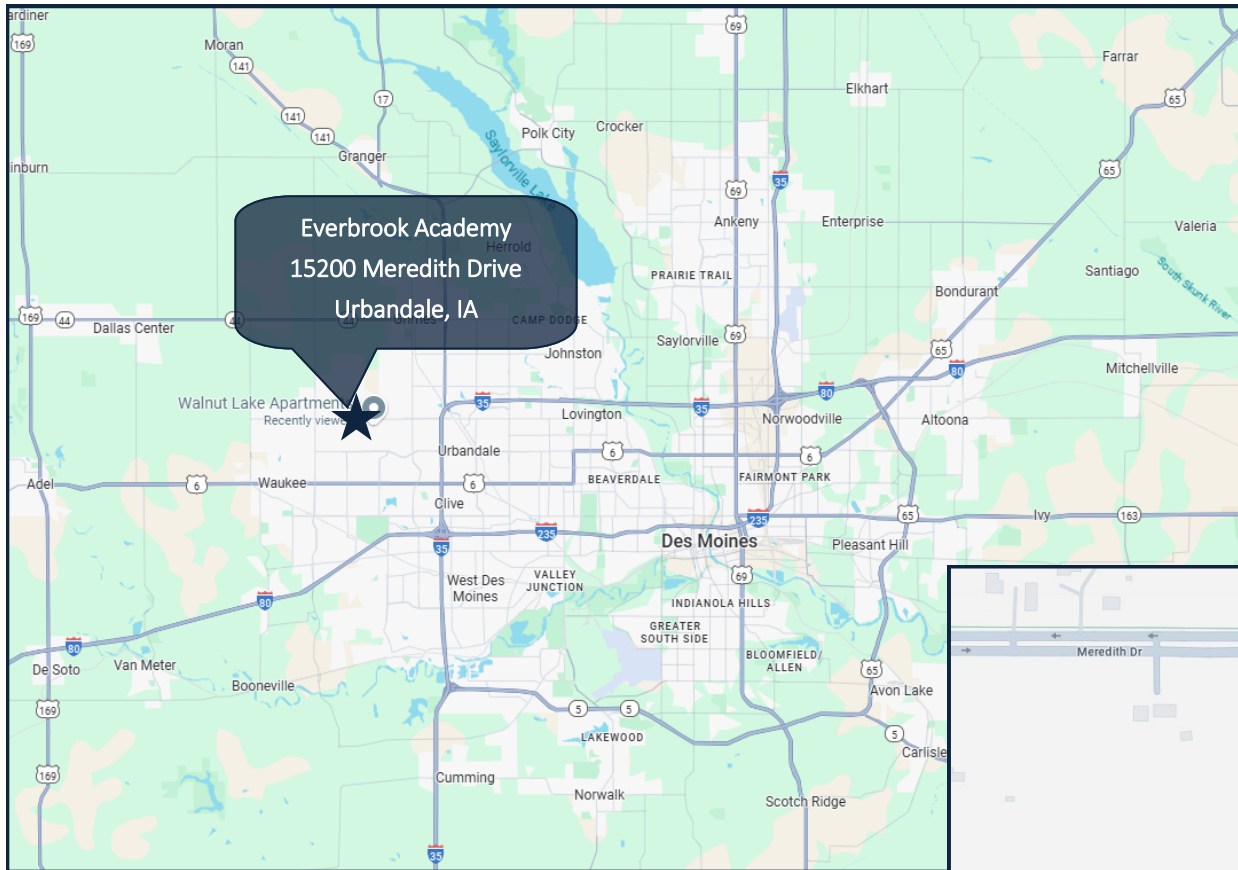
Before & After School >

The perfect mix of education and recreation offers a positive start and finish to every school day.



Summer Camp >

Our summer program is inspired by the imagination, creativity, and enthusiasm of children.



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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

www.nnnsales.com



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: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers