

Investment Snapshot – Preschool Business & Real Estate

Property Overview

Location	Simi Valley, California
Facility Type	Licensed Preschool & Early Education Center
Building Size	Approximately 2,961 SF
Land Size	Approximately 19,166 SF (0.44 Acres)
Zoning	Residential High Density (RH)
Licensed Capacity	Approximately 90 Children

Operational Snapshot

Operating Hours	Monday to Friday, 7:00 AM to 6:00 PM
Programs	Preschool and School Age Programs
Enrollment Position	Currently operating below licensed capacity
Staffing	Small team in place supporting current enrollment
Growth Opportunity	Ability to increase enrollment without expanding the building

Financial Snapshot

2025 Revenue	\$450,901
Operating Expenses	\$419,531
Net Income	\$31,370
Owner Salary Addback	\$31,000
Rent Paid to Ownership	\$72,880
Adjusted Seller's Discretionary Earnings Approximately \$135,000	

Stabilized Performance Potential

Licensed Capacity	90 Children
Estimated Average Tuition	\$900 – \$1,300 per month
Estimated Potential Revenue at Capacity	Approximately \$950,000 – \$1,200,000 annually
Operational Upside	Enrollment growth, program expansion, improved marketing

Investment Highlights

Real estate and business sold together

Large parcel relative to most competing preschools

Established location with long community presence

Immediate enrollment growth opportunity

Real estate value independent of business performance

Attractive long-term owner operator opportunity

This opportunity is best suited for experienced child care operators or investors seeking a real estate anchored early education asset with clear enrollment upside. The licensed capacity, location, and land size provide a strong foundation for operational growth and long term value creation.