

Turnkey Preschool | 160-Child License | Real Estate Included Established Child Care Center | Strong Cash Flow + Exp. Lot

Business and Real Estate included in Purchase Price



BJ Delhamer

Represented by Child Care Insite:
specializing in child care centers sales nationwide

CCI CHILD CARE INSITE
COMMERCIAL REAL ESTATE

Outline does not represent exact parcel dimensions.

PROPERTY HIGHLIGHTS



Millennium Child Development Center – Dixon, CA

160-Child License | 100 Enrolled | Business + Real Estate + Expansion Parcel

Millennium Child Development Center is a fully operational early education center serving infants through school-age children in the high-growth corridor of Solano County. The offering includes the business, real estate, and an adjacent .85-acre parcel ideal for expansion. With strong adjusted cash flow, stable staffing, and 60 additional licensed spots available for enrollment growth, the center is a prime value-add opportunity for owner-operators or investors seeking a high-performing, scalable education asset.

Offered Price Includes:

- Turnkey child care business with 100 students enrolled
- Real estate: 11,456 SF building on 1.36 acres
- Adjacent 0.85-acre parcel (1500 N Lincoln) for future expansion
- All FF&E, curriculum, systems, and branding
- Long-tenured director and trained support staff

Investment Highlights

- 160-Child License – Infants, toddlers, preschool, and school-age
- Strong Financials – \$476K adjusted NOI (2024 basis)
- Value-Add Opportunity – Upside via enrollment growth and tuition
- Expansion Potential – Buildable adjacent parcel included
- Experienced Team – Staff and leadership in place
- Subsidy Eligible – CACFP, CSPP, CCTR, Prop 98
- SBA 7(a) Eligible – Clean financials and documented income
- Growing Market – Dixon and Solano County seeing population inflow



LISTING OVERVIEW



Real Estate Structure

Business and Real Estate Sale – Fee Simple Ownership

Business Entity: Millennium Child Development Center

Property Owner: MCDC Properties LLC

Building Size: ±11,456 SF single-story educational facility

Lot Size: ±1.36 acres (main parcel) + ±0.85 acres (adjacent expansion parcel)

Zoning: Day Care / Preschool – Permitted educational use

Licensing: Licensed for 160 children (Infant, Preschool, School-Age)

Compliance: Operated continuously since early 2000s

Condition: Well-maintained with large classrooms, offices, and outdoor play areas

Upside for Buyer:

This offering includes **fee simple ownership** of both the operating child care facility and an adjacent buildable parcel, eliminating lease risk and providing full control over future site improvements. The ±11,456 SF facility is purpose-built for child care operations, with no deferred capital needs and existing licensing for 160 children across all age groups.

Buyers will benefit from immediate operational cash flow, long-term asset appreciation, and the opportunity to expand capacity or add programs using the adjacent parcel. The combination of real estate ownership, strong financial performance, and growth flexibility makes this offering well-suited for owner-operators, institutional buyers, or investors seeking stable income and strategic upside.



LISTING OVERVIEW



Facility & Capital Improvements

Purpose-Built Child Care Center with Expansion Parcel Included

The Millennium Child Development Center campus consists of a ±11,456 SF educational facility built in 2001, designed specifically for early childhood education. The property has been consistently maintained by ownership and is fully compliant with state licensing standards. All classrooms are age-specific and well-furnished, with updated infrastructure to support daily operations, parent communications, and secure on-site access.

The real estate is included in the sale, along with an adjacent ±0.85-acre vacant parcel, which provides future development flexibility for added classrooms, modulators, or outdoor programming.

Highlights Include:

- Dedicated classrooms for infants, toddlers, preschool, and school-age
- Large outdoor play areas with age-appropriate structures
- Secure entry system with perimeter fencing and surveillance
- On-site administrative offices, staff lounge, and kitchen
- Well-lit, child-friendly interiors with modern finishes
- Adjacent buildable parcel ideal for expansion or value-add

Outcome:

The facility is presented in turnkey condition, with no major deferred maintenance. A buyer can immediately take over operations, grow enrollment, and explore expansion without needing to invest in costly upgrades.



LISTING OVERVIEW



Operational Overview

Day-to-Day Operations

- Open Monday through Friday, 7:00 AM to 5:30 PM
- 100 students currently enrolled
- Licensed for 160 children under CDSS (Infants, Preschool, School-Age)
- Serves infants (6 weeks) through school-age children
- Full-time and part-time care available
- Before- and after-school programs offered
- Curriculum based on play-based, emergent learning principles
- Enrichment programs include:
 - Art
 - Music
 - STEM
 - Social-emotional development
- On-site meal preparation
- Participates in CACFP for food cost reimbursement
- Digital platforms used for parent communication and classroom management

Staff Structure

- 18 total employees
- Includes lead teachers, aides, and admin support
- Long-tenured team with ECE credentials
- 1 full-time Director overseeing operations and compliance
- Business and real estate operated by MCDL Properties LLC

The school is fully staffed, compliant, and operational, making it a smooth and stable opportunity for transition to new ownership.



LISTING OVERVIEW



Growth & Value-Add Potential

Revenue Growth Levers

- **Enrollment Upside:** Center currently serves 100 students with capacity for 160. Reaching full enrollment could generate an estimated \$350K–\$450K in additional annual revenue.
- **Tuition Adjustment:** Current tuition rates are stable but could be modestly increased to align with Solano County benchmarks, boosting both gross revenue and EBITDA.
- **Expanded Enrichment & Hours:** High demand supports the addition of aftercare, part-day options, and paid enrichment programs such as art, STEM, and language.

Operational Efficiencies

- **Tenured Staff in Place:** 18 staff members including a full-time Director; consistent staffing reduces transition risk and training costs.
- **CACFP Participation:** Active participation in federal food reimbursement helps offset food and meal prep expenses.
- **Modern Systems:** Digital parent communications and admin workflows already in place, supporting future scalability.

Exit Strategy Friendly

- **SBA 7(a) Eligible:** Clean financials and strong NOI support eligibility for SBA acquisition financing.
- **Included Real Estate:** Buyer secures long-term control over facility and adjacent land, enabling program expansion or modular additions.
- **LLC Ownership Structure:** Streamlined entity and well-documented operations support a clean, financeable transaction.

ENROLLMENT & TUITION



Dixon Enrollment

Age Group	Student Count	Amount Billed
6 Weeks – Walking	11	\$17,865.00
Walking – 2 Yrs	13	\$20,185.00
2-Year Olds	23	\$31,215.60
3-Year Olds	18	\$21,431.45
4-Year Olds	15	\$19,111.20
School Age	20	\$24,405.30
Total	100	\$134,213.55



LISTING OVERVIEW



Financial Metrics Overview – Dixon Child Care Center

- Facility Size: ±11,456 SF
- Student Capacity: 160 licensed | ~100 enrolled
- 2024 Total Income: \$1,365,361
- 2024 Net Income (Before Addbacks): \$255,153
- Addbacks:
 - Rent Paid to Ownership: \$221,550
 - Allocated Overhead: \$135,850
- 2024 Adjusted Net Operating Income (NOI): \$476,703
- EBITDA/NOI Multiple Valuation (3.2x – 3.6x): \$1.525M – \$1.716M
- Gross Revenue Multiplier (1.3x – 1.5x on \$1.365M): \$1.77M – \$2.05M
- Real Estate NOI Allocation (Rent Basis): \$221,550
- Implied RE Value @ 6.5% CAP Rate: ~\$3.4M
- Net Margin (Pre-Addback): 18.7%
- Net Margin (Post-Addback): 34.9%
- Expense Ratio: 81.3%
- Monthly Revenue Per Child (100 Enrolled): ~\$1,345
- Annualized Revenue Per Child: ~\$16,140
- SBA Loan Eligible: Yes

PROPERTY VIDEOS



Click on the video to the right to view the walkthrough video on YouTube.



Click on the video to the right to view the aerial video on YouTube.



LICENSE(S)



State of California

Department of Social Services

Facility Number: 483009228

Effective Date: 09/08/2016

Total Capacity: 30

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

SALUTARY SPORTS CLUBS, INC.

to operate and maintain a

SCHOOL AGE DAY CARE CENTER

Name of Facility

MILLENNIUM CHILD DEVELOPMENT CENTER
- DIXON
1520 NORTH LINCOLN STREET
DIXON, CA 95620

This License is not transferable and is granted solely upon the following:

CAPACITY 30, KINDERGARTEN TO 12 YEARS OLD. COMBINATION CENTER. MAXIMUM CAPACITY NOT TO EXCEED 160 CHILDREN INCLUDING INFANTS, TODDLERS AND PRESCHOOL AGE CHILDREN.

Client Groups Served:
CHILDREN

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(530) 895-5033

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

Pamela Chavez
Authorized Representative of Licensing Agency



State of California

Department of Social Services

Facility Number: 483008636

Effective Date: 08/15/2013

Total Capacity: 30

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

SALUTARY SPORTS CLUBS, INC.

to operate and maintain a

INFANT CENTER

Name of Facility

MILLENNIUM CHILD DEVELOPMENT CENTER
- DIXON
1520 NORTH LINCOLN STREET
DIXON, CA 95620

This License is not transferable and is granted solely upon the following:

CAPACITY 30, CHILDREN AGES 0 - 2 YEARS OLD. COMBINATION CENTER. MAXIMUM CAPACITY NOT TO EXCEED 160 CHILDREN INCLUDING PRESCHOOL, TODDLERS AND SCHOOL-AGE CHILDREN.

Client Groups Served:
INFANT

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(530) 895-5033

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

Pamela Chavez
Authorized Representative of Licensing Agency



State of California

Department of Social Services

Facility Number: 483008635

Effective Date: 08/15/2013

Total Capacity: 100

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

SALUTARY SPORTS CLUBS, INC.

to operate and maintain a

DAY CARE CENTER

Name of Facility

MILLENNIUM CHILD DEVELOPMENT CENTER
- DIXON
1520 NORTH LINCOLN STREET
DIXON, CA 95620

This License is not transferable and is granted solely upon the following:

CAPACITY 100, CHILDREN 2 YEARS OLD UNTIL ENTRY IN FIRST GRADE. TODDLER OPTION, CHILDREN AGES 18 - 36 MONTHS. COMBINATION CENTER. MAXIMUM CAPACITY NOT TO EXCEED 160 CHILDREN, INCLUDING INFANTS AND SCHOOL-AGE CHILDREN.

Client Groups Served:
CHILDREN

Complaints regarding services provided in this facility should be directed to:

CCLD Regional Office

(530) 895-5033

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division

Pamela Chavez
Authorized Representative of Licensing Agency

DEPARTMENT OF SOCIAL SERVICES



Facility Detail

MILLENNIUM CHILD DEVELOPMENT CENTER - DIXON

Stay Updated

Status: Licensed

Lic. Date: 8/15/2013

Address:

1520 NORTH LINCOLN STREET
DIXON, CA 95620

Licensee Name: SALUTARY SPORTS CLUBS, INC.

Phone: (707) 693-6710

Facility Number: 483008636

Facility Capacity: 30

Facility Type: INFANT CENTER

State Licensing Office Contact Information

Regional Office: CHICO CC RO

Address: 520 COHASSET RD., S
CHICO, CA 95926

Phone: (530) 895-5033

Facility Detail

MILLENNIUM CHILD DEVELOPMENT CENTER - DIXON

Stay Updated

Status: Licensed

Lic. Date: 8/15/2013

Address:

1520 NORTH LINCOLN STREET
DIXON, CA 95620

Licensee Name: SALUTARY SPORTS CLUBS, INC.

Phone: (707) 693-6710

Facility Number: 483008635

Facility Capacity: 100

Facility Type: DAY CARE CENTER

State Licensing Office Contact Information

Regional Office: CHICO CC RO

Address: 520 COHASSET RD., SUITE 170
CHICO, CA 95926

Phone: (530) 895-5033

Facility Detail

MILLENNIUM CHILD DEVELOPMENT CENTER - DIXON

Stay Updated

Status: Licensed

Lic. Date: 9/8/2016

Address:

1520 NORTH LINCOLN STREET
DIXON, CA 95620

Licensee Name: SALUTARY SPORTS CLUBS, INC.

Phone: (707) 693-6710

Facility Number: 483009228

Facility Capacity: 30

Facility Type: SCHOOL AGE DAY CARE CENTER

State Licensing Office Contact Information ?

Regional Office: CHICO CC RO

Address: 520 COHASSET RD., SUITE 170
CHICO, CA 95926

Phone: (530) 895-5033

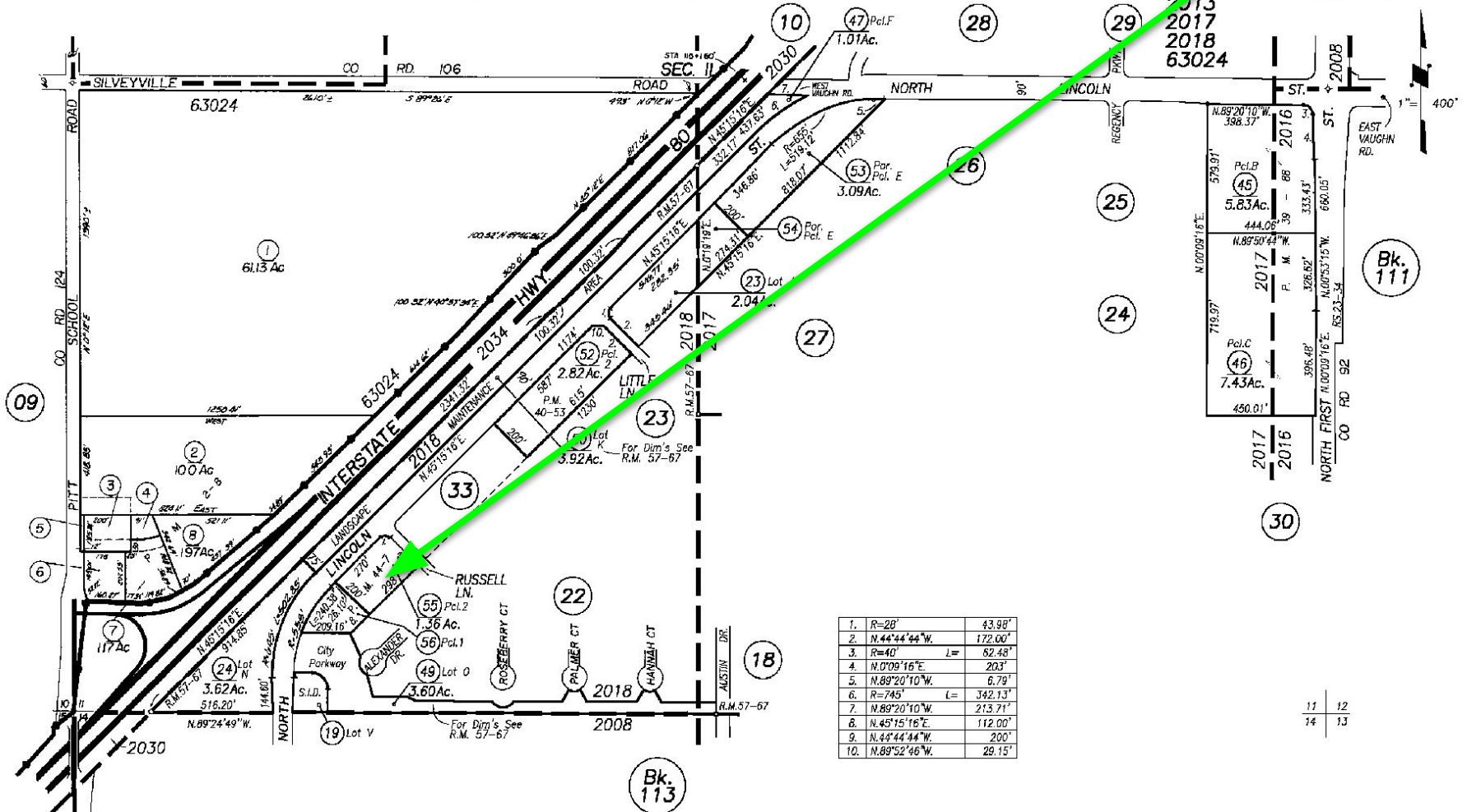
PARCEL MAP (GIS)



PARCEL MAP

S.1/2 SEC.11, T.7N., R.1E., M.D.B. & M.

Tax Area Code 108-11



Connemara Unit 1, R.M. Bk. 57 Pg. 67

Assessor's Block Numbers Shown in Ellipses, Assessor's Parcel Numbers Shown in Circles

110-52 Chg. (Dd)	7-28-08	DV
For to Pg. 33	4-27-07	DV
110-55,56 Map Corr.	5-8-03	SE
110-46 Chg. (Dd)	5-8-03	SE
REVISION	DATE	BY

NOTE: This map is for assessment purposes only. It is not intended to define legal boundary rights or imply compliance with land division laws.

CITY OF DIXON & VICINITY
Assessor's Map Bk. 108 Pg. 11
County of Solano, Calif.

09-10

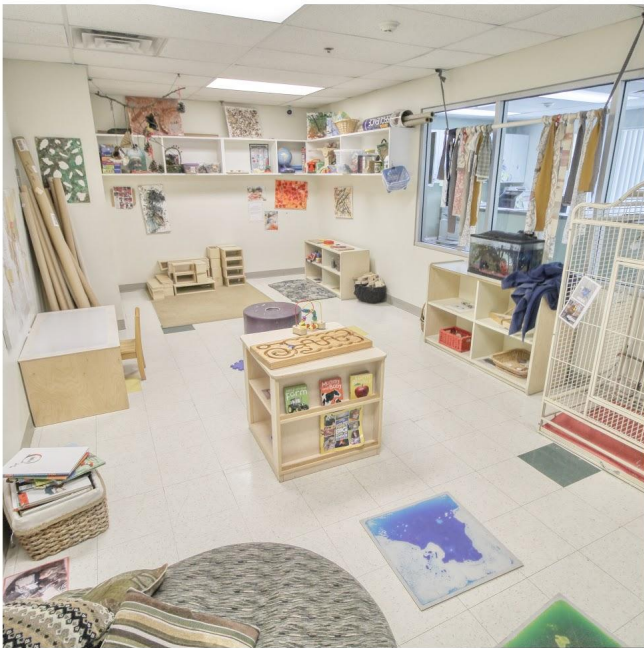
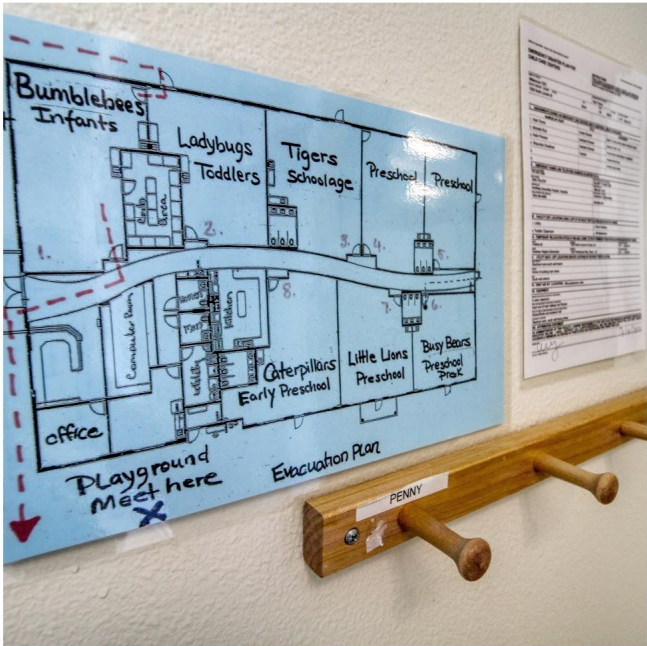
PHOTOS OF PROPERTY



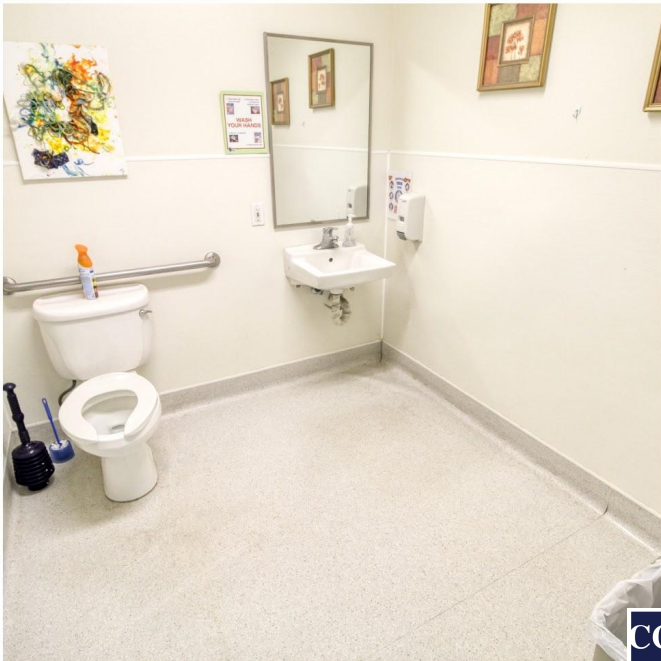
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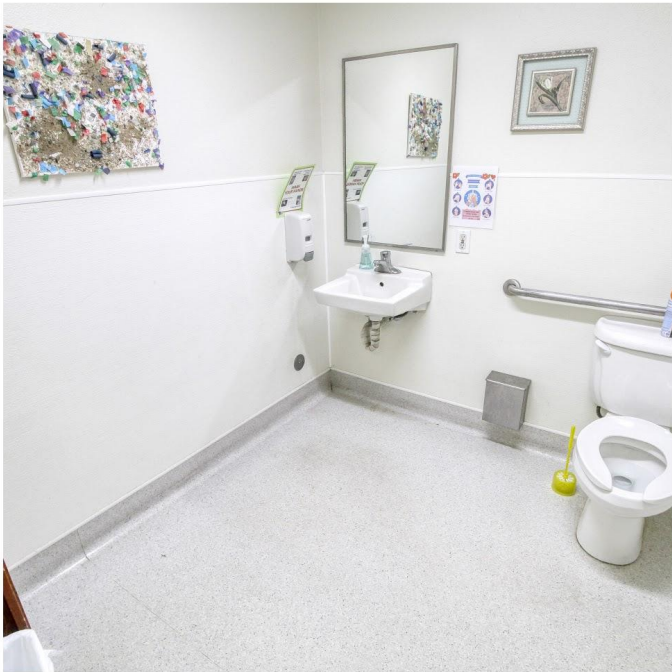
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AREA OVERVIEW



Median Household Income
\$97,954

Median Age
38.5

Total Population
23,485

1st Dominant Segment
Workday Drive

Consumer Segmentation

Life Mode
What are the people like that live in this area?

Family Landscapes
 Successful young families in their first homes

Urbanization
Where do people like this usually live?

Suburban Periphery
 The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Workday Drive	Diverse Convergence	Middleburg	Urban Edge Families	Comfortable Empty Nesters
% of Households	2,268 (28.8%)	1,052 (13.4%)	876 (11.1%)	858 (10.9%)	608 (7.7%)
% of Solano County	13,301 (8.5%)	1,545 (1.0%)	1,535 (1.0%)	9,470 (6.0%)	3,513 (2.2%)
Lifestyle Group	Family Landscapes	Next Wave	Family Landscapes	Sprouting Explorers	GenXurban
Urbanization Group	Suburban Periphery	Urban Periphery	Semirural	Urban Periphery	Suburban Periphery
Residence Type	Single Family	High-Density Apartments; Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples w/ Kids	Married Couples	Married Couples	Married Couples
Average Household Size	2.87	2.85	2.69	3.07	2.48
Median Age	39.5	35.7	37.6	35.3	46.4
Diversity Index	62.9	88.3	60.4	88.5	47
Median Household Income	\$116,800	\$70,500	\$83,700	\$71,700	\$97,600
Median Net Worth	\$579,100	\$55,400	\$277,100	\$169,300	\$509,700
Median Home Value	\$406,900	\$576,300	\$306,900	\$315,900	\$323,300
Homeownership	84.8 %	28.8 %	76.1 %	65.5 %	87.4 %
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial	Services or Professional	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.	Shop at warehouse clubs, specialty markets . Visit theme parks, the beach, play soccer and basketball.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Family outings to theme parks are popular . Residents favor fast-food dining places.	Play golf, ski and work out regularly . Home maintenance a priority among these homeowners.
Financial	Well insured, invest in a range of funds, high debt	Limited funds to invest	Carry some debt; invest for future	Spend money carefully; buy necessities	Portfolio includes stocks, CODs, mutual funds and real estate
Media	Connected, with a host of wireless devices	Media used most often is the Internet	TV and magazines provide entertainment and information	Listen to Hispanic radio, use the Internet for socializing	Listen to sports radio; watch sports on TV
Vehicle	Own 2+ vehicles (minivans, SUVs)	1 or 2 vehicles for most	Like to drive trucks, SUVs, or motorcycles	One or two vehicles	Own 1-2 vehicles



AREA OVERVIEW

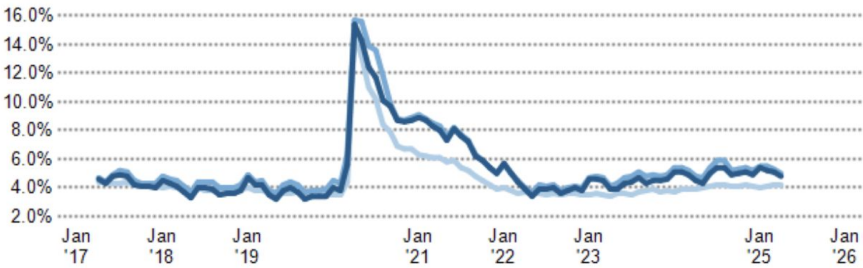


Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap
Update Frequency: Monthly

- Solano County
- California
- USA



Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

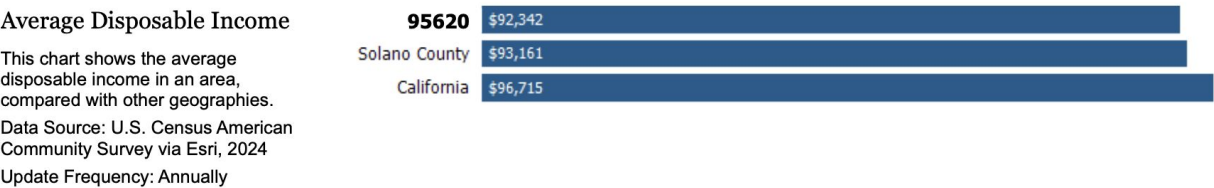
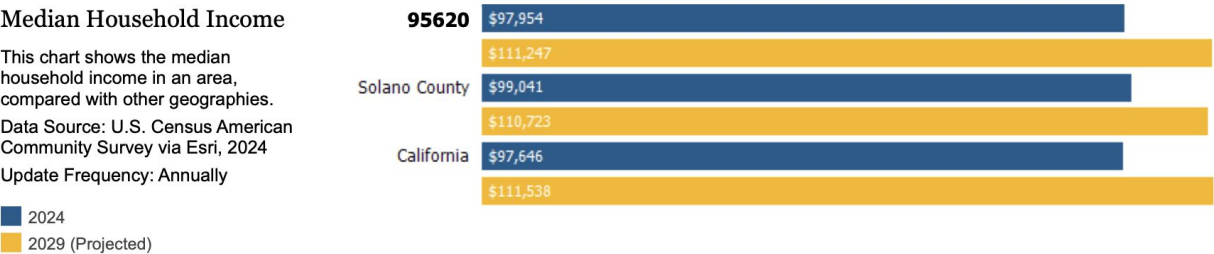
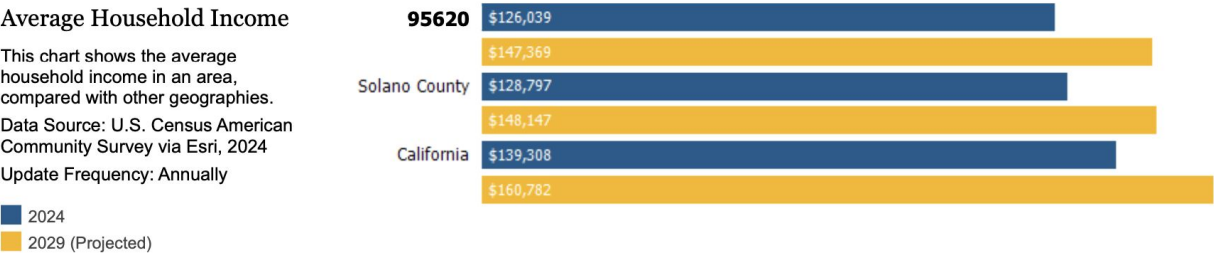
Data Source: Bureau of Labor Statistics via Esri, 2024
Update Frequency: Annually



AREA OVERVIEW



Dixon, CA 95620: Economic Comparison



AREA OVERVIEW



Dixon, CA 95620: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)



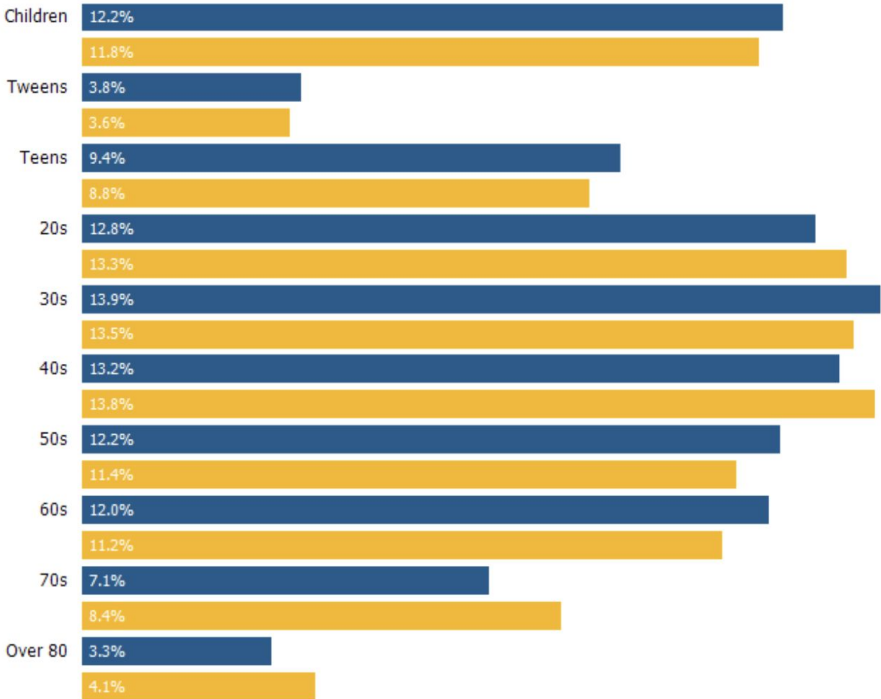
Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)



AREA OVERVIEW



Dixon, CA 95620: Home Value Comparison

Median Estimated Home Value



This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value



This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price



This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price



This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly





Daily Traffic Counts: Up 6,000 / day 6,001 – 15,000 15,001 – 30,000 30,001 – 50,000 50,001 – 100,000 Over 100,000 / day

1

144,651

2024 Est. daily traffic counts

Street: 80

Cross: —

Cross Dir: —

Dist: —

Historical counts

Year	Count	Type
2018	▲ 140,000	AADT
.....		
.....		
.....		
.....		

2

139,485

2024 Est. daily traffic counts

Street: 80

Cross: —

Cross Dir: —

Dist: —

Historical counts

Year	Count	Type
2018	▲ 135,000	AADT
.....		
.....		
.....		
.....		

3

139,485

2024 Est. daily traffic counts

Street: 80

Cross: —

Cross Dir: —

Dist: —

Historical counts

Year	Count	Type
2018	▲ 135,000	AADT
.....		
.....		
.....		
.....		

4

138,642

2024 Est. daily traffic counts

Street: 80

Cross: —

Cross Dir: —

Dist: —

Historical counts

Year	Count	Type
2018	▲ 136,000	AADT
.....		
.....		
.....		
.....		

5

138,642

2024 Est. daily traffic counts

Street: 80

Cross: —

Cross Dir: —

Dist: —

Historical counts

Year	Count	Type
2018	▲ 136,000	AADT
.....		
.....		
.....		
.....		

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DISCLAIMERS



CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

This Exclusive Agency Memorandum ("Memorandum") was prepared by Insite Commercial Real Estate Advisors ("IC") on behalf of ("Seller") and is confidential and furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of IC.

This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/IC and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/IC and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to the Seller and IC in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor IC guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or IC.

Neither Seller nor IC nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived. The Seller is responsible for any commission due to IC in connection with the sale of the Property. No other party, including IC, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and IC and may be used only by parties approved by the Seller and IC.

BJ DELHAMER

Vice Principal

Insite Commercial Real Estate

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