

Distressed Child Care Real Estate Opportunity

Former 83-Lic. Facility | Heavy Structural Repair Required

Real Estate Only | Seller Financing Available | 36 Month Balloon Required



BJ Delhamer

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



CHILD CARE INSITE
COMMERCIAL REAL ESTATE

Outline does not represent exact parcel dimensions.

DISTRESSED ASSET SUMMARY

- Former licensed child care facility
- Business closed October 2025
- Sub slab plumbing issues identified
- Significant renovation required
- Sold strictly as real estate
- Ideal for experienced operators or developers
- Seller financing available up to 70% subject to buyer qualifications
- 3 year balloon required
- Not financeable through conventional lenders in current condition
- Cash or experienced value add buyers only
- Property currently vacant
- Priced to reflect structural and plumbing risk



VALUE ADD



Execution Plan for Experienced Operators

Step 1: Structural remediation

Step 2: Interior rebuild

Step 3: Re-licensing subject to buyer independent verification

Step 4: Enrollment ramp

Step 5: Refinance or long term hold

Equity Thesis:

Acquire below replacement cost

Renovate at controlled basis

Re activate license

Target refinance or exit upon stabilization

No guarantee of license reactivation

CAPITAL STRUCTURE

Seller Financing Structure

- Minimum 30% buyer equity required
- Seller may carry up to 70% of purchase price
- 6% interest
- Interest only or structured amortization considered
- 36 month balloon mandatory
- Buyer responsible for refinance



REHAB OVERVIEW



Renovation Scope Overview

- Sub slab plumbing repair
- Flooring removal and replacement
- Potential foundation review
- Cosmetic interior upgrades
- Playground and exterior refresh
- Slab heaving concerns noted in inspections
- Grey water leak identified
- Repair scope may expand upon further investigation

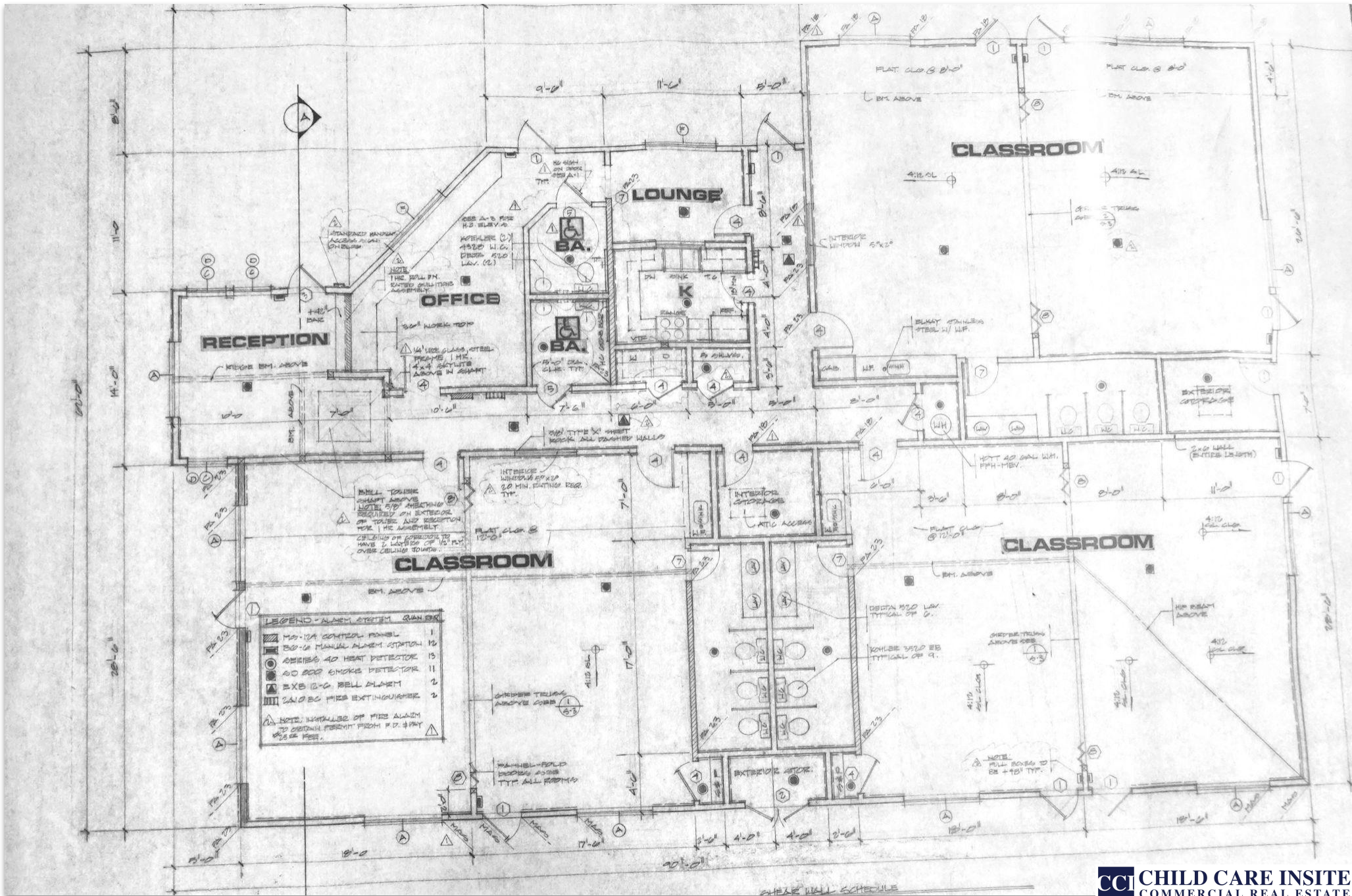
Inspection reports available under NDA.

PHYSICAL ASSET OVERVIEW

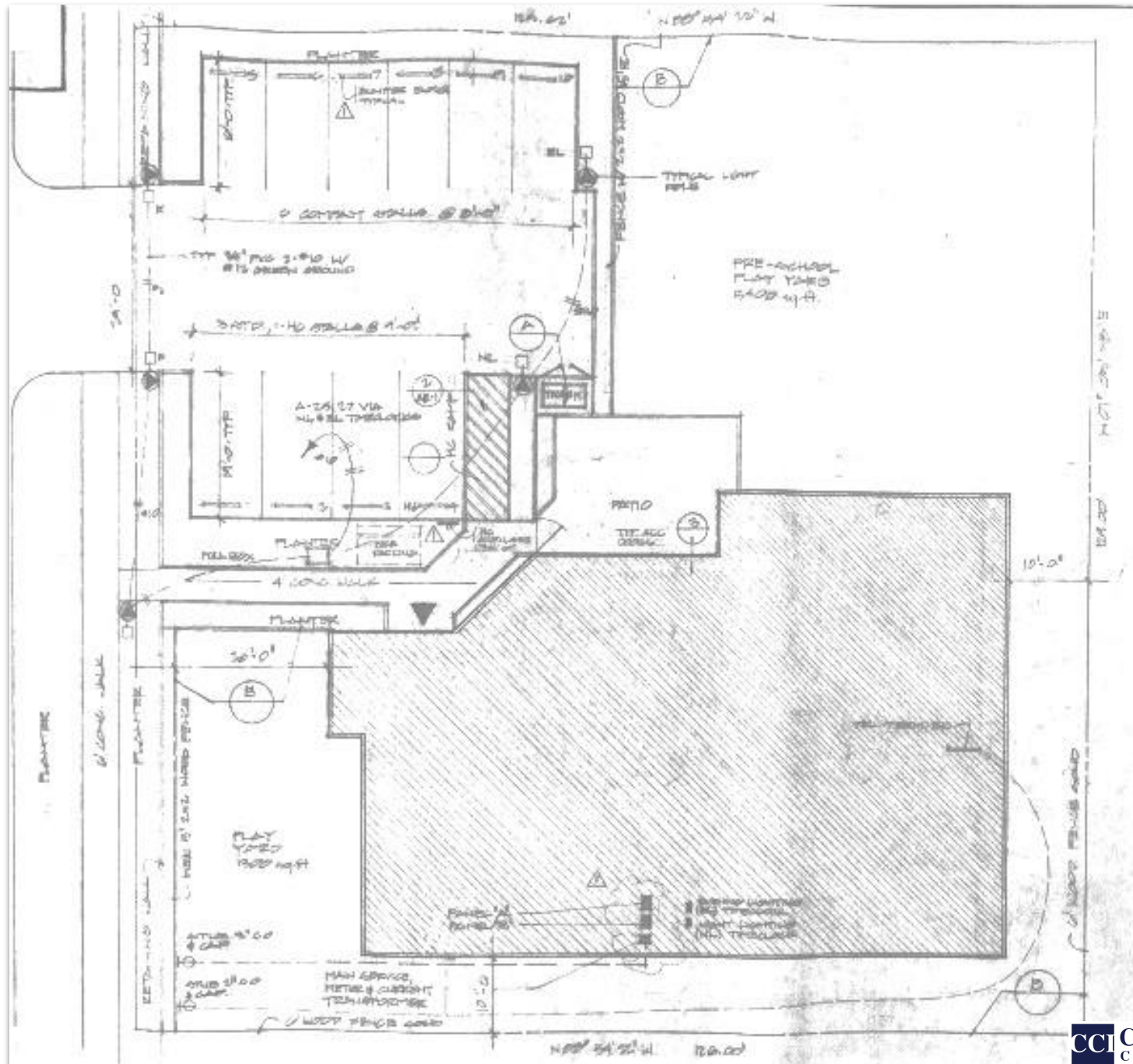
- Approx 4,795 sq ft purpose built facility
- Approx 0.37 acre lot
- Previously licensed for 83
- Zoned to allow child care use
- Layout supports classroom reactivation
- Replacement cost materially exceeds asking price



FLOOR PLAN



SITE PLAN



DISCLAIMERS

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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 or IC and their sources. Financial projections, if any, are provided as reference only and are based on assumptions made by Seller or IC and their sources. Prospective purchasers must make their own projections and reach their own independent conclusions of value. Certain portions of this Memorandum summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to 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 information necessary for a complete evaluation. Any projected cash flow or financial information contained herein is for general reference only and should not be relied upon as a guarantee of future performance.

The Property is being offered strictly on an as-is, where-is basis, with all faults and without any representations or warranties, express or implied, including but not limited to condition, structural integrity, plumbing systems, slab condition, environmental status, zoning compliance, licensing eligibility, or fitness for a particular use.

Buyer acknowledges that the Property requires material repair and renovation and may involve structural or sub-slab plumbing remediation. Seller makes no guarantees regarding the scope, cost, feasibility, or outcome of any repair, renovation, re-licensing, or operational efforts.

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Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate negotiations with any party at any time, with or without notice. 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 all conditions to Seller's obligations have been satisfied or waived in writing. Seller is responsible only for any commission due to IC pursuant to a separate agreement. No other party, including IC, is authorized to make any representation or agreement on behalf of Seller. This Memorandum remains the property of Seller and IC and may be used only by parties approved by Seller and IC.

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