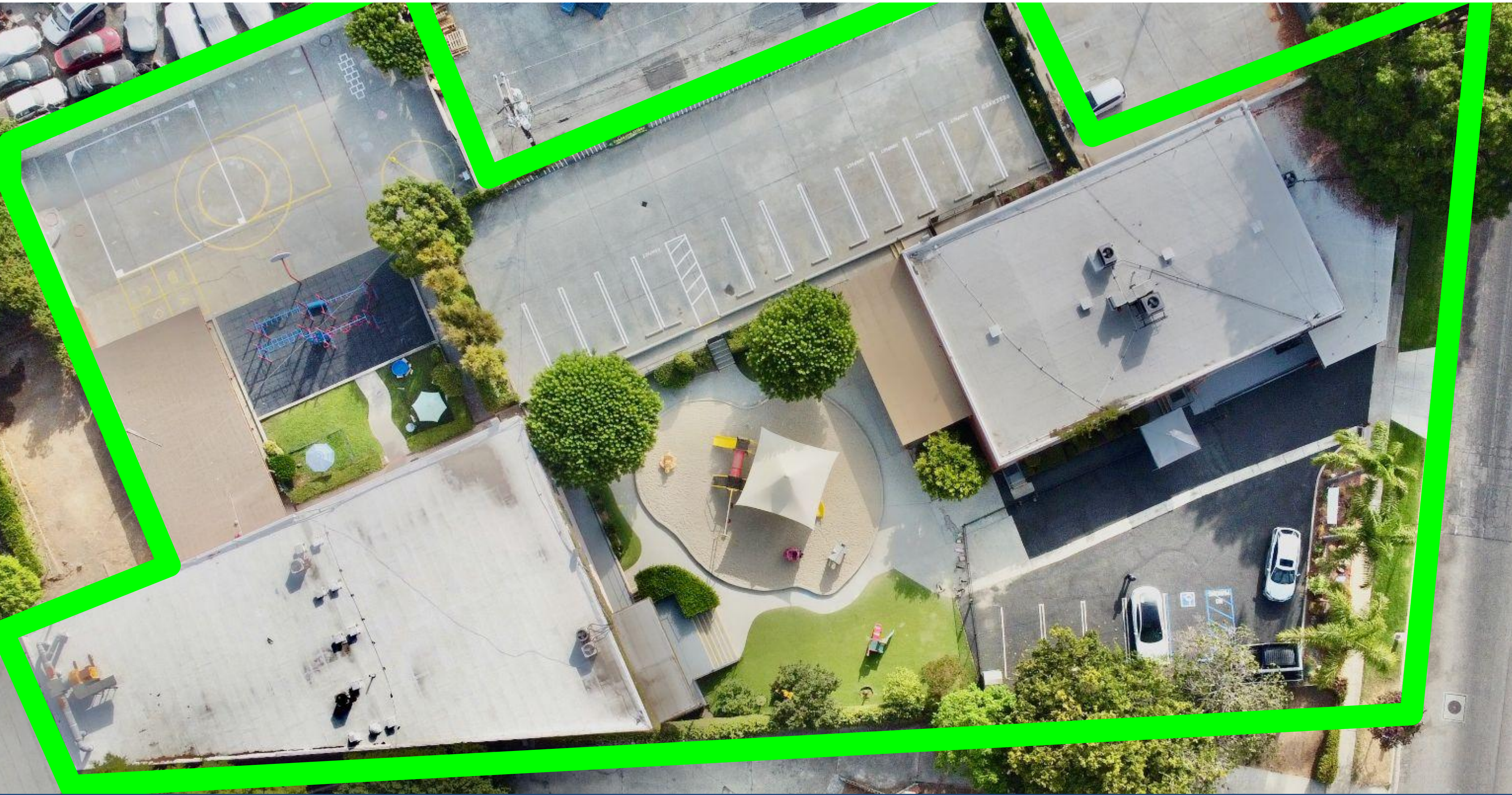
Alhambra | 160 Students Enrolled | Business-Only Sale
Established Montessori w/ Strong EBITDA, Growth Potential

Business and Lease Assignment Included



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

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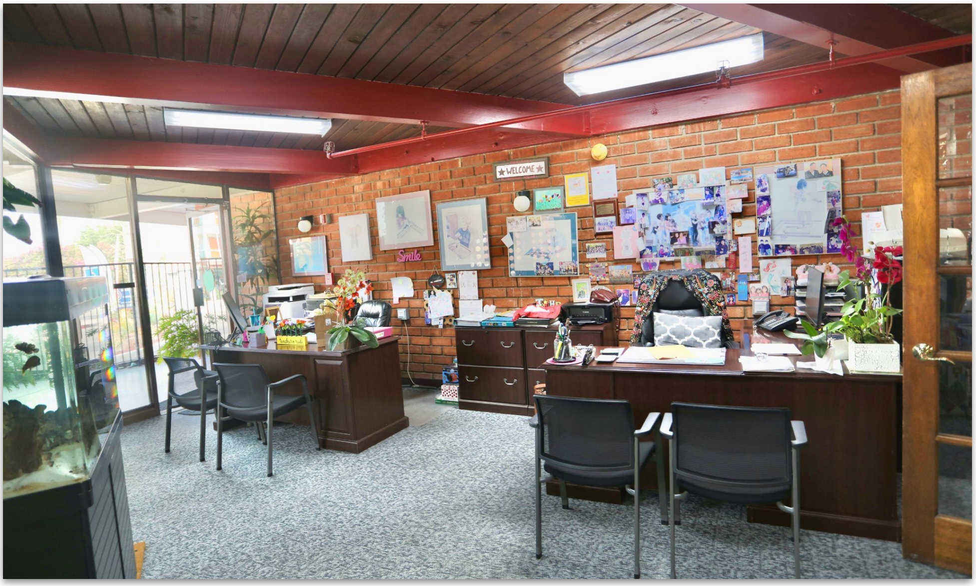
Outline does not represent exact parcel dimensions.

PROPERTY HIGHLIGHTS

Oneonta Montessori School – Alhambra, CA
160 Students Enrolled | Montessori Program | Business + Lease Assignment



Oneonta Montessori School presents a rare opportunity to acquire a high-revenue, long-established Montessori program serving preschool through 5th grade in the sought-after San Gabriel Valley. This business-only offering includes a long-running, fully staffed operation with a strong brand reputation, consistent enrollment, and a prime location near South Pasadena and San Marino. The school operates in a leased facility, and the assignment of lease terms will be negotiated as part of the sale. With 44 years of operating history, $2.1M+ in annualized revenue, and the capacity to re-expand beyond 200 students (pre-COVID levels), Oneonta is positioned as a premier investment for operators or education-focused investors.

Offered Price Includes:

- Fully operational Montessori business (Preschool–5th Grade)
- Lease assignment subject to landlord approval
- Experienced, long-tenured staff (12+ years average)
- All FF&E, brand goodwill, curriculum, and digital communications systems
- Established infrastructure for academic and extracurricular programming

Investment Highlights

- **160 Students Enrolled** – 90 preschool and 70 elementary students
- **Strong Financials** – $2.1M+ annualized revenue, $460K adjusted EBITDA
- **High-Margin Operation** – ~94% gross margin with room for efficiency gains
- **Legacy Program** – 44 years in operation, pipeline of alumni in top schools
- **Growth Potential** – Historically enrolled 200+ students; facil. & staff can scale
- **Turnkey Staff** – 19 employees, Montessori-certified teachers, tech-savvy, low turnover
- **Enrichment Programs** – Music, STEM, PE, Spanish, IT, arts, and after-school sports
- **Below-Market Rent** – $216K/year lease in a prime area w/ upside flexibility
- **SBA Eligible** – Strong EBITDA & documentation to support acquisition financing

LISTING OVERVIEW

Lease & Real Estate Structure

Business-Only Offering with Lease Assignment

Leaseholder: Oneonta Montessori School Alhambra, Inc.
Property Owner: Benton Properties II LP
Monthly Rent: ~$18,035.00 (estimated annual rent of ~$216,420)
Lease Type: Triple Net (NNN)
Lease Term: Subject to assignment approval – current term and extensions to be confirmed
Premises: ±12,000 SF multi-classroom educational facility
Lot Size: ±27,000 SF (estimated)
Zoning: Verified for educational use; operating continuously since 1981
Compliance: Licensed for 100 preschoolers, private K–5 operated under CDE
Escalation Clause: Not yet confirmed – pending review of lease addendums

Upside for Buyer:

This offering includes the transfer of a long-standing lease in a prime location near South Pasadena and San Marino. The facility is fully built out for educational use, eliminating the start-up capital required for a new site. The lease allows a buyer to step into a well-established operation with minimal fixed real estate overhead, while preserving flexibility for future expansion or renegotiation.

The combination of **low debt, strong EBITDA, and a well-maintained leasehold interest** makes this an ideal acquisition for a Montessori operator, investor group, or private education company seeking reliable cash flow in a densely populated, high-demand market.

LISTING OVERVIEW

Facility & Capital Improvements

Well-Maintained Educational Campus with Long-Running Operations

The Oneonta Montessori School facility spans approximately 12,000 SF and has been continuously operated and maintained for over 40 years. While the school occupies a leased space, ownership has invested consistently over time in upkeep, equipment, and general campus improvements to support a high-quality educational environment.

Although the facility does not convey as part of the sale, the premises are **move-in ready**, with no significant deferred maintenance observed. All rooms are fully furnished, equipped, and compliant with state licensing standards. Fixtures, Montessori materials, and back-office systems are included in the sale.

Highlights Include:

- **Full Montessori classroom buildouts** for Preschool through 5th Grade
- **Outdoor play areas** for early learners with age-appropriate structures
- **Dedicated classrooms** for Spanish, music, STEM, and computer lab
- **Updated technology** for digital learning and communications
- **Security infrastructure** including fencing, monitored entry, and surveillance
- **Bright interiors and child-friendly finishes** throughout the school

Outcome:

The school is presented in clean, operational, and well-equipped condition. Its turnkey readiness enables a buyer to focus immediately on maintaining operations and growing enrollment, without the distraction or cost of facility upgrades.

LISTING OVERVIEW

Operational Overview

Day-to-Day Operations

- Open Monday through Friday, **7:00 AM to 5:30 PM**
- **160 Enrolled Students** across Preschool, TK, Kindergarten, and Elementary (Grades 1–5)
- Licensed for **100 Preschool Students** under CDSS; Elementary operates under CDE as a private school
- Full-day and half-day programs offered, with extended daycare before and after school
- **Montessori-based curriculum** supported by enrichment classes including **Music, Spanish, STEM, IT, PE, Art, and Sports (Dance, Soccer, Tennis, Hapkido)**
- Communication and classroom administration are **fully digital**, streamlining parent engagement and staff coordination
- **Meals provided on-site**, with participation in food reimbursement programs (CACFP eligible)

Staff Structure

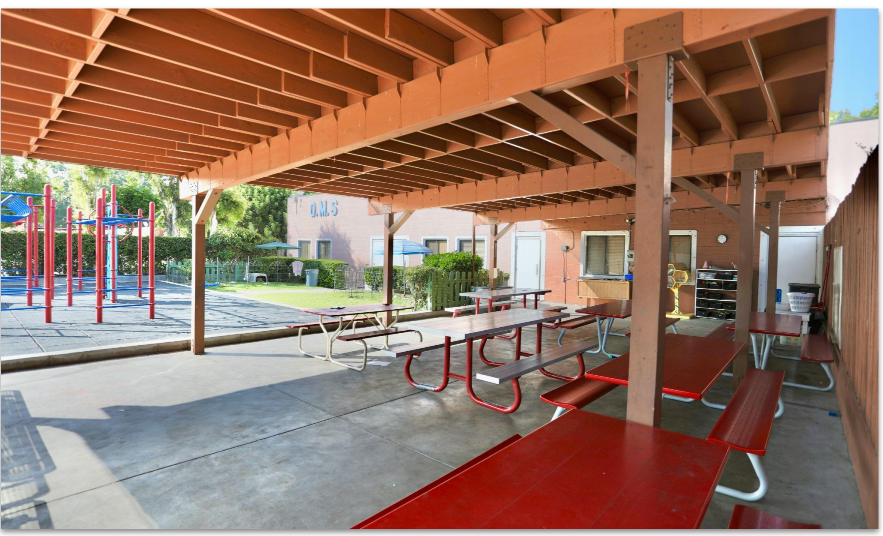
- **19 Total Employees**, including certified Montessori teachers and specialty instructors
- Core staff average **12+ years of tenure** with AMI/AMS/NAMC qualifications
- **1 Onsite Director** (also listed as Secretary/Shareholder)
- Administrative roles divided among shareholder board members
- School is currently operated as a **closely held C Corporation** with six equal shareholders

LISTING OVERVIEW

Growth & Value-Add Potential

Revenue Growth Levers

- **Enrollment Upside:** School currently serves 160 students, with **pre-COVID capacity exceeding 200**. Scaling back to peak levels could add **$300K–$400K in revenue** with minimal added overhead.
- **Tuition Increase Opportunity:** Current tuition rates are **competitive but below market** for Alhambra and surrounding areas. A **5–10% tuition adjustment** would align pricing with nearby programs and materially boost EBITDA.
- **Aftercare & Enrichment Expansion:** High parent demand supports potential **expansion of daycare hours and paid enrichment programs**, particularly in art, music, and STEM.
- **Elementary Program Development:** As a private K–5 operator, Oneonta has the infrastructure to **expand academic offerings** or specialize in differentiated instruction (Montessori certifications, bilingual curriculum, etc.).



Operational Efficiencies

- **Fully Staffed with Tenured Team:** 19 staff members in place, many with **12+ years of service**, limiting recruitment overhead and ensuring operational continuity.
- **CACFP Eligible:** On-site meal service could qualify for **monthly federal food reimbursement**, further improving margins.
- **Digitally Integrated Operations:** Web-based parent communication, billing, and scheduling systems reduce admin burden and support scalability.

Exit Strategy Friendly

- **SBA Financeable:** Strong EBITDA, clean tax filings, and corporate structure make the business **eligible for SBA financing**.
- **Scalable Model:** Montessori branding, long-standing lease, and established systems provide an excellent base for **multi-site expansion or operator group integration**.
- **C Corporation with Equal Shareholders:** Corporate governance and financial documentation are well-organized, **facilitating a clean transaction**.

PROPERTY VIDEOS

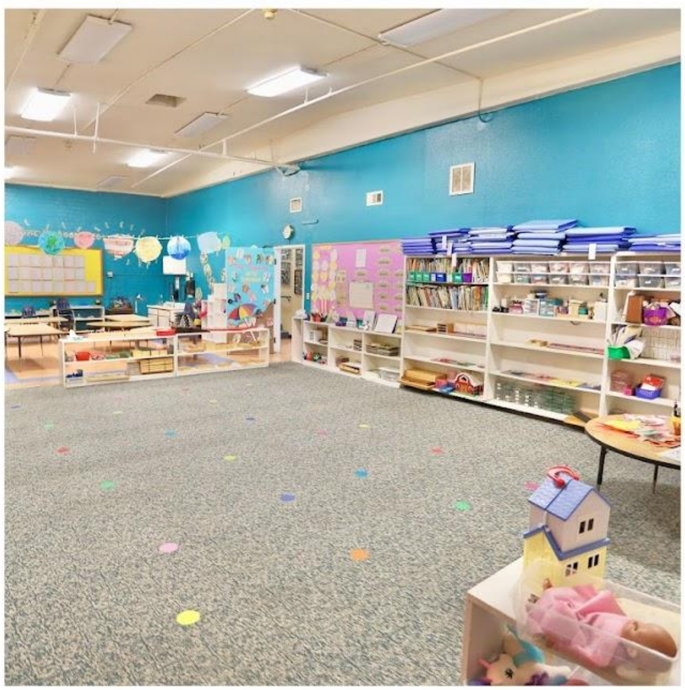
Click on the video to the right to view the walkthrough video on YouTube.

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

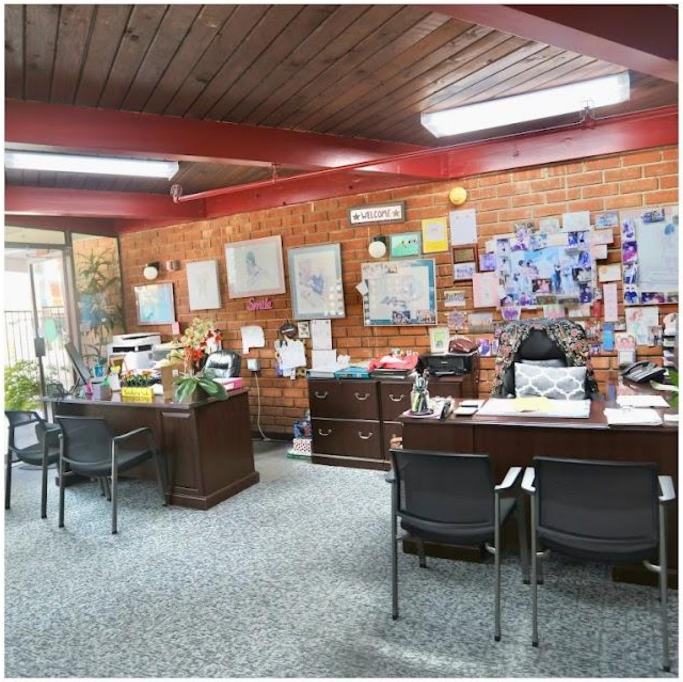
ONEONTA MONTESSORI SCHOOL
ALHAMBRA

PROPERTY PHOTOS

PROPERTY PHOTOS

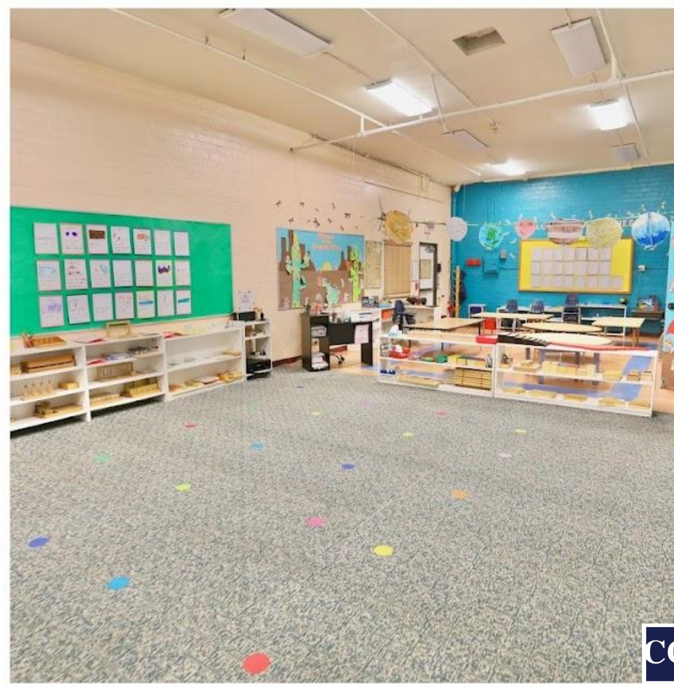


PROPERTY PHOTOS



PROPERTY PHOTOS

ONEONTA MONTESSORI SCHOOL
ALHAMBRA



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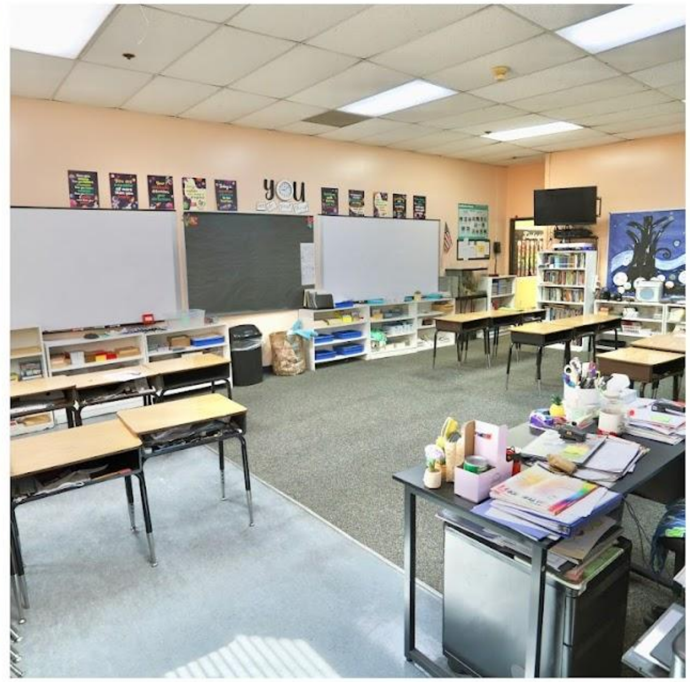

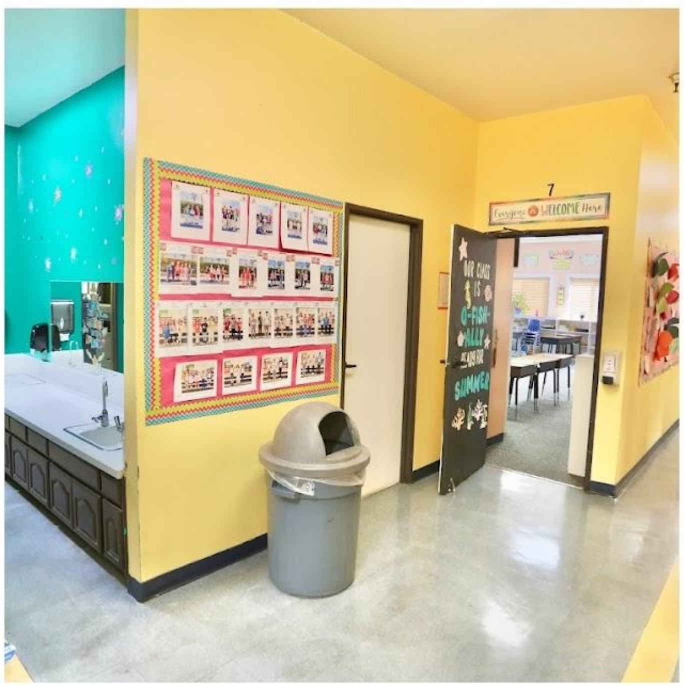

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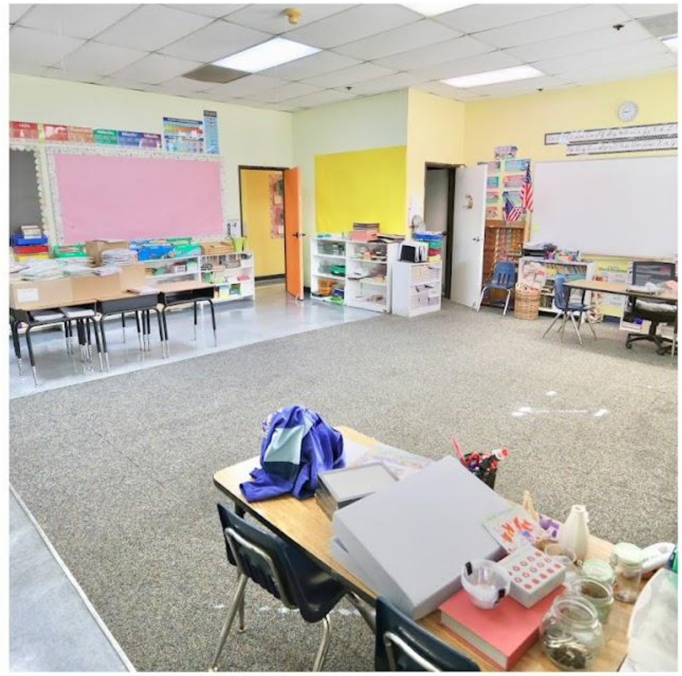

PROPERTY PHOTOS

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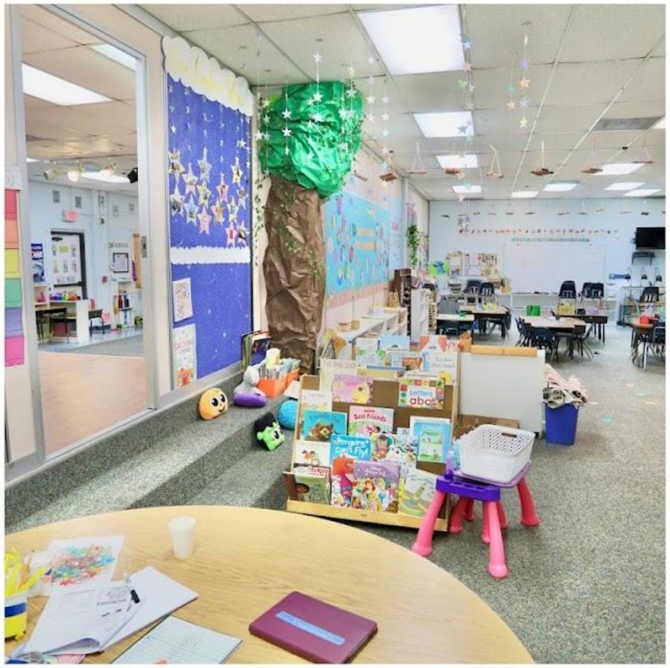
PROPERTY PHOTOS

ONEONTA MONTESSORI SCHOOL ALHAMBRA



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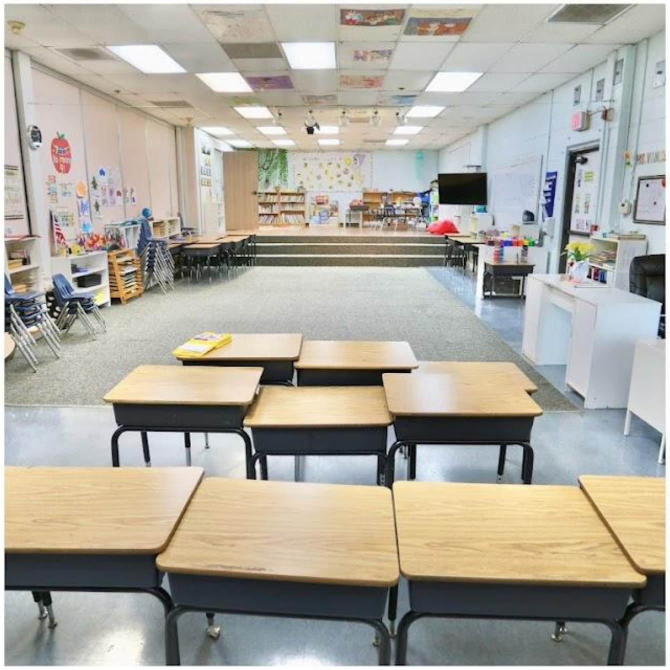
PROPERTY PHOTOS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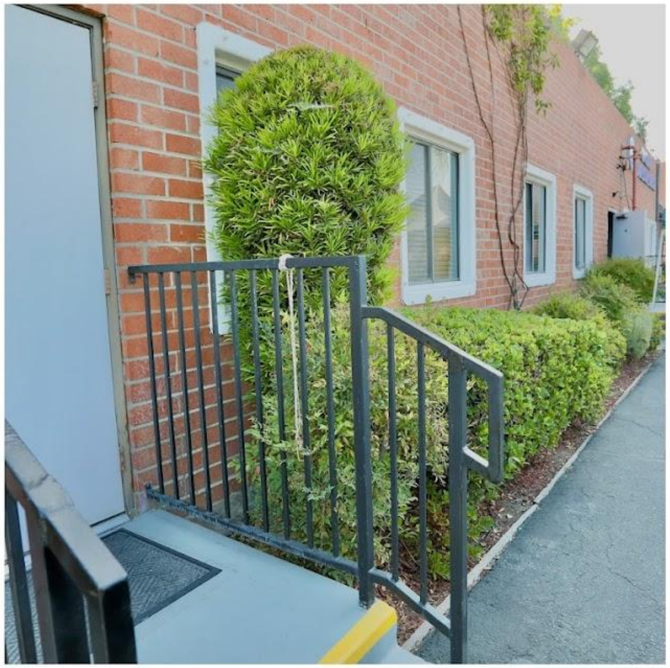

PROPERTY PHOTOS

PROPERTY PHOTOS

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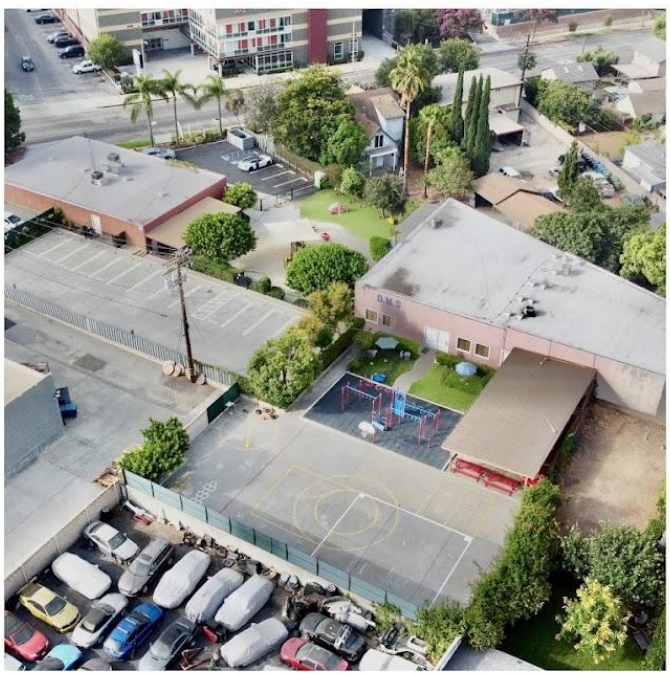
ONEONTA MONTESSORI SCHOOL
ALHAMBRA

CCI CHILD CARE INSITE
COMMERCIAL REAL ESTATE

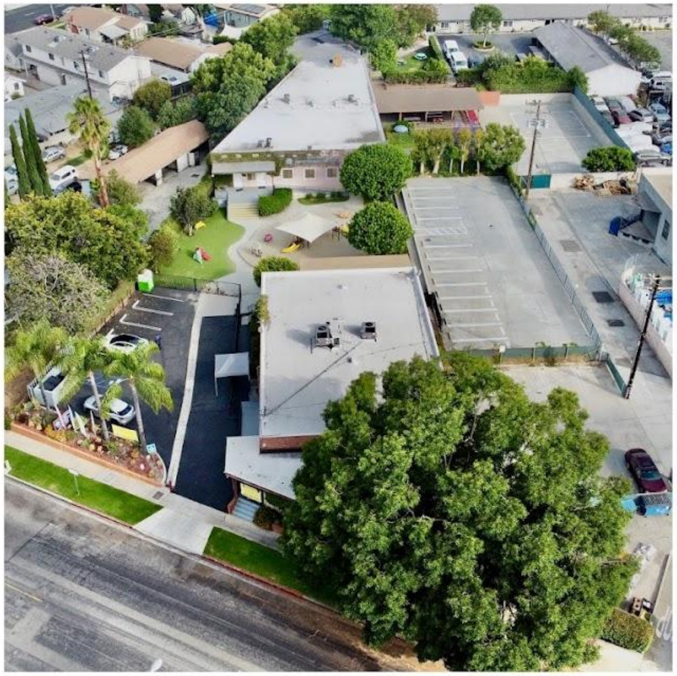
PROPERTY PHOTOS

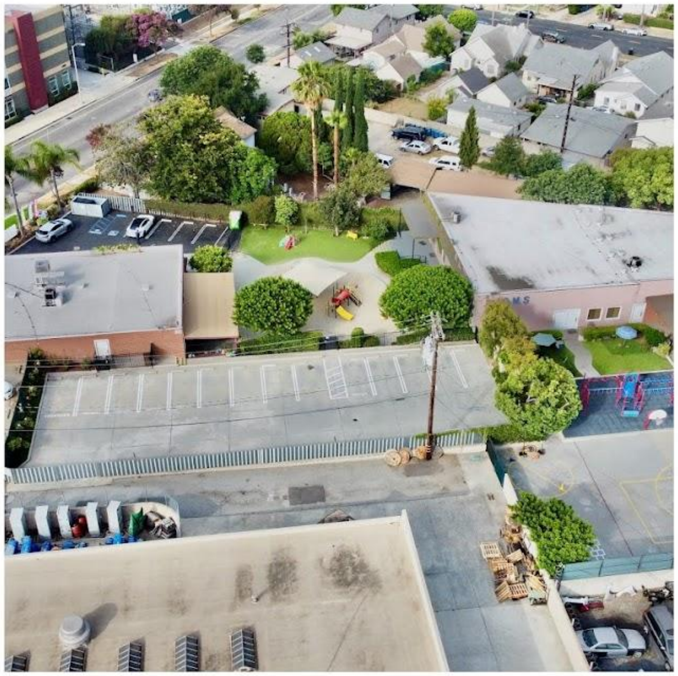
ONEONTA MONTESSORI SCHOOL
ALHAMBRA

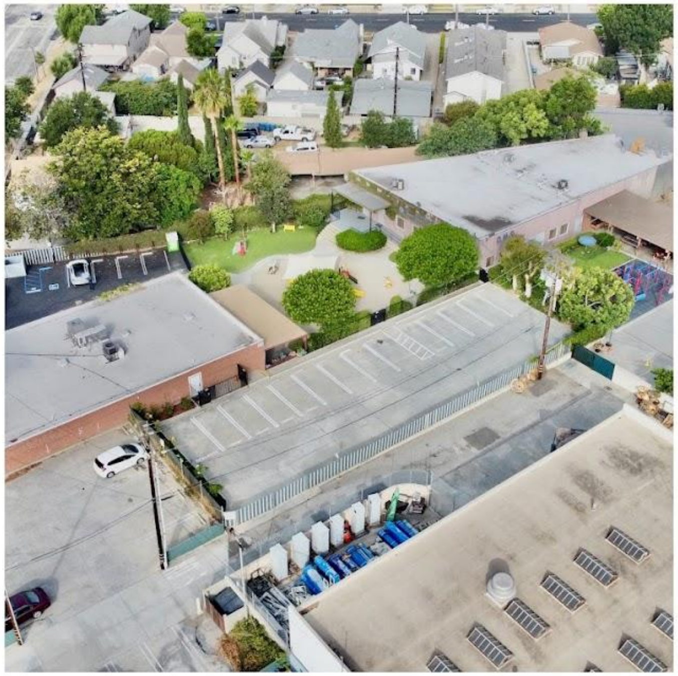


PROPERTY PHOTOS

ONEONTA MONTESSORI SCHOOL
ALHAMBRA







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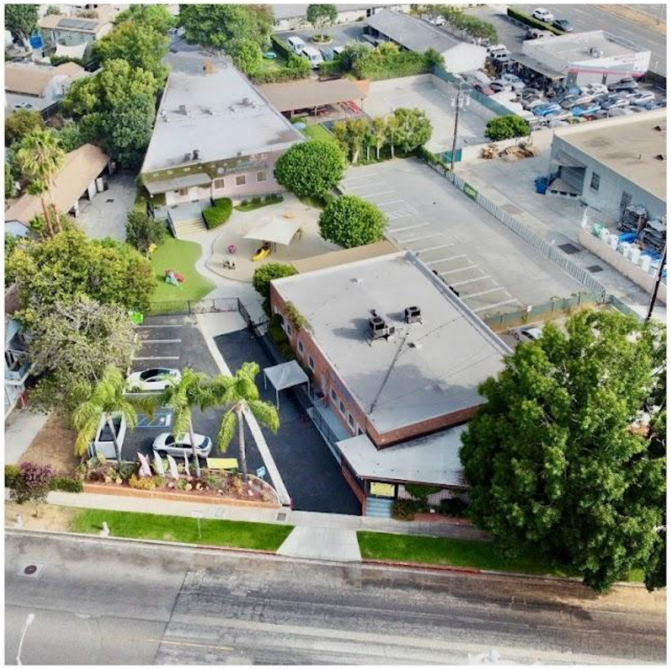

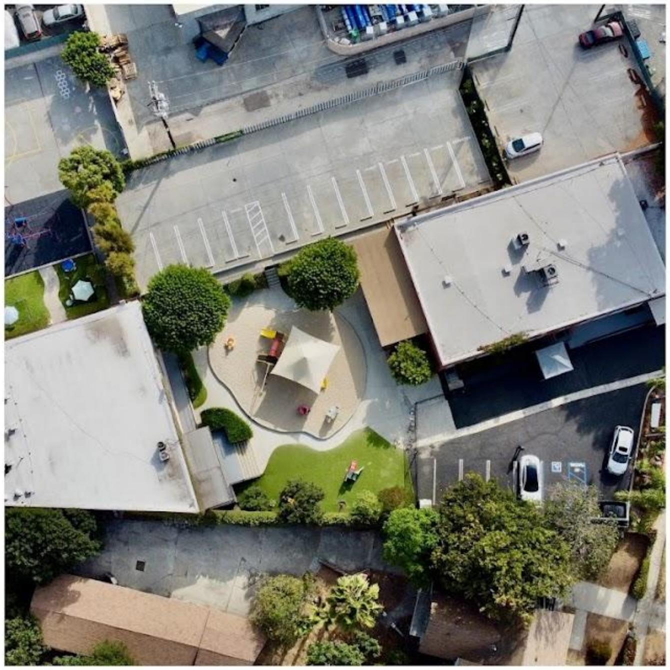

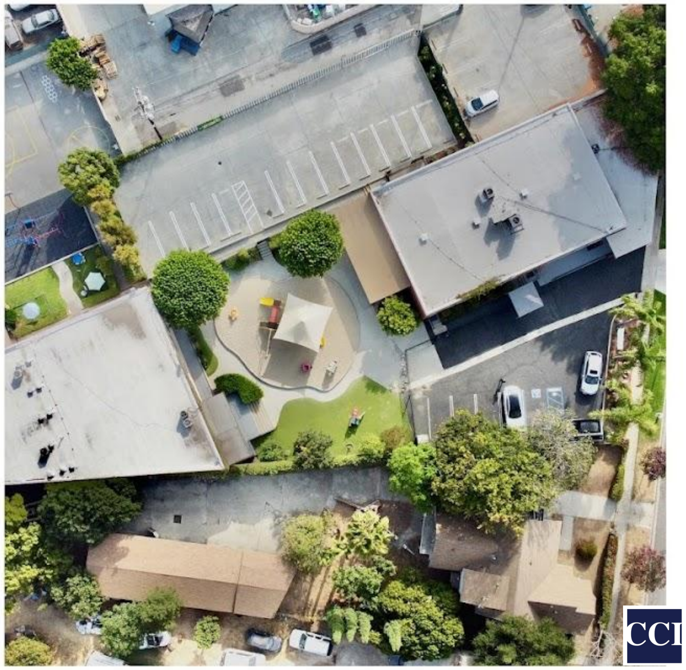

AREA OVERVIEW

Median Household Income	Median Age	Total Population	1st Dominant Segment
$84,076	41.4	51,496	Downtown Melting Pot

Consumer Segmentation

Life Mode		Urbanization	
What are the people like that live in this area?	Middle Ground Lifestyles of thirtysomethings	**Where do people like this usually live?**	Principal Urban Centers Young, mobile population in metros of 2.5 + million people

Top Tapestry Segments	**Downtown Melting Pot**	**Diverse Convergence**	**Pacific Heights**	**City Lights**	**Enterprising Professionals**
% of Households	7,483 (37.7%)	4,631 (23.3%)	3,255 (16.4%)	1,594 (8.0%)	1,011 (5.1%)
% of Alhambra	10,832 (36.3%)	5,715 (19.1%)	4,855 (16.3%)	3,584 (12.0%)	1,011 (3.4%)
Lifestyle Group	Middle Ground	Next Wave	Upscale Avenues	Middle Ground	Upscale Avenues
Urbanization Group	Principal Urban Centers	Urban Periphery	Urban Periphery	Urban Periphery	Suburban Periphery
Residence Type	High-Density Apartments	High-Density Apartments; Single Family	Single Family	Multi-Units; Single Family	Multi-Units; Single Family
Household Type	Married Couples	Married Couples w/ Kids	Married Couples	Married Couples	Married Couples
Average Household Size	2.58	2.85	3.09	2.56	2.48
Median Age	38.5	35.7	43.3	40.2	36.9
Diversity Index	80.5	88.3	75.7	82.9	78.9
Median Household Income	$72,400	$70,500	$124,100	$97,500	$113,000
Median Net Worth	$71,800	$55,400	$585,200	$226,900	$262,300
Median Home Value	$856,700	$576,300	$944,400	$617,500	$545,000
Homeownership	31 %	28.8 %	70.8 %	53.4 %	51.7 %
Employment	Professional or Services	Services or Professional	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial
Education	High School Diploma	High School Diploma	Bachelor's Degree	Bachelor's Degree	Bachelor's Degree
Preferred Activities	Avid about recycling . Enjoy dancing and playing sports.	Shop at warehouse clubs, specialty markets . Visit theme parks, the beach, play soccer and basketball.	Enjoy visiting theme parks, eating out and stopping by Starbucks . Make phone calls overseas; some foreign travel.	Believe in equal opportunity and attuned to the environment . Spend 7+ hours exercising per week.	Travel to foreign and domestic destinations . Eat organic and natural foods, run and do yoga.
Financial	Lack of investments in stocks and retirement plans	Limited funds to invest	Opt for low-risk investments.	Save for the future, steer away from risky investments	Own 401(k) through work
Media	Get news and information from various forms of media	Media used most often is the Internet	Watch Showtime, HBO, Travel Channel, CNN	Use their cell phones frequently for news and entertainment	Use smartphones for news and buy digital books for tablet reading.
Vehicle	As likely to own 1 vehicle as no vehicle	1 or 2 vehicles for most	Prefer imported, late-model vehicles	Own one vehicle, but rely on public transportation	Own or lease an imported sedan

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AREA OVERVIEW

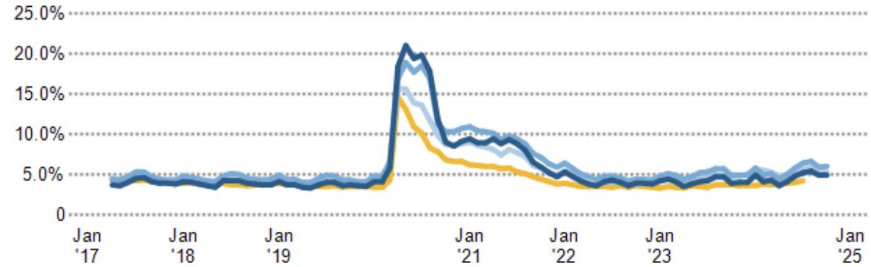
Unemployment Rate

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

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Alhambra
- Los Angeles 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

Alhambra, CA 91801: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

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

Update Frequency: Annually

2024
2029 (Projected)

Median Household Income

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

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

Update Frequency: Annually

2024
2029 (Projected)

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

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

Update Frequency: Annually

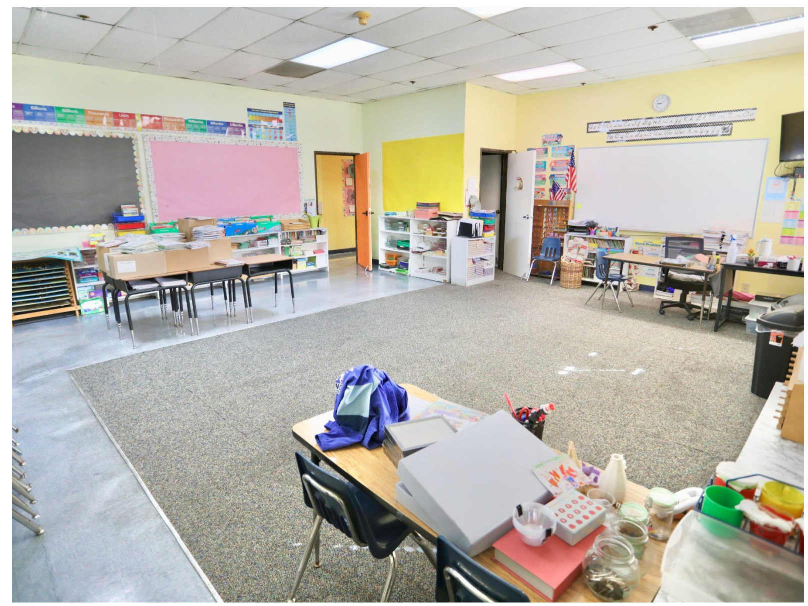
2024
2029 (Projected)

Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

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

Update Frequency: Annually



AREA OVERVIEW

Alhambra, CA 91801: 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

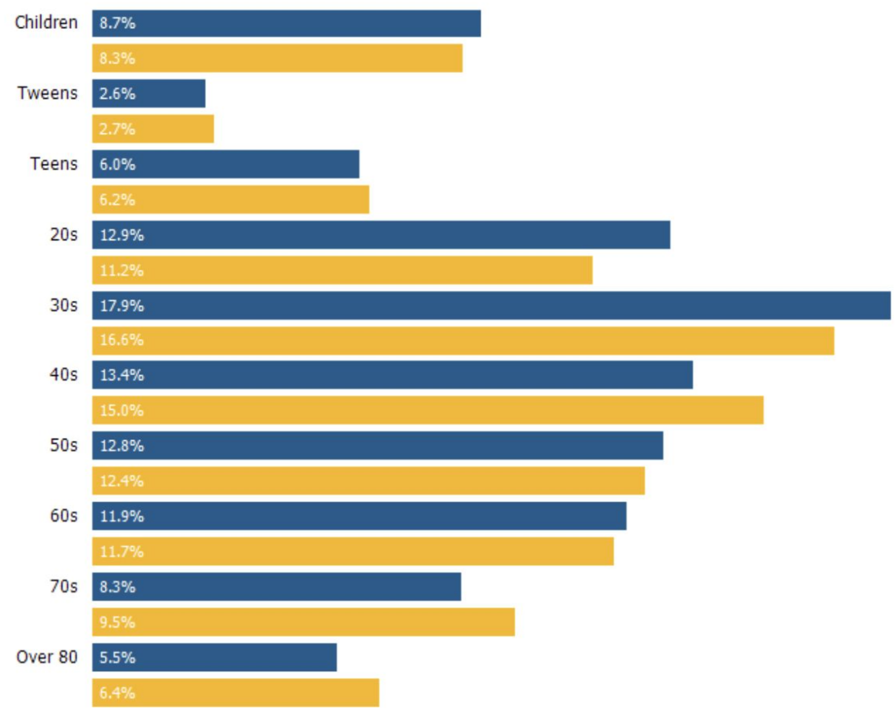
This chart breaks down the population of an area by age group.

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

Update Frequency: Annually

2024

2029 (Projected)



AREA OVERVIEW

Alhambra, CA 91801: 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

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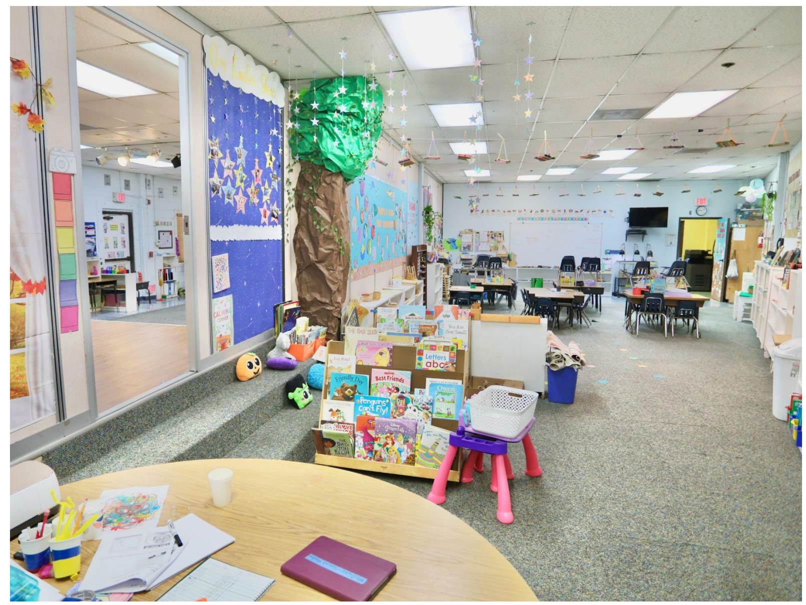
12 mo. Change in Median Listing Price

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.

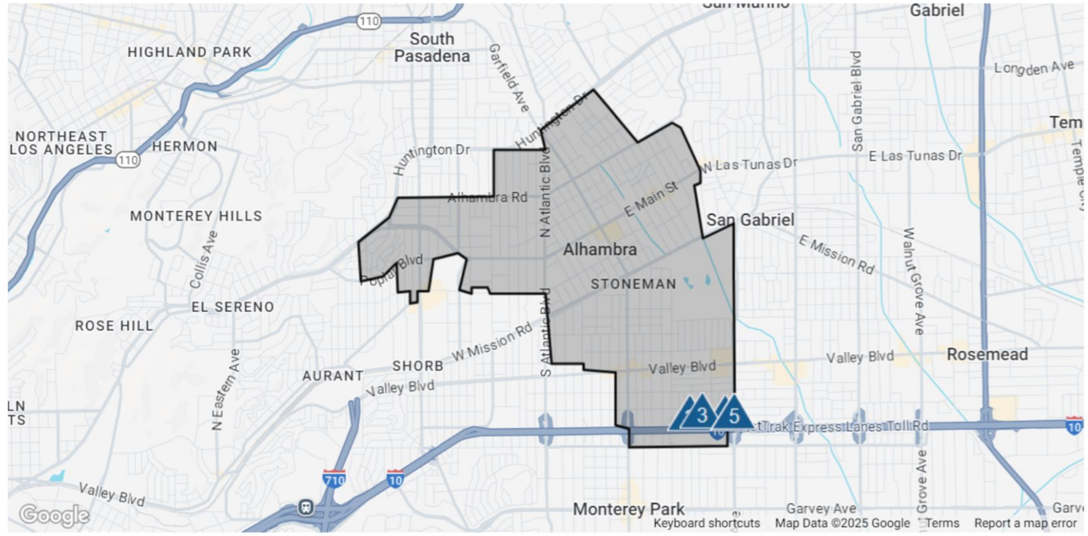
Data Source: Listing data

Update Frequency: Monthly



AREA OVERVIEW

Traffic Counts



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

231,409

2024 Est. daily traffic counts

Street: **10**
Cross: **Geranio Dr**
Cross Dir: **N**
Dist: **–**

Historical counts

Year		Count	Type
2018	▲	**227,000**	**AADT**

2

226,662

2024 Est. daily traffic counts

Street: **I- 10**
Cross: **Almansor St Ovp**
Cross Dir: **W**
Dist: **–**

Historical counts

Year		Count	Type
2013	▲	**219,000**	**AADT**
2012	▲	**205,000**	**AADT**
2010	▲	**214,000**	**AADT**
2009	▲	**222,000**	**AADT**
2007	▲	**228,000**	**AADT**

3

225,293

2024 Est. daily traffic counts

Street: **10**
Cross: **S Valencia St**
Cross Dir: **NW**
Dist: **–**

Historical counts

Year		Count	Type
2018	▲	**221,000**	**AADT**

4

198,532

2024 Est. daily traffic counts

Street: **I-10 Metro ExpressLanes**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year	Count	Type

5

197,000

2022 Est. daily traffic counts

Street: **–**
Cross: **–**
Cross Dir: **–**
Dist: **–**

Historical counts

Year		Count	Type
2021	▲	**197,000**	**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

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