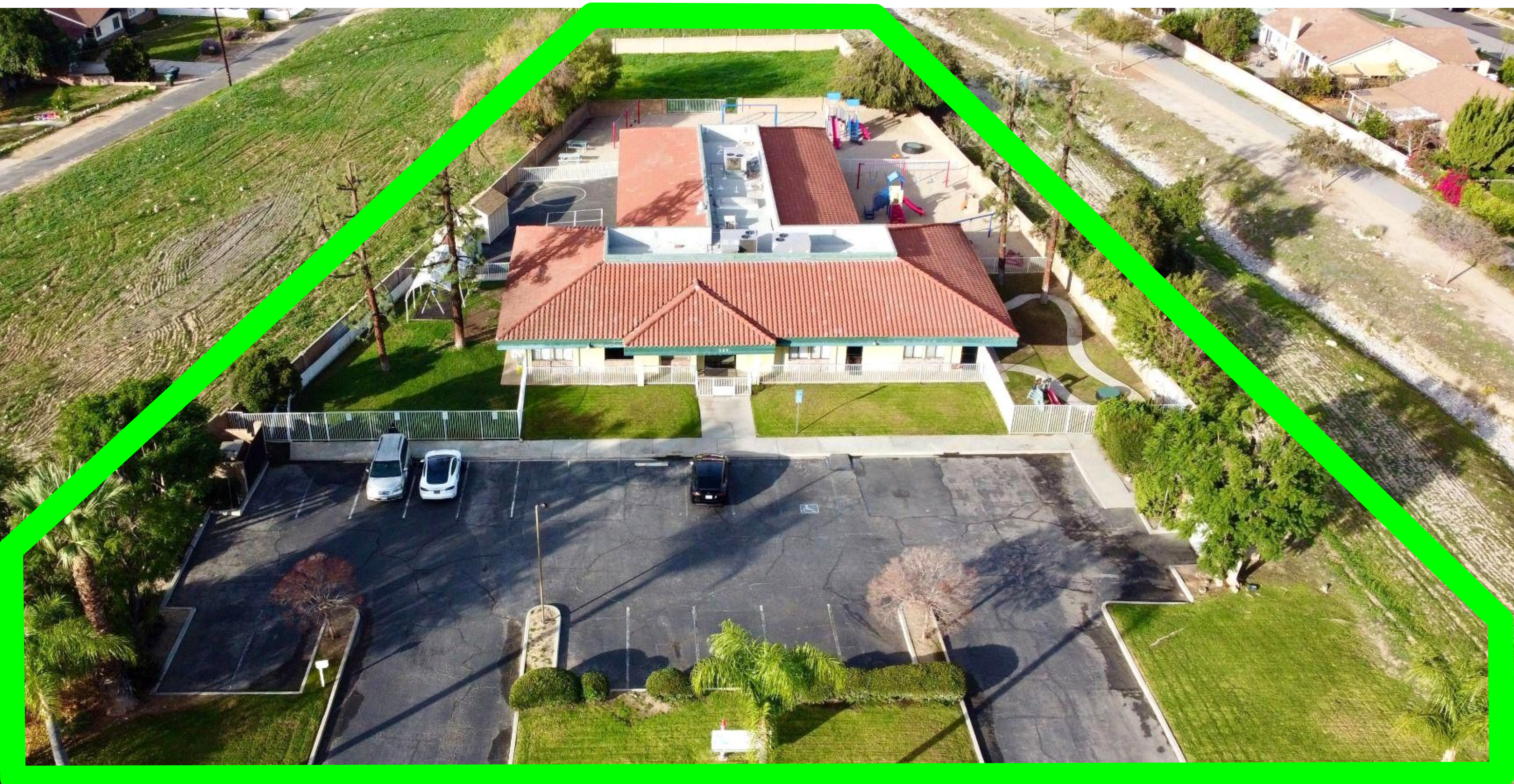
Rare Campus-Style Child Care Facility | 121-Child License
1.02-AC | Established Operations | Near-Absentee Ownership

Business and Real Estate included in Purchase Price



BJ Delhamer

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

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Outline does not represent exact parcel dimensions.

EXECUTIVE SUMMARY

Established Child Care Business and Real Estate Opportunity

- Combined acquisition of operating child care business and underlying real estate
- Licensed capacity of **114 children** across multiple age groups
- Large **1.02 acre site** with a **6,412 SF single story facility**
- Near absentee ownership with professional staff and systems in place
- Strong historical financial performance with stabilized cash flow
- <u>Immediate upside through new toddler license expansion</u> and hands-on operational optimization
- SBA financeable transaction suitable for owner operators and investors
- **Asking Price: $3,750,000, positioned within supported valuation range**

THE OPPORTUNITY

Why This Asset Stands Out

- Rare combination of scale, land size, and licensing breadth
- Difficult to replicate site under current zoning and entitlement conditions
- Established brand with long standing community presence
- Diversified revenue across infant, preschool, and school age programs
- Strong demand indicators including waiting list activity
- Large outdoor areas and efficient parent circulation
- Large parcel provides long-term optionality that is no longer achievable in this submarket

LICENSES AND OPERATIONS

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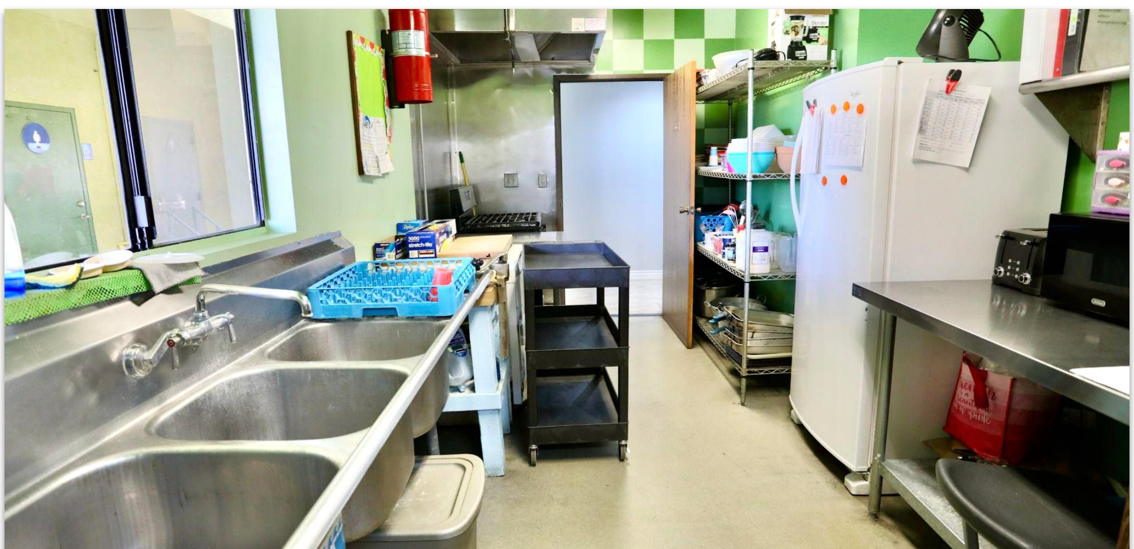
Where Nurturing and Learning Go Hand in Hand



Program and License Overview

- **Total Licensed Capacity: 114 Children**

-20 Infants

-13 Toddlers

-41 Preschool

-40 School Age

Operations Snapshot

- Ages served: **6 weeks to 12 years**
- Hours: **6:00 am to 6:00 pm, Monday through Friday**
- Extended day care and school age programs
- Transportation services for school age children
- Meals provided including breakfast, lunch, and afternoon snack

PROPERTY OVERVIEW

Real Estate Fundamentals

- Land Size: **1.02 acres**
- Building Size: **6,412 SF**
- Single story purpose built child care facility
- Level grade with municipal utilities
- Multiple outdoor play areas
- Ample on site parking with efficient parent circulation

Key Differentiator

Comparable child care facilities in the region are typically located on materially smaller parcels.

OWNERSHIP AND MANAGEMENT

Near Absentee Ownership Model

- Owner involvement limited to high level oversight and financial tracking
- Day to day operations managed by experienced on site staff
- Established systems and procedures already in place
- Minimal reliance on owner presence
- Staffing structure and daily operations are stable and transferable

Buyer Upside

Hands on ownership can further optimize margins and operations.

FINANCIAL PERFORMANCE

Historical and Current Results

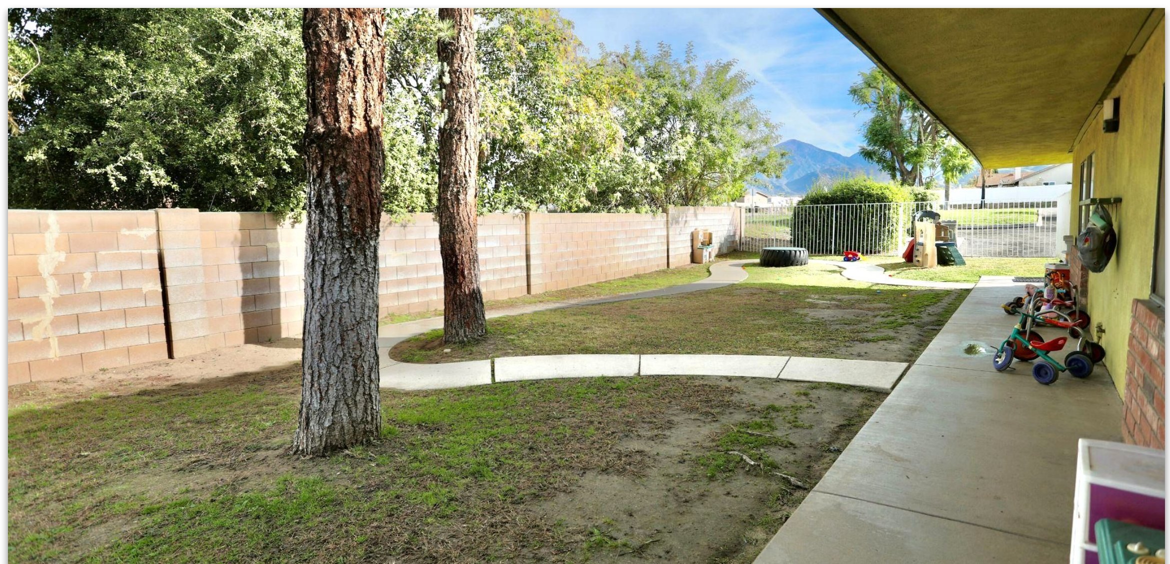
2023 Actual

- Gross Operating Income: **$861,421**
- Operating Expenses: **$539,027**
- Net Operating Income: **$322,394**

2025 YTD Annualized

- Gross Operating Income: **$1,061,135**
- Operating Expenses: **$831,520**
- Net Operating Income: **$229,615**

2025 results reflect temporary expense normalization and staffing adjustments following enrollment and program mix changes, now stabilized



STABILIZED OPERATIONS AND UPSIDE

Stabilized Assumptions

• Gross Operating Income: **$1,061,135**

• Stabilized Expense Ratio: **70.5%**

• Stabilized Net Operating Income: **$313,377**

Upside Opportunities

• Toddler license expansion

• Program mix optimization

• Tuition alignment with market

• Improved expense control under hands on ownership

• Listing price reflects stabilized operations and near-term upside from license expansion

VALUATION SUMMARY

Business Valuation

- 1.2x to 1.4x Gross Income: **$1.27M to $1.49M**
- 3.4x Stabilized NOI: **$1.06M**
- Indicated Business Value Range: **$1.05M to $1.30M**

Real Estate Valuation

- Supported Value Range: **$2.40M to $2.80M**

Combined Valuation and Asking Price

- Supported Combined Value Range: **$3.48M to $4.13M**
- **Asking Price: $3,750,000**, positioned below the midpoint of the supported value range

BUYER PROFILE AND NEXT STEPS

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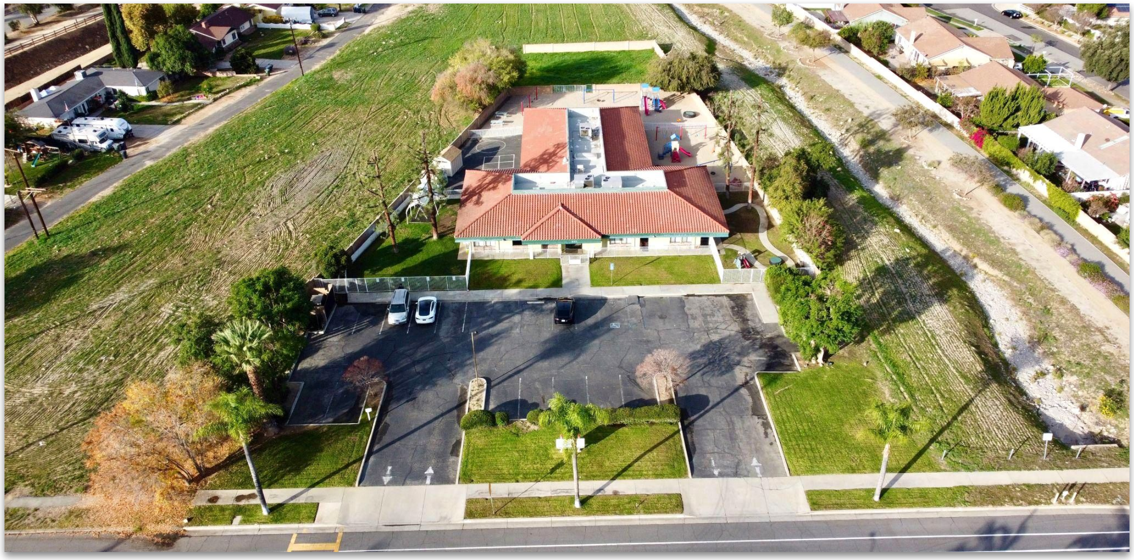

Ideal Buyer Types

- Owner operators seeking scale
- Regional child care groups
- Education focused investors
- SBA buyers seeking financeable cash flow

Next Steps

- Complete buyer diligence
- Submit Letter of Intent
- Negotiate Purchase and Sale Agreement
- Qualified buyers are encouraged to submit a Letter of Intent to secure position based on $3,750,000 asking price and proposed structure

ADDL. MEDIA & PROPERTY CONTENT

Tender Care for Kids
Where Nurturing and Learning Go Hand in Hand

To support your review and underwriting, we have created a **dedicated online media page** with expanded visuals and walkthrough content for this offering.

At the link below, you will find:

- Full interior and exterior photo gallery
- Walk-through video of the facility
- Aerial drone video and site views
- Additional visual context to supplement the Offering Memorandum

Access the media page here:
https://childcareinsite.com/7dsf7388/

We encourage all prospective buyers to review the media content prior to submitting a Letter of Intent, as it provides valuable insight into the layout, condition, and overall quality of the property and operations.

LICENSE(S)

Tender Care for Kids
Where Nurturing and Learning Go Hand in Hand

State of California

Department of Social Services

Facility Number: 364846845

Effective Date: 02/27/2026 Total Capacity: 114

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

COTTONWOOD MONTESSORI INC.

to operate and maintain a

SINGLE LICENSED CHILD CARE CENTER

Name of Facility

TENDER CARE FOR KIDS
525 N. DEARBORN STREET
REDLANDS, CA 92374

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

FACILITY SERVES A TOTAL OF 114 CHILDREN,(20)INFANTS AGES 6WKS-24MONTHSIN RM10 (NAPPING RM#9),(13)TODDLER OPTION AGES 18MONTHS-36MONTHS IN RM4,(41)PRESCHOOL AGES 24MONTHS-KINDER IN RM'S 1,2&3,(40)SCHOOLAGE AGES KINDER-12YRS IN RM'S 5,6,7&8.
HOURS OF OPERATION:MONDAY-FRIDAY 6AM-6PM

Client Groups Served:

INFANT
TODDLER
PRE-SCHOOL
SCHOOL AGE

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

RIVERSIDE CC RO (951) 782-4200

Diana L. Brasel

Kevin Gaines
Deputy Director,
Community Care Licensing Division

Authorized Representative of Licensing Agency

LIC203A (03/07) FAS
Print Date 03/03/2026

POST IN A PROMINENT PLACE

CU-TAO18b

CITY OF REDLANDS 2026

BUSINESS TAX CERTIFICATE

TO BE POSTED IN A CONSPICUOUS PLACE AND NOT TRANSFERABLE OR ASSIGNABLE

"For Services Provided in the City of Redlands, California Only"

Business Name TENDER CARE FOR KIDS

Business Location 525 N Dearborn St
Redlands, Ca 92374

Business Type Child Care/Day Care

Business Owner(s) COTTONWOOD MONTESSORI, INC
ATHULA SIRIWARDENA

Description DAY CARE

COTTONWOOD MONTESSORI INC
TENDER CARE FOR KIDS
11581 VICTORIA AVE
RIVERSIDE, CA 92503-0811

Certificate Number: 08108272
Effective Date January 01, 2026
Expiration Date December 31, 2026

THIS BUSINESS TAX CERTIFICATE DOES NOT PERMIT A BUSINESS THAT IS OTHERWISE PROHIBITED.

For all inquiries regarding this license, contact HdL Business Tax Support Center at (909) 479-2111.

CHILD CARE INSITE
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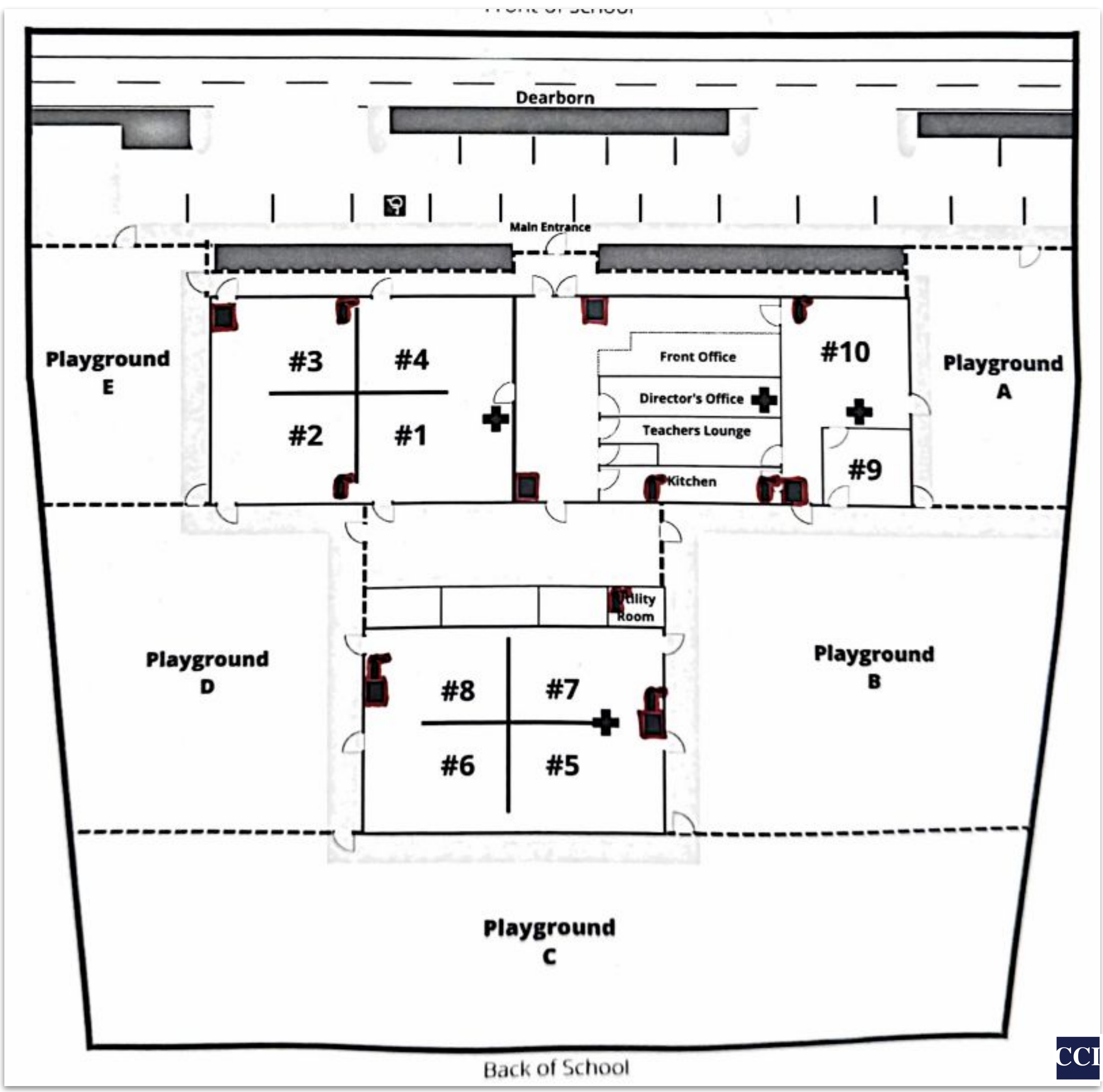
FLOOR PLAN

Tender Care for Kids
Where Nurturing and Learning Go Hand in Hand



CCI CHILD CARE INSITE
COMMERCIAL REAL ESTATE

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

bjd@insitecommercialadvisors.com

D: 760.593.7653

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