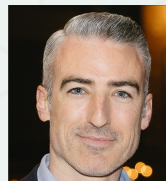




LIGHTBRIDGE ACADEMY  
4810 Rochester Rd. Troy, MI 48085



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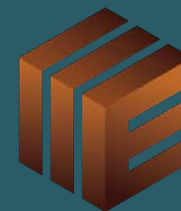
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## TABLE OF CONTENTS

|    |                   |                          |    |
|----|-------------------|--------------------------|----|
| 01 | Executive Summary | Property & Lease Details | 4  |
|    |                   | Area Overview            | 5  |
|    |                   | Company Overview         | 6  |
|    |                   |                          |    |
| 02 | Maps & Aerials    | Site Plan                | 7  |
|    |                   | Subject Photos           | 8  |
|    |                   | Elevations               | 9  |
|    |                   | Surrounding Aerial       | 10 |
|    |                   | Location                 | 11 |
|    |                   | Location Aerial          | 12 |
|    |                   | Location Context         | 13 |
|    |                   | Local Context            | 14 |
| 03 | Analytics         | Demographic Analysis     | 15 |
|    |                   |                          |    |



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# PROPERTY & LEASE DETAILS

## THE OFFERING

|           |  |
|-----------|--|
| Address   | 4810 Rochester Rd. Troy, MI 48085                                    |
| Tenant    | JVR2, LLC  |
| Guarantor | Limited (4-Year) Corporate Guaranty<br>& Full Term Personal Guaranty |

## SITE DESCRIPTION

|                              |                        |
|------------------------------|------------------------|
| Year Built                   | 2025                   |
| Building SF                  | Approx. 13,325 Sq. Ft. |
| Preschool Playground         | Approx. 3,942 Sq. Ft.  |
| Infant Playground            | Approx. 2,037 Sq. Ft.  |
| Lot Size                     | Approx. 1.56 Acres     |
| Childcare Licensing Capacity | 212 Children           |

## INVESTMENT SUMMARY

|                        |                                    |
|------------------------|------------------------------------|
| Asset Class            | Single-Tenant, Net-Lease Preschool |
| Ownership Interest     | Fee Simple                         |
| Monthly Rent           | \$42,177                           |
| Est. Rent Commencement | Nov - Dec 2025                     |
| Lease Expiration       | Nov - Dec 2041                     |
| Lease Term             | 15-Years, 3-Month                  |
| Lease Type             | Absolute NNN                       |
| Renewal Options        | Three, 5-Year                      |
| Lease Escalations      | 2.00% Annually                     |
| ROFR                   | 20-Days                            |
| Estoppel               | 10-Day Turnaround                  |
| SNDA                   | 21-Day Turnaround                  |
| Rent Abatement         | 3-Month                            |



**ANNUAL RENT\***  
**\$506,122**



**PURCHASE PRICE\***  
**\$7,230,315**



**CAP RATE**  
**7.00%**



**BUILDING SQ FT**  
**13,325**

\*Purchase Price to be finalized upon rent reconciliation at completion, based on the final annual rent capitalized at 7.00%.



## AREA OVERVIEW

### TROY, MI

Troy, Michigan, is one of the most affluent and economically stable cities in Oakland County, with a median household income well above state and national averages. Families in Troy benefit from high-paying jobs in finance, technology, and advanced manufacturing, which has created a strong concentration of dual-income households. This dynamic directly drives the need for quality daycare and preschool options, as working parents seek reliable care and early education for their children. With over 33,000 households in the area, the demand for childcare services remains consistently strong, supported by the city's overall economic health.

The area's diverse business base also strengthens the daycare and preschool market. Troy serves as a hub for corporate headquarters, professional services, and automotive research and development, resulting in a robust daytime population of commuting professionals. These industries operate on traditional business schedules, which align with full-day childcare models. Furthermore, Michigan programs such as Tri-Share, which splits childcare costs between the employer, employee, and state, create unique opportunities for providers to partner with local businesses. This reduces parent cost sensitivity, stabilizes enrollments, and ensures steady revenue streams for operators.

For investors, daycare and preschool operations in Troy present a highly profitable opportunity. The market is supported by state-level initiatives like the Great Start Readiness Program (GSRP), which offers free preschool for eligible 4-year-olds, creating feeder opportunities for wrap-around care and younger age programs. Limited supply in high-demand categories—especially infant and toddler care—creates room for new providers to capture unmet demand. Coupled with Troy's affluent demographics, professional workforce, and policy-driven support, a well-positioned daycare or preschool center can achieve strong enrollment, stable cash flow, and long-term profitability in this thriving community.

# COMPANY OVERVIEW

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## Company Summary

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Headquarters: **New Jersey**

Employees: ~1,100

Annual Revenue: **\$275.4 million**

Stores: 150+

States: 15

Lightbridge Academy is a growing network of early childhood education centers that provides care and learning programs for children from infancy through kindergarten, along with summer camps and backup care services. Unlike traditional daycare, Lightbridge positions itself as a comprehensive early learning provider, offering a proprietary curriculum that focuses on academic readiness, social development, and emotional growth.



A key part of its appeal is the strong emphasis on family engagement, with tools like ParentView® and the Lightbridge Journey app giving parents real-time visibility into their child's daily activities, which builds trust and transparency. The company also promotes "The Lightbridge Promise," a commitment to maintaining the highest standards of safety, cleanliness, and security—qualities that have become even more important to parents in recent years.

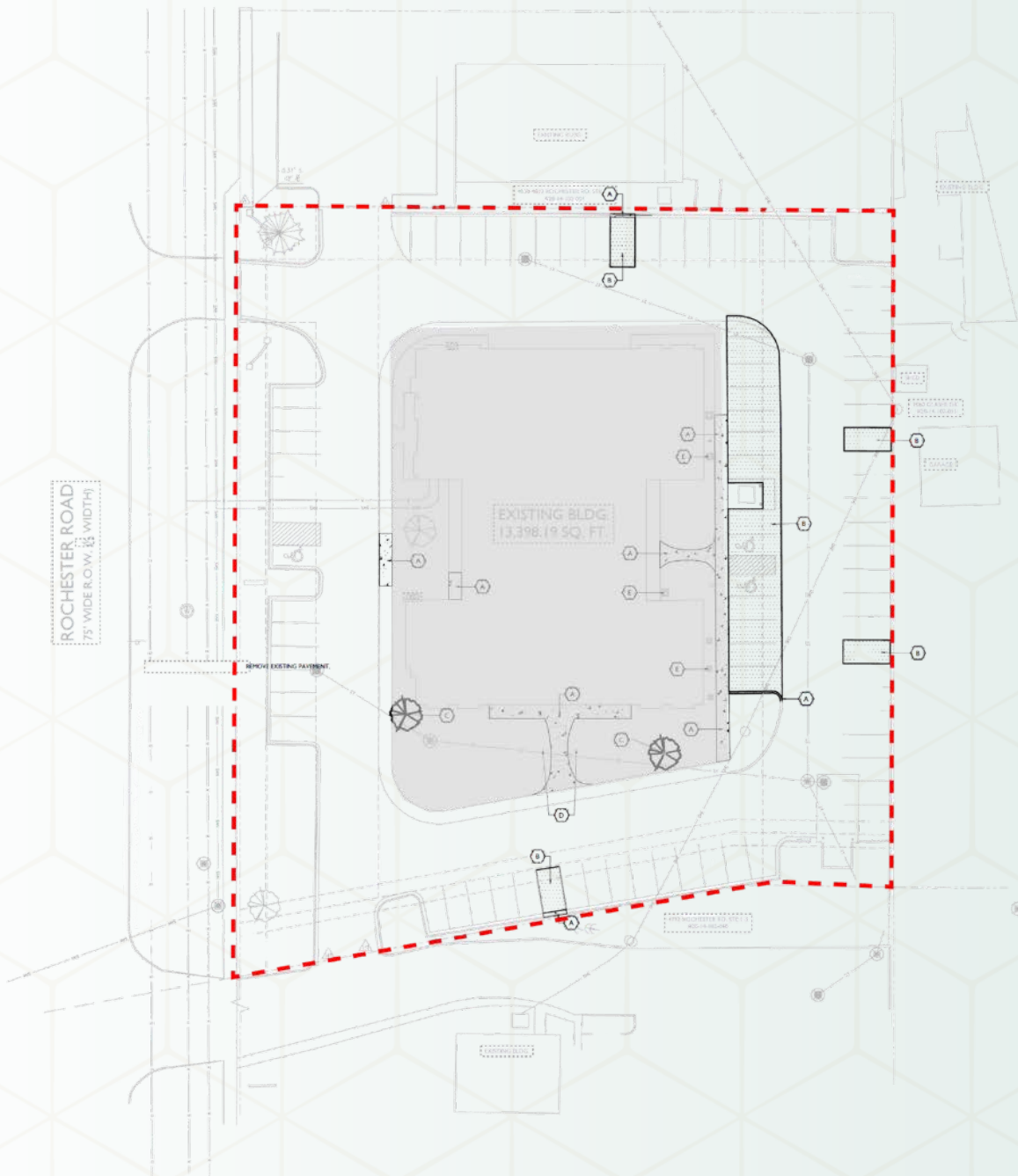
With multiple locations across its franchise network, Lightbridge benefits from economies of scale in training, curriculum development, and operational consistency, while offering a familiar, trusted brand experience across communities. By serving children across several developmental stages and offering additional programs like backup care, Lightbridge increases family retention and ensures a recurring, stable revenue base.

This combination of trusted brand standards, diversified services, parent-focused technology, and growing demand for quality early childhood education has helped Lightbridge Academy establish itself as a thriving and resilient business in the childcare sector.



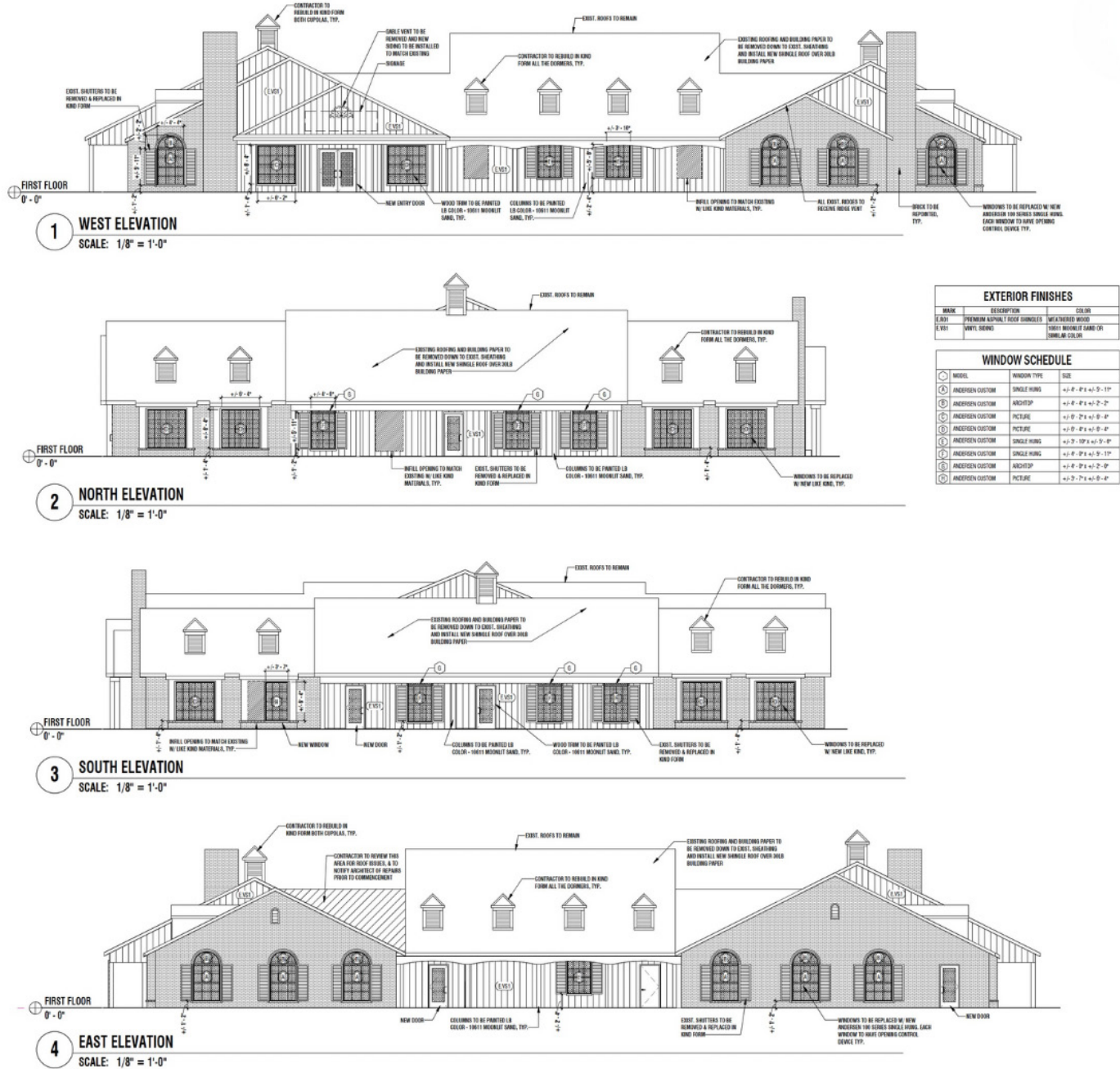
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 SITE PLAN  
 SUBJECT PROPERTY











Rochester Rd  
AVD 41,962

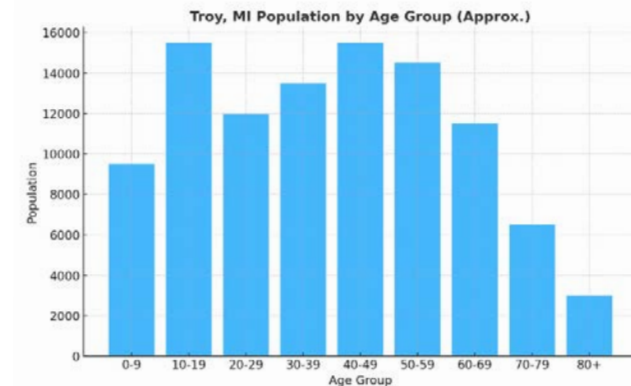




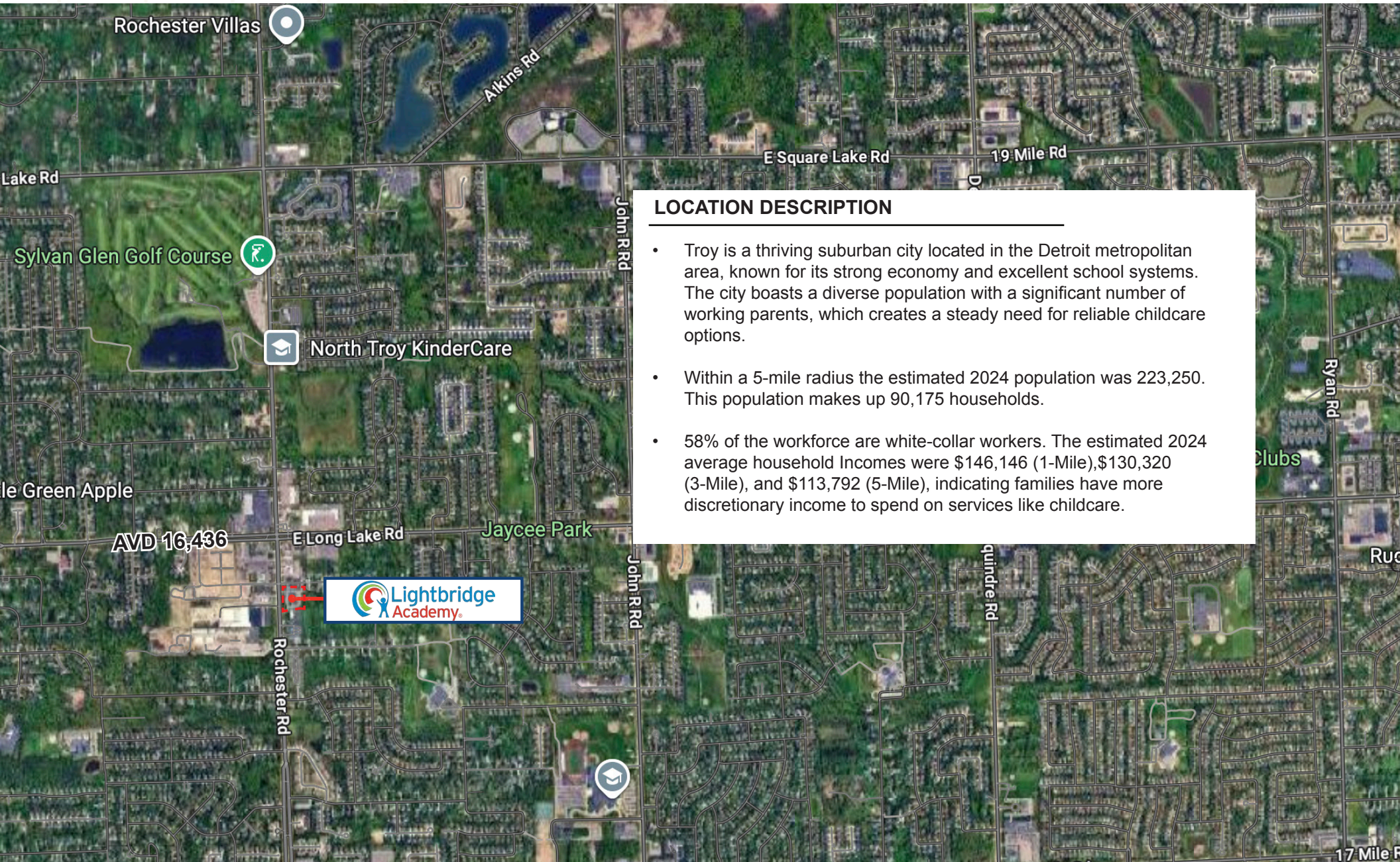
# LOCATION



## POPULATION (within 10mi Radius)



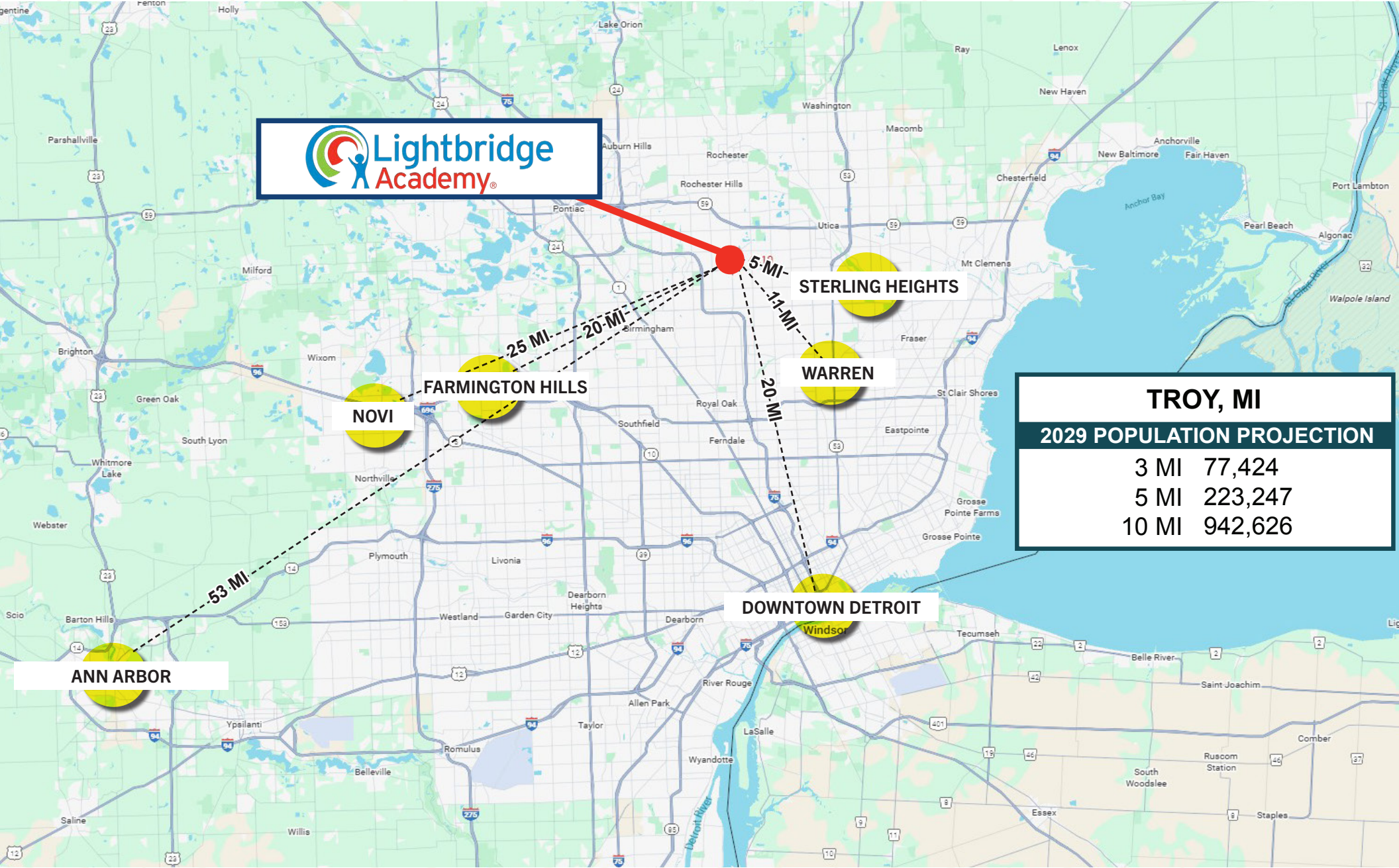




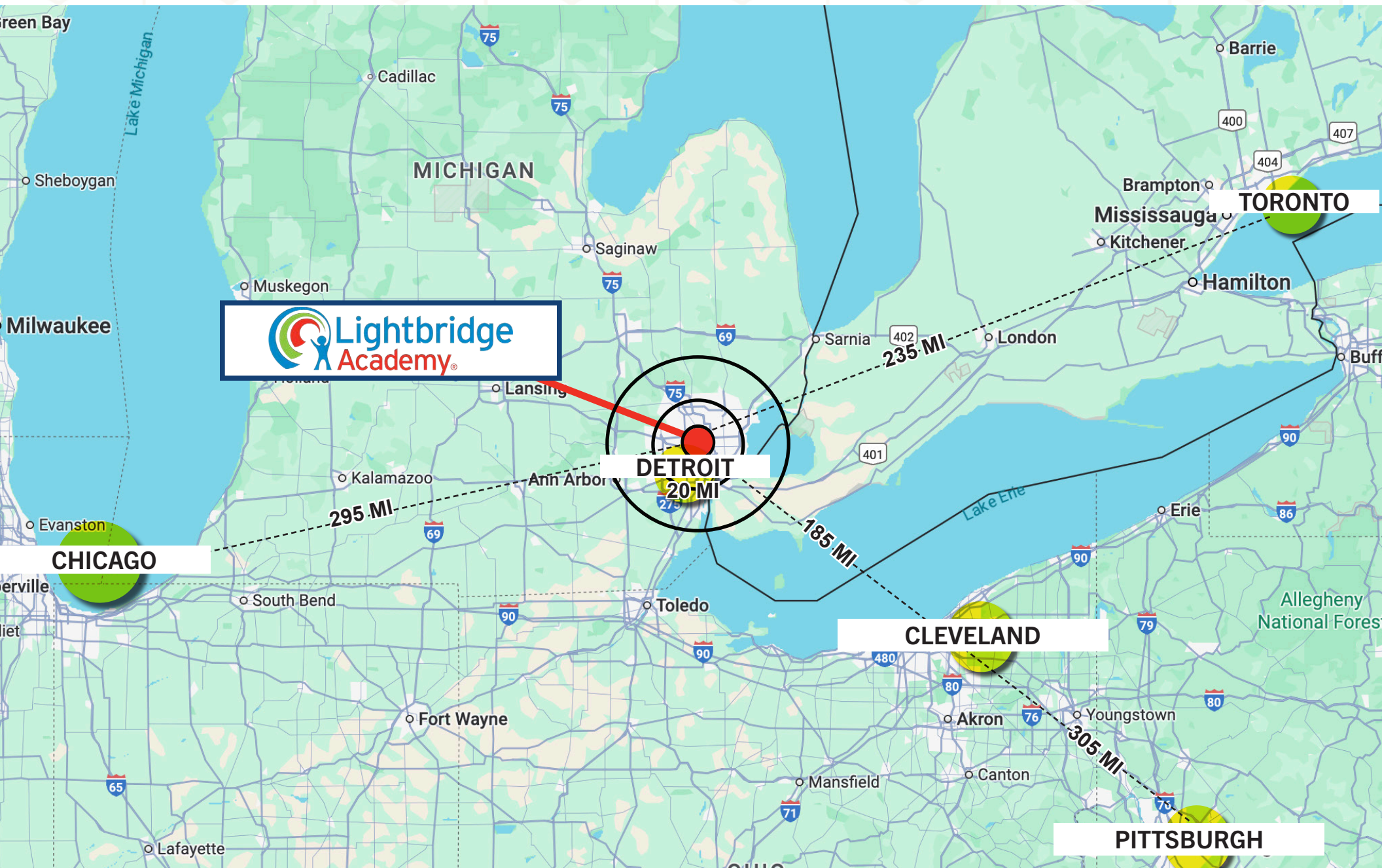
## LOCATION DESCRIPTION

- Troy is a thriving suburban city located in the Detroit metropolitan area, known for its strong economy and excellent school systems. The city boasts a diverse population with a significant number of working parents, which creates a steady need for reliable childcare options.
- Within a 5-mile radius the estimated 2024 population was 223,250. This population makes up 90,175 households.
- 58% of the workforce are white-collar workers. The estimated 2024 average household incomes were \$146,146 (1-Mile), \$130,320 (3-Mile), and \$113,792 (5-Mile), indicating families have more discretionary income to spend on services like childcare.











# DEMOGRAPHIC ANALYSIS



## POPULATION

|                 | 3 MILE | 5 MILES | 10 MILES |
|-----------------|--------|---------|----------|
| 2029 Projection | 77,424 | 223,247 | 942,626  |
| 2024 Estimate   | 78,295 | 225,633 | 951,591  |



## HOUSEHOLDS

|                 |        |        |         |
|-----------------|--------|--------|---------|
| 2029 Projection | 27,904 | 89,174 | 389,163 |
| 2024 Estimate   | 28,230 | 90,128 | 392,855 |



## AVG. HOUSEHOLD INCOME

|                                 |                  |                  |                  |
|---------------------------------|------------------|------------------|------------------|
| <b>Average Household Income</b> | <b>\$130,320</b> | <b>\$113,792</b> | <b>\$104,875</b> |
| Less than \$25,000              | 2,521            | 10,775           | 55,261           |
| \$25,000 - \$50,000             | 3,285            | 13,546           | 69,610           |
| \$50,000 - \$75,000             | 3,673            | 13,088           | 60,366           |
| \$75,000 - \$100,000            | 3,749            | 12,701           | 53,271           |
| \$100,000 - \$125,000           | 3,270            | 9,959            | 41,738           |
| \$125,000 - \$150,000           | 3,026            | 8,138            | 29,926           |
| \$150,000 - \$200,000           | 3,831            | 10,151           | 37,283           |
| More than \$200,000             | 4,876            | 11,772           | 45,400           |





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