



LIGHTBRIDGE ACADEMY
4810 Rochester Rd. Troy, MI 48085



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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 & 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
Estopel	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, M

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



Company Summary

Headquarters: New Jersey

Employees: ~1,100

Annual Revenue: \$275.4 million

Stores: 150+

States: 15

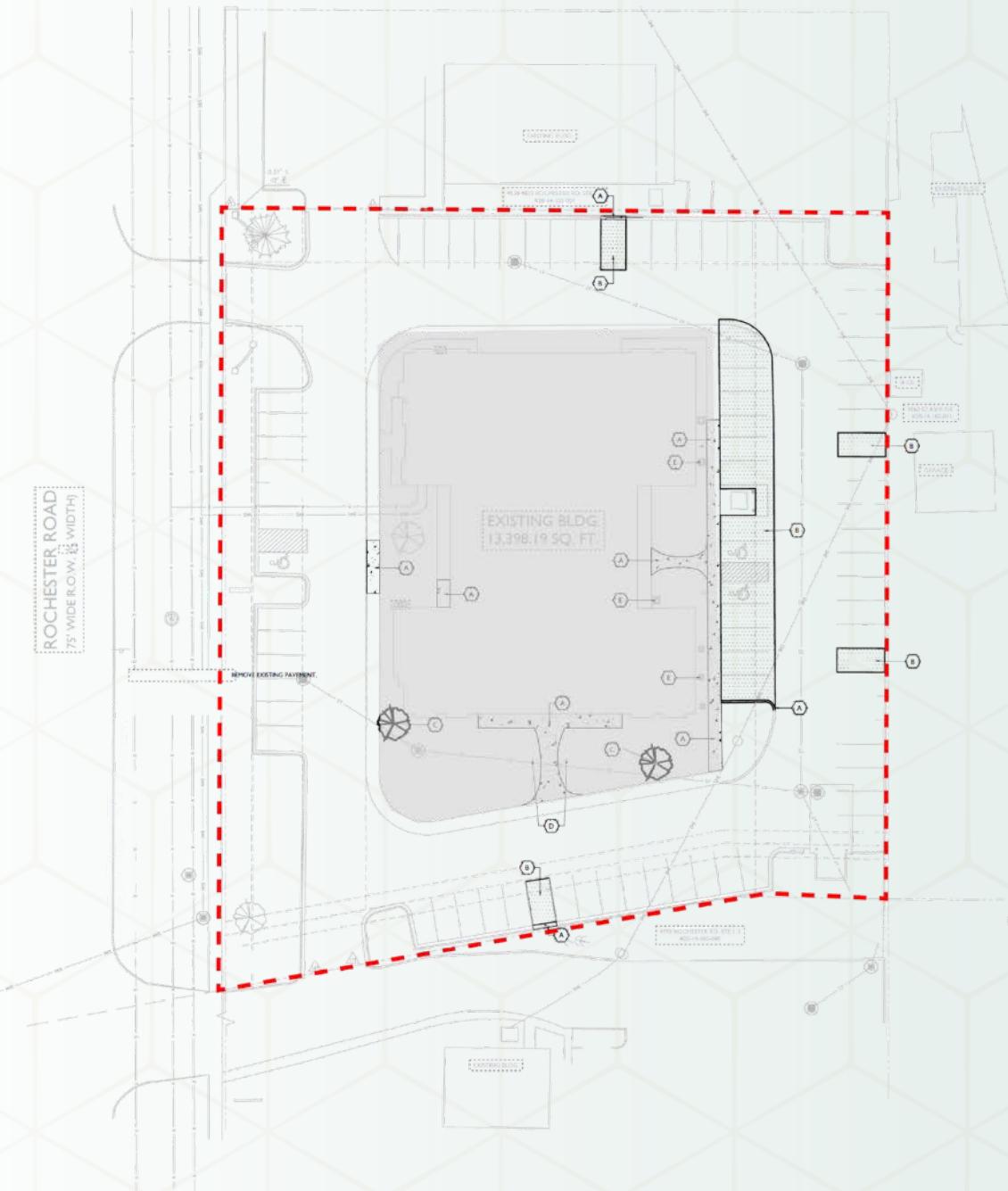
Lightbridge Academy is a growing network of early childhood education centers that provides care and learning programs for children from infancy through kindergarten, along with summer camps and backup care services. Unlike traditional daycare, Lightbridge positions itself as a comprehensive early learning 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.

SITE PLAN



LIGHTBRIDGE ACADEMY
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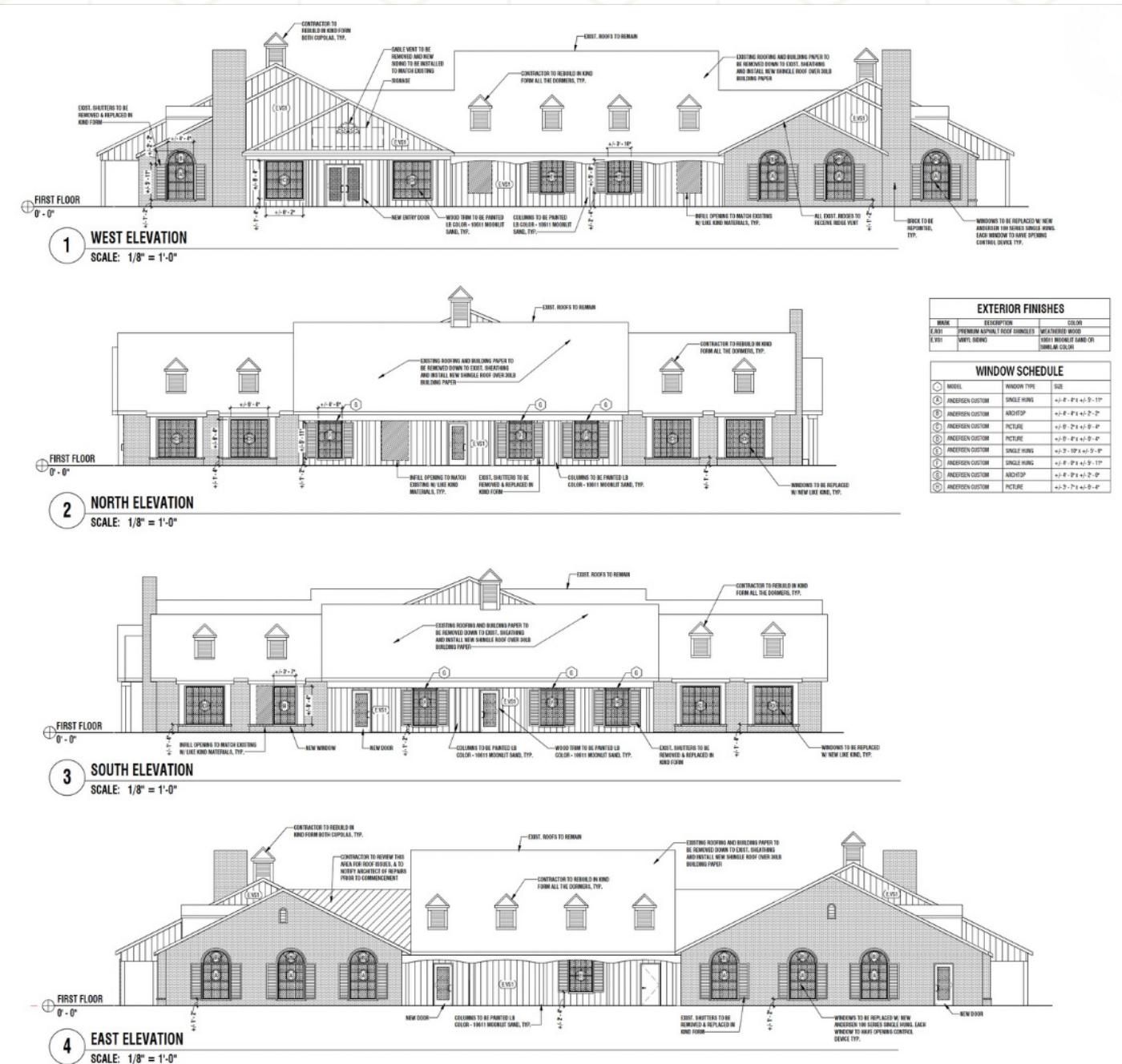
SITE PLAN

SUBJECT PROPERTY

SUBJECT PHOTOGRAPHS



ELEVATIONS



SURROUNDING AERIAL

AVD 41,962

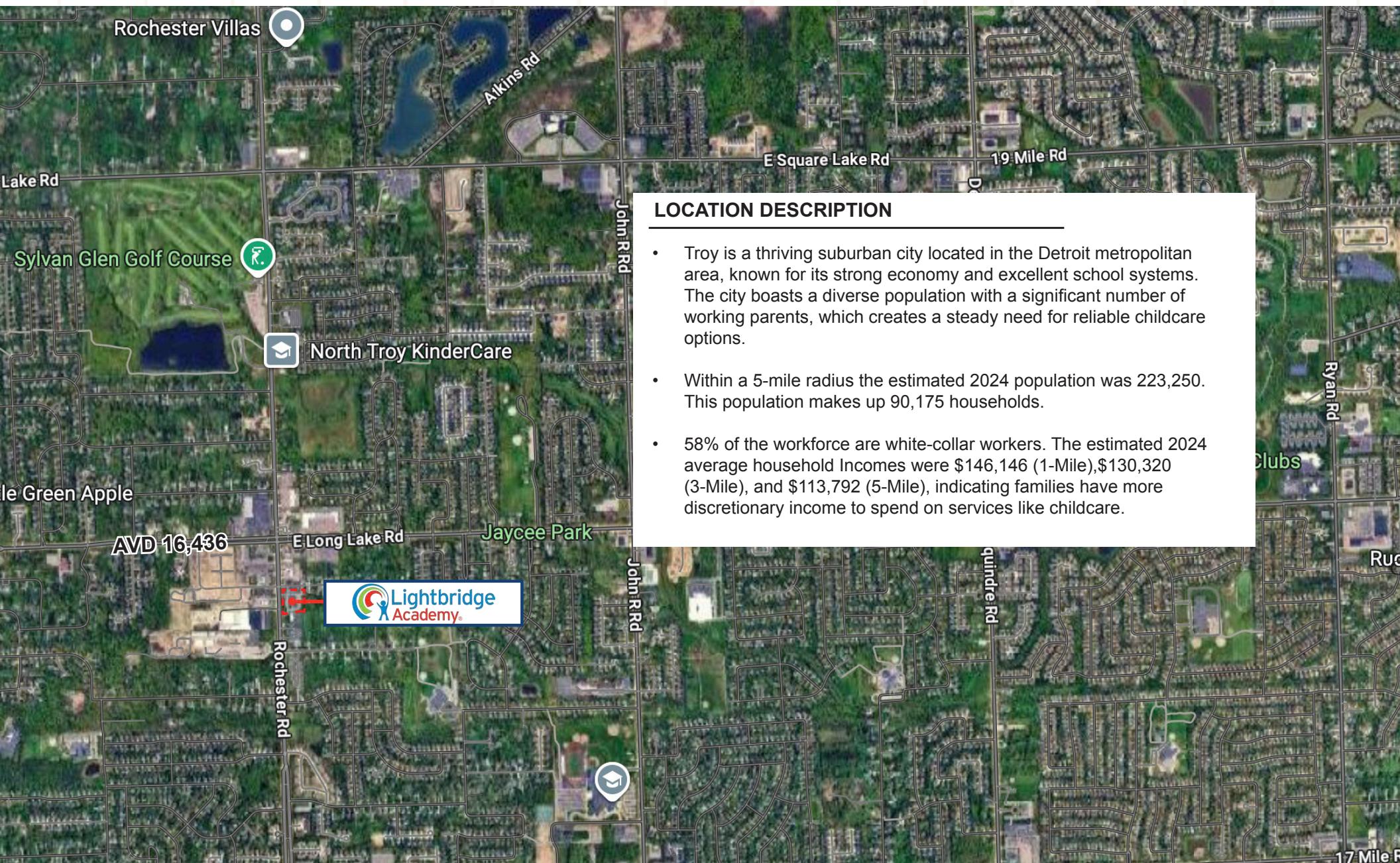
Rochester Rd



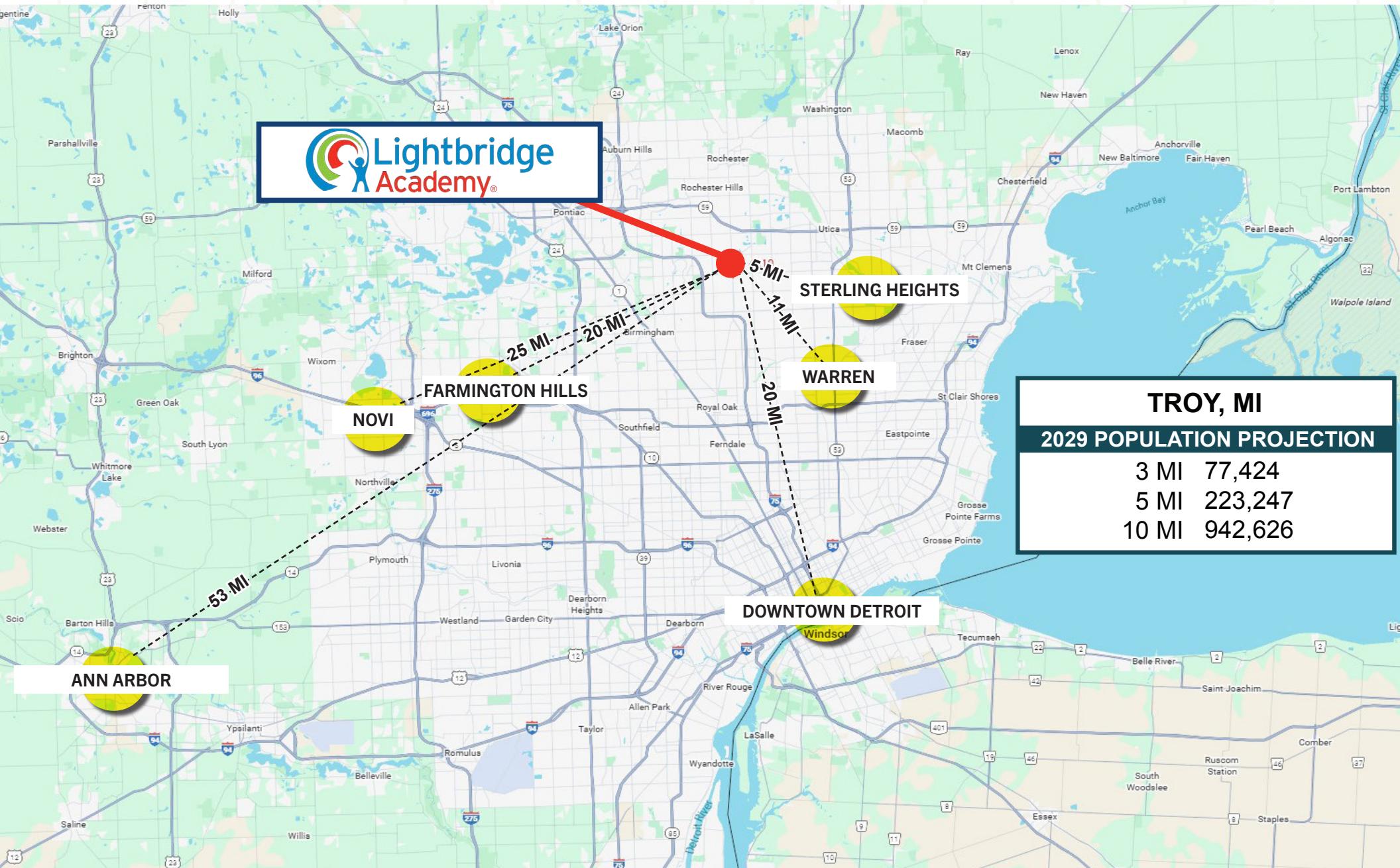
LOCATION



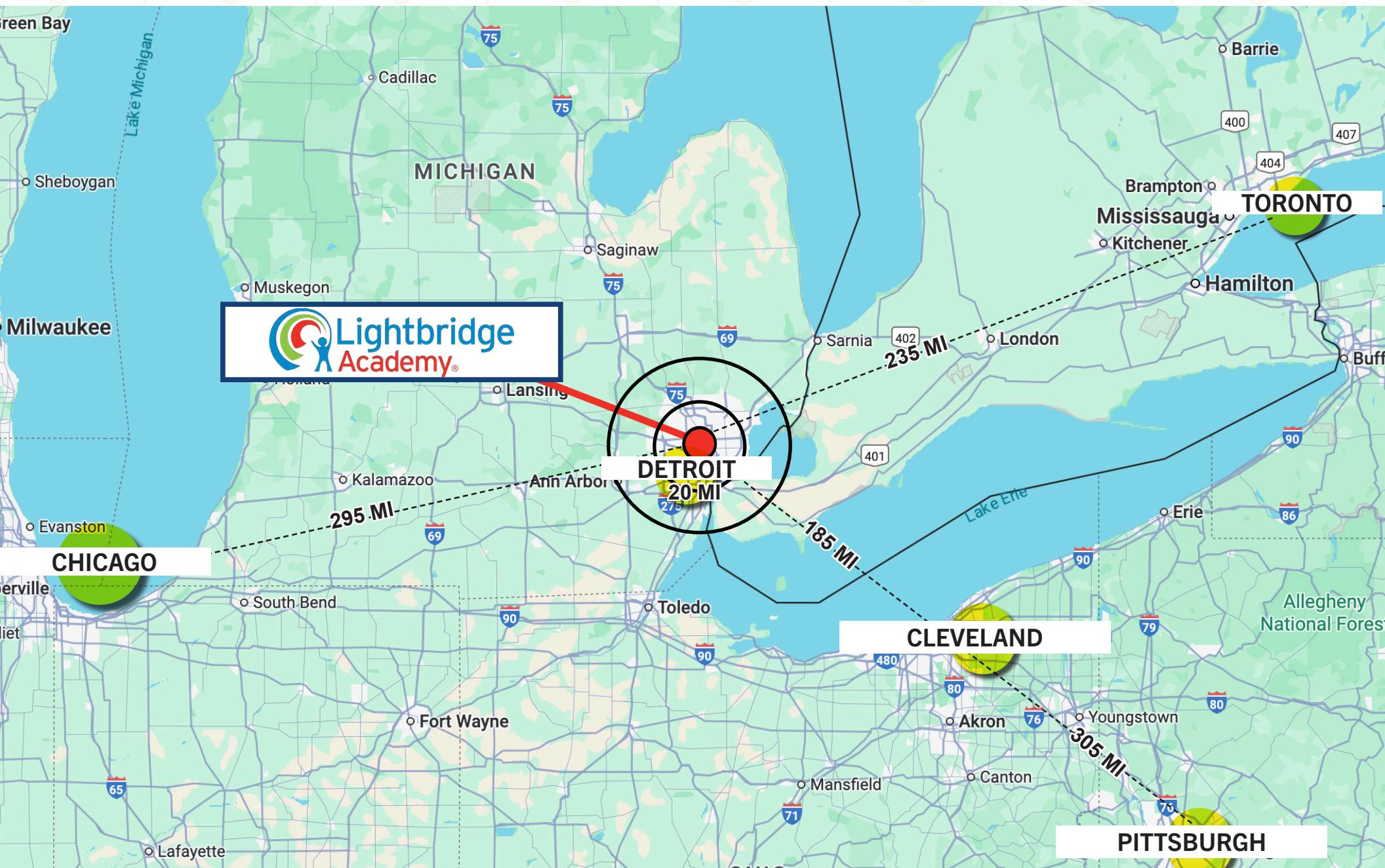
LOCATION AERIAL



LOCATION CONTEXT



LOCAL CONTEXT



DEMOGRAPHIC ANALYSIS



POPULATION

2029 Projection

3 MILE

5 MILES

10 MILES

2024 Estimate

77,424

223,247

942,626

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

Average Household Income

\$130,320

\$113,792

\$104,875

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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