UPLAND
REAL ESTATE GROUP, INC.



RIVER VALLEY MONTESSORI

110 Prairie Street North | Shakopee, MN | 55379

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. Property to be sold 'where is, as is.'

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- **Long Term Lease** - River Valley Montessori operates under a long term lease with **15 years remaining and 2% annual rent increases.**

- **Corporate Guaranty -** The Lease is corporately **guaranteed by Learning Care Group (US), Inc., one of the largest childcare operators in the US** with more than 1,150 locations nationwide.

- **Prime Shakopee Location** - The property is strategically located near downtown Shakopee along First Avenue E, benefiting from strong visibility and traffic counts exceeding 20,000 vehicles per day.

- **Affluent Demographics -** Strong surrounding demographics include a **5-mile average household income of $161,303 and a population of 110,195 residents**.

- **Regional Entertainment Hub - Shakopee is a regional destination for entertainment and tourism featuring some of Minnesota's most visited attractions**, including Valley Fair Amusement Park, Canterbury Park, Mystic Lake Casino & Hotel, and a newly constructed Live Nation Amphitheater.

- **Rapidly Growing Community** - Located just 20 minutes southwest of Minneapolis, Shakopee is one of the fastest-growing cities in Minnesota, benefiting from continued residential and commercial expansion.

- **Expanding Residential Base** - The **property is positioned within a rapidly expanding residential corridor**, with significant recent and ongoing housing development in Shakopee, including large master-planned communities such as Canterbury Commons and multiple single-family and multifamily projects.









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INVESTMENT SUMMARY

PRICE	$3,750,950
CAP	7.25%
NOI	$271,943.91
RENT/SF	$24.97
RENT ADJUSTMENTS	
YEAR 6:	$271,943.91
YEARS 7-20:	2% Annual Increases

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	15 Years
RENT COMMENCEMENT	09/01/2021
LEASE EXPIRATION	08/31/2041
RENEWAL OPTIONS	One 10-Year



LEASE NOTES:

Net, Net, Net. No landlord responsibilities.

PROPERTY INFORMATION

ADDRESS	110 Prairie Street N Shakopee, MN 55379
BUILDING SIZE	10,891 SQ.FT.
LOT SIZE	1.24 Acres
COUNTY	Scott
YEAR BUILT	2018

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	7,500	48,177	110,195
2031 POPULATION	7,595	50,234	113,723
2026 MEDIAN HOUSEHOLD INCOME	$61,045	$112,686	$119,806
2026 AVERAGE HOUSEHOLD INCOME	$78,865	$151,026	$161,303

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

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PROPERTY	River Valley Montessori
TENANT	La Petite Academy Inc. dba River Valley Montessori
GUARANTOR	Learning Care Group (US), Inc.
REVENUES	Private
NET WORTH	Private
S&P RATING	B
WEBSITE	https://www.montessori.com/

The tenant on the lease is La Petite Academy Inc. with a guaranty by Learning Care Group (US), Inc.

Valley River Montessori in Shakopee, Minnesota is a Montessori-based early childhood education center serving infants through primary-aged children. The school offers full-day child care and early learning programs designed to support children from approximately six weeks through six years old. With a focus on individualized instruction, the program encourages independence, curiosity, and confidence through hands-on, self-directed learning.

The classrooms are carefully prepared to reflect core Montessori principles, incorporating materials that support practical life skills, language development, cultural studies, and early math and science concepts. Children are guided to learn at their own pace while developing problem-solving abilities, social awareness, and a strong foundation for lifelong learning. Safety and well-being are emphasized through secure entry systems and trained staff, creating a supportive and structured environment for both students and families.

Valley River Montessori also places a strong emphasis on community and family involvement, striving to create a welcoming atmosphere where parents and educators work collaboratively. The school offers extended care hours to support working families and participates in child care assistance programs. Through its nurturing environment and child-centered philosophy, Valley River Montessori provides a balanced approach that blends education, care, and personal growth.





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Learning Care group

Learning Care Group, Inc is a leading provider of early childhood education and care for children 6 weeks to 12 years across 39 states and Washington, D.C. Across 11 unique brands and more than 1,150 schools, the Learning Care Group's 24K+ educators can support more than 165,000 children.

"Our Promise is to have a positive impact on every child we serve, their families, our teachers, and our communities. We provide infants to school-age children a consistent, safe, and enriching environment to instill a lifelong love of learning and provide a solid foundation for a successful educational future. "

The Children's Courtyard™

This is an exceptional place to grow and learn. Your child will develop a solid foundation for a strong academic future, in a state-of-the-art environment with cutting-edge learning materials.

Everbrook ACADEMY®

This early learning experience is like no other. Through immersive, hands-on activities in science, technology, engineering, the arts, and math, children become innovators, ready to navigate a changing world. We guide them on the journey to kindergarten—and the future.

CHILDTIME LEARNING CENTERS

The next best place to home. Inspired by the famed Reggio Emilia approach, it's our belief that secure relationships with responsive and respectful adults provide children with the basis for all learning. We empower children for success in elementary school—and beyond.

TUTOR TIME® CHILD CARE / LEARNING CENTERS

Every child is unique. By embracing each child's individuality, we are able to craft personalized experiences, filled with nurturing care and creative learning. Following Howard Gardner's Multiple Intelligences theory, we discover each child's unique "smarts" to help them learn.

montessori unlimited®

The Montessori experience is highlighted by authentic curriculum, certified teachers, a full complement of Montessori equipment, and mixed-aged classrooms. Here, the self-directed educational process is defined by creative, tactile, and practical learning experiences.

Young School Explore. Learn. Create.

Discover the difference the Young School can make in your child's future. We pioneered the "Cottage" learning environment for infants through Pre-K students. Here, children become part of a nurturing community where they are active participants and learners.

AppleTree & Gilden Woods EARLY CARE AND PRESCHOOL

Every day starts with one simple question: Will this benefit children in a positive way? This goal guides every decision and choice we make, to provide a successful experience for children 6 weeks to 12 years. We create a safe, nurturing space for high-quality learning to take place.

U·GRO®

U-GRO helps you provide the best possible start in life for your child. We empower families and make childhood extraordinary, while providing a foundation for the future. We're proud to say 94.8% of U-GRO children meet or exceed Pennsylvania standards for kindergarten readiness.

CREATIVEkids LEARNING CENTER

We provide a complete, nurturing environment for the growth and development of the whole child: socially, emotionally, physically, and intellectually. Children learn through hands-on discovery, to build social skills, test their own abilities, develop confidence, and try new ideas.

La Petite ACADEMY®

Strong, sound social and educational foundations are formed here, as we nurture well-rounded children. Our school environment is interactive and collaborative, where we learn together and learn to respect each other. This is where children discover the joy of learning.

Pathways LEARNING ACADEMY™

We show children the path to school and the future. Here, children make profound discoveries and experience a meaningful journey. While we offer an LCG proprietary curriculum and learning experiences, when a Pathways Learning Academy is located within a faith-based environment, there will be opportunities for short ministry-led lessons during the day.

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River Valley Montessori is located in Shakopee, MN, a suburb located approximately 25 miles southwest of Minneapolis. This property is located in downtown Shakopee, near the Amazon Fulfillment Center, Canterbury Park, KFC, Burger King, McDonalds, and much more.

Shakopee is home to several popular destinations for entertainment and tourism and some of Minnesota's most visited attractions, including Valley fair Amusement Park, Canterbury Park, Mystic Lake Casino & Hotel, and a newly constructed Live Nation amphitheater.

Canterbury **Commons is a sprawling $400 million mixed-use entertainment district centered around Canterbury Park's racetrack in Shakopee. Anchored by a brand new 19,000 seat amphitheater**. The amphitheater is a state-of-the-art outdoor venue located within the upcoming Canterbury Commons entertainment district. Construction on the venue is currently underway with a scheduled opening in Summer 2025. The venue is expected to host 30-45 events each summer.

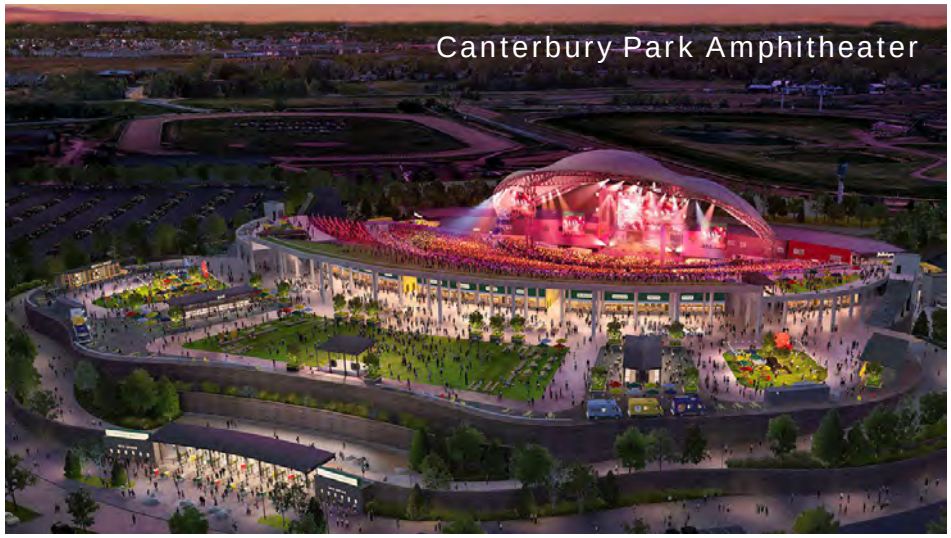
Valleyfair, a 125-acre amusement park, draws over 1 million visitors annually with its thrilling rides, water park, and family-friendly entertainment. Just a short drive away, **Mystic Lake Casino & Hotel, owned and operated by the Shakopee Mdewakanton Sioux Community, is one of the largest casinos in Minnesota.** It features a 150,000-square-foot gaming floor, a 600-room hotel, and a variety of dining and entertainment options that attract millions of guests each year.

Beyond its entertainment offerings, **Shakopee is a welcoming and family-oriented community with over 30 parks, extensive trails, and highly rated schools.** The city has seen substantial residential and commercial development in recent years, while preserving its historic roots through restored landmarks and community events. With a strong local economy, beautiful natural surroundings, and a deep sense of community, Shakopee offers a high quality of life for residents and visitors alike.

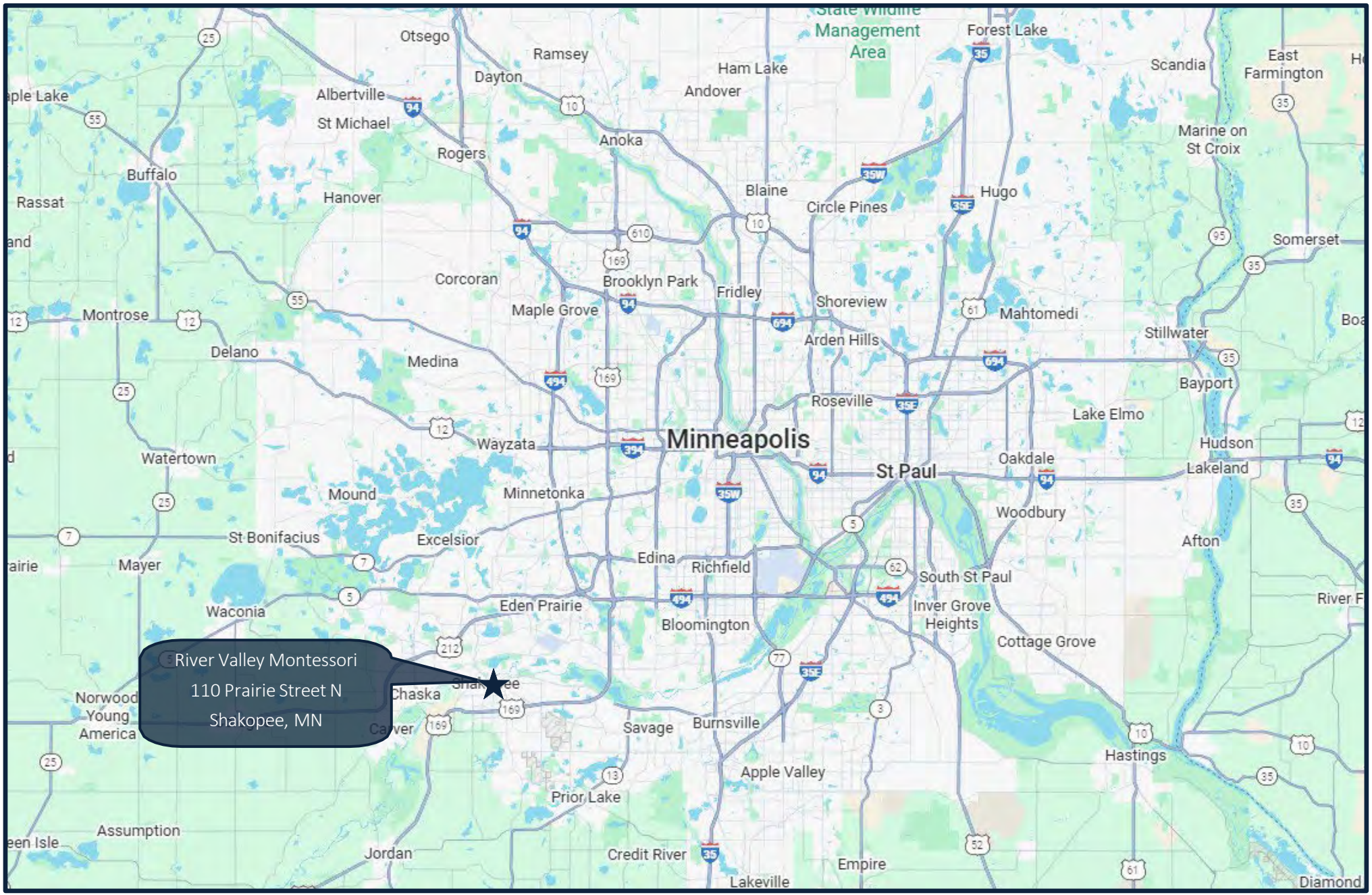








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MINNESOTA MARKET HIGHLIGHTS

- **The Minneapolis / St. Paul International Airport Voted #1 Airport in the U.S. by Airports Council International (ACI). It serves 163 nonstop markets (136 domestic and 27 international) and is the headquarters for Sun Country Airlines and Delta Air Lines' second largest hub.**
- **Each year, 40 million people from around the world visit the Mall of America generating $2 billion in economic activity for Minnesota.**
- **Home to the largest continuous system of enclosed, sky ways in the world, the Minneapolis Skyway System is composed of 9.5 miles of pathways connecting 80 city blocks.**
- **Minnesota is home to 30 colleges and 7 universities, with 54 campuses throughout the state and a total of 3,885 academic programs.**
- **The University of Minnesota, University of St. Thomas, Bethel University, St. Catherine University, The College of St. Scholastica, and Metropolitan State University made the "2023 Best National University Rankings" list. (U.S. News & World Report)**
- **Lake Superior, located on Minnesota's North Shore, is the world's largest freshwater lake and brings in approximately 900 ships each year from around the world to the Port of Duluth-Superior.**
- **Minnesota is home to 6 professional sports teams, the Twins (MLB), Vikings (NFL), Timberwolves (NBA), Lynx (WNBA), Wild (NHL), and United (MLS).**

5.7 Million
MINNESOTA POPULATION

3.0 Million
MINNEAPOLIS / ST. PAUL METRO AREA POPULATION

11,842
OF LAKES OVER 10 ACRES

69,200
MILES OF RIVERS & STREAMS

$16.6 Billion
REVENUE GENERATED FROM TOURISM









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RANKINGS

#1 Friendliest State
(2024 World Population Review)

#2 Best State for Economic Opportunity
(2023 U.S. News & World Report)

#3 Best State to Raise A Family
(2024 WalletHub)

#3 Fortune 500 Companies Per Capita
(MN.Gov)

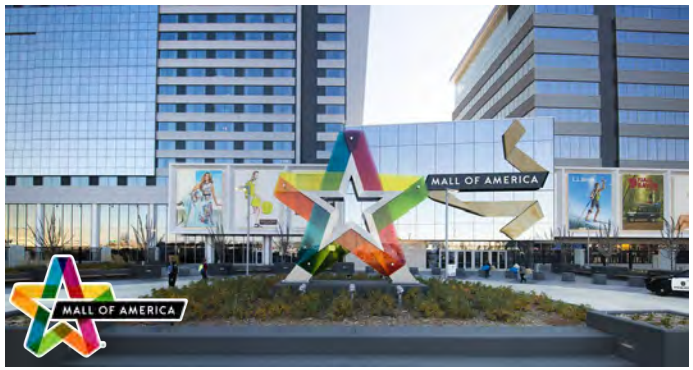
#5 Overall Best State in America
(2023 U.S. News & World Report)

#10 Best State to Live In
(2023 WalletHub)

HOME TO THE FOLLOWING FORTUNE 500 COMPANY HEADQUARTERS

TARGET, BEST BUY, Xcel Energy, U.S. Bancorp, LAND O'LAKES, Hormel Foods, UNITEDHEALTH GROUP, POLARIS, Securian Financial, THRIVENT FINANCIAL, FASTENAL, ECOLAB, PATTERSON COMPANIES, INC., C.H. ROBINSON, Ameriprise Financial, General Mills, CHS







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THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate investment sales and brokerage company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 1,000 net leased sales transactions totaling over $3 billion
- Specialized in NNN investment market for more than 30 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Aldi
Allina Health
Applebee's
Arby's
Aspen Dental
Bank of America
BJ's Wholesale Club
Buffalo Wild Wings
Burger King
Caliber Collision
Camping World
Caribou Coffee
Chase Bank
Chick-Fil-A
Chipotle
Circle K
CVS Pharmacy
Dollar General
Dollar Tree
Duluth Trading Co.
Fairview Health
Family Dollar
Fresenius
Gander Mountain
Goodwill
Grease Monkey
Jack in the Box
Jiffy Lube
KinderCare
Kohl's
Kum & Go
LA Fitness
Mattress Firm
McDonald's
Michaels
National Tire & Battery
Northern Tool & Equipment
Office Depot
O'Reilly Auto Parts
Perkins
Petco
Pizza Hut
Royal Farms
Sherwin Williams
Starbucks
Sunoco
Super America
Taco Bell
Tires Plus
Top Golf
Tractor Supply
Trader Joe's
United Healthcare
US Bank
Valvoline
Walgreens
Wawa
Wells Fargo Bank



L to R: Brier Swing; Deb Vannelli, CCIM; Taylor McManemy; Keith Sturm, CCIM; Shaylin Schares; Amanda Leathers