

BUSINESS OFFERING SUMMARY



John Naayers, President

Two Daycare/Preschools – West of Toledo

Business Overview

This is a rare opportunity to acquire **two premier, GOLD Star rated childcare centers** located in a thriving, family-focused community just west of Toledo, Ohio. These well-established centers have earned an exceptional reputation for educational quality, operational excellence, and community trust.

With **combined annual revenue exceeding \$1.6 million** and **consistent cash flow of approximately \$580,000**, this opportunity represents a financially strong and professionally operated business. Importantly, these centers are operated under **100% absentee ownership**, underscoring the depth of the systems, staffing, and leadership already in place.

Facilities

Location 1: A large, purpose-built center designed for functionality and flow. Features include spacious classrooms, secure and age-divided outdoor play spaces, and plentiful parking for easy family access.

Location 2: A beautifully renovated brick facility with a unique, church-style façade that offers warmth and charm. The interior is well-organized, welcoming, and designed to foster meaningful learning experiences.

Both locations are well-maintained, fully furnished, and equipped with age-appropriate educational materials that meet or exceed state licensing and Step Up to Quality standards. Cleanliness, safety, and functionality are top priorities.

Programs & Services

- **Ages Served:** Infants, Toddlers, Preschool, and School-Age
 - **Curriculum:** A holistic, play-based approach that promotes cognitive, social, emotional, and physical development
 - **State-Supported Programs:** Active participation in the **Early Childhood Education (ECE) Grant** and the **Child and Adult Care Food Program (CACFP)** for enhanced funding and nutritional support
 - **Technology-Integrated Operations:** Parent communication, billing, and daily documentation are streamlined through platforms such as Brightwheel.
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Growth & Expansion Opportunities

- **Enrollment:** Both centers are operating near full capacity with **active waitlists for Preschool and School-Age programs**, and Infant/Toddler rooms nearing full with limited openings.
 - **Funding:** Projected increases in Ohio's Publicly Funded Child Care reimbursement rates beginning **December 2025** are expected to drive annual revenue **above \$2M** and SDE **beyond \$1M** by 2026.
 - **Leadership:** Each site is overseen by a dedicated and highly capable administrator, making this an ideal opportunity for continued absentee or semi-absentee ownership.
 - **Real Estate:** Properties are available for lease or sale separately, offering flexibility for either an investor or owner-operator model.
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Transition Support

Ownership is committed to ensuring a seamless transition and is willing to provide **comprehensive post-sale training** and operational support. The business runs smoothly under a **stable, experienced leadership team** that has remained consistent for several years.

Location Highlights

- Located in a vibrant, growing community with strong school systems and expanding residential development
 - Prime locations within proximity to schools, parks, neighborhoods, and major commuter routes
 - Highly visible, easily accessible, and deeply rooted in local family networks
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Reason For Selling

Health and other business ownership reasons.

Asking Price:

Business: \$1.4M

Real Estate: Lease or Purchase at TBD FMV

If you have an interest in further exploring this opportunity, please contact me by phone or email. The signing of a Confidentiality Agreement will be required before the identity or Selling Memorandum will be released.