

### Top 3 Reasons to Purchase This Property

1. Location, location, location! This building is centrally located and close to the Max.
2. This building is child care ready! We have had a child care license for children 3-7 years of age for the last 16 years and passed all necessary inspections. Once you get your new license and all your materials moved in, you are ready to open for business.
3. This is a well maintained property.

### Maintenance in the last 10 years

Parking lot will be repaired during Spring Break 2019  
Replaced roof  
Added free standing Tuff Shed storage unit  
Replaced furnace  
95% of light fixtures retrofitted with energy efficient bulbs/ballasts  
Built 626 sf addition with bathroom, utility sink, mud room, independent heat/air

Painted inside/outside of building  
Carpet with pad replaced in 90% of building  
Front porch brought to code  
Bathroom floor replaced

## Here's what's included:

### Furniture

Folding Chairs	25	Toy Shelf	1
Child Chairs	50	Lego Table	1
8' Tables	5	Blue Table	1
6' Tables	5	Play Table	1
Book Shelf (tall)	1	Lateral File Cabinet	1
Book Shelf (short)	1	Office Chairs	3
Cubbies	8	Paper Rack	1
Office Desk	1	Set of Kitchen Cupboards	

### Miscellaneous

Microwave	1	Free Standing Cabinets	2
Cart	1	2 Drawer File Cabinets	7
Outdoor Toy Box	1	4 Drawer File Cabinets	2
Laminator	1	Konica 7022 Copier	1
Dishwasher	1	Washer/Dryer Connections	

### Classroom Materials

Art Drying Rack	1	World/USA Map	5
Sand/Water Table	1	Overhead Projector	1
Boat/Stairs	1	Book Racks	4
Bucket Rack w/buckets	1	White Boards (4'x3')	2
Balance Beam	1	White Boards (4'x5')	2
Bulletin Boards (4'x6')	5	Bulletin Boards (2'x3')	2

### Purchasing Terms

1. We are asking \$2.7M and will consider any reasonable offers. Offers must include a \$50K deposit in the form of a cashier's check or EFT. This deposit is non-refundable if buyer's bid is accepted and buyer cancels the sale. If your bid is not accepted by The Learning House, the deposit will be refunded.
2. Closing will take place within 60 days of signing the contract or a mutually agreed upon date.
3. The Learning House will stay in the building until June 30, 2019. If necessary, The Learning House will do a lease back in the amount of \$1 per month.
4. Lease/Option and Lease/Purchase arrangements will be considered.