



222 West Main Street
Hyannis, MA 02601
508.862.9000
www.comrealty.net

Offering For Your Consideration

The Children's Workshop*
Offering Exceptional Quality Child Care in South Dennis, MA



- Business Only
- Established, Reputable Child Care
- Growth Opportunities
- Located in High-Density Residential area
- * Name is not included in the Sale



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Business Summary

The Children's Workshop has been operating in South Dennis since July of 2008, when it acquired this business formerly known as "Care-A-Lot Preschool." The Company has decided to focus on other business interests in other geographies; therefore, this business is being offered for sale.

Located in Cranberry Square Plaza at 434 Route 134, South Dennis, MA, the currently leased 4,300 square foot building offers substantial space and is licensed by the Department of Early Education and Care (EEC) to care for 73 children, aged six weeks to seven years.

The main level is licensed as one Infant classroom with attached bathroom/changing room and direct access to the playground (7 students), one Infant/Toddler Mixed Age Classroom (9 students), one Toddler/Preschool Mixed Age Classroom with attached bathroom (9 students), an office and an employee bathroom.

The second story has two bathrooms, and is licensed for 48 Preschool aged students (two classrooms of 17 students each, and one for 14 students).

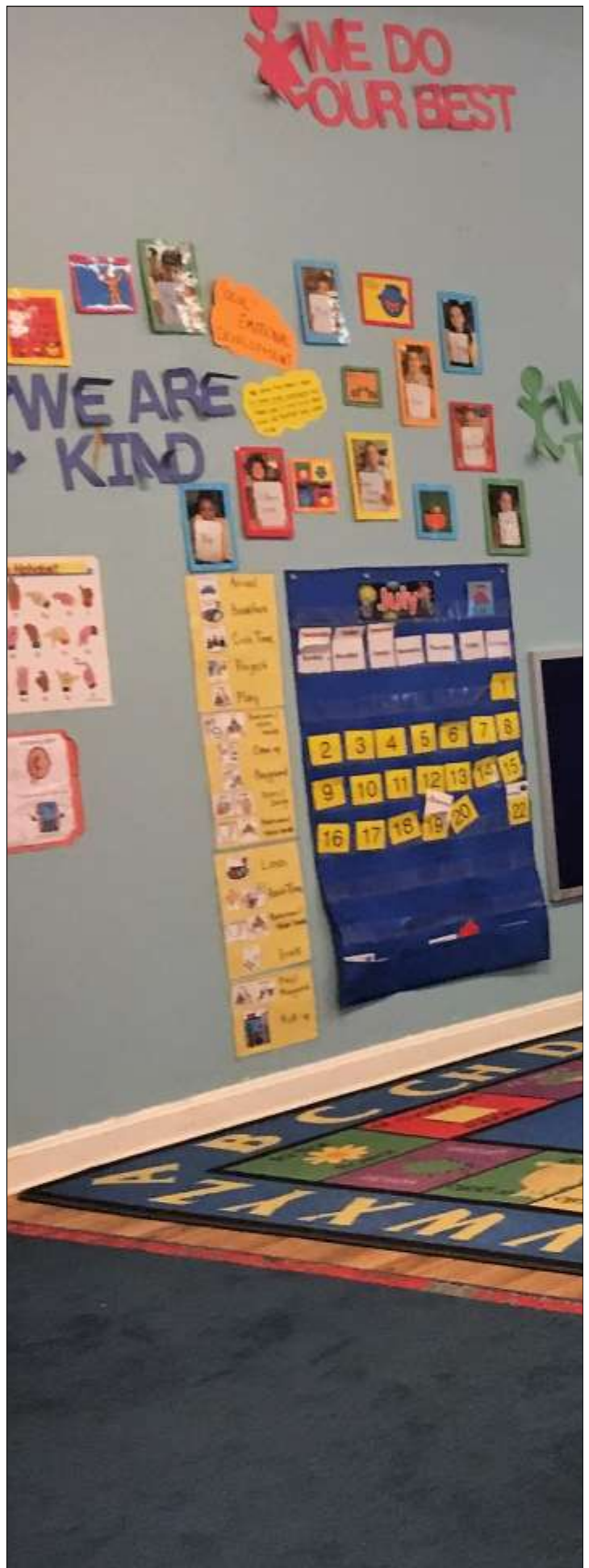
Square footage and existing bathrooms in the building would allow for increasing the currently license capacity with the addition of group dividers within the classrooms.

The school has an attached outdoor play area with ample shade. The play area is divided into two sections, one equipped for infants & toddlers, and one equipped for toddlers through preschool.

The Children's Workshop is open Monday to Friday 6:45 am.—5:30 pm.

The school is currently staffed by 13 employees; one Director (FT), 2 infant teachers (FT), 4 FT toddler teachers (FT), 5 preschool teachers (FT), and additional staff for breaks and vacation coverage (FT). Of those staff members, 3 hold Director I or II credentials with the EEC, and 11 hold Teacher or Lead Teacher credentials with the EEC. The school is currently accredited by the National Association for the Education of Young Children and is rated a Level 2 in Massachusetts' Quality Rating and Improvement System (QRIS).

Utilities include gas, electric, town water and a large private septic system.



Location Information

The Town of Dennis spans the width of Cape Cod, with Cape Cod Bay to the North, Nantucket Sound to the South and bounded by Brewster, Yarmouth Port, South Yarmouth, Bass River and Harwich. The Town of Dennis comprises the villages of Dennis Port, Dennis Village (including North Dennis), East Dennis, South Dennis and West Dennis. Dennis is a popular seaside resort town noted for stately colonial mansions along the northern coast line and great warm water beaches along southern Nantucket Sound. Year round population is 14,207 according to the 2010 census, and more than doubles in July/ August. Two (2) yacht clubs, two (2) golf courses, movie houses, Cape Cod Play House, art and antique galleries and fine restaurants available to satisfy anyone's taste buds.

There are three East/West arteries the run through Dennis, Route 6-A, Rte. 6 (Mid Cape Hwy) and Route 28, Route. 134 running North & South of Route 6, brought in over 33,000 vehicles to Dennis in a 2 day period 8/6/12 - 8/8/12 according to a Cape Cod Commission Traffic Report.

According to an analysis by Realtor's Property Resource of current demography, reports that in the Town of Dennis and Brewster, and the Villages of South Yarmouth and West Harwich there are over 2,000 "toddler-age" children in the area.

Assessment of Opportunity

Well established Cape Cod early learning school with excellent reputation is available for sale. This lovely school is currently NAEYC accredited, and licensed for over 70 children, including infants, toddlers and pre-school aged children. 4,300+/- Sq Ft building is located on busy main road, convenient to major routes, and includes ample parking and a private dedicated outdoor playground space. Business generates approximately \$100,000 annual discretionary cash flow at current enrollment, with potential upside as program is not 100% enrolled to capacity. Seller is interested in pursuing other business interests but is willing to assist in the transition and will consider financing for qualified buyers. Great opportunity for owner/Director to run their own business!



Offers

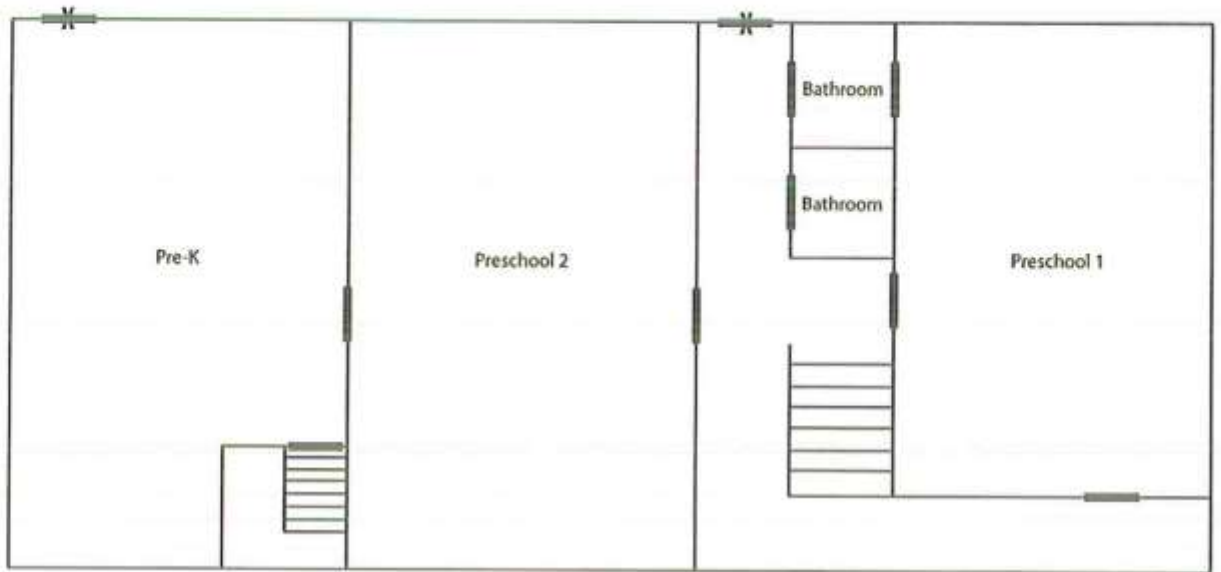
This Business opportunity is being offered for sale for \$180,000. Commercial Realty Advisors, Inc. invites written offers for the business currently known as The Children's Workshop—Dennis. Any such offer should be submitted to Joyce O'Connor, Associate, Commercial Realty Advisors, Inc., 222 West Main Street, Hyannis, MA 02601 and must identify the purchaser(s), mailing and legal addresses, the offering price, contingencies if any, source(s) of capital to complete the transaction, proposed closing date and an earnest money deposit that will be held by Commercial Realty Advisors, Inc., in its non-interest bearing escrow account, that will be applied to the purchase price, or refunded to the purchaser with the agreement of both parties.

It also includes the client list, infrastructure, equipment, employees and signage as well as the transfer of the license, if the Buyer qualifies for a transfer. A "non compete" agreement may be negotiated between buyer and sellers, a reasonable period of transition assistance if requested by buyer, and the good will inuring to the business. The sellers will assist in the transfer of licenses currently used by The Children's Workshop—Dennis.

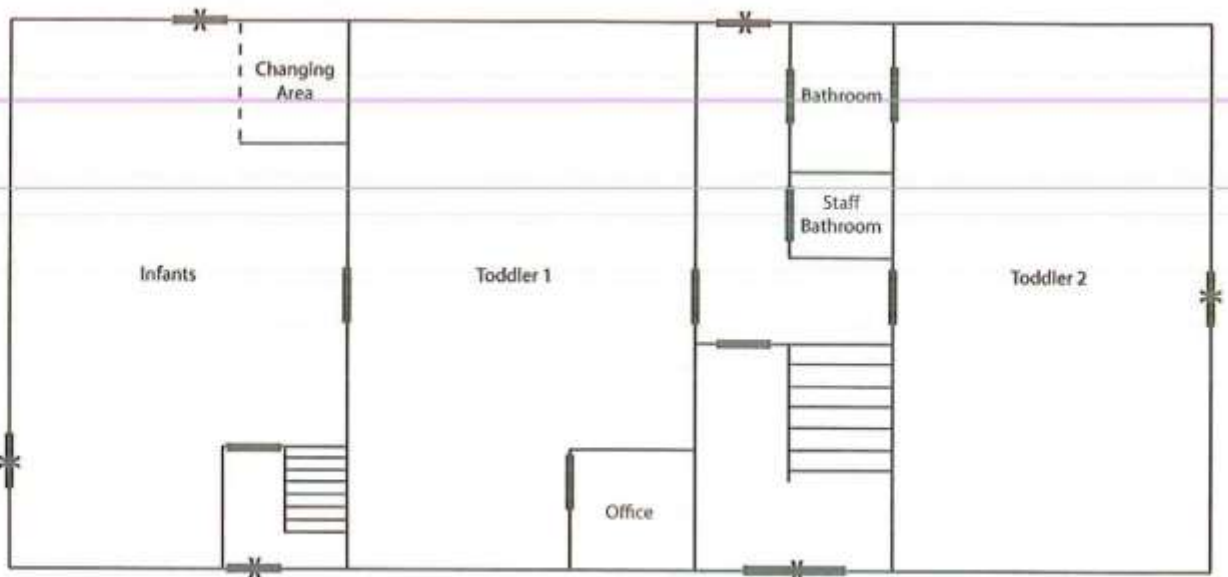


Commercial
Realty Advisors

2nd Floor



1st Floor



Bulk-head

The Children's Workshop



www.ChildrensWorkshop.com

The Children's Workshop
South Dennis





About Commercial Realty Advisors, Inc.

Commercial Realty Advisors, Inc. specializes in the commercial and industrial real estate, mergers, acquisitions, joint ventures, divestitures, and other business broker strategies. It is a commercial and real estate and business brokerage based in Hyannis Massachusetts, with offices in Boston and specializing in middle market transitions. The culture of the firm is that of an investment bank with a premium placed on intellectual vitality, relationship management and knowledge of geographic markets. A cadre of well educated and successful experts partner with clients to achieve objectives in a cost and time effective manner.

Our business is broadly based. Our real estate practice includes development, investment and other commercial sale, lease and management arrangements. Transactions include manufacturing, retailing, food processing, restaurant and hospitality, golf course, marinas and other business.

For more information about this offering or other business opportunities please contact:

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