Oct-22-2015

The City of Grove City, Ohio

201509170075

Tahna's Busy Bees Child Care Center

1) Development Department (Victoria Proehl)

The Circulation for the pick up and drop off of the Children and proposed employee parking will be as shown on the image, Blue for the Employees, Red for the Customers, Black is the Individual Drop off/Pick up, Green for Bus Drop off/pickup and Orange for the playground.

The fence will be about 200 Lfeet, Color White vinyl would be the material.

2) Building Division (Laura Scott)

Mr. Jesse Shkolnik has given me a before and after floor plan to give to the City.

The playground will be about 200 Lfeet

on the left side of the building. The number of parking spaces will be about 38 or more. There is a turn around outlined in black on the image room for two cars, For quick pick ups. Parking on the Right side of the building are Marked for Handicap parking.

3) Urban Forestry (Jodee Lane)

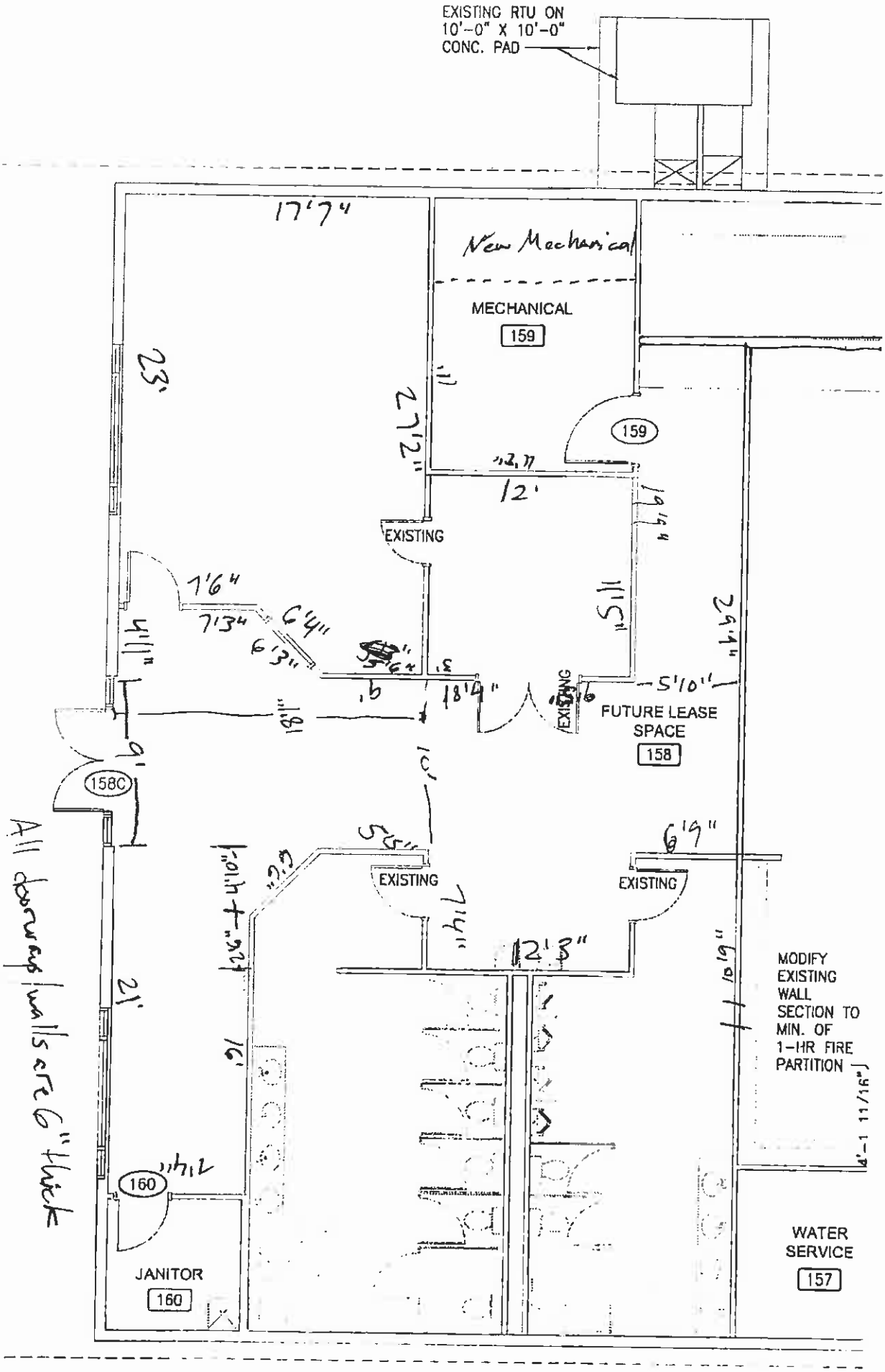
The dead/dying ash trees, can be removed. Not sure if the one on the left side of the building is part of what I'm leasing. The fence will be very close to the curb line, may not have room for Landscaping. The landscaping will be nice and kepted up. Need To know what trees need removed.

To All The Staff I hope I have answered All your recommendations at this time.

Thank You

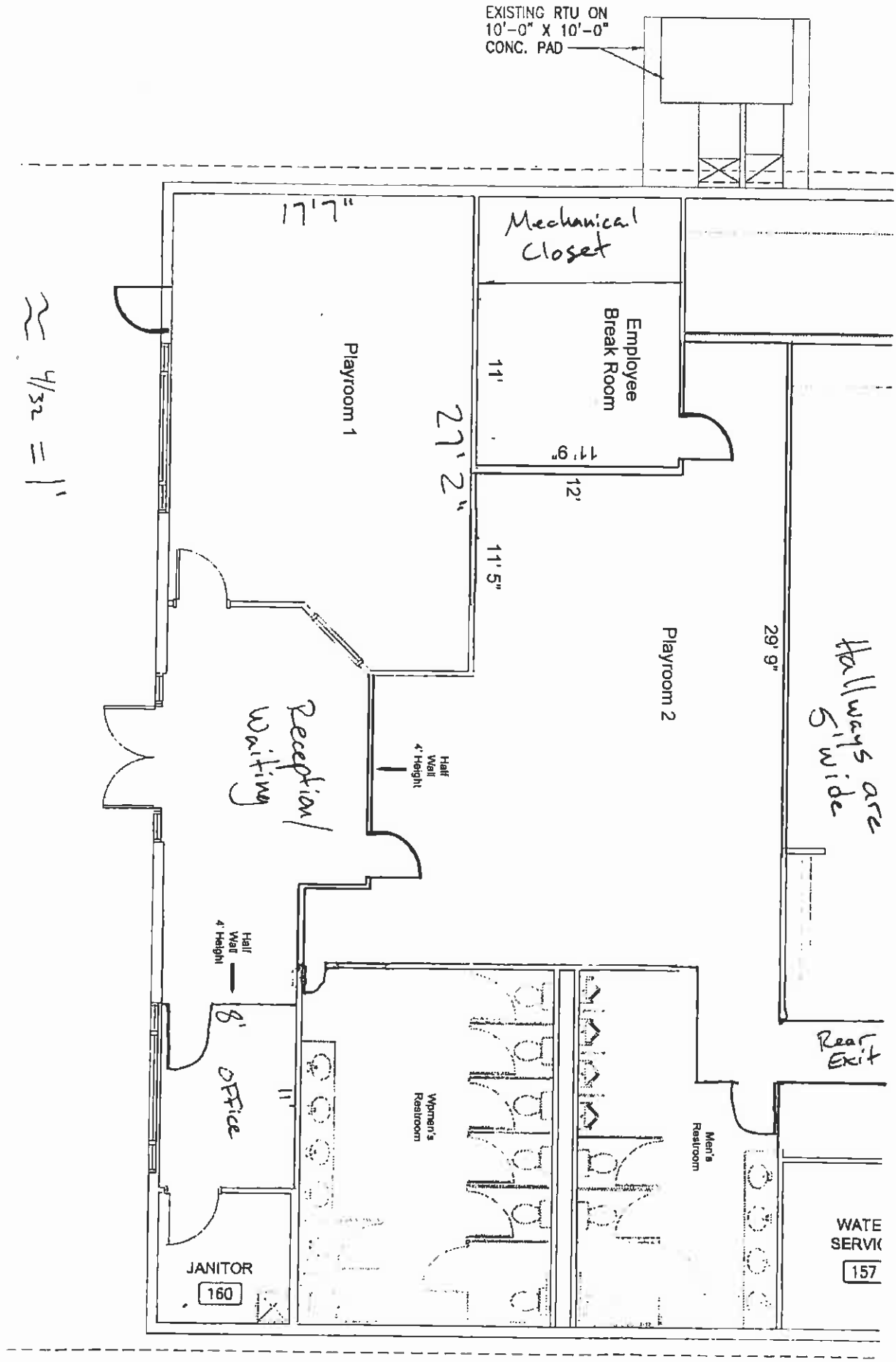
Tahna Wells-Bridges

CTahna's Busy Bees



Before

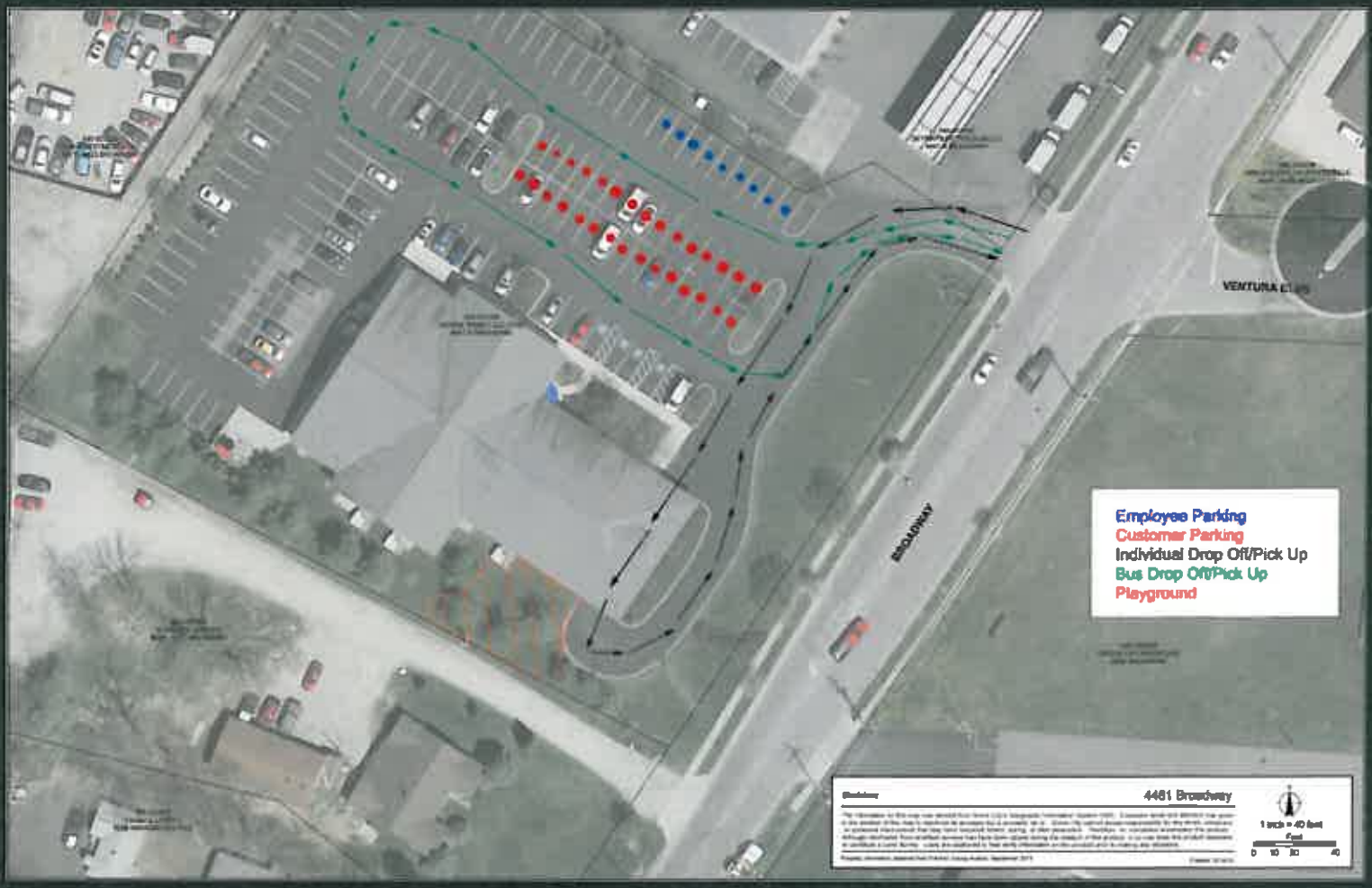
MODIFY DS AS REQ
FOR NEW CANOPY



≈ 4/32 = 1'

MODIFY DS AS
FOR NEW CAN

after


Employee Parking
Customer Parking
Individual Drop Off/Pick Up
Bus Drop Off/Pick Up
Playground
BROADWAY
VENTURA ST
4461 Broadway
1 inch = 40 feet
0 10 20 40

Tahna's Busy Bees Before and After School Program

To whom it may concern,

I am asking to open a before and After School Program. Due too many parent with children who are on a waiting list at schools and daycare center I see a need to help. I Tahna Wells-Bridges found a building to lease on Broadway that will hold 39 children Infants, Toddlers and after school children. Hour of operation will be 6 A.M. to 6 P.M. Transportation will be provided if need. The A.M. children will be provided a packaged breakfast if needed. Infant and Toddlers parent will bring in there breakfast, snacks and lunch. We will provide snacks for the older Toddler if I have them. Snacks for the after school children. Infants and Toddlers will have a curriculum that will design for each age group. There will be 2 Teachers and 3 Teacher aides and 1or 2 tutors. The After schooler will have an hour to study then free play. Our Program well have activities such as creative dramatics, science, art, quite homework area, small group games, and active large group special events. When schools are out we will be open, snow days if possible or needed.

In preparation to the outside of the building a fence will be added to the building 200 linear feet (about 4,600) and a Door added (4,025) to the front. There is over 80 spaces for parking to share with the other two buildings. Inside will have some changes. Infant room will be closed off and the rest of the building will be open. I feel this will be a great addition to Grove City and looking to grow in the future.

Thank you for your consideration,

Tahna Wells-Bridges

10/06/2015

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Tahna's Busy Bees

Address. TBD

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Business Plan

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Company Management:

Owner: Tahna Wells-Bridges
Company: Tahna's Busy Bees, LLC

Industry:

Daycare

Number of Employees:

5

Amount of Financing Requested:

$TBD

Use of Funds:

The funds will be used to help renovate the building and equipment and supplies for the business.

Mission:

Our mission is to provide quality childcare to our customers.

Executive Summary:

The Day Care industry provides day care and preschool services to children under the age of five. Industry operators are private and rely primarily on tuition paid by parents, but they may also receive funding from the government, which attempts to alleviate the cost on households. Although the Day Care industry grew rapidly over the 1990s due to rising awareness of the benefits of early learning to cognitive development in children, it has since slowed down as costs have exceeded what many families can bear. High costs have justified high profit margins for operators, but combined with tight state budgets and slow disposable income growth, they have reduced demand for industry services. IBISWorld expects revenue to fall an annualized 0.8% in the five years to 2015 to $44.9 billion.

Day care centers may run independently or they may cater to families via employer- or state-sponsored programs. Employers sometimes provide child day care services as part of the employee benefits package, by contracting with a local day care facility and paying for the service on behalf of the employee. Meanwhile, local governments often provide direct grants to private day care centers, especially to tax exempt centers registered as nonprofit. The federal government is also involved in subsidizing the industry via its Head Start Program, which pays for the preschool enrollment of children living in households under the poverty line. As a result, the majority of industry operators rely on a mix of spending by households, corporations and the government.

Low accessibility to day care centers and preschools has prompted renewed attention to the subject, with the White House and the Department of Education proposing new ways to expand funding and to make day care services accessible to all American households. This is expected to spur industry growth by 3.2% over 2015. However, revenue growth over the next five years is likely to be sluggish as day care costs remain very high, while sources for new funding remain contested at the political front. Over the five years to 2020, IBISWorld expects industry revenue to grow 1.8% per year on average to $49.2 billion.

Business Description:

Tahna's Busy Bees will provide daycare and offer before and after school program.

Industry experts have identified the following keys to success:

- *Ability to take advantage of government subsidies and other grants: Federal and state governments provide various subsidies, including fee relief for low-income families. These subsidies promote demand for industry players.*
- *Ability to vary services to suit different needs: Industry operators that have flexible hours and are able to cater to the varied needs of working parents will be more appealing to consumers.*
- *Ability to alter mix of inputs in line with cost: Having flexible staffing arrangements will minimize the risks associated with any volatility in enrollment or revenue.*
- *Recommendation/accreditation from authoritative source: Accreditation promotes the center to parents and potential employees. It can also assist in identifying and correcting any areas that could compromise care.*
- *Must comply with government regulations: Compliance with government regulations is essential to maintaining a center's operating license.*

Company Background:

Tahna and her staff have worked in a childcare center for more than 7 years. With their experience and track record they are prepared to successfully operate Tahna's Busy Bees.

Products/Services:

Child day care services

The industry derives the majority of its revenue from standard child day care services, which account for 58.7% of industry revenue. These services are primarily offered outside the home in child care service centers, though some revenue is derived from in-house babysitting. This segment does not include private hire nannies, who are included in the Maids, Nannies and Gardeners industry.

Child care centers are licensed facilities that offer relatively large numbers of enrollments. They are typically more expensive than babysitting services but less expensive than full time private nannies. Geographic differences in affordability are also important. According to the latest data from Child Care Aware of America, the average annual cost of full-time center-based child care for a four-year-old ranges from about $4,515 in Tennessee to nearly $12,320 in Massachusetts. Over the past five years, the number of parents working fulltime has increased, raising the necessity of child day care services. However, the cost burden continues to alienate many families from this option, who many opt instead to work part time or to leave children attended by family members, such as seniors.

Preschool programs

Child care centers with an educational focus, such as preschools and Montessori programs, are a popular product segment for the industry. These centers are estimated to account for 19.2% of the industry's revenue. These facilities provide targeted educational programs to introduce children, primarily four years olds but also three years and older, to a school type environment. Programs in this segment typically focus on mathematics, literacy and language development to better prepare children for kindergarten and primary school. These programs also include special needs education for disadvantaged children. Typically, these child care facilities are more expensive than standard child care. Despite the cognitive benefits of early education in children, these programs have experienced revenue losses over the past five years as government funding, integral to supporting spending on early learning, has faltered.

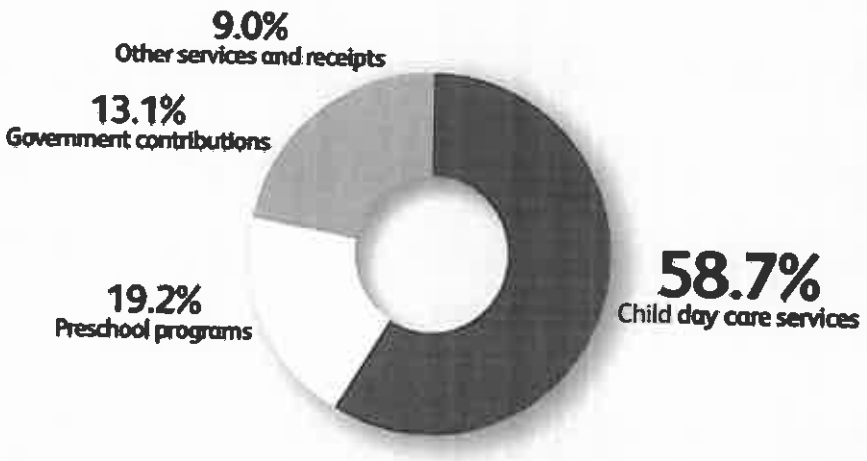
Government contributions

This segment represents contributions from the federal government to industry operators, which are expected to amount to 13.1% of industry revenue in 2015. Among nonprofit day care organizations the ratio is higher, with government grants typically accounting for about a quarter of revenue. Day care centers receive government funding through the Child Care Development Block Grant, which is the primary federal child-care program for low-income families. Furthermore, the Head Start program and the Social Service Block Grant also provide funding for child care programs. In addition, there are tax credits available that provide tax relief for families with children under the age of 13. Government contributions have fallen over the past five years due to tight budgets.

Other

The industry derives the remainder of its receipts from a variety of sources including private donations from individuals and private businesses. Private donations are especially important for nonprofit day care centers. Other revenue is derived from additional services such as counseling and social programs for children as well as investment income.

Products and services segmentation (2015)



Total $44.9bn

SOURCE: WWW.IBISWORLD.COM

Technology:

Some day-care centers are introducing computer-based educational tools for children. This includes the use of digital cameras, computer exercises and the internet as interactive learning tools, according to the National Association for the Education of Young Children. Furthermore, child-care centers are also increasingly allowing parents to become more actively involved by providing streaming cameras so that parents, using a secure access code, can see their child throughout the day. This technology offering is expected to become more common over the next five years. Additionally, several large day-care operators have instituted virtual private networks and company-wide management information systems to decrease administration costs.

Markets:

Day care centers may cater to families directly through private tuition-paying service centers. However, they may also cater to families indirectly via employer-sponsored day care centers or through state-subsidized nonprofit ones. The following breakdown segments markets by end use, according to the income of the family enrolling its child.

Households with income above $100,000

IBISWorld estimates that households with income above $100,000 generate an estimated 31.0% of revenue. Families in this income bracket are affluent and best able to afford the costs of day care centers, including expensive centers that combine daycare with preschool instruction. These families may pay tuition directly or work for employers that sponsor the service. This segment has been the least phased by limited government assistance to industry establishments over the past five years, as the majority rely on the service of for-profit and self-sufficient day care centers.

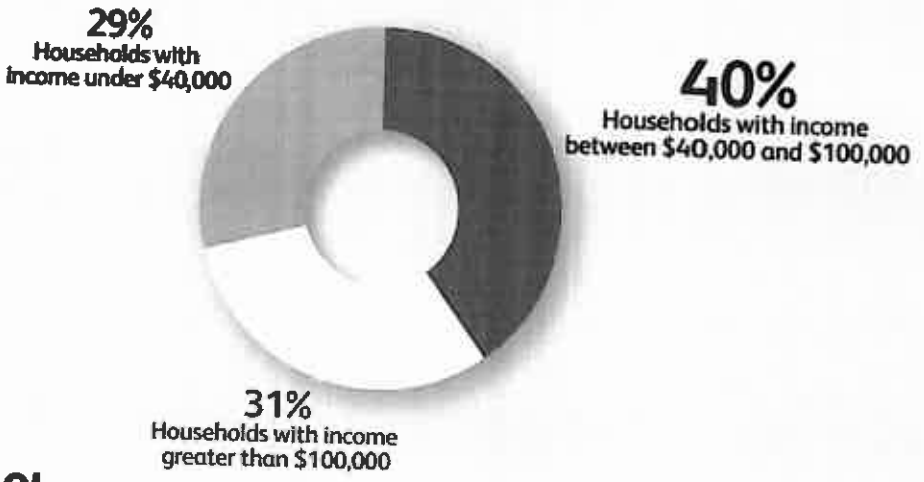
Households with income between $40,000 and $100,000

This segment broadly represents families of middle-income status and generates an estimated 40.0% of industry revenue. Families in this income bracket are less affluent but often have working parents who unable to take care of their young children. Within this segment, more high income households often enroll their children in day care centers that include preschool instruction while their lower income counterparts may opt for more traditional day care, unless subsidized by the government or by employers. Over the next five years, some families in this segment may benefit from proposed expansions of the Head Start program, which funds nursery schools and which may expand eligibility to include any family with income equal to (or under) twice the poverty line.

Households with income under $40,000

Households making $40,000 or under generate an estimated 29.0% of industry revenue. Families in this income bracket rely heavily on subsidized and nonprofit day care centers. Numerous parents may opt to forego child care service centers altogether if possible, placing their three or four year olds under the supervision of other family members such as grandparents. Therefore, a lower percentage of children in low income households attends day care service centers and preschools than counterparts in higher income households. Recent proposals by the White House seek to rectify this situation via expanded funding and to ensure near-universal enrollment in day care and preschool, though this is unlikely in the near future

Major market segmentation (2015)



Total $44.9bn

SOURCE: WWW.IBISWORLD.COM

Marketing:

The most powerful and effective means of generating new business is word-of-mouth. People turn to trusted friends or colleagues for recommendations regarding daycare service providers. Because word-of-mouth referrals are free, you can't beat the return on investment that a positive referral can generate. To stimulate word of mouth, we will actively ask customers for referrals and recommendations. The driving force behind consumers' desire to share positive stories about organizations is the trust they have in the products, services and people associated with those entities. We will strive to build that trust with every interaction we have with a customer.

We will also use an internet based strategy. This is very important as many people seeking local services now use the Internet to conduct their preliminary searches. We will register with online portals so that potential customers can easily reach the business. The Company will have its own website showcasing the Company's services, preliminary pricing information, and relevant contact information.

Competition:

Industry operators differentiate themselves based on superior qualifications of staff, educational programs, staff-to-child ratios, the level and quality of facilities and aesthetic surroundings. Accreditation by the National Association for the Education of Young Children can also raise the perception of the quality of the day care center (the criteria for accreditation is generally more stringent than state regulatory requirements).

Price of service

Price of service is one of the main competitive advantages an industry player can boast. Broadly, parents can choose to place their children in for-profit or nonprofit day-care centers. Many religious and other nonprofit child care centers have low or no rental costs, and may receive donations or other funding to cover operating expenses. In addition, they may use volunteers for staffing. These lower costs may be passed on as lower tuition fees to clients. According to the latest information provided by the US Census Bureau, an estimated 28.7% of day cares with employees are nonprofit.

For-profit day-care centers compete on price by using economies of scale. The standardization of service and numerous locations can enable a large company to lower prices for clients. However, parents may want a more personalized approach. As a result, companies must balance prices with the quality of the child day-care service.

Brands and marketing

Major center-based operators have created their own brand names and spend significant amounts of money on marketing to attract enrollments. A successful marketing campaign can improve perceived standards or override poorly perceived notions held by potential customers. Parents increasingly demand child-care arrangements that will adapt to their own schedules, particularly as parents are often working untraditional business hours, such as early morning or late night shifts. Marketing to those parents working early or late shifts will create competitive advantages for operators in this industry.

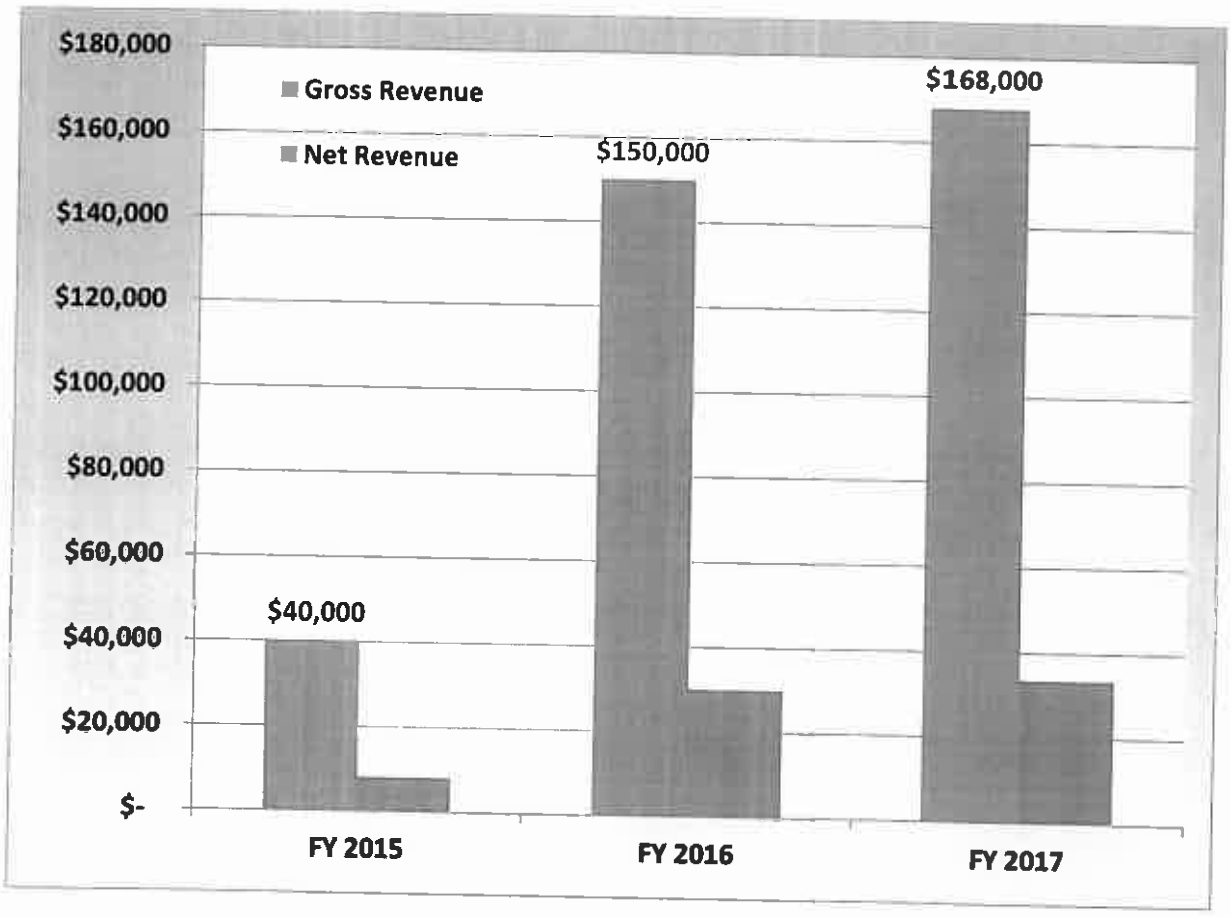
Location of service

Location is also an important point of difference between day care providers. Parents want to be able to drop their children off at a day-care center and pick them up after work. For non-employing companies and family day-care centers, parents want the location to be relatively close. However, this factor is not as important as quality, in determining the basis for competition. Most families that seek high-quality day care will take their children to organizations that will be able to provide them with the best services, regardless of the location.

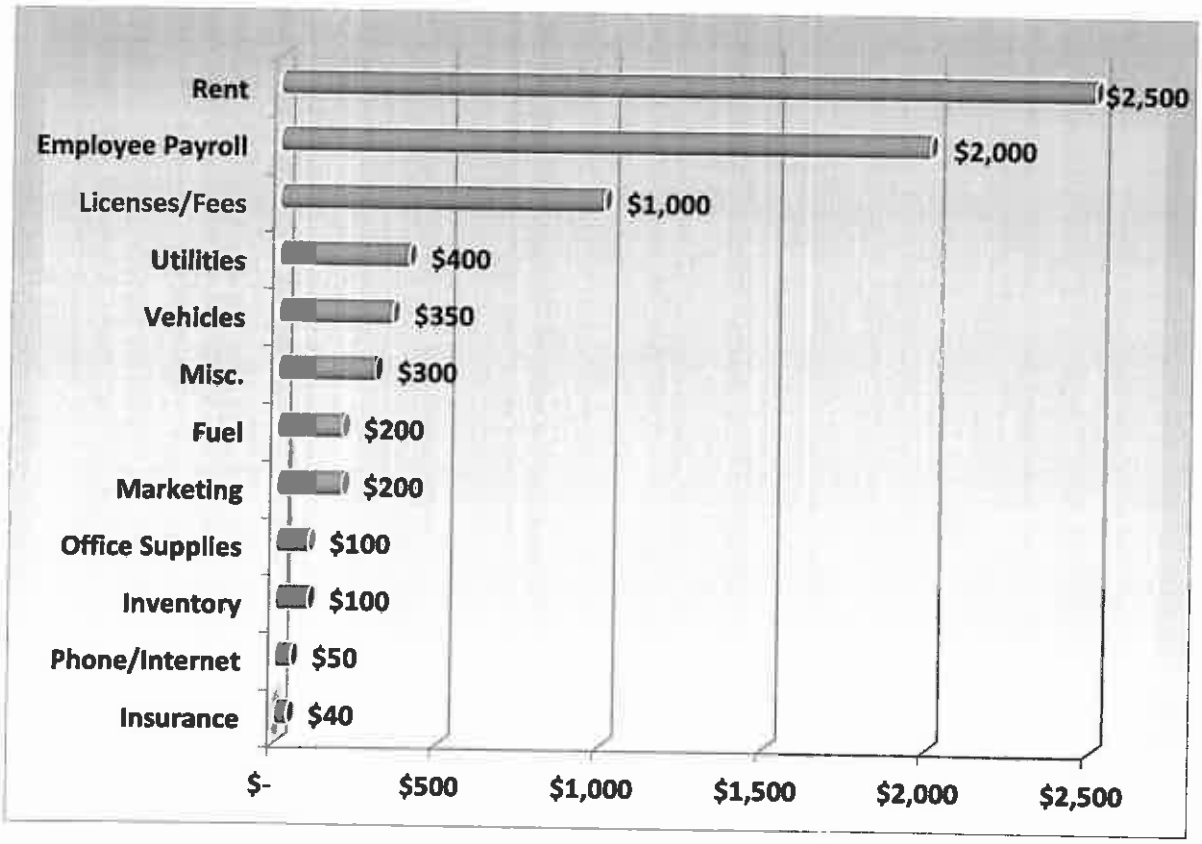
Reputation of the company

Reputation can be pivotal in attracting initial interest from prospective clients. A good reputation is an excellent way of standing out among competing institutions, but one high-profile case of incompetence can be a serious problem. It is often extremely difficult to rebuild a positive public image after these incidents.

Sales Projections:



Expenses per month:



Conclusion:

Tahna's Busy Bees seeks a relationship with a lender who can help us carefully grow our business in a manner which will continue to provide needed services to our market. We appreciate your consideration of our request and are confident we can enjoy a fine working relationship for many years to come.

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200 linear feet of fence.

To Front Door.

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Parking is open to All over 80 spaces

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equity retail
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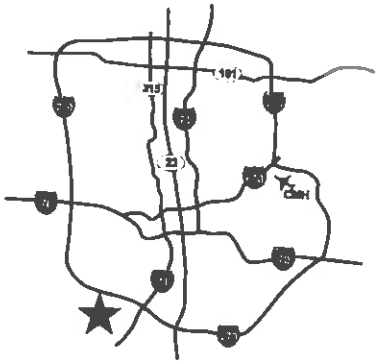
FOR LEASE

S. Broadway Street

4461 S. Broadway Street
Grove City, OH 43123

- 2,806 SF Available for lease
- Property is located on S. Broadway in Grove City
- Anchored by MaternOhio OB/GYN, Lab Corp, and Soils Mammography
- Space is partially built out, ready for finishing touches
- Ideal for Office, Light Medical, or Retail



Contact:
Jesse Shkolnik
614.310.2125 DIRECT
614.208.5360
jshkolnik@equity.net

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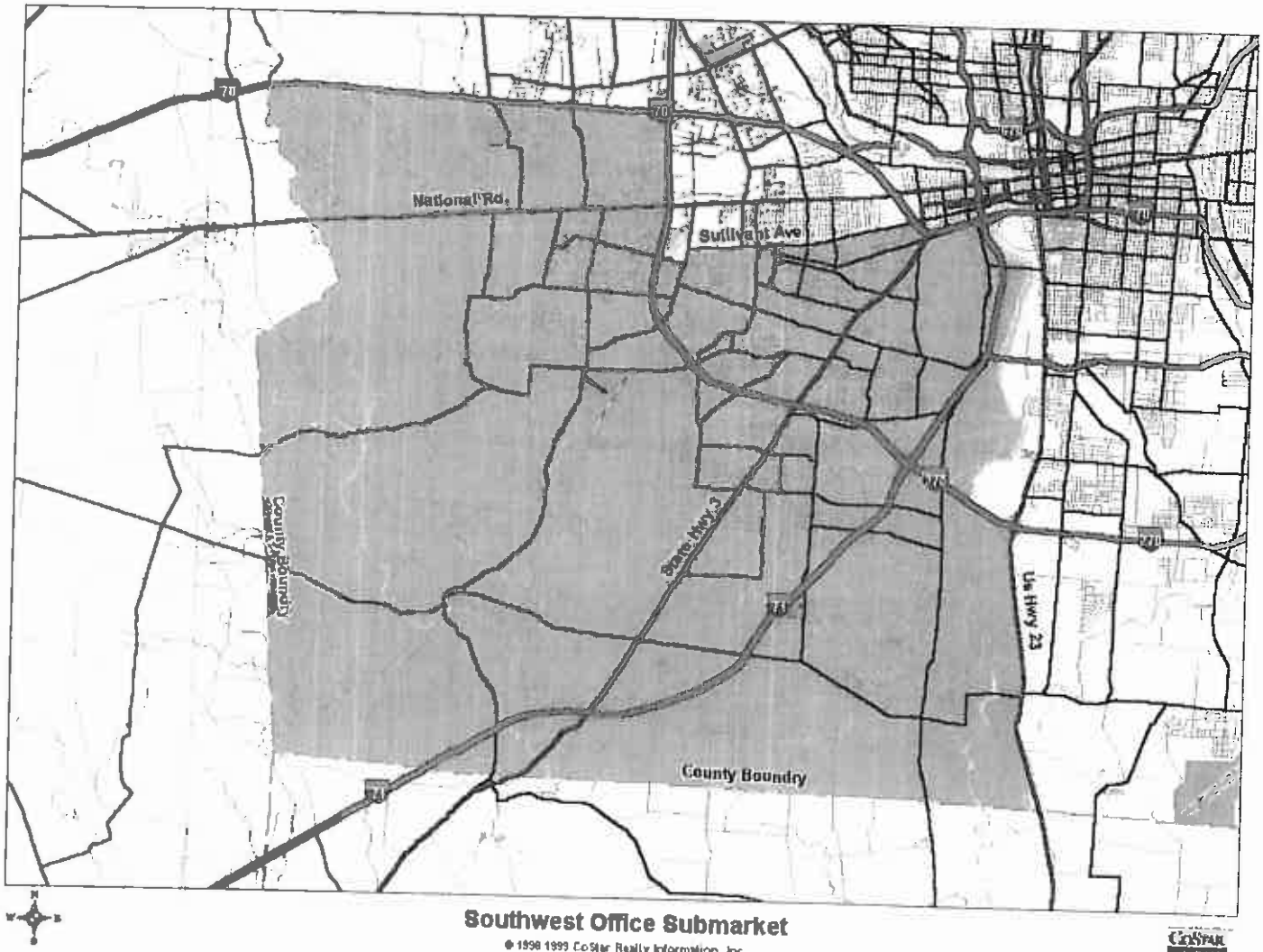

Southwest Office Submarket

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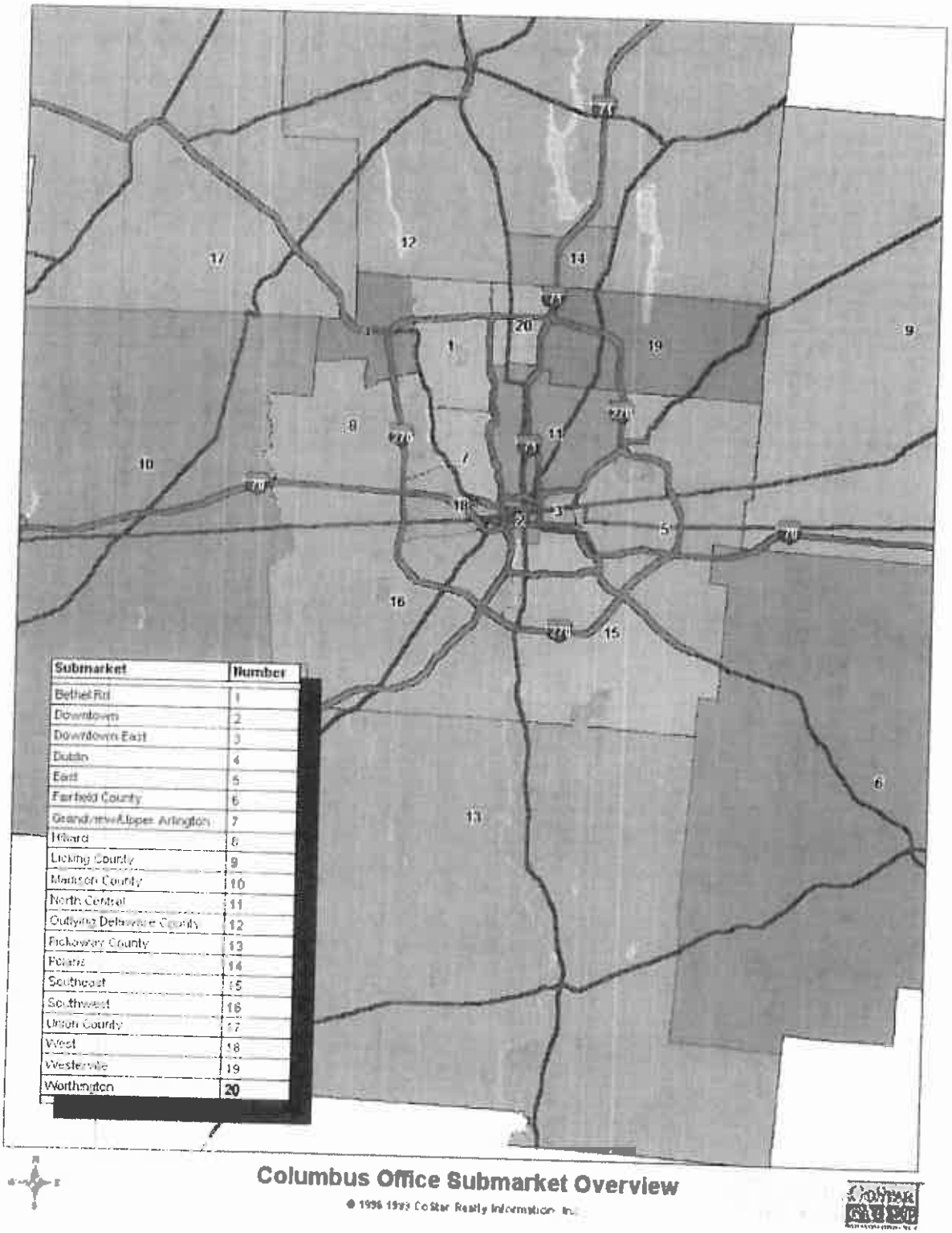

Submarket	Number
Bethel Rd	1
Downtown	2
Downtown East	3
Dublin	4
East	5
Fairfield County	6
Grandview/Upper Arlington	7
Hilliard	8
Licking County	9
Madison County	10
North Central	11
Outlying Delaware County	12
Pickaway County	13
Polaris	14
Southeast	15
Southwest	16
Union County	17
West	18
Westerville	19
Worthington	20

Columbus Office Submarket Overview

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Executive Summary

Broadway
4461 Broadway, Grove City, Ohio, 43123,
Rings: 1, 3, 5 mile radii

Prepared by Equity Inc.

Population	1 mile	3 miles	5 miles
2000 Population	5,098	31,139	96,245
2010 Population	5,899	40,498	112,266
2013 Population	5,892	40,994	113,653
2018 Population	6,064	42,892	118,124
2000-2010 Annual Rate	1.47%	2.66%	1.55%
2010-2013 Annual Rate	-0.04%	0.38%	0.38%
2013-2018 Annual Rate	0.58%	0.91%	0.77%
2013 Male Population	48.7%	48.3%	48.4%
2013 Female Population	51.3%	51.7%	51.6%
2013 Median Age	37.6	37.4	35.2

In the identified area, the current year population is 113,653. In 2010, the Census count in the area was 112,266. The rate of change since 2010 was 0.38% annually. The five year projection for the population in the area is 118,124 representing a change of 0.77% annually from 2013 to 2018. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 35.2 compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	92.7%	89.1%	80.4%
2013 Black Alone	2.6%	4.8%	9.7%
2013 American Indian/Alaska Native Alone	0.4%	0.2%	0.3%
2013 Asian Alone	1.1%	1.5%	1.8%
2013 Pacific Islander Alone	0.1%	0.2%	0.2%
2013 Other Race	1.0%	1.6%	4.5%
2013 Two or More Races	2.2%	2.6%	3.0%
2013 Hispanic Origin (Any Race)	2.9%	3.7%	7.7%

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 43.7 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	2,009	11,993	37,092
2010 Households	2,313	15,855	42,851
2013 Total Households	2,315	16,103	43,403
2018 Total Households	2,375	16,839	45,062
2000-2010 Annual Rate	1.42%	2.83%	1.45%
2010-2013 Annual Rate	0.03%	0.48%	0.39%
2013-2018 Annual Rate	0.51%	0.90%	0.75%
2013 Average Household Size	2.53	2.53	2.60

The household count in this area has changed from 42,851 in 2010 to 43,403 in the current year, a change of 0.39% annually. The five-year projection of households is 45,062, a change of 0.75% annually from the current year total. Average household size is currently 2.60, compared to 2.60 in the year 2010. The number of families in the current year is 29,180 in the specified area.

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Executive Summary

Broadway
4461 Broadway, Grove City, Ohio, 43123,
Rings: 1, 3, 5 mile radii

Prepared by Equity Inc.

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	$53,342	$56,937	$50,269
2018 Median Household Income	$62,984	$67,706	$58,154
2013-2018 Annual Rate	3.38%	3.53%	2.96%
Average Household Income			
2013 Average Household Income	$66,588	$69,200	$61,376
2018 Average Household Income	$77,363	$79,662	$70,552
2013-2018 Annual Rate	3.05%	2.86%	2.83%
Per Capita Income			
2013 Per Capita Income	$26,410	$27,334	$23,535
2018 Per Capita Income	$30,627	$31,444	$26,999
2013-2018 Annual Rate	3.01%	2.84%	2.78%

Households by Income

Current median household income is $50,269 in the area, compared to $51,314 for all U.S. households. Median household income is projected to be $58,154 in five years, compared to $59,580 for all U.S. households

Current average household income is $61,376 in this area, compared to $71,842 for all U.S households. Average household income is projected to be $70,552 in five years, compared to $83,667 for all U.S. households

Current per capita income is $23,535 in the area, compared to the U.S. per capita income of $27,567. The per capita income is projected to be $26,999 in five years, compared to $32,073 for all U.S. households

Housing			
2000 Total Housing Units	2,106	22,713	39,582
2000 Owner Occupied Housing Units	1,386	8,671	24,791
2000 Owner Occupied Housing Units	623	3,322	12,301
2000 Vacant Housing Units	97	720	2,490
2010 Total Housing Units	2,443	16,754	46,258
2010 Owner Occupied Housing Units	1,554	11,058	27,555
2010 Renter Occupied Housing Units	759	4,797	15,296
2010 Vacant Housing Units	130	899	3,407
2013 Total Housing Units	2,476	17,049	46,982
2013 Owner Occupied Housing Units	1,508	10,957	27,129
2013 Renter Occupied Housing Units	807	5,145	16,274
2013 Vacant Housing Units	161	946	3,579
2018 Total Housing Units	2,548	17,869	49,011
2018 Owner Occupied Housing Units	1,572	11,650	28,677
2018 Renter Occupied Housing Units	803	5,189	16,385
2018 Vacant Housing Units	173	1,030	3,949

Currently, 57.7% of the 46,982 housing units in the area are owner occupied; 34.6%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied, 32.3% are renter occupied, and 11.3% are vacant. In 2010, there were 46,258 housing units in the area - 59.6% owner occupied, 33.1% renter occupied, and 7.4% vacant. The annual rate of change in housing units since 2010 is 0.69%. Median home value in the area is $137,588, compared to a median home value of $177,257 for the U.S. In five years, median value is projected to change by 3.45% annually to $163,055.

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