



The Learning Experience

Mohegan Lake (NYC MSA), New York

\$3,707,587

Purchase Price

7.25%

Cap Rate



Subject Property Photos



Premier, Northern NYC MSA Location

±45 Miles directly north of Midtown Manhattan in affluent local community



Passive Investment Opportunity, with Aggressive Rental Increases

NNN Lease with 12.5% rental increases every 5 years in the Base Lease Term (next increase April-2020) and the greater of 15.0% or CPI at start of each renewal option



Incredibly High Demand Location, with Full Capacity Enrollment & Active Waiting List

TLE is currently operating at full capacity, including full-time and part-time students, with a waitlist to get in



High Barrier-to-Entry US Route 6, with Close Proximity to Local Traffic Drivers

Positioned with frontage on US Route 6, less than 1 mile to Cortlandt Town Center (750k+ SF | 50+ stores) and less than 3 miles to Jefferson Valley Mall (578k+ SF | 90+ Stores w/\$90M 2018 renovation)



Best-in-Class Operator and Fastest Growing Child Care Concept in the United States

- 290+ Locations in 22 states (and growing)
- 35+ Centers opening annually
- \$227 million systemwide sales FY2017
- Double-digit annual growth for 15 years



\$129,100+ Avg. Household Income (5-miles)

\$119,100+ Avg. Household Income (1-mile)



\$422,400+ Median Home Value (5-miles)

91,770+ Population (5-miles)

Exceptional Demographics & Affluent Local Market



[Click Here for Website & Offering Memorandum](#)

Brandon Duff
Regional Director
bduff@stanjohnsonco.com
+1 312.240.0162

Tom Fritz
Senior Director
tfritz@stanjohnsonco.com
+1 312.777.2445

Daniel Herrold
Senior Director
dherrold@stanjohnsonco.com
+1 918.794.9541

Matt Spangenberg
Associate Director
mspangenberg@stanjohnsonco.com
+1 312.777.2442

Mackenzie Wolfgram
Associate
mwolfgram@stanjohnsonco.com
+1 312.777.2454

Austin Duff
Associate
aduff@stanjohnsonco.com
+1 312.818.5754

In Association With:
David Bailey
NY Lic. #10301210757