



ACROPOLIS
COMMERCIAL ADVISORS OF RI, LLC

The Learning Experience

Warwick (Providence MSA), Rhode Island
MARKETING PACKAGE



*Actual Location

Exclusively Listed By:

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***The Learning Experience Franchisee at this Location has an Ownership Interest in the Subject Property**

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Immediately off of Interstate-95 | Easily Accessible Location

- The property is located off of I-95 with easy access from both the North and South, an average of 131,000 VPD travel on I-95 each day. Further, the Property is located directly off of I-95 North which is generally acknowledged as the “Going to Work” side.

Close Proximity to Office, Industrial, and Residential

- The Property is strategically located directly off of Jefferson Boulevard. Jefferson Boulevard is a major thoroughfare that is home to many office and industrial parks. Given the proximity of this site to T.F. Green airport (the only major airport in Rhode Island) of only two-miles away, the Jefferson Boulevard / Warwick area has strong occupancy rates and thereby more employees who may have children.
- The Property sits at the entrance to an office/industrial park as well as directly across the street from another office/industrial park. The Property is located between a La Quinta Inn & Suites, Courtyard by Marriott and Motel 6, all of which in part cater to the business travelers visiting the various businesses and facilities in and around the site.

Strong Average Household Income – Disposable Income

- The average household income within a one and three mile radius of the Property is over \$75,000, which is almost 50% above the national average.
- In addition, the Property is located in a dense residential area with over 9,000 residents living in a one-mile radius and over 98,000 residents living in a three-mile radius.

Strong Daytime Demographics

- There are over 13,952 daytime employees and 784 businesses within a one-mile radius of the site, which is over 35% higher than the full-time residents. In addition, there are over 72,198 daytime employees in a three-mile radius.
- Of the daytime employees within a one-mile radius of the site over 62.4% are “white collar” workers.

First Learning Experience Location in Rhode Island

- Learning Experience sought this as their first location given the central location, economic drivers in the area, and above average household income, in addition to other factors.
- The Learning Experience has successfully run several locations in Massachusetts and is looking to replicate that success in Rhode Island.
- The Property is also two parcels away from Child Care competitor, further lending to the need in the immediate area.



\$75,000+
Avg HH Income



Directly off of I-95
131,000+ VPD



13,952 Employees
(1-Mile Radius)



15 Year Lease with
Minimal Landlord
Responsibilities

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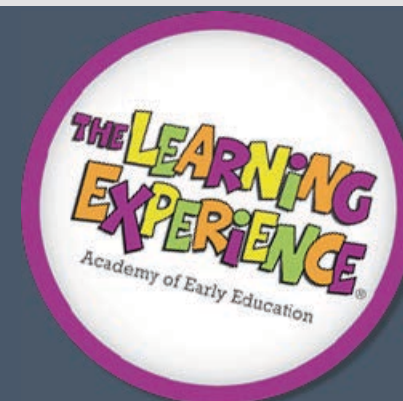


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The Learning Experience

60 Jefferson Park Dr | Warwick, RI

Purchase Price: **\$4,113,786**
 Cap Rate: **7.00%**
 Annual Rent: **\$287,965.08**



OPERATING DATA

Type of Ownership Fee Simple
 Year Built 1969 / 2017
 Lot Size 2.21 Acres
 Gross Leasable Area 9,978 Sq Ft

LEASE SUMMARY

Lease Type Double-Net
 Roof & Structure Landlord (Roof Warranty)
 Lease Term 15 Years
 Rent Commencement 11/1/2017
 Lease Expiration 10/231/2032
 Increases 10% Each Option Period
 Options (2) Five-Years

RENT SCHEDULE

Years 1 – 5 \$287,965.08
 Years 6 - 10 \$316,761.59
 Years 11 - 15 \$348,437.75
 Years 16 – 20 (Option 1) \$383,281.52
 Years 21 – 25 (Option 2) \$421,609.67

FOR MORE INFORMATION ON FINANCING PLEASE CONTACT

Brian Sheehan, Principal
 617-292-7177
 BSheehan@eaglebridgecapital.com

*Brian Sheehan is not affiliated with Acropolis Commercial Advisors of RI LLC
 **Loan Programs, lender's terms, and interest rates are subject to market changes and borrower credentials.

FINANCING QUOTE

LTV 70%
 AMORTIZATION 1 Yr I/O; 29 Yr Am
 INTEREST RATE 5yr + 200bps
 TERM 5 Year

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COMPANY BACKGROUND & LEASE SUMMARY

Name	The Learning Experience
Ownership	Private
Tenant	Corporate / Franchisee*
Number of Locations	200+
Headquartered	Boca Raton, FL
Website	www.thelearningexperience.com

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed. The Learning Experience is now an industry leader and one of the nation's fastest growing early education and child care franchises, operating over 200 locations across the country with 35+ new centers opening annually.

The Company has seen compounded annual revenue growth rate of 45.5% between 2002 and 2013, and a 210% increase in system-wide revenue growth in the last five years alone. The Company also benefits from the fact that is has over 300 corporate partners who refer their employees to The Learning Experience. Over the next five years the industry is expected to grow by 1.8 Billion, largely in part to:

- The 28 million children in the United States who are under 6 years old.
- The estimated 10 million children who currently do not have access to quality child care.
- The increasing number of single-family households as well as working mothers.
- The widespread recognition that early learning contributes to life-long success.

The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as we say at TLE®, "learn, play, and grow!"

1. Learn. Core Academic skills. Our proprietary L.E.A.P.® (Learning Experience Academic Program) Curriculum guarantees children will graduate TLE® with exceptional core academic skills that will start them on the path to a bright future.
2. Play. Fitness and Healthy Lifestyle Skills. At TLE®, children are taught to engage in a variety of controlled and safe activities that encourage them to adopt a healthy and active lifestyle at an early. Healthy food choices are provided daily, while our teachers foster an awareness of proper nutrition.
3. Grow. Life and Comfort Skills. TLE® embraces important practical and real-world matters that most other early learning institutions often ignore. Our proprietary Philanthropy Program lays the foundation for children to become respectful and well-mannered people by teaching them the value of selflessness, sharing, and giving.

*Limited Corporate Guarantee – Contact broker for more details.

LANDLORD RESPONSIBILITIES

Landlord shall maintain, repair and make replacements to: (a) the roof, roof membrane and roof systems (gutters and downspouts), foundation, exterior walls, interior structural walls, and all structural components of the Premises and the Building, (b) the repair (to the extent such is defective and/or fails) and/or replacement of the parking area, and any sidewalks surrounding the Property, (c) the exterior of the Building and all drainage systems on the Premises. Landlord shall not be required to maintain the interior surface of exterior walls, windows, doors or plate glass and store front.

TENANT RESPONSIBILITIES

Tenant, at its sole cost and expense, shall "keep clean and maintain in good order, condition and repair and replace, all portions of the Leased Premises that are not expressly the Landlord's responsibility as set forth in Section 5.1(a) above, including without limitation: (i) the store front and the exterior portions of all doors, windows, and plate glass surrounding the Leased Premises, (ii) all interior Building systems, including all plumbing within the Building, (iii) fixtures and interior walls and floors, and (iv) interior building appliances, air conditioning and heating units and systems.

TAXES

From and after the Rent Commencement Date, Tenant shall be responsible for all Real Estate Taxes during the Term. Tenant shall reimburse Landlord for Real Estate Taxes on a monthly basis, by paying to Landlord one twelfth (1/12) of Landlord's estimate of Real Estate Taxes for each tax year, and same shall be Additional Rent.

INSURANCE

During the Term, Tenant, at its sole cost and expense, shall obtain and maintain with reputable insurance companies licensed in the State the following policies of insurance: Special Form Cause of Loss; Commercial General Liability; All Risk; Workers Compensation.

UTILITIES

Beginning on the Commencement Date, with the cooperation of the Landlord, Tenant shall take over the cost of all daily Utility usage for the Leased Premises.

Assignment

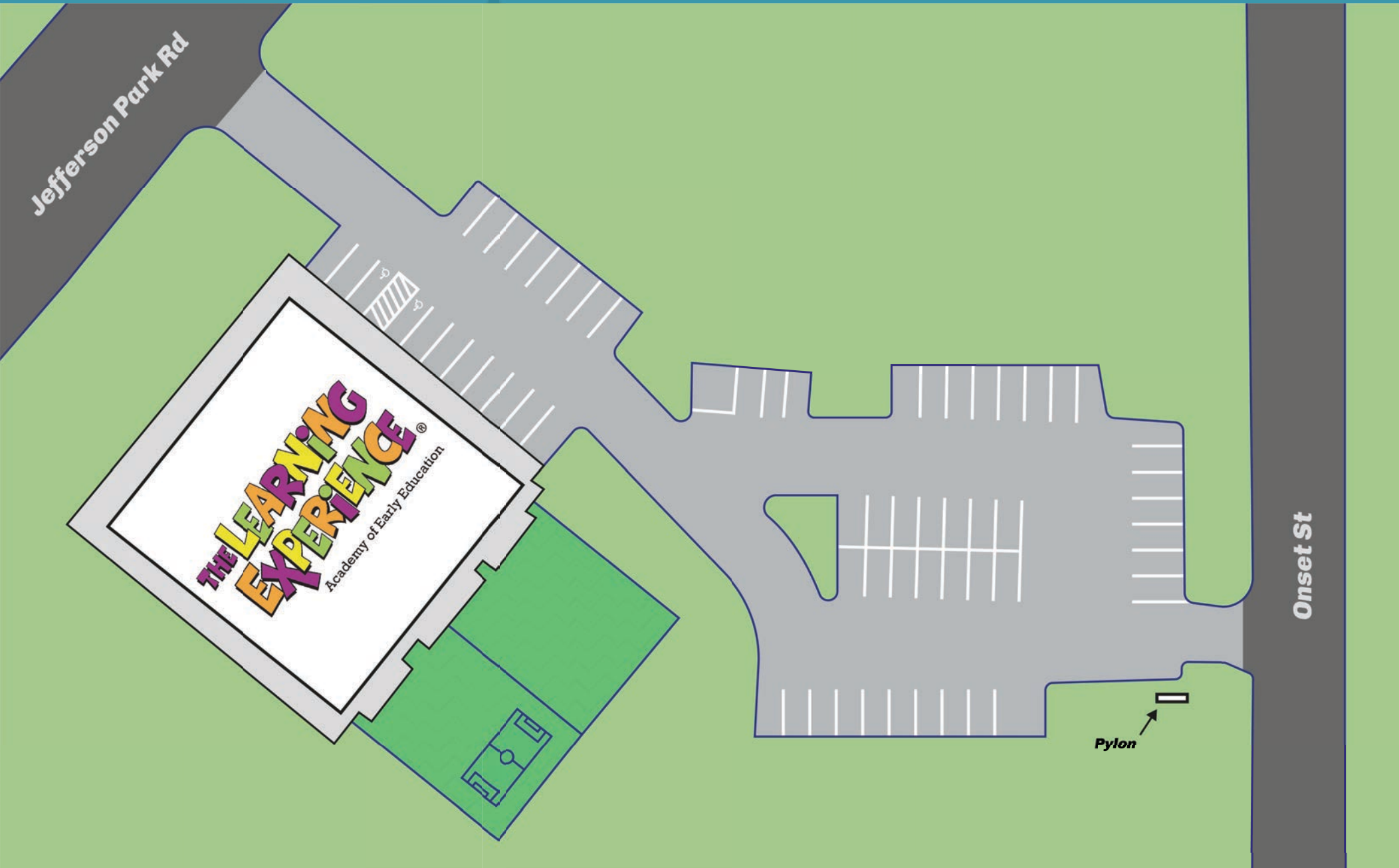
Tenant may, at its sole option and without Landlord's consent, assign the Lease or sublease the Leased Premises to a franchisee duly qualified by Tenant pursuant to Tenant's qualification procedures then in effect.

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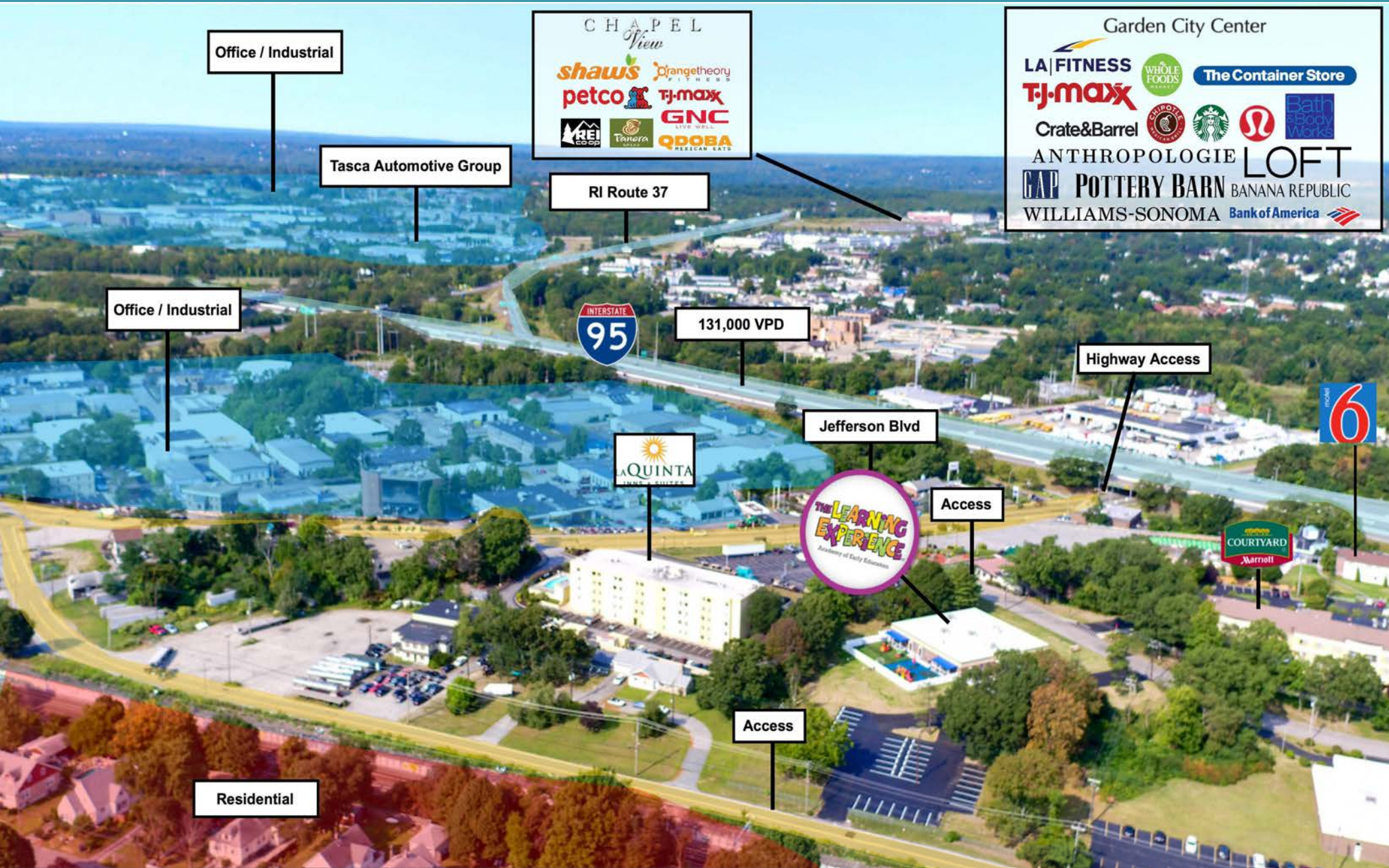


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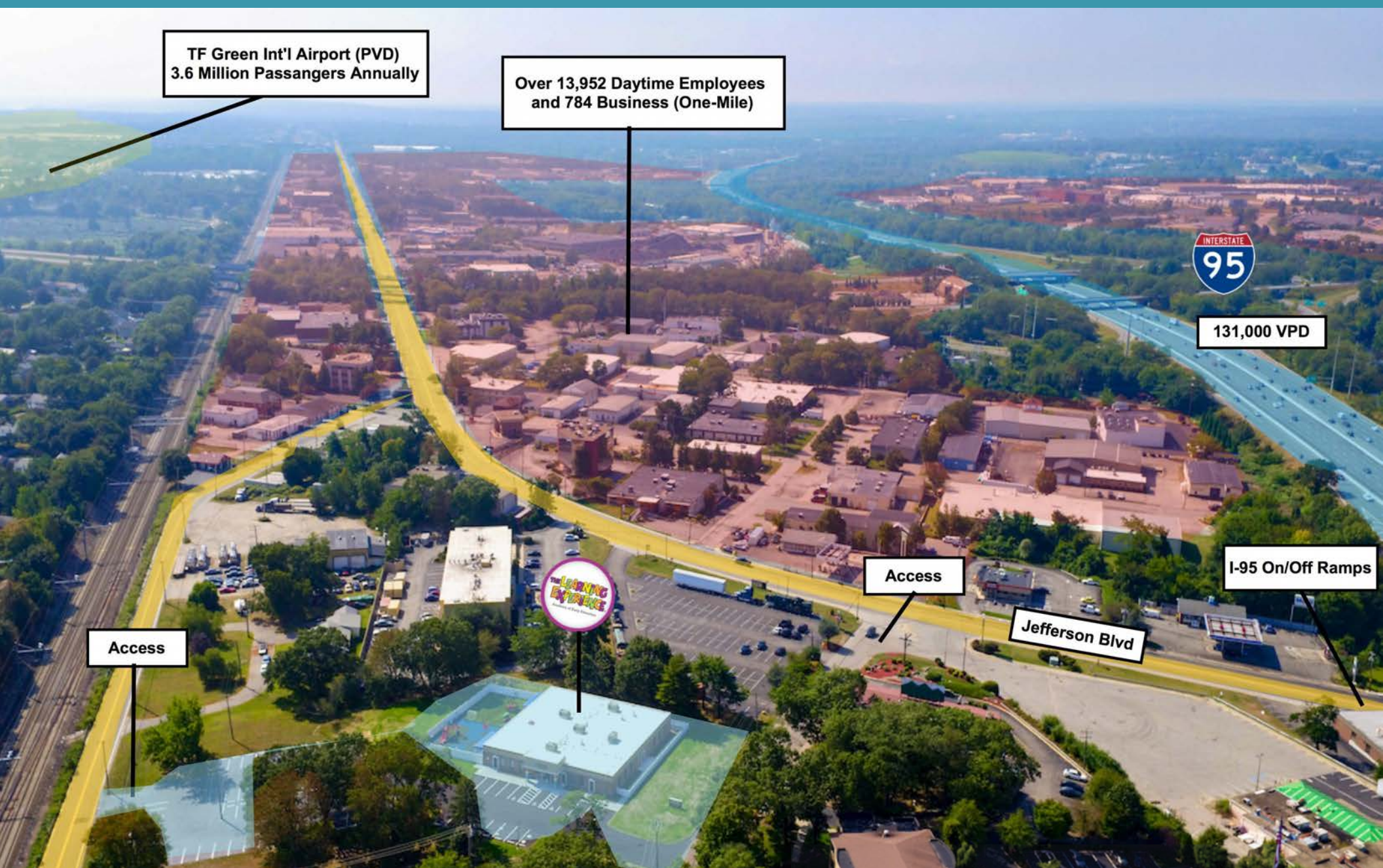


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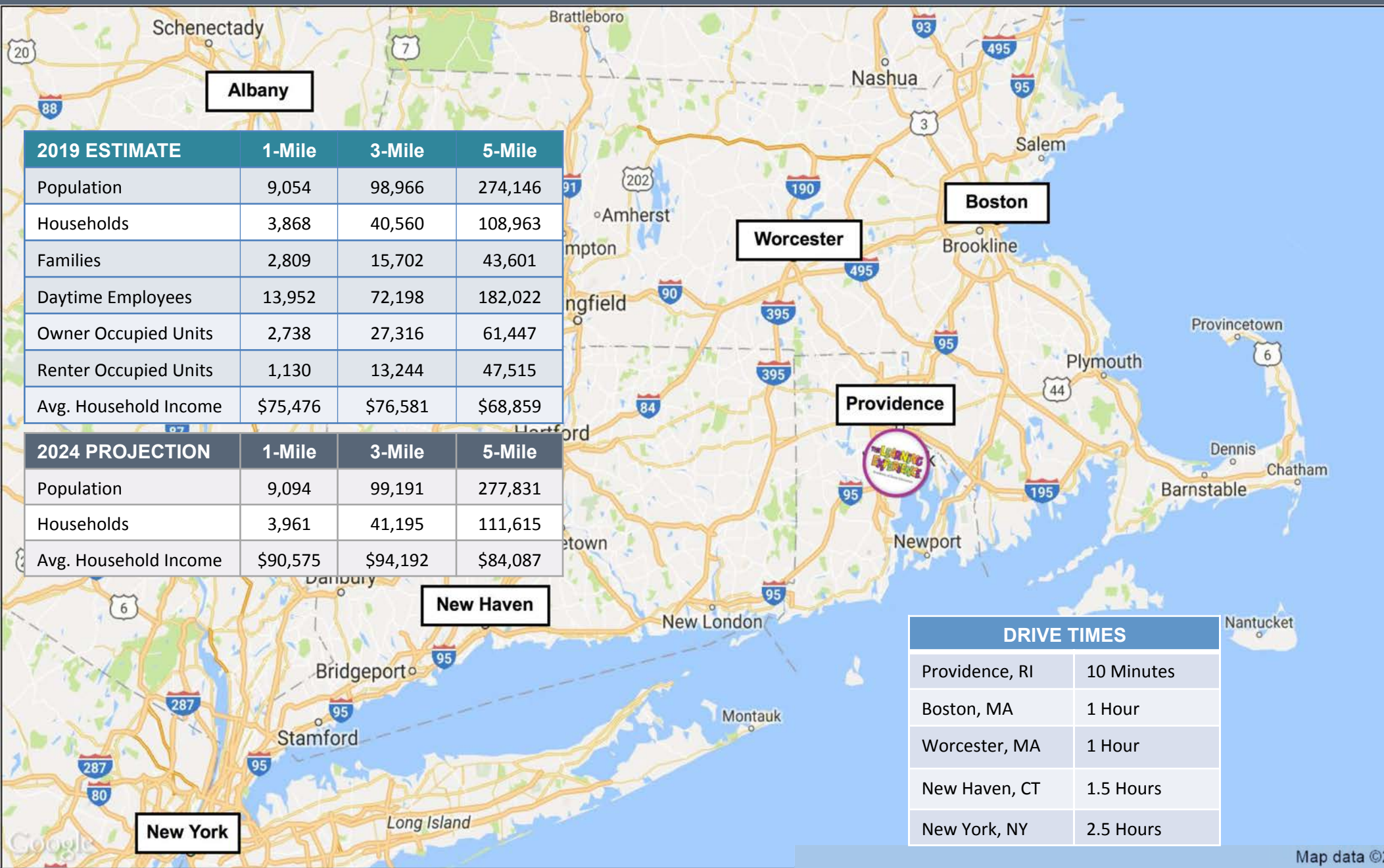


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Map data ©2

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