



**SINGLE TENANT**  
**CORPORATE NET LEASE INVESTMENT**  
**BRAND NEW 2018 CONSTRUCTION - 16 YEAR LEASE**

430 W. Guadalupe Road, Mesa, AZ 85210

REPRESENTATIVE PHOTO





## PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net lease investment that is fully leased to The Learning Experience on a brand new 16 year lease with a corporate guaranty. This brand new 2018 construction provides investors long term secure cash flow with a hedge against inflation from attractive 10% rental increases every 5 years.



Located on W. Guadalupe Road, the subject property is ideally located to take advantage of the dense residential, industrial/office, and national retailers that surround the site; driving nearly 60,000 combined VPD by the property. With Dobson High School in close proximity (2,630+ students) the site is uniquely positioned to compliment the daycare needs of the surrounding residents and out-positions the surrounding competition. This is a rare opportunity to acquire a brand new 2018 construction of one of the leading daycare/child care centers in the U.S., on a corporate guaranteed 16 year lease, with 10% rental increases every 5 years, located in dense infill Mesa, AZ.

### REPRESENTATIVE PHOTO



## PRICING DETAILS

List Price	\$4,142,000
NOI	\$290,000
CAP Rate	7.00%
Taxes	NNN
Insurance	NNN
CAM	NNN

## LEASE ABSTRACT

Tenant Trade Name	The Learning Center
Lease Start	May 1, 2019
Lease Expiration	April 30, 2035
Lease Term	16 Years
Term Remaining On Lease	16 Years
Base Rent	\$290,000
Rental Adjustments	5/1/2024 \$319,000 5/1/2029 \$350,900
Option Periods	2 - 5 Year Options 10% Increases Each Option 5/1/2035: \$385,990 5/1/2040: \$424,589
Lease Type	NNN Lease
Roof & Structure*	Landlord Responsible
*Includes New 20 Yr. Roof Warranty	

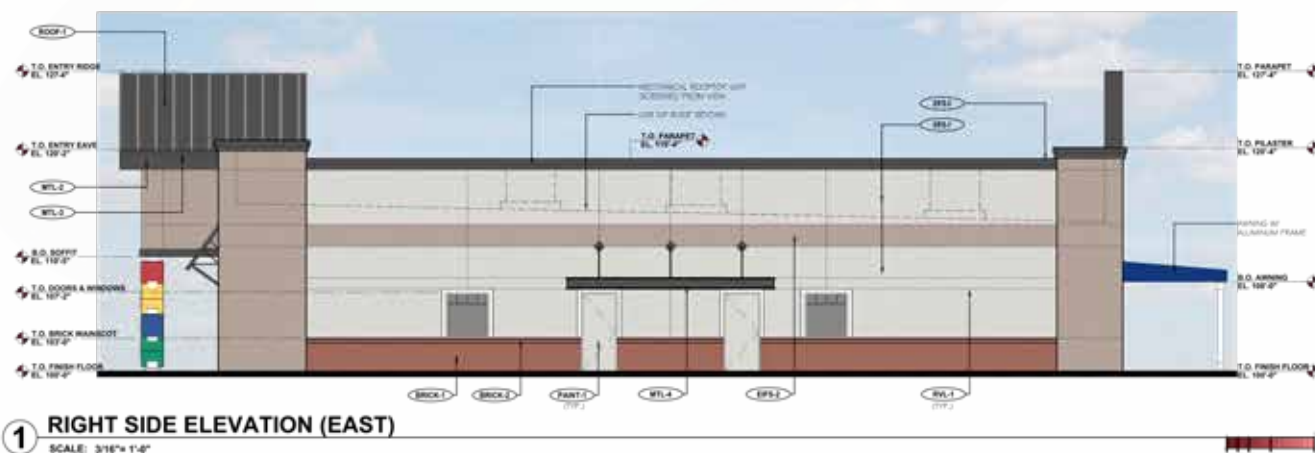
## INVESTMENT HIGHLIGHTS

- Brand New 2018 Construction - 16 Year Net Lease - Minimal Landlord Responsibilities
- The Learning Experience - Corporate Guaranteed - Leading Child Care Center in the U.S
- 10% Increases Every 5 Yrs - Including Options (2-5 Yr Options)
- 254 Locations Nationwide - \$21.9 Million in Revenue & \$8.5 Million in Profit - 2017
- Rapidly Expanding Across America - 154 Additional Centers In the Set to Open
- Average Sales for Locations Open 2 - 4 Years ~\$1.3 Million
- Close Proximity to Dobson High School - 2,630+ Students
- Heavily Trafficked Location - Nearly 60,000 Combined VPD  
(W. Guadalupe Rd. & S. County Club Dr.)
- Ideally Positioned Between Dense Residential and Office/Industrial Business Parks
- Diversified Economic Base - Finance, Retail, Services and Healthcare
- Strong Demographics - AHHI Exceeds \$70,832 within 3 Mile Radius
- Dense Infill - Approximately 146,210 Residents Within a 3-Mile Radius

REPRESENTATIVE PHOTO







EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFAC.	SIZE/TYPE	FINISH COLOR
ALUMINUM SPOKEFRONT	KANARKE	TRIPAD 451	COLOR: BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIME PAINT 1
WINDOW	ANDERSEN SILVERLINE 2700 WINDOW AND APPROVED ALTERNATE	PER WINDOW SCHEDULE	COLOR: WHITE
BRICK-1	LAWRENCEVILLE BRICK (OR EQUAL)	STONE, FACEBRICK, RANDOM BOND	COLOR: WIRE CUT RED OR APPROVED EQUAL
BRICK-2	LAWRENCEVILLE BRICK (OR EQUAL)	STONE, FACEBRICK, RANDOM BOND	COLOR: WIRE CUT RED OR APPROVED EQUAL
EPS-1	DRIVIT OR SIMILAR	-	COLOR: LITE SENEVITY 4003
EPS-2	DRIVIT OR SIMILAR	-	COLOR: SLIDE 10-105
EPS-3	STUCCO, DRIVIT OR SIMILAR	-	STUCCO COLOR: BENJAMIN MOORE - PUNCH, BEST 116-10
EPS-4	DRIVIT OR SIMILAR	2" DEEP X 4" WIDE STUCCO ACCENT BRACING, THP, AROUND DOORS & WINDOWS	COLOR: WHITE
EPS-5	DRIVIT OR SIMILAR	2" X 4" R-10 INSULATED REINFORCED CONCRETE	PAINT: CLEAR ANODIZED ALUMINUM CENTER VERTICAL JOINTS & WINDOWS & DOORS
ROOF-1	MBO	METAL ROOFING SYSTEM @ ENTRY TOWER & PARKING	COLOR: CHARCOAL GRAY, 36" X 36" 50 41
WTL-1	MBO	ROOF SCUPPER BY CONDUCTOR HEAD & DOWNPOUT	COLOR: CHARCOAL GRAY, 36" X 36" 50 41
WTL-2	MBO	OVERFLOW SCUPPER	COLOR: CHARCOAL GRAY, 36" X 36" 50 41
WTL-3	MBO	METAL PAVIA	COLOR: CHARCOAL GRAY, 36" X 36" 50 41
WTL-4	MBO	PRE-FINISHED VINYL GUTTER	COLOR: CHARCOAL GRAY, 36" X 36" 50 41
PAINT-1	PAINTED	STRUCTURAL STEEL SUN SCREENS WITH TURNBUCKLES	COLOR: SHERWIN WILLIAMS - WHITE (HOUSE) (1048)
PAINT-2	-	SEMI-GLOSS	COLOR: BENJAMIN MOORE - PUNCH, BEST 116-10
PAINT-3	-	SEMI-GLOSS	COLOR: BENJAMIN MOORE - PUNCH, BEST 116-10
EPS-6	KNIX	KNIX BOX 3000 SERIES RECESSED MOUNT PLATE	MAIN ENTRY REFER TO NOTE #2 BELOW
EPS-7	KNIX	KNIX BOX 1800 SERIES RECESSED MOUNT PLATE	MECHANICAL ROOM REFER TO NOTE #2 BELOW
EPS-8	KNIX	KNIX BOX 1800 SERIES RECESSED MOUNT PLATE	PRINCE DOOR & TAMPER SWITCH

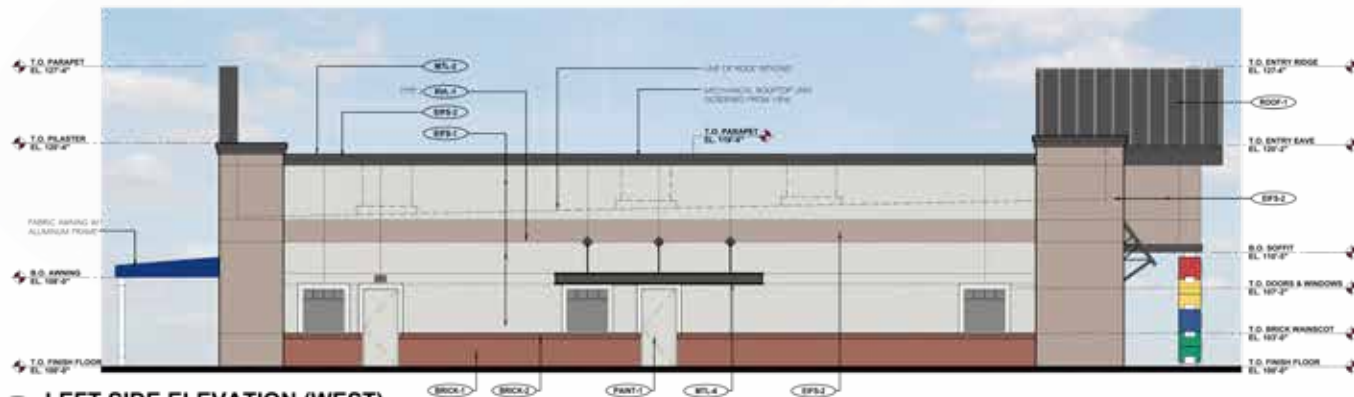
ELEVATION NOTES  
1. S.C. SHALL VERIFY KNIX MODELS AND LOCATIONS BY AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING / INSTALLATION

**THE LEARNING EXPERIENCE**  
Academy of Early Education





2 REAR SIDE ELEVATION (NORTH)  
SCALE: 3/16"= 1'-0"



1 LEFT SIDE ELEVATION (WEST)  
SCALE: 3/16"= 1'-0"



**Our Mission**  
To make a positive difference  
in the life of a child,  
their families,  
and the  
communities  
we serve.





DOBSON WOODS  
COMMUNITY

PLAY PALMS  
APARTMENTS

NEW CONSTRUCTION

**THE LEARNING  
EXPERIENCE**

Academy of Early Education

ARIZONA AVE. 46,000 VPD

**CURTISS-  
WRIGHT**

EL DORADO LAKES  
GOLF COMMUNITY



W. GUADALUPE RD. 22,826 VPD



**RIGID**

WOODGLEN SQUARE  
CONDOMINIUMS

**GoDaddy**  
GILBERT  
OFFICE



AMBERWOOD  
COMMUNITY



### PARCEL DETAILS

APN	Building Size	Land Size
310-02-256D	10,000 SF	64,033 SF (1.47 AC)





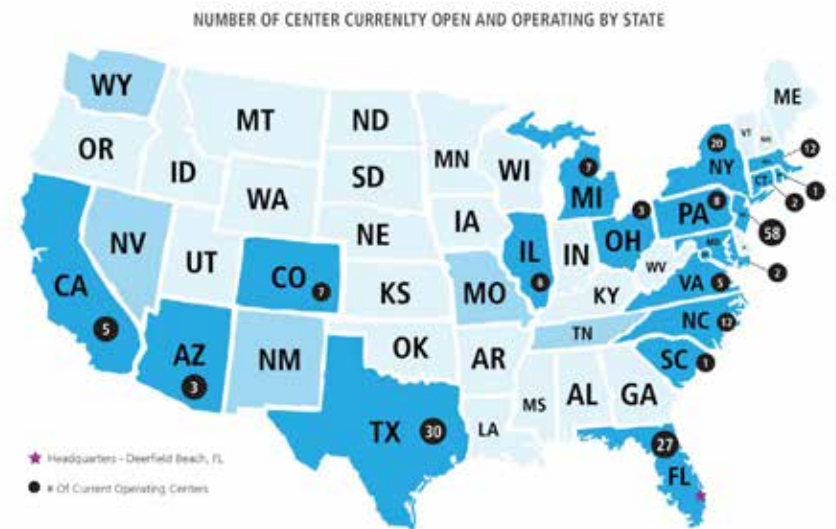


## TENANT OVERVIEW

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 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!”



Philadelphia	Texas	Houston
Malvern	Mamfield	Frisco
Plymouth Meeting	Cedar Park	Melissa
Sinking Spring	Katy	Fort Worth
Chester Springs	Katy Frey	Richardson
Collegeville	Hurst	Round Rock
Hatfield	Missouri City	Denton
Upper Darby	Little Elm	Virginia
South Carolina	Keller	Starling
Rock Hill	Hutto	Akide
Tennessee	Cypress	Washington
Martinsboro	Kyle	Edgewood
Collerville	Phlogerville	Mill Creek
Hindersonville	Hickory Creek	Renton
Mt Juliet	Sachse	
Germentown	Tomball	



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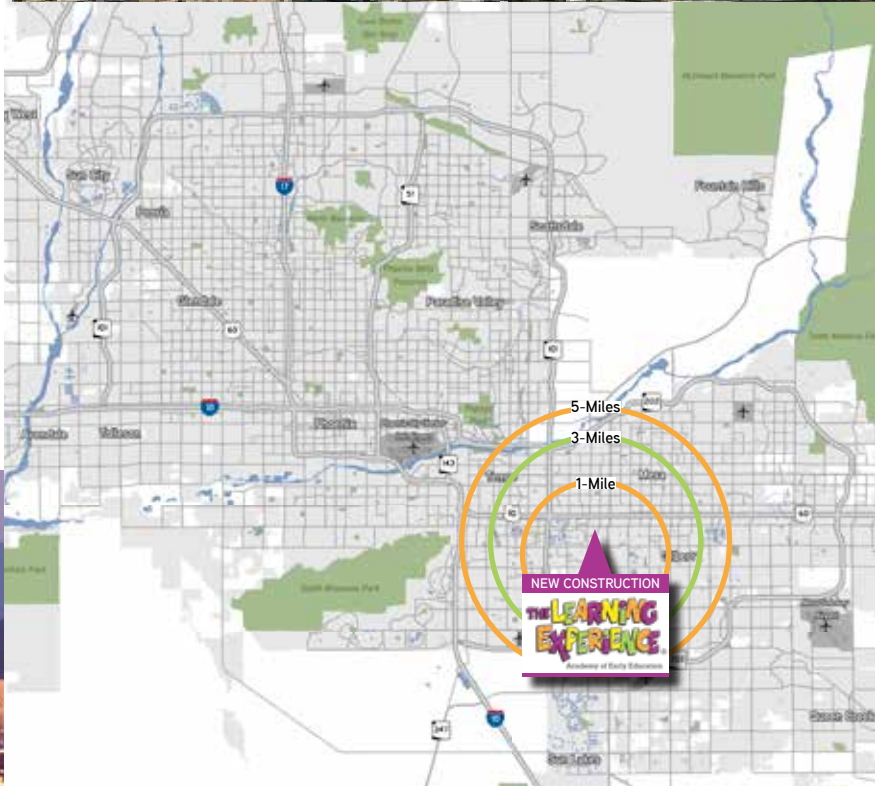
MSA OVERVIEW

The market’s strong demographic trends bode well for retail demand moving forward. Job and population growth have consistently outpaced the national average for nearly the entire cycle, and cumulative household income gains have kept pace with the National Index. Furthermore, the metro’s single-family housing market is finally back on firm footing - home prices increased by about 7% last year and are well positioned to return to prerecession levels. Substantial rent growth has been hard to come by for most of this cycle, but retail gains have trended upwards in recent quarters.

A combination of positive demographic trends and muted development activity has bolstered the recovery of fundamentals. In addition to strong job and wage growth, Phoenix’s population has expanded at a faster rate than has its retail inventory. In fact, Phoenix only has about 47 SF of retail space per capita, which is below the national average and one of the lowest concentrations of retail space among major metros in the Southwest. After consecutive years of heightened construction activity, deliveries are on pace for a noticeable slowdown from the previous year.

	PHOENIX	MARICOPA COUNTY	STATE OF AZ
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2015	1,527,509	4,076,438	6,758,251
2020	1,648,800	4,506,800	7,346,800
2030	1,880,000	5,359,400	8,535,900

Source: Arizona Department of Administration, azstats.gov, 2013.





**Phoenix-Metro Area Accounted for Nearly Three-Quarters of the State's 2.8 million Jobs Overall in Jan. 2018**

**The Phoenix MSA has 4.7 Million of the 7 Million Residents in Arizona**

**Phoenix's Unemployment Rate is Falling (at 4.5 percent in Jan. 2018) and Wages are Climbing**

**Housing Affordability - Nearly 60% of Homes Sold in 4Q 2017 were Affordable to the U.S. Median Income of \$68,000**

**Arizona is One of the Fastest Growing State's in the U.S**

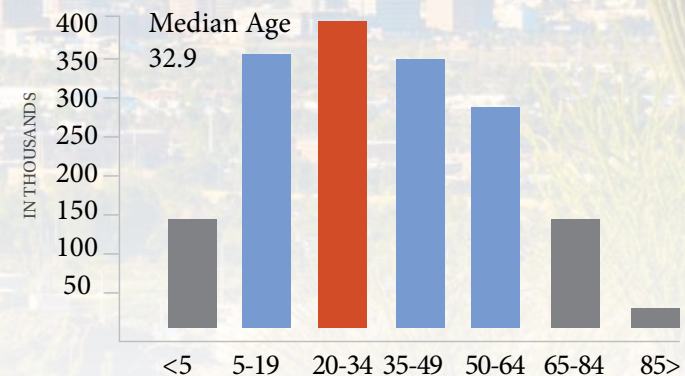
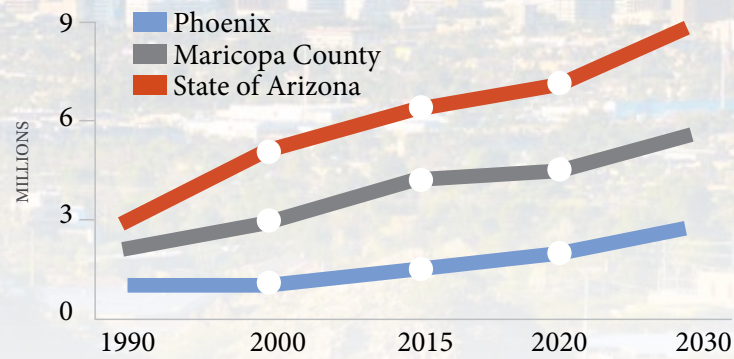
**1.6% Increase in Population (2016 - 2017) - The U.S. Grew by 0.7% Percent**

**Gross Sales from Tourism in Ariz. Increased by 4.6% (Dec. 2016 - Dec. 2017)**

**Arizona - Top 5 State for Franchising - International Franchise Association**

**The Average Retail Rent Increased by 3.0% to \$1.89 PSF Monthly from 2016 - 2017**

**Retail Vacancy Rate Remained Roughly Flat at 8.8%**



Source: U.S. Census Bureau, ACS 2014 5-year Estimates



## CNN Money's 10 fastest growing cities

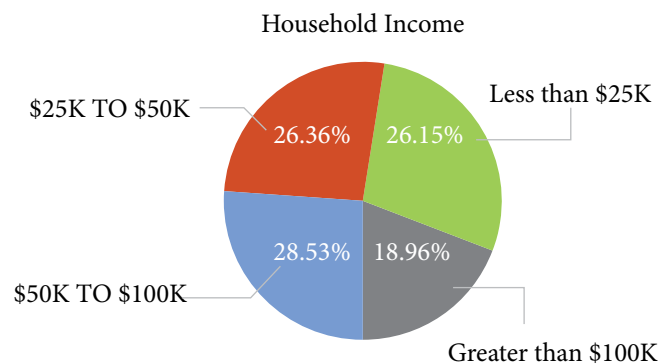
~ CNN Money, 2014

## Arizona BEST State for Future Job Growth

~ Forbes, 2015



Arizona's economy has seen strong positive growth in 2016 with the third highest increase in real GDP in the U.S. in Q2 2016. Arizona's 3.3% increase over the same period in 2015 was also higher than the national average. GDP for the state was just under \$300 Billion for the quarter. In Q3 2016, real GDP remained strong increasing 2.8% which can be attributed to mainly wholesale trade, finance, and insurance. Phoenix is currently home to four Fortune 500 companies: Avnet, Freeport-McMoRan, PetSmart, Republic Services.



Source: U.S. Census Bureau, ACS 2014 5-year Estimates

### TOP EMPLOYERS BY # OF EMPLOYEES

Company Name	Employees	Industry Type
Banner Health	9,145	Health Care
Honeywell	7,121	Aerospace
American Express	5,771	Financial
Wells Fargo	4,882	Financial
Bank of America	4,635	Financial
JP Morgan Chase	4,278	Financial
UHaul	4,014	Advanced Business Svcs
Amazon.com	4,013	Retail

**Phoenix is currently home to four Fortune 500 companies:**

**Avnet, Freeport-McMoRan, PetSmart, Republic Services.**



## ABOUT MESA, AZ

With a population of nearly 500,000, Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles (357 square kilometers) inside a 21-city region that has a population of 4.3 million people, and is projected to grow to 6 million by 2030.

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well educated workforce, more than 33% of which have an associate's degree or higher. From January 2006 to May 2016 the labor force in the Phoenix-Mesa MSA has increased by 11.8% and currently has more than 2,215,500 workers.

Source: ESRI Community Analyst 2016, US Bureau of Labor Statistics 2016

### Population

2016 Estimate	475,274
2021 Projection	506,663
Growth 2010-2020	11.1%

### Households

2016 Estimate	177,960
2021 Projection	185,097



- Gateway Airport is an attractive alternative to Phoenix Sky Harbor International Airport.
- In 2015, Gateway Airport served 1.3 million passengers. By 2030, the Airport is projected to serve 10 million passengers annually.
- Allegiant Air serves passengers through Gateway Airport to more than 35 locations across the U.S. including San Francisco/Oakland (OAK), Las Vegas (LAS), and Cincinnati (CVG).
- More than 1,000 acres are available for development in the Gateway Airport area. The Airport is ideal for maintenance, repair and overhaul related companies in addition to manufacturing operations.

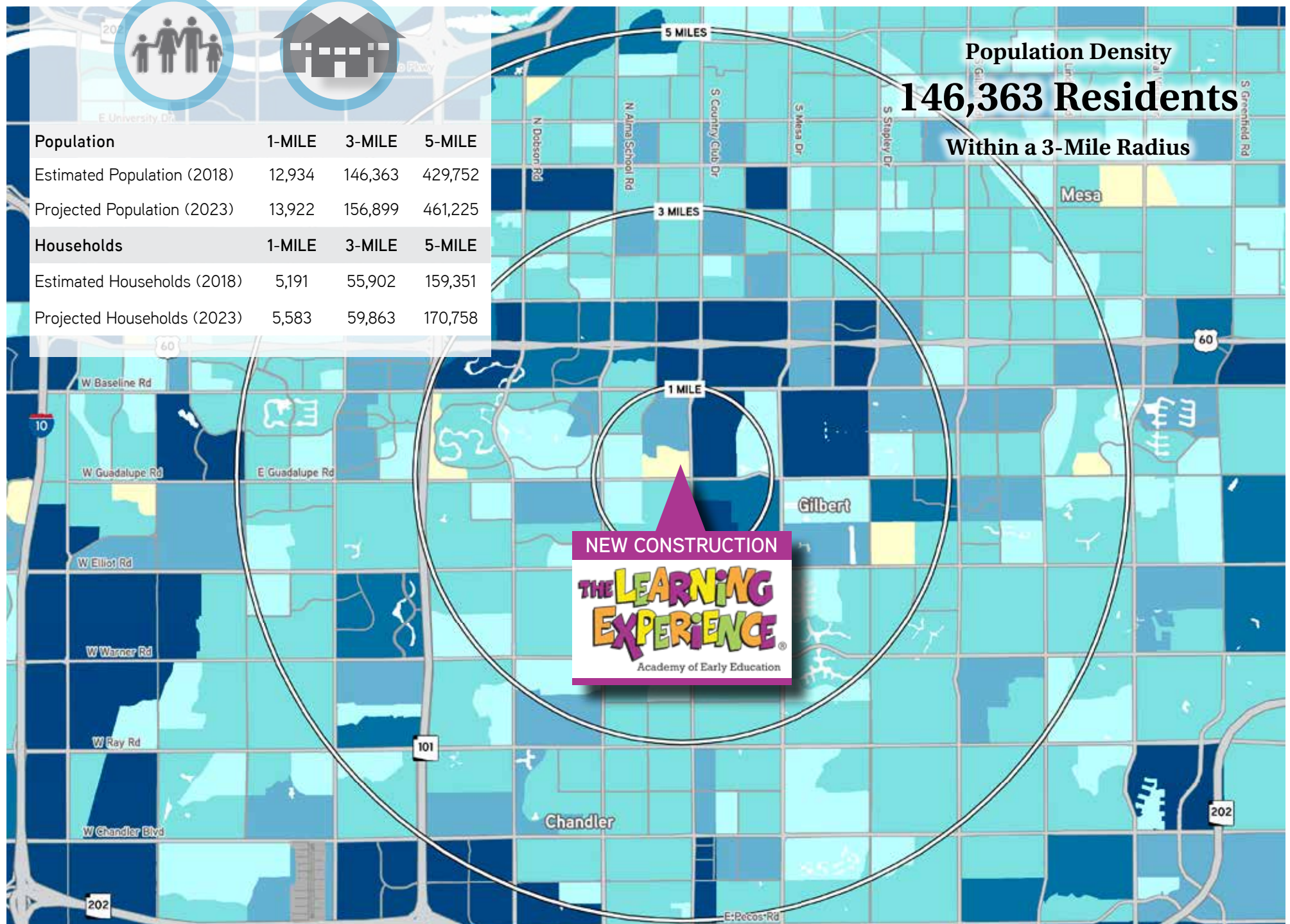






Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	12,934	146,363	429,752
Projected Population (2023)	13,922	156,899	461,225
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	5,191	55,902	159,351
Projected Households (2023)	5,583	59,863	170,758

Population Density  
**146,363 Residents**  
Within a 3-Mile Radius







Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$83,228	\$70,871	\$74,023
Median Household Income (2018)	\$71,390	\$55,743	\$57,156
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	773	7,579	19,732
Total # of Employees (2018)	9,686	72,653	189,310

Strong Demographics


**\$70,871**

**Average Household Income  
Within a 3-Mile Radius**

NEW CONSTRUCTION

**THE LEARNING  
EXPERIENCE**  
Academy of Early Education





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