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HIGHLIGHTS

- Corporate Guarantee from KinderCare Corporation
- Over 180,000 people within a 5-mile radius and 5% population growth expected over the next 5 years
- Great Location in the City of Indianapolis with 11.5 Years remaining on its current lease and 3 Five years options
- Extensive Upgrade and Upkeep on the property since 2014, which includes new parking lots and stripping and new roof on April 15, 2019



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer for sale NN lease KinderCare located at 3722 West 86th St., Indianapolis, IN. KinderCare occupies a 6,789 square foot rental space on 0.65 acres of land. The original lease commenced in August 25, 1995. KinderCare currently has over 11.5 years lease remaining with Three 5 years options through December 2030 . Landlord Responsibilities include all exterior building and property maintenance. Tenant is responsible for HVAC and all interior maintenance including all electrical, HVAC, Plumbing and other mechanical and electrical systems. KinderCare offers customers the convenience of parking and secure. This KinderCare is located in the heart of the community, driving distance to near by national tenants such as Jenny Penny, Walgreens, Office Depot , FedEx , McDonald's and other retail brands.

Property	KinderCare	Year Built	1955
Property Address	3722 West 86th St. Indianapolis, IN 46268	Lease Start Date	8/25/1995
Rentable Square Feet	6,789	Lease End Date	12/31/2030
Price	\$1,397,384.57	Cap Rate	7.00%
Gross Rent	\$102,256.92 1/1/22 - - - \$105,324 1/1/24 - - - \$108,545	NOI	\$97,816.92
CAM	\$4,440	Increase in the option	CPI not to exceed 7%
Options	Three, (5 Years Option)	Lot Size	0.65 Acres

About the Tenant

KinderCare Learning Centers provides educational programs for children from six weeks to 12 years old throughout the United States. KinderCare Education is the largest provider of early childhood education and care in the nation. Some 200,000 children are enrolled in more than 1,600 early childhood education community centers, over 600 before-and-after school programs, and over 100 employer-sponsored centers in 39 states and the District of Columbia. The company was founded in 1986 and is based in Portland, Oregon. Perry Mendel, a real estate developer, founded KinderCare after speculating that increasing numbers of women entering the work force would increase demand for preschool child care. The idea behind the firm was to provide child care in bulk using economies of scale. Perry Mendel, a real estate developer, founded KinderCare after speculating that increasing numbers of women entering the work force would increase demand for preschool child care. The company began as KinderCare Nursery Schools, and the first facility was opened on July 14, 1969 accommodating 70 children. In 2018 KinderCare Education acquires Rainbow Child Care Center, expanding to more than 1,500 learning centers, serving 185,000 children across the United States.



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About the Area

Indianapolis, the largest city in Indiana and its state capital, is located in the center of the state on the White River. Settled in 1820, "Indy" was incorporated as a city in 1832 and saw tremendous growth with the advent of railroads in the 1840s and the automobile industry at the turn of the century.

Today, Indianapolis is the twelfth-largest city in the United States, with a steadily-growing population and a strong, diverse economy supported by manufacturing, agriculture and the service industries. Indianapolis serves as headquarters for three large corporations recognized as belonging to the Forbes Global 2000 world's biggest companies for 2017. These large businesses are: for-profit managed health care provider Anthem Inc; global pharmaceutical firm Eli Lilly and Company; and America's biggest shopping mall operator Simon Property Group. Indianapolis is one of the busiest convention centers in the country .



Demographics

	1 Miles	3 Miles	5 Miles
Total Population	12,043	75,353	183,502
Total Estimate Population 2022	12,401	75,353	188,191
Avg. Household Income	\$57,813	\$68,510	\$82,831
Median Household Income	\$46,036	\$48,498	\$53,519
Total Household	4,415	31,915	76,904





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