



THE LEARNING EXPERIENCE | BRAND NEW 15 YEAR NN LEASE

13860 Canal Rd., Sterling Heights, MI 48313

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Property Map



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LISTED BY:

DOUG PASSON

Managing Partner
248.254.3407
dpasson@fnlre.com

THE LEARNING EXPERIENCE

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INVESTMENT SUMMARY

List Price: \$2,375,757
Current NOI: \$196,000
Initial Cap Rate: 8.25%
Land Acreage: 2.01 Acres
Year Built: 2006
Building Size: 11,025 SF
Google Aerial Map: Click [HERE](#)
Google Street View: Click [HERE](#)

LEASE SUMMARY

Lease Type: 15 Year NN
Taxes, CAM & Insurance: Tenant Responsibility
HVAC & Parking: Tenant Responsibility
Roof & Structure: Landlord Responsibility
Rent Commencement: March 2018
Rent Expiration: March 2033
Term Remaining: 15 Years
Rent Increases: Approx. 3% at Each Option
Option Periods: Two, Five Year Options
Guarantor: Zane Childcare, LLC

Tenant Website: Click [HERE](#)

INVESTMENT HIGHLIGHTS

- 11,025 SF Free Standing Learning Experience Childcare Center
- Guaranteed Lease by Zane Childcare LLC (Miral Patel & Hitesh Patel)
- 15 Year NN Lease | Minimal Landlord Responsibilities
- 3% Rent Increases at Each Option | Two, Five Year Options

LOCATION HIGHLIGHTS

- Located Along Canal Road (10,000+ VPD) | Just South of a Major Retail Corridor on Hall Road (108,000+ VPD)
- Close to [Lakeside Mall](#) and [The Mall at Partridge Creek](#) (Click for Tenant Directories)
- Very Densely Populated Area with 256,000+ Residents Within 5 Miles
- 2.68% Projected Population Growth Within 5 Miles by 2022
- Median Home Value Within 5 Miles Exceeds \$175,000
- Average Household Income Within 5 Miles Exceeds \$79,000
- Surrounding Retail Tenants Include Walmart, Lowe’s, Target, Costco, Hobby Lobby, LA Fitness, Kohl’s, Michael’s and more

Year	Monthly Rent	Annual Rent	Rent Increase	% Increase
1-5	\$16,333.33	\$196,000.00	\$5,880.00	3.00%
6-10	\$16,823.33	\$201,880.00	\$5,981.51	2.96%
11-15	\$17,321.79	\$207,861.51	\$6,312.98	3.04%
Option 1	\$17,847.87	\$214,174.49	\$6,425.24	3.00%
Option 2	\$18,383.31	\$220,599.73		



THE LEARNING EXPERIENCE®
Academy of Early Education

INVESTMENT OVERVIEW

Fortis Net Lease is pleased to present a free standing Learning Experience Childcare Center located at 13860 Canal Road in Sterling Heights, MI. The fifteen year NN lease requires minimal landlord responsibilities and has two, five year options with approximately three percent rent increases at each option.

The subject property is situated along Canal Road which is south of a major retail corridor on Hall Road. It is close to Lakeside Mall, The Mall at Partridge Creek, Hall Road Crossing and Shelby Corners. The surrounding area is very densely populated with over 256,000 residents within five miles and a projected 2.68 percent population growth by 2022. The median home value within five miles is over \$175,000 and the average household income is over \$79,000. Surrounding retail tenants include Walmart, Lowe's, Target, Costco, Hobby Lobby, LA Fitness, Kohl's and Michael's.

TENANT OVERVIEW

The Learning Experience (TLE) was established in the State of Florida in 1979 by Michael and Linda Weissman. Their son, Richard, joined the company soon thereafter. Between 1979 and 1989 they operated eight centers in Florida, including one at the Kennedy Space Center. Under the Tutor Time brand name, the Weissmans' grew their company to nearly 200 operating units in 28 states and several countries. The company subsequently became the fourth largest childcare operation in the United States and the largest franchisor of child-care centers in the world. Under the Weissmans' management, a national publication named Tutor Time as the top childcare franchise.

In 2001, the Weissmans' re-entered the childcare business under their original brand name, The Learning Experience. This new company is currently developing close to 100 locations within the New Jersey, New York, Pennsylvania, Michigan, North Carolina and Georgia markets. TLE is currently the fastest growing childcare center operator in the northeastern United States. Management has been involved in the building of over 25 million square feet, representing more than 160 child care centers in 24 states and 4 countries. Through the development of detailed franchisee training, meticulous operational manuals and an unparalleled student curriculum, The Learning Experience franchise remains on the cutting edge within the child care industry.



Sterling Heights, MI

Sterling Heights is a city in Macomb County of the state of Michigan, and one of Detroit's core suburbs. As of the 2010 census, the city had a total population of 129,699. It is the second largest suburb in Metro Detroit, and the fourth largest city in Michigan. Sterling Heights consistently ranks as the safest city in Michigan with population over 100,000.

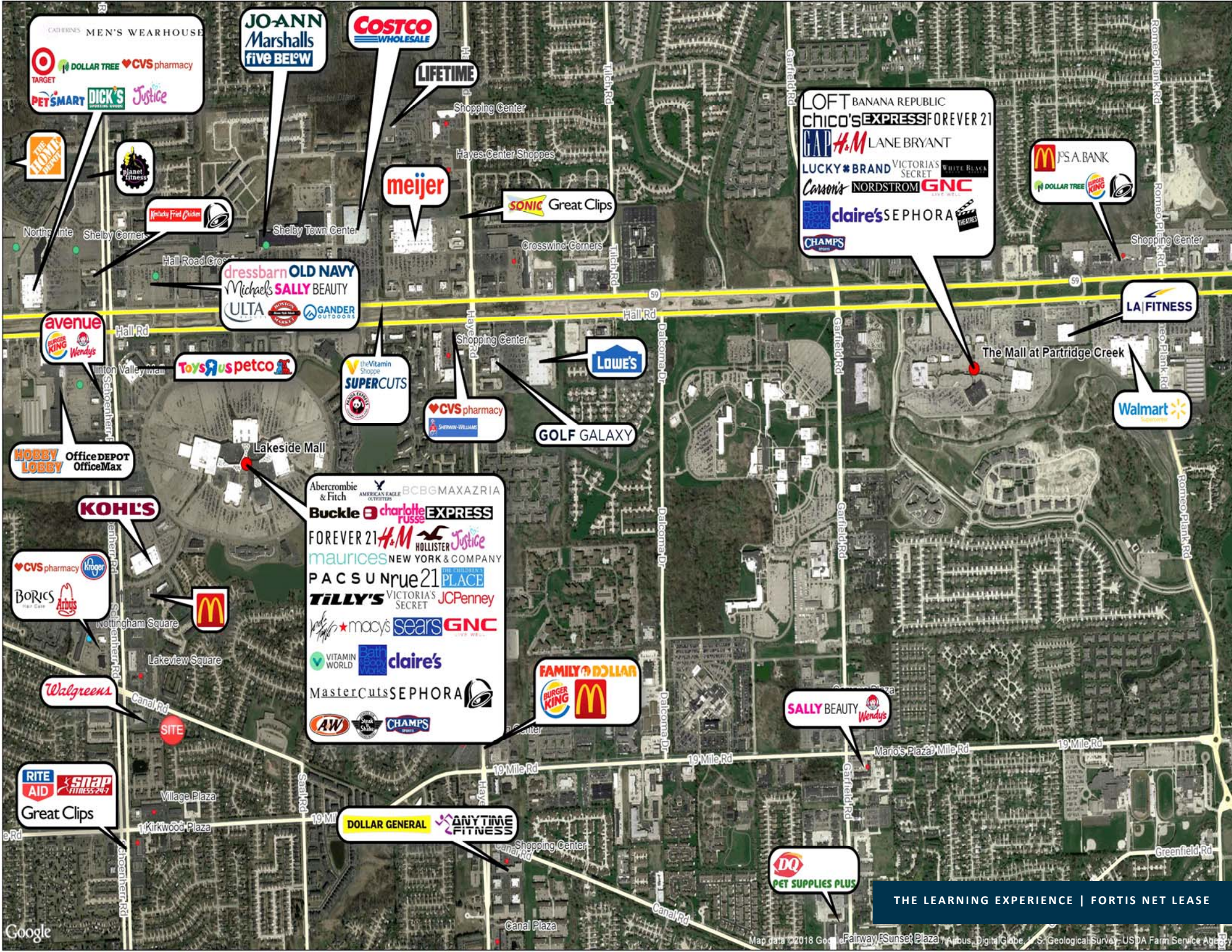
Sterling Heights was incorporated as a city in 1968. It was until the 1950s an agricultural area largely devoted to growing rhubarb and other crops sold in Detroit. Prior to 1968 Sterling Heights was known as Sterling Township. It had from 1836 until 1838 been known as Jefferson Township.

Dobry Road on the northern city limits is named after the last township supervisor, Anthony Dobry, who was also the second mayor.

Gerald Donovan became the first mayor of the city. F. James Dunlop became the first mayor pro-tem. There was already a small village named Sterling in Arenac County, so the word "Heights" was added to the township name to satisfy a state law that prevents incorporated municipalities from having the same name. "Moravian" was another name under consideration for the new city.

The August 2006 issue of Money magazine listed Sterling Heights as No. 19 on its list of the 90 "Best Small Cities" to live in.





CATHERINES MEN'S WEARHOUSE
DOLLAR TREE CVS pharmacy
TARGET
PETSMART DICK'S JUSTICE

JO-ANN
Marshalls
five BELOW

COSTCO
WHOLESALE

LIFETIME

meijer

SONIC Great Clips

LOFT BANANA REPUBLIC
chico's EXPRESS FOREVER 21
H&M LANE BRYANT
LUCKY BRAND VICTORIA'S SECRET
Carson's NORDSTROM GNC
claire's SEPHORA
CHAMPS

McDonald's J'S A BANK
DOLLAR TREE BURGER KING

dressbarn OLD NAVY
Michaels SALLY BEAUTY
ULTA GANDER OUTDOORS

avenue
BURGER KING Wendy's

Toys R Us petco

the Vitamin Shoppe
SUPERCUTS

CVS pharmacy

LOWE'S
GOLF GALAXY

LA FITNESS

Walmart

HOBBY LOBBY Office DEPOT OfficeMax

KOHL'S

CVS pharmacy Kroger
BORIS ARDUS

McDonald's

Abercrombie & Fitch AMERICAN EAGLE
Buckle Charlotte FUSSE EXPRESS
FOREVER 21 H&M HOLLISTER JUSTICE
maurices NEW YORK & COMPANY
PAC SUN rue 21 PLACE
TILLY'S VICTORIA'S SECRET JCPenney
macy's sears GNC
VITAMIN WORLD claire's
MasterCuts SEPHORA
AW CHAMPS

FAMILY DOLLAR
BURGER KING McDonald's

SALLY BEAUTY Wendy's

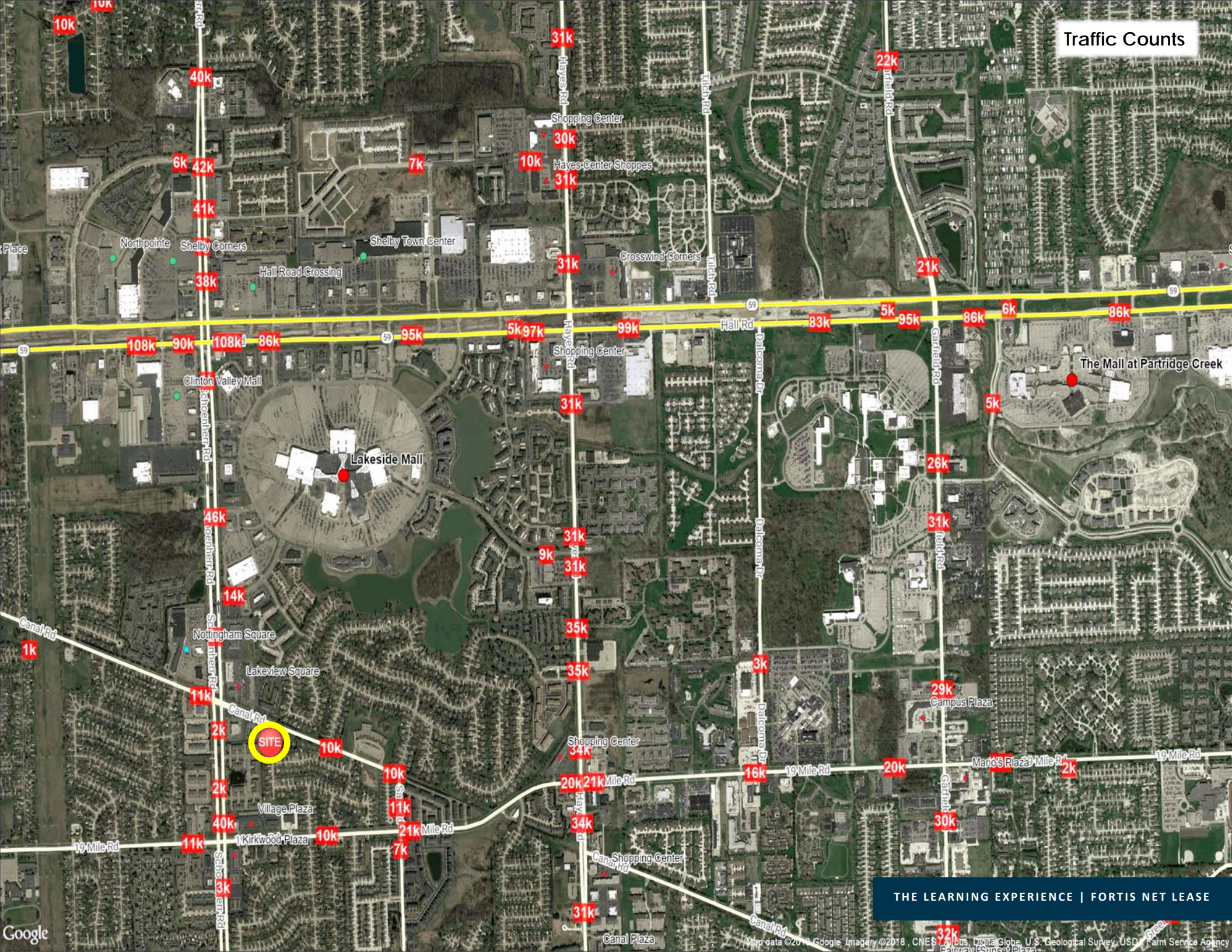
RITE AID SNAP FITNESS 24-7
Great Clips

DOLLAR GENERAL ANYTIME FITNESS

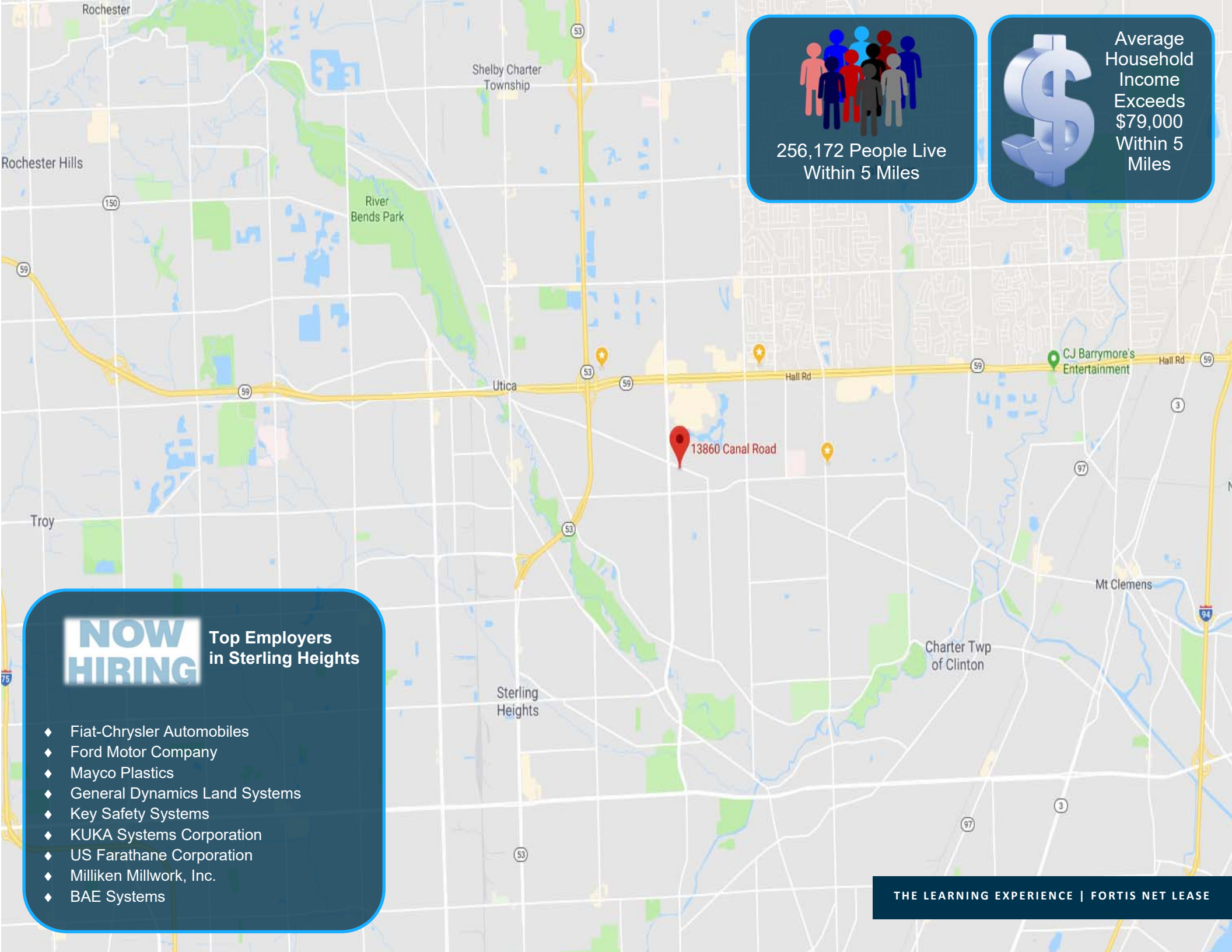
DO PET SUPPLIES PLUS

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Traffic Counts



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256,172 People Live
Within 5 Miles



Average
Household
Income
Exceeds
\$79,000
Within 5
Miles

**NOW
HIRING**

Top Employers in Sterling Heights

- ◆ Fiat-Chrysler Automobiles
- ◆ Ford Motor Company
- ◆ Mayco Plastics
- ◆ General Dynamics Land Systems
- ◆ Key Safety Systems
- ◆ KUKA Systems Corporation
- ◆ US Farathane Corporation
- ◆ Milliken Millwork, Inc.
- ◆ BAE Systems

Population	1 Mile	3 Miles	5 Miles
2017 Total Population:	11,585	105,077	256,172
2022 Population:	11,752	107,440	263,046
Pop Growth 2017-2022:	1.44%	2.25%	2.68%
Average Age:	41.20	41.20	40.70
Households			
2017 Total Households:	4,812	43,742	101,400
HH Growth 2017-2022:	1.31%	2.18%	2.69%
Median Household Inc:	\$66,781	\$59,092	\$62,381
Avg Household Size:	2.40	2.40	2.50
2017 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$155,978	\$163,295	\$175,389
Median Year Built:	1981	1982	1983



Population:	1 Mile	3 Miles	5 Miles
2022 Projection	11,752	107,440	263,046
2017 Estimate	11,585	105,077	256,172
2010 Census	12,045	104,898	250,009
Growth 2017-2022	1.44%	2.25%	2.68%
Growth 2010-2017	(3.82%)	0.17%	2.47%
2017 Population Hispanic Origin	299	3,039	6,724
2017 Population by Race:			
White	10,282	92,296	216,861
Black	596	6,932	20,378
Am. Indian & Alaskan	32	285	681
Asian	472	3,656	13,086
Hawaiian & Pacific Island	7	32	92
Other	195	1,875	5,075
U.S. Armed Forces:	0	46	145
Households:			
2022 Projection	4,875	44,697	104,127
2017 Estimate	4,812	43,742	101,400
2010 Census	5,040	43,858	99,053
Growth 2017 - 2022	1.31%	2.18%	2.69%
Growth 2010 - 2017	(4.52%)	(0.26%)	2.37%
Owner Occupied	3,452	32,227	77,229
Renter Occupied	1,360	11,515	24,172
2017 Avg Household Income	\$78,633	\$73,812	\$79,104
2017 Med Household Income	\$66,781	\$59,092	\$62,381
2017 Households by Household Inc:			
<\$25,000	946	8,067	16,742
\$25,000 - \$50,000	879	10,284	23,570
\$50,000 - \$75,000	867	8,631	19,948
\$75,000 - \$100,000	816	5,881	13,170
\$100,000 - \$125,000	565	4,822	10,842
\$125,000 - \$150,000	232	2,331	6,442
\$150,000 - \$200,000	352	2,507	6,726
\$200,000+	155	1,219	3,962



CITY OF Sterling Heights
InnovatingLiving

THE LEARNING EXPERIENCE | FORTIS NET LEASE



REAL EXPERIENCE

Real RESULTS

TOTAL SALES VOLUME

\$5.0 B

PROPERTIES SOLD

2,200

BROKER & BUYER REACH

150K

STATES SOLD IN

40

LISTED BY:

DOUG PASSON

Managing Partner
248.254.3407
dpasson@fnlre.com