



SANDS INVESTMENT GROUP
NET INVESTMENTS . NET RESULTS

JDS Real Estate Services, Inc.
MD Lic # 653436



OFFERING MEMORANDUM

Absolute Triple Net (NNN) Lease Investment Opportunity

10925 Indian Head Highway | Fort Washington, MD 20744

EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

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Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,566 SF KinderCare Located at 10925 Indian Head Highway in Fort Washington, Maryland. This Opportunity Includes a Corporately Guaranteed High Quality Tenant With Zero Landlord Responsibility Located Right Outside of Washington D.C., Providing For a Secure Investment.



OFFERING SUMMARY

PRICE	\$1,290,000
CAP	8.00%
NOI	\$103,200
PRICE PER SF	\$196.47
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	10925 Indian Head Highway Fort Washington, MD 20744
COUNTY	Prince George's
BUILDING AREA	6,566 SF
LAND AREA	1.99 AC
BUILT	1985

Actual Property Image

HIGHLIGHTS



Opportunity to Acquire a Corporately Guaranteed KinderCare With Zero Landlord Responsibility



KinderCare is the Third-Largest Privately Held Company Headquartered in Portland, Oregon and Provides Educational Programs For Children From Six Weeks to 12 Years Old



Strategically Located on the 210 Highway, Which is the Main Thoroughfare in the County and Serves the Surrounding Residential Communities



Fort Washington Borders the Capital of the United States, Washington D.C., and is Situated Just South of the Downtown District



The Property is Located 30 Minutes (Approximately 15-Miles South) of Washington D.C.



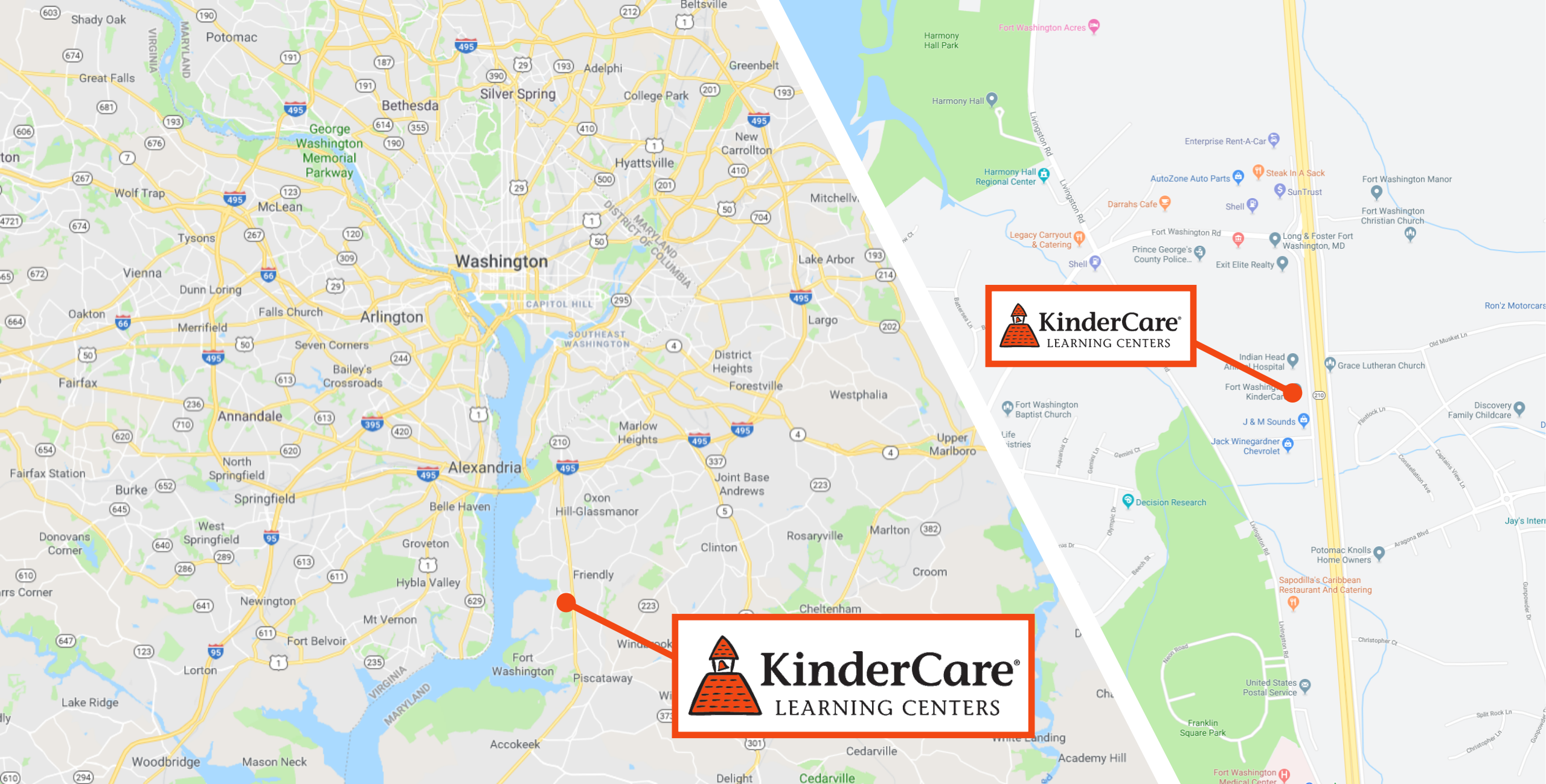
Indian Head Highway Sees Approximately 56,000 Vehicles Per Day



Strong Demographics – the Average Household Income is \$111,697 Within a 1-Mile Radius of the Property



Neighboring Tenants Include: Fort Washington Medical Center, United States Postal Service, Mobil, Safeway, CVS Pharmacy, McDonald's, Franklin Square Park, the County Police Department, Indian Head Animal Hospital, Grace Lutheran Church, Enterprise Rent-A-Car, AutoZone Auto Parts, Shell, SunTrust and More



KinderCare | 10925 Indian Head Highway | Fort Washington, MD 20744



Ft. WASHINGTON
MANOR
Where Living Begins

Grace Lutheran
Church



KinderCare®

LEARNING CENTERS



Indian Head Hwy

enterprise

SUNTRUST

Exxon

Allstate
You're in good hands.

EXIT

LONG & FOSTER
REAL ESTATE

State Farm

WILLPOWER
SPORT & WELLNESS

Curves

PAPA JOHN'S

Auto Zone



Prince George's
County Firehouse

The Palumbo
Law Group, LLC

Fort Washington Rd

Prince George's
County Police
Department

EBT. Bus Tour



J&M
Sounds

KKL Auto
Accessories

Jack Winegardner Chevrolet
Discover the Winegardner Difference

SAMI
Southern Prince Georges Association for Mutual Improvement

ExtraSpace
Storage

TIRE/PLU
TOTAL CAR CARE

Public Storage

MR.TIRE
AUTO SERVICE CENTERS

Domino's

7 ELEVEN

TACO BELL

Giant

McDonald's

Kentucky Fried Chicken

BB&T

Indian Head Hwy

 **KinderCare**
LEARNING CENTERS

AutoZone

Curves

PAPA JOHN'S

Exxon

SUNTRUST

GNC

LIVE WELL

Shell

MARYLAND
210

Starbucks

LeSo Pizza

McDonald's

Wendy's

SAFEWAY

Advance Auto Parts

Mobil

M&T Bank

DOLLAR TREE

SUBWAY

metroPCS

CVS pharmacy

DOLLAR GENERAL

7 ELEVEN

planet fitness

CITY OVERVIEW

Fort Washington | Prince George's County | Maryland

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Fort Washington, MD

Fort Washington is a town in Prince George's County in the state of Maryland. It borders the capital of the United States of America, Washington D.C., situated just south of the downtown district. The community is named after Fort Washington, which upon its completion in 1809 was the only defensive fort protecting Washington D.C. The town's 2017 population was estimated to be about 23,717 residents. Prince George's population, as a whole, is estimated to have 912,756 residents, making it the second-most populous county in Maryland. Prince George's County is included in the Washington-Arlington-Alexandria-DC-VA-MD-WV Metropolitan Statistical Area, which has about 6,216,589 residents. The town is located about 15 miles to D.C.'s downtown.



Economy

Due to their close proximity, Washington D.C.'s economy also affects Fort Washington's. Washington D.C. has a growing, diversified economy with an increasing percentage of professional and business service jobs. The District's gross state product in 2018-Q2 was \$141 billion. Many organizations such as law firms, defense, contractors, civilian contractors, nonprofit organizations, lobbying firms, trade unions, industry trade groups, and professional associations have their headquarters in or near D.C., in order to be close to the federal government. Tourism is Washington's second-largest industry. Approximately 21.9 million visitors visited Washington D.C. in 2018 and contributed an estimate of \$4.8 billion to the area's local economy.



Contemporary Life

The town is located 20 minutes away from Washington D.C.'s downtown, which is the perfect place to spend the day. Washington D.C. is home to many important landmarks including the United States Capital, the Washington Monument, the Lincoln Memorial, the White House, the National Mall, the Thomas Jefferson Memorial, the Martin Luther King Jr. Memorial, Ford's Theatre and the Arlington National Cemetery. The area is also home to numerous museums including five different Smithsonian Museums, the Holocaust Museum, the Newseum, and the International Spy Museum. The area includes multiple amazing art galleries, the United States Botanical Gardens, local shopping spots, and thousands of delicious restaurants and cafes.

DEMOGRAPHICS

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KinderCare | 10925 Indian Head Highway | Fort Washington, MD 20744



Population

1-MILE

6,656

3-MILE

39,650

5-MILE

117,173



Average Household Income

1-MILE

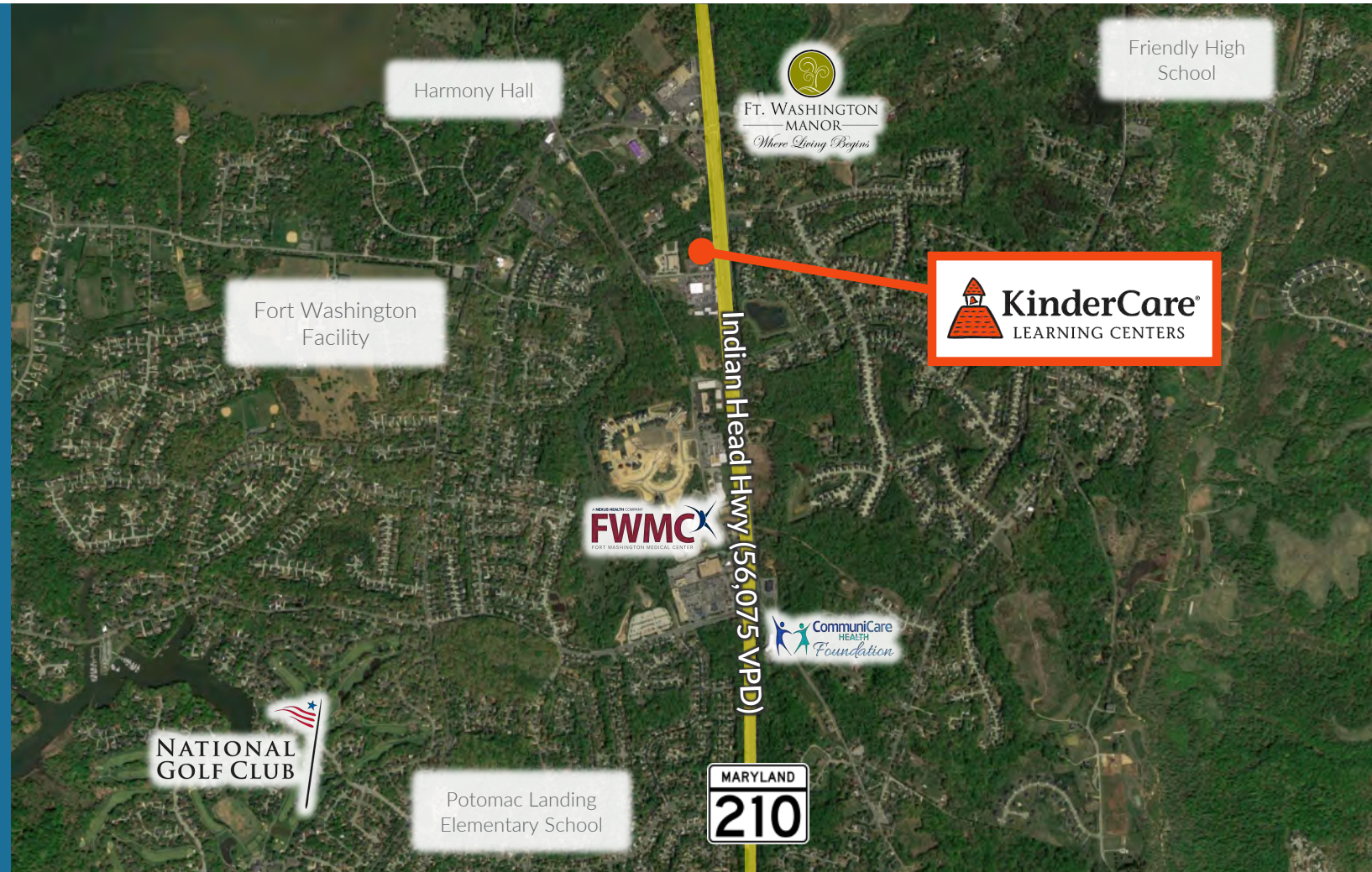
\$111,697

3-MILE

\$128,637

5-MILE

\$126,534



TENANT PROFILE

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KinderCare Learning Centers is an American operator of for-profit child care and early childhood education facilities founded in 1969 and currently owned by KinderCare Education. The company provides educational programs for children from six weeks to 12 years old. In terms of size, KinderCare is the third-largest privately held company headquartered in Oregon, and the company's executive leadership operates out of Portland.

KinderCare operates in 39 different states and the District of Columbia, with about 200,000 children enrolled in more than 1,700 early childhood education community centers. The center includes over 600 before-and-after school programs and over 100 employer-sponsored centers. KinderCare Education employs approximately 30,000 people. From math skills and early literacy activities to cooking adventures and plenty of time for the arts, the proprietary Early Foundations® curriculum sets the industry standard for excellence in education. The center's goal is to help children become curious, engaged, focused, and empathetic—and ready them for school and life.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
1,700+



HEADQUARTERS
Portland, OR



WEBSITE
[kindercare.com](https://www.kindercare.com)



LEASE SUMMARY

TENANT	KinderCare
PREMISES	A Building of Approximately 6,566 SF
LEASE COMMENCEMENT	November 29, 1985
LEASE EXPIRATION	December 31, 2019
LEASE TERM	~1 Year Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1 st Option: 8.53% 2 nd Option: Fair Market Rate
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

KinderCare | 10925 Indian Head Highway | Fort Washington, MD 20744



TENANT NAME	SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
KinderCare	6,566 SF	\$103,200	\$15.72	1st Option: 8.53% 2nd Option: Fair Market Rate	11/29/1985	12/31/2019	2 x 5 Years



CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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