

OFFERING MEMORANDUM

# THE LEARNING EXPERIENCE

BOLINGBROOK, ILLINOIS  
(CHICAGO MSA)





## Financial Overview

Price	\$4,056,000
Cap Rate	7.15%
Gross Leasable Area	10,000 SF / 5,000 SF Playground
Year Built	2018
Lot Size	1.269 +/- Acres

## Lease Summary

Lease Type	Modified NNN
Roof & Structure	Landlord Responsible*
Lease Term	15 Years
Rent Commencement	5/1/2018
Increases	11% Every Five Years, Including Options
Options	Two, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	Yes, Tenant has 15 Days to Respond

\*Landlord, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement of all of the structural portions of the premises including without limitation the foundations, bearing walls, support beams, columns, structural portions of the roof, underground utility lines and the water tightness of the building. Additionally, there is a 10-Year roof warranty.

## Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$290,000	\$24,167
Year 6-10	\$321,900	\$26,825
Year 11-15	\$357,309	\$29,776
Option 1	\$396,613	\$33,051
Option 2	\$440,240	\$36,687



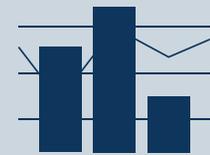
### ADDRESS

1281 W. 115th Street  
Bolingbrook, IL 60490



### PRICE

\$4,056,000



### CAP RATE

7.15%



### NOI

\$290,000

# Investment Highlights

- 15-Year Lease with 11% Increases Every 5 Years
- Rare Corporate Guaranty for 10 Years
- 325+ Locations Open or Under Development, Projected to Add 35 Locations Annually
- 2018 All-Masonry Construction, Minimal Landlord Responsibilities
- 196,975 Residents in Growing Suburb of Chicago, 27 Miles Southwest of Chicago
- Average Household Income Exceeds \$107,000 within 1, 3, and 5 Miles
- Highly Visible to 45,900 Cars/Day at Signalized Intersection
- Just North of I-55 with 134,800 Cars/Day, Direct Access to Downtown Chicago
- Strong Daytime Population, 149,242 Employees within 5 Miles
- Adjacent to 250-Acre Windham Lakes Business Park, home to Amazon Fulfillment Center with 1,000 employees
- ½ Mile to 729-Acre Remington Lakes Business Park with 1.5 Million SF and Includes Ulta Beauty's Headquarters with 1,110 Employees
- 1 Mile to Carlow Corporate Center, a New 3.5 Million SF Industrial Park on 207 Acres with Home Depot, General Motors, and Goya Foods
- 1.5 Miles to Fountain Square, a New \$74 Million Class-A Business Park on 70 Acres
- 2 Miles to New \$85 Million Adventist Medical Center with 796 Employees
- Over 33 Million SF of Industrial Space in Immediate Trade Area
- Close Proximity to Several Award-Winning K-12 Schools, 138,000+ Students in Will County
- Surrounded by Amenities Including Retail, Restaurants, Business/Industrial Parks, Hotels, Health Clubs, and Schools

# Demographics

POPULATION	1-MILES	3-MILES	5-MILES
2010 Population	8,946	68,318	192,694
2017 Population	8,986	69,135	196,975
2022 Population	10,857	77,703	218,231
HOUSEHOLDS			
2010 Households	2,520	21,241	59,829
2017 Households	2,529	21,450	61,083
2022 Households	3,055	24,346	68,013
INCOME			
2017 Average Household Income	\$119,510	\$107,579	\$121,435
EMPLOYEES			
2017 Number of Employees In Area	6,369	52,505	149,242



**196,975**

Population within a 5-Mile Radius



**\$121,435**

Average Household Income within a 5-Mile Radius



**149,242**

Employees within a 5-Mile Radius



**OWNERSHIP:**

PRIVATE

**TENANT:**

CORPORATE

**WEBSITE:**

[www.thelearningexperience.com](http://www.thelearningexperience.com)

# 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 they say at TLE, "learn, play, and grow!"

The Learning Experience is an industry leader and one of the nation's fastest growing early education and child care franchises, with a proven track record of success for both students and center franchisees. More than 95% of pre-school graduates read before kindergarten, and more than 70% of center franchisees buy additional units or refer new franchisees to the company. As a testament to the opportunities TLE provides, many parents with enrolled children also become franchisees. There are more than 200 The Learning Experience locations open or under development across the country.

## The Numbers:

- 210% Increase in 5-Year System-Wide Revenue Growth
- 45.5% Compounded 5-Year Annual Revenue Growth
- 300+ Corporate Partners Refer Their Employees to The Learning Experience
- 210+ Centers Open and Operating
- 35+ Centers Opening Annually



**210+**  
LOCATIONS



HEADQUARTERED IN  
**Boca Raton, FL**

OVER  
**25,000**  
Kids Enrolled



FOUNDED  
**1980**

**35 New**  
Locations  
Opening Annually



# Lease Summary

## LANDLORD RESPONSIBILITIES

Landlord, at its sole cost and expense, shall be responsible for the maintenance, repair and replacement of all of the structural portions of the premises including without limitation the foundations, bearing walls, support beams, columns, structural portions of the roof, underground utility lines and the water tightness of the building.

## TENANT RESPONSIBILITIES

Tenant, at its sole cost and expense, shall keep clean and maintain in good condition, order and repair the building front and exterior portions of all doors, windows, and plate glass surrounding the premises, all plumbing within the building, fixtures and interior walls, floors, systems, interior building appliances, and HVAC systems. Tenant shall directly contract for and pay all costs and expenses in connection with operating and maintaining the premises, including without limitation insurance, repair and replacement, cleaning sanitary control and trash.

## COMMON AREA MAINTENANCE

Tenant will reimburse Landlord for Tenant's share of the cost and expenses paid by Landlord for the operation of the common areas: insurance, parking lot lighting, trash removal/cleaning, repairs and general maintenance. Landlord shall keep clean and maintain in good order, condition and repair the common areas including without limitation cleaning and removing of rubbish, dirt, debris, snow and ice, paving, painting, and slurry the parking areas, planting, replanting, trimming and replacing flowers, shrubbery and landscaping, maintaining light fixtures, and shall refurbish and remodel the common areas to assure they are kept in first class, tenantable, attractive, clean, sanitary and safe condition.

## TAXES

Tenant shall reimburse Landlord for all real estate taxes on a monthly basis.

## INSURANCE

Tenant shall obtain and keep in full form special form cause of loss insurance, commercial general liability insurance, all risk insurance, workers compensation insurance and business interruption insurance.

Tenant shall also reimburse Landlord for the cost of Landlord's casualty insurance and commercial general liability insurance.

## RIGHT OF FIRST REFUSAL

Tenant shall have 15 Days from receipt of notice to exercise its Right of First Refusal.

## ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease to a franchisee without Landlord's consent, but shall remain liable for its obligations under the lease. Additionally, Tenant may assign or sublet the lease to a third party with Landlord's consent and shall be relieved of all of its obligations under the lease.

# Property Photos



**LEWIS UNIVERSITY**  
4,506 STUDENTS



INTERSTATE 55 140,400 DAILY

RR DONNELLEY



**CARLOW CORPORATE CENTER**  
NEW 3.5 MILLION SF INDUSTRIAL PARK ON 207 ACRES



**SUBJECT PROPERTY**

30,300 DAILY

S WEBER RD



W 115TH ST 15,600 DAILY





SCHOOLS WITHIN 1/2 MILE  
**BOLINGBROOK HIGH SCHOOL** 3,548  
**BROOKS MIDDLE SCHOOL** 1,106  
**INDEPENDANCE ELEMENTARY** 747  
**JANE ADAMS MIDDLE SCHOOL** 725  
**OAK VIEW ELEMENTARY** 578

**ULTA BEAUTY** **ATI** **BLACK HORSE**  
**APL Logistics** **S&S** **MI** **XPO**  
 Multi Plastic Logistics  
**REMINGTON LAKES BUSINESS PARK**  
 1.5 MILLION SF ON 729 ACRES

**ADVENTIST MEDICAL CENTER**  
 \$85 MILLION FACILITY  
 796 EMPLOYEES

**55** **140,400 DAILY**

**13,400 DAILY** **VETERANS PKWY**



**SUBJECT PROPERTY**



**W 115TH ST**  
**15,600 DAILY**



**30,300 DAILY** **S WEBER RD**



**HOBBY LOBBY**  
**BEST BUY**  
**HOME DEPOT**  
**Marshalls**  
**meijer**  
**TARGET**  
**LOWE'S**  
**PET SMART**  
**Party City**  
**REGAL CINEMAS**  
**ROSS**  
**DRESS FOR LESS**  
**KOHL'S**  
**Jewel-Osco**

PIONEER ELEMENTARY  
653 STUDENTS



1,087 ACRES WITH 2 COMMUNITY CENTERS,  
INDOOR/OUTDOOR AQUATIC PARK, 2 FITNESS  
CENTERS, 2 SKATE PARKS, A SPORTS COMPLEX,  
AND 48 PARKS WITH PLAYGROUNDS

**ULTA BEAUTY**  
**ATI** PHYSICAL THERAPY  
**BLACK HORSE** Private Fleet Specialists  
**APL Logistics**  
**S&S** ACTIVEWEAR  
**MPI** Multi Plastic Logistics  
**XPO**  
**REMINGTON LAKES BUSINESS PARK**  
 1.5 MILLION SF ON 729 ACRES

JANE ADDAMS MIDDLE  
725 STUDENTS

VETERANS PKWY



**SUBJECT  
PROPERTY**



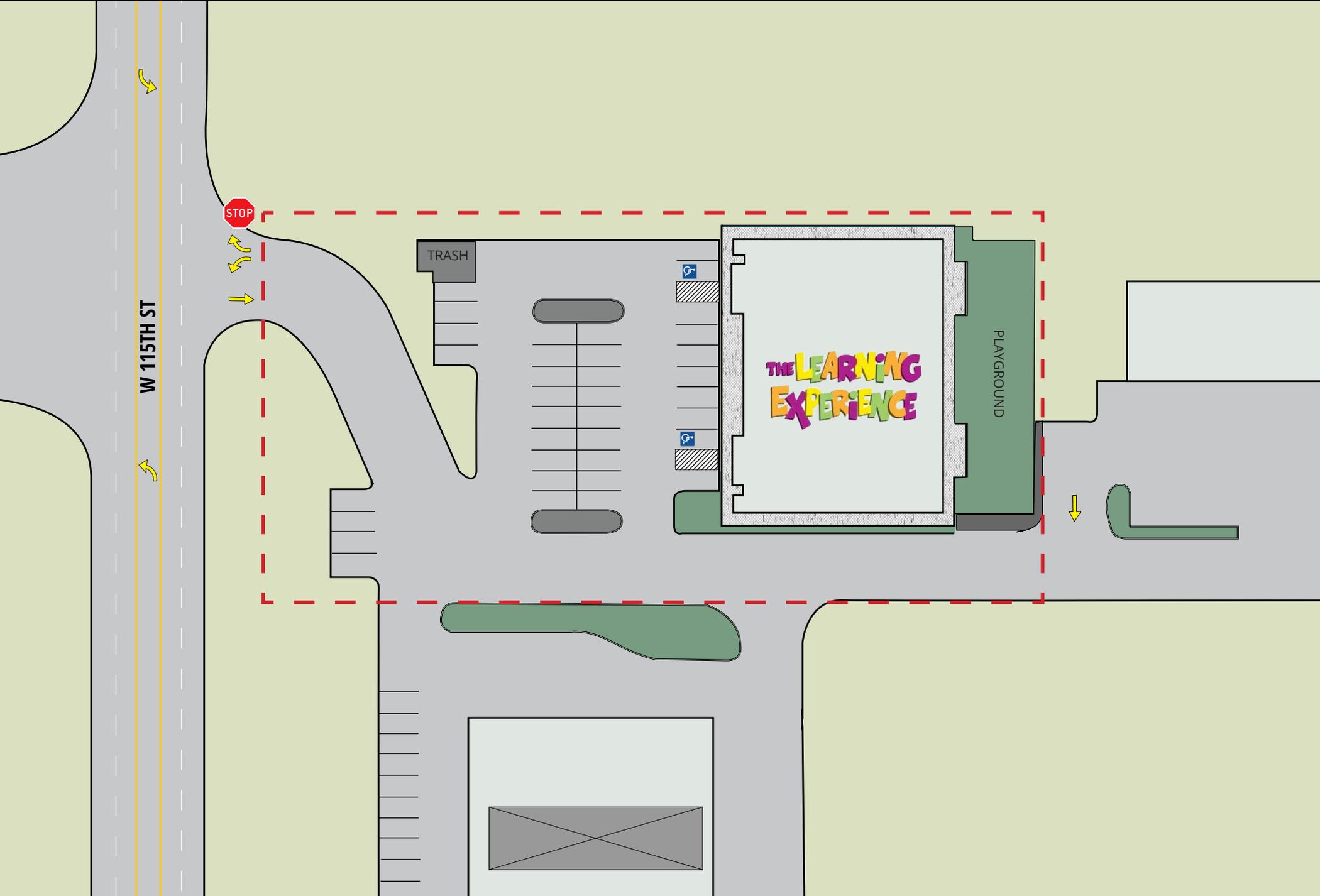
W 115TH ST 15,600 DAILY

BMO Harris Bank

S WEBER RD  
30,300 DAILY



# Site Plan



# Bolingbrook, IL

A world-class commercial, industrial and cultural city, Bolingbrook, just outside Chicago functions as a major national center and as the major regional center for America's heartland. It originally emerged as a transport center for cargo headed west and agricultural products headed east by land and water. Although transportation technology has changed, the role has not. The city is the most important passenger and freight transport hub in the country with the largest number of air departures and the most rail traffic in the nation. The commercial and manufacturing economy stands out both for its size and diversity. Over 30 Fortune 500 companies in an assortment of industries have headquarters here. Factories and warehouses extend for miles. Bolingbrook, is also a major center for small manufacturing and business. There is probably no more diverse an economy in the country.



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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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# THE LEARNING EXPERIENCE

BOLINGBROOK (CHICAGO MSA), ILLINOIS