



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Knowledge Beginnings (KinderCare)
170 Main Street
Tewksbury, MA 01876

EXCLUSIVELY MARKETED BY:



ASHLEY SAYE

Lic. # 01955010

424.334.0750 | **DIRECT**
ashley@SIGnnn.com



MATSON KANE

Lic. # 695584

512.861.1889 | **DIRECT**
matson@SIGnnn.com



ELAN SIEDER

Lic. # 678407

512.649.5185 | **DIRECT**
elan@SIGnnn.com



MAX FREEDMAN

Lic. # 644481

512.766.2711 | **DIRECT**
max@SIGnnn.com

2701 Ocean Park Boulevard, Suite 140
Santa Monica, CA 90405
844.4.SIG.NNN
www.SIGnnn.com

In Cooperation With Venture Retail Partners, LLC
BoR: Andrew Callahan - Lic. # 422296

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the ±20,499 SF Knowledge Beginnings (KinderCare) at 170 Main Street in Tewksbury, MA. This Opportunity Includes a Reliable Tenant With a Successful Operating History and Has a Long Commitment to the Site, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,750,000
CAP	6.25%
NOI	\$297,024
PRICE PER SF	\$231.72
GUARANTOR	Knowledge Universe Education, LLC

PROPERTY SUMMARY

ADDRESS	170 Main Street Tewksbury, MA 01876
COUNTY	Middlesex
BUILDING AREA	±20,499 SF
LAND AREA	±1.58 AC
BUILT	1989



HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Reliable Tenant With a Successful Operating History, Paying Under Market Rent and Long Commitment to the Site
- Property is Conveniently Located 400 Feet Away From the Exit Off of Interstate 495 – With Over 124,553 VPD - Allowing This Location to Pull Students From a Large Radius of Surrounding Communities
- Strong Demographics - Over 8.68% Household Growth Since 2010 Within a 5-Mile Radius
- Over 201,632 Residents With an Average Household Income of \$93,378 Within a 5-Mile Radius
- Signalized Intersection Across From a Walmart Supercenter, Home Depot and Near Stadium Plaza Shopping Center
- Knowledge Beginnings Centers Are Owned and Operated By Portland, Oregon-Based KinderCare Education, the Nation's Leading Private Provider of Early Childhood Education and Care; KinderCare Education Comprises of Approximately 1,500 Early Learning Centers, More Than 480 Champions Before and After School Sites, Serving More Than 186,000 Families and Employing More Than 36,000 Teachers and Staff
- 2019 Gallup Great Workplace Award Winner KinderCare Education Remains the First and Only Company in the Early Childhood Education Industry to Be Recognized By Gallup For This Award and One of Only 40 Companies Worldwide to Receive This Distinction; This is KinderCare's Third Year Being Recognized With This Distinction, Making Them One of Only 17 Other Companies to Ever Win Three Consecutive Years in a Row
- Strong Retail Synergy With Surrounding Tenants Including: Walmart Supercenter, Home Depot, Kmart, Marshalls, McDonald's, Wendy's, Burger King, IHOP, Applebee's, Citizens Bank, Crunch Fitness, Dunkin', Hannaford Supermarket, the University of Massachusetts Lowell and Many More



LEASE SUMMARY

TENANT	Knowledge Universe Education, LLC
PREMISES	A Building of Approximately 20,499 SF
LEASE COMMENCEMENT	May 1, 1999
LEASE EXPIRATION	July 31, 2024
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	CPI Increase in 2022, FMV in Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education/Child Care
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
RIGHT OF FIRST REFUSAL	No

SQUARE
FOOTAGE

ANNUAL
BASE RENT

RENT
PER SF

20,499 SF

\$297,024

\$14.49





Rogers St



Knowledge
Beginnings®



Stephen Gould



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Knowledge
Beginnings®

Marshalls MARKET BASKET
dressbarn CVS pharmacy
Mobil NTB Payless

Mobil DUNKIN' Rocker Barrel
CIRCLE K TOWNEPLACE SUITES MARRIOTT
Residence Inn Marriott FAIRFIELD INN Marriott

DUNKIN' jiffy lube

CITGO

Hyundai

McDonald's SUNOCO Hannaford
Santander

CUBESMART self storage

Rogers St

THE HOME DEPOT IHOP
Applebee's
6 Burger King

Green Leaf logo

DUNKIN' Ninety Nine 99

iStorage GOLD'S GYM

Papa Gino's CRUNCH

38

T-Mobile Citizens Bank Sprint
SUPERCUTS

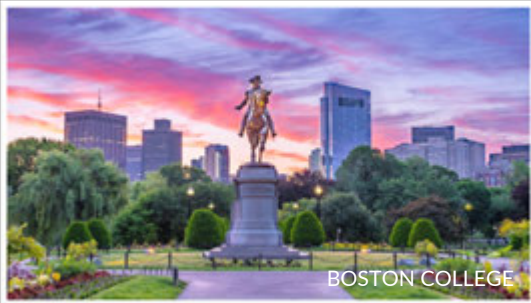
Walmart Supercenter
SUBWAY

INTERSTATE 495

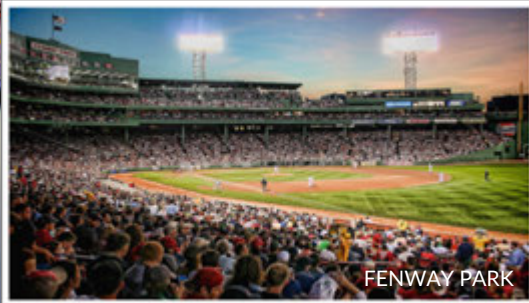
Tewksbury is a small town located in the Greater Lowell metropolitan area. The town is in Middlesex county in the state of Massachusetts. Its the 5th largest county in the area with a population of 30,666 residents per the 2018 estimate census. The town is bounded by the Merrimack river in the north and the Shawsheen river in the south. Tewksbury is located about 19 miles northwest of Boston's downtown area and it also lies in Boston's MSA, which has a population of about 4,732,161 people. Tewksbury has some of the best features for livability.

The town has a job market that has been increasing by 4.3% which is higher than the US average. Over the next 10 years, the future job growth is predicted to be 42.9%. Tewksbury has the largest proportion of people who commute to work, due to being so close to Boston. Most of the major categories of work in the area include: protective services, computer, engineering, and science. There are many jobs in management, business, finance, healthcare, technology, education, legal, community services, arts, and media as well. Due to the close proximity, Boston's economy affects Tewksbury's. Boston is placed among the top 30 most economically powerful cities in the world. With a sturdy foundation of education and health care, and a jobless rate that is frequently below the national average, Boston's economy has been on solid ground for quite some time. Encompassing \$363 billion, the Greater Boston metropolitan area has the sixth-largest economy in the country and 12th-largest in the world. Boston's colleges and universities exert a significant impact on the regional economy. Boston attracts more than 350,000 college students from around the world, who contribute more than US\$4.8 billion annually to the city's economy. The area's schools are major employers and attract industries to the city and surrounding region. The city is home to a number of technology companies and is a hub for biotechnology, with the Milken Institute rating Boston as the top life sciences cluster in the country. Tourism also composes a large part of Boston's economy, with 21.2 million domestic and international visitors spending \$8.3 billion in 2016.

Tewksbury is a small, quiet and a great suburban area to live, with a great bonus of not being too far from Boston or Lowell. It has many schools, restaurants, parks, recreational activities and is full of different churches. Visitors can enjoy a visit to the town's riverside, battle trails, theaters, and cinemas. The town has a heritage and visitor center for guests to learn the history of the town. Tewksbury is a short 39 minute drive to Boston, which is the perfect place to spend the day. Boston is home to the Freedom Trail, the Faneuil Hall Marketplace, the Boston Commons, the Boston Harbor, the New England Aquarium, the Museum of Science, and the Fenway Park which is the legendary home of the Red Sox.



BOSTON COLLEGE



FENWAY PARK



	2 MILES	5 MILES	10 MILES
POPULATION	27,716	201,632	577,610
AVERAGE HH INCOME	\$97,323	\$93,378	\$106,636



TENANT PROFILE

KinderCare Education is America's largest private provider of early education and child care with more than 36,000 teachers and staff serving 186,000 children in 40 states and in Washington, D.C. every day, where they need us:

- In neighborhoods with our KinderCare® Learning Centers and Rainbow Child Care Centers that offer early childhood education and child care for children six weeks to 12 years old;
- At work through KinderCare Education at Work™, family benefits for employers including on-site and near-site early learning centers and back-up care for last-minute child care;
- In local schools with our Champions® before and after-school programs.

We are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.

PORTLAND, Ore., Jan. 4, 2016 – The company formerly known as Knowledge Universe Education LLC – the largest private provider of early childhood education in the U.S. – will become KinderCare Education.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
1,500+



HEADQUARTERS
Portland, OR



WEBSITE
kc-education.com

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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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Lic. # 695584

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ACTUAL PROPERTY IMAGE