



JDS Real Estate Services, Inc.
MN Lic. # 40407966

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare

7964 Xerxes Avenue North
Minneapolis (Brooklyn Park), MN 55444

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 4,700 SF KinderCare Located at 7964 Xerxes Avenue North in Minneapolis (Brooklyn Park), MN. This Opportunity Includes a Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$845,833
CAP	6.00%
NOI	\$50,750
PRICE PER SF	\$179.96
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	7964 Xerxes Avenue North Minneapolis (Brooklyn Park), MN 55444
COUNTY	Hennepin
BUILDING AREA	4,700 SF
LAND AREA	0.75 AC
BUILT	1981



HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Reliable Corporate Tenant With a Successful Operating History, Paying Under Market Rent and Long Commitment to the Site
- KinderCare Operates More Accredited Centers Than Any Other Provider, and Has Earned the Distinction of Being One of Less Than 40 Gallup Great Workplace Award Winners For Two Years in a Row
- 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 Less Than 3-Miles Away From Interstate 94 (127,971 VPD) and Highway 252 (68,000 VPD) - Allowing This Location to Pull Students From a Large Radius of Surrounding Communities
- Property is Conveniently Located in a Dense Residential Area With Access to Nearby Retail, Parks, Bus Stops, and Metropolitan Mass Transit System
- Population of Over 103,267 Residents With an Average Household Income of \$77,133 Within a 3-Mile Radius of the Property
- Nearby Feeder Elementary Schools are Palmer Lake Elementary, Monroe Elementary, Woodland Elementary, Adams Elementary and Stevenson Elementary
- Located in the Brooklyn Park Neighborhood Just NorthWest of Downtown Minneapolis Via I-94 (20 Minutes). The Minneapolis MSA has a Population of Over 425,403 and is the Largest City in Minnesota
- Strong Demographics - Over 2.1% Population Growth and the Average Household Income Increased By 8.06% Since 2017



LEASE SUMMARY

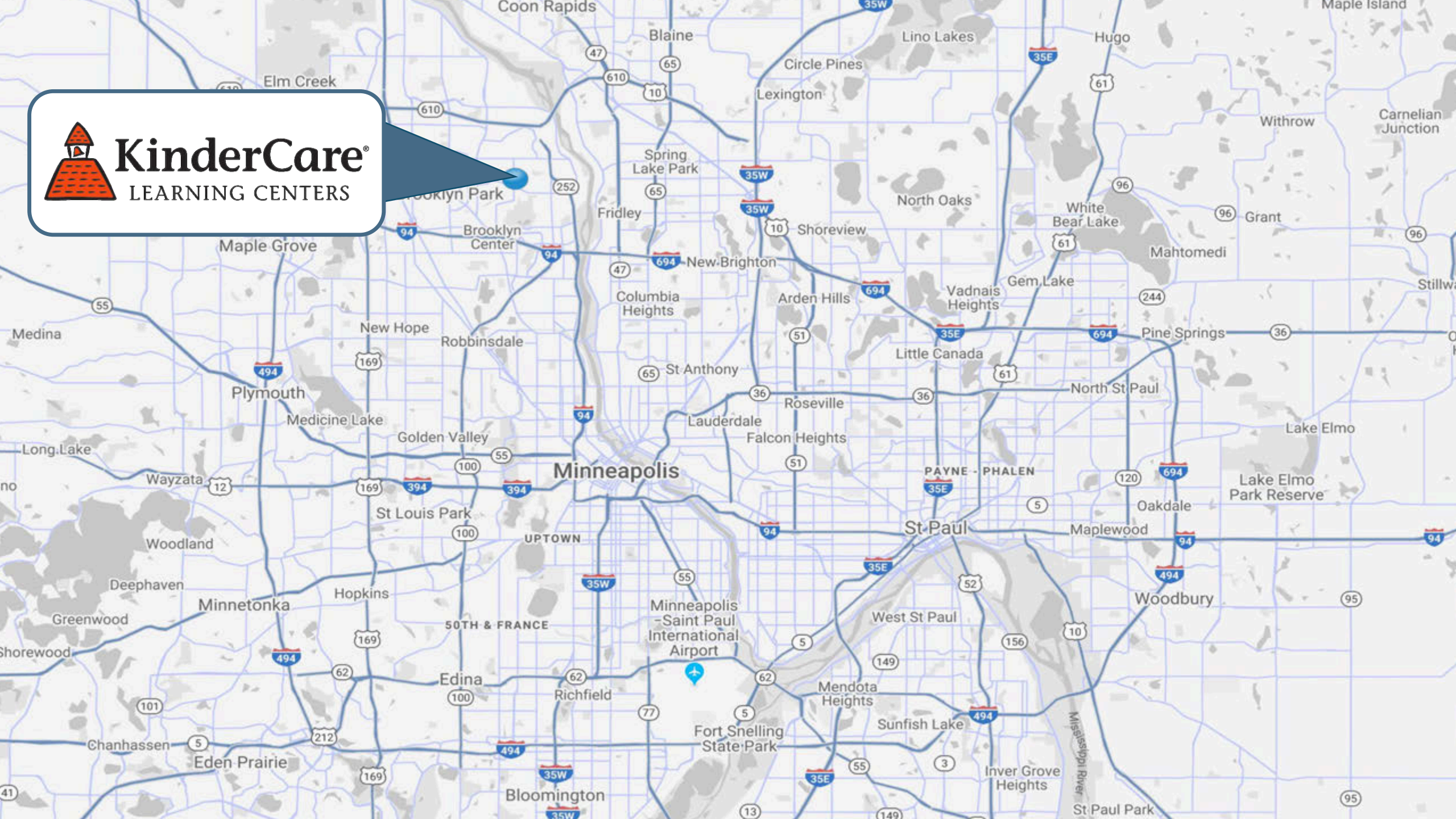
TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 4,700 SF
LEASE COMMENCEMENT	August 15, 2016
LEASE EXPIRATION	August 14, 2023
LEASE TERM	~4 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	4% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Child Care & Learning Facility
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	Not to Purchase – Tenant has Right to Lease Other Properties Within 2-Miles of Location

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,700 SF	\$50,750	\$10.80





KinderCare®
LEARNING CENTERS

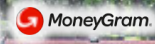


DOWNTOWN MINNEAPOLIS



Palmer Lake Park

Palmer Lake Elementary



Bill's Market & Gas Station



Xerxes Ave



Edinburgh USA
World-class golf... Within reach

M law limited
JAMIESON FENCE SUPPLY
Shank Constructors
The Celtic Croft
www.Kilts-n-Staff.com
T.BRYCE MACHINE, INC.
WELLER TRUCK PARTS
PETER DORAN lawn & landscaping
Pilgrim CLEANERS LAUNDERERS™
The Twin Cities' favorite dry cleaner.
Carlife
EVOTRONICS
CERES ENVIRONMENTAL

U-HAUL
ACORN MINI STORAGE
The Shop Tire and Service Center
GENESIS
P M PROPERTY MANAGEMENT
THAI FUSION RESTAURANT
AUTO CARE CENTER

festival foods
TACO BELL
Caribou COFFEE
Little Caesars
BURGER KING
Valvoline

KinderCare
LEARNING CENTERS

Xerxes Ave



KinderCare®
LEARNING CENTERS

Birch Grove
Elementary School
for the Arts

Xerxes Ave

Brookdale Dr

Monroe
Elementary
School

Park Center Senior
High School

Palmer Lake
Elementary



Brooklyn Center
High School

Stevenson
Elementary School

Fridley High
School



Walmart Supercenter
SUBWAY
MURPHY USA
TIRE PLUS TOTAL CAR CARE

planet fitness
O'Reilly AUTO PARTS
Firestone
CVS pharmacy
Arby's
GNC
SUBWAY
bakers square
AFFORDABLE DENTURES & IMPLANTS
DOLLAR TREE
metro PCS
jiffy lube
bp
MENARDS
BIG O TIRES

Marriott
ANYTIME FITNESS
PAPA JOHN'S

TACO BELL
BURGER KING
DQ
Caribou COFFEE
Walgreens
DOLLAR TREE
Valvoline
Great Clips
GNC
Park Dental
Little Caesars

TARGET
CHIPOTLE
PANDA EXPRESS
Starbucks
WELLS FARGO
Cub
McDonald's
petco
Rainbow
tcf bank
T-Mobile
CVS pharmacy
SALLY BEAUTY

ALDI
FAMILY DOLLAR
O'Reilly AUTO PARTS
cricket
metro PCS

AutoZone
Walgreens
DQ
White Castle

Calver's
SUBWAY
Speedway

Pizza Hut

Godfather's Pizza
Speedway

Denny's
Super 8
QUALITY
Radisson
Best Western PLUS

McDonald's
SUBWAY

KinderCare[®]
LEARNING CENTERS



85th Ave N

Brookdale Dr

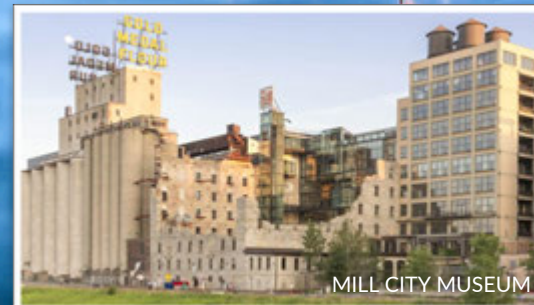
Xerxes Ave

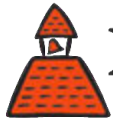
THE HOME DEPOT

Minneapolis is the county seat of Hennepin County and the larger of the Twin Cities. The city is the 16th-largest metropolitan area in the United States, with about 3.28 million residents. As of 2018, Minneapolis is the largest city in the state of Minnesota and 46th-largest in the United States, with an estimated population of 425,403 people. The Twin Cities metropolitan area consists of Minneapolis, its neighbor Saint Paul, and suburbs which altogether contain about 3.63 million people, and is the third-largest economic center in the Midwest. Minneapolis lies on both banks of the Mississippi River, just north of the river's confluence with the Minnesota River, and adjoins Saint Paul, the state's capital. The city is abundantly rich in water, with 13 lakes, wetlands, the Mississippi River, creeks and waterfalls; many connected by parkways in the Chain of Lakes and the Grand Rounds National Scenic Byway. As an integral link to the global economy, Minneapolis is categorized as a global city.

The economy of Minneapolis today is based in commerce, finance, rail and trucking services, health care, and industry. Smaller components are in publishing, milling, food processing, graphic arts, insurance, education, and high technology. Industry produces metal and automotive products, chemical and agricultural products, electronics, computers, precision medical instruments and devices, plastics, and machinery. Five Fortune 500 corporations make their headquarters within the city limits of Minneapolis: Target, U.S. Bancorp, Xcel Energy, Ameriprise Financial and Thrivent Financial.

Minneapolis is home to the Mall of America, which is a giant 4-level mall with hundreds of stores, plus restaurants, a theme park, cinema and aquarium. The city also includes the Institute of Art, the Minnehaha Park, the Mill City Museum, and the Walker Art Center. The Minnehaha Park includes opportunities for cycling, walking and seasonal wading pools which are big draws to these cascading falls in a namesake park. The Mill City Museum includes the history of the flour industry told through interactive exhibits in the rebuilt ruins of an old mill. The Minneapolis Institute of Art includes 5,000-year span of fine and decorative arts on display from a mummy to paintings by European masters. Minneapolis is filled with numerous shopping activities and unique dining options as well.





KinderCare®
LEARNING CENTERS

	3 MILES	5 MILES	10 MILES
POPULATION	103,267	250,681	907,731
AVERAGE HH INCOME	\$77,133	\$77,115	\$88,718

85th Ave N (20,920 VPD)

Xerxes Ave

Brookdale Dr (8,209 VPD)

(8,198 VPD)

MINNESOTA
252

(68,000 VPD)

(127,971 VPD)

(162,943 VPD)

INTERSTATE
94

INTERSTATE
694

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:

- In neighborhoods with the 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 the Champions® before and after-school programs.

The company includes over 600 before-and-after school programs and over 100 employer-sponsored centers. 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 kids become curious, engaged, focused, and empathetic—and ready them for school and life.



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 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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