

OFFERING MEMORANDUM

# THE LEARNING EXPERIENCE

BOLINGBROOK, ILLINOIS  
(CHICAGO MSA)



SRG

**SAMBAZIS**  
RETAIL GROUP



OAK VIEW ELEMENTARY  
578 STUDENTS

BROOKS MIDDLE  
1,106 STUDENTS

BOLINGBROOK HIGH  
3,548 STUDENTS

INDEPENDENCE ELEMENTARY  
747 STUDENTS

JANE ADDAMS MIDDLE  
725 STUDENTS

PIONEER ELEMENTARY  
653 STUDENTS

ADVENTIST MEDICAL CENTER  
\$85 MILLION FACILITY  
796 EMPLOYEES

ROBERT C. HILL ELEMENTARY  
744 STUDENTS

JOHN J LUKANCIC MIDDLE  
596 STUDENTS

REMINGTON LAKES BUSINESS PARK  
1.5 MILLION SF ON 729 ACRES

WINDAM LAKES  
BUSINESS PARK  
250 ACRES

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

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

CLICK FOR GOOGLE MAP  
SUBJECT  
PROPERTY

30,300 DAILY S WEBER RD

13,400 DAILY

140,400 DAILY

VETERANS PKWY

55

Arby's  
Wendy's  
Rocky's  
Country Inns & Suites  
Speedway  
7-Eleven  
K  
Popeyes  
McDonalds  
Burger King  
Days Inn  
White Castle

Staffmark

amazon fulfillment

mondie

ULTA DISTRIBUTION

RR DONNELLEY

Stant

BRAUN'S EXPRESS

TRUCKER ROCKY DISTRIBUTION

thysenkrupp

Ryder

Best Buy

DHL

GM

GOYA

D&H

WOODSPRING SUITES

Ashley

2000

Rapak

McKESSON

LIFETIME FITNESS

StormTrap

GM

GOYA

D&H

Best Buy

DHL

GM

GOYA

D&H

PEACOCK INDUSTRIAL EQUIPMENT

Art Van Furniture

kane

roomplace

SYNNEX

LG

MENASHA

Quad

BOSCH

Michael's

Stant

RR DONNELLEY

ULTA DISTRIBUTION

mondie

amazon fulfillment

Staffmark

amazon fulfillment

mondie

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TRUCKER ROCKY DISTRIBUTION

thysenkrupp

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Best Buy

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GM

GOYA

D&H



# 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	ModifiedNNN
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

# 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



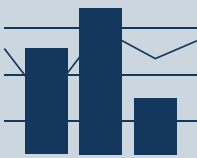
## ADDRESS

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
- 30 Minutes to O'Hare International Airport and Chicago Midway Airport

# 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



**61,083**

Households within  
a 5-Mile Radius



**\$121,435**

Average Household Income  
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

**ULTA**  
BEAUTY  
DISTRIBUTION

**Stant**

**LIFETIME**  
FITNESS

**Michael's**  
Where Creativity Happens

**Quad**  
Graphics

**MENASHA**

**GM**

**D&H**

**GOYA**

Midwest Warehouse  
Distribution System

**BEST BUY**

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

**Parksite**

**BRAUN'S**  
EXPRESS

**TR**  
TUCKER ROCKY  
DISTRIBUTION

**Ryder**  
Ever better.

**Staffmark**

**amazon**  
fulfillment

**mondi**

**SYNNEX**  
CORPORATION

**the roomplace**

**LG**

**DUNKIN'**  
DONUTS

**thyssenkrupp**

**SUBJECT  
PROPERTY**

**BMO Harris Bank**

30,300 DAILY

**S WEBER RD**

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

**kane**  
is able  
Dependable People. Exceptional Logistics.







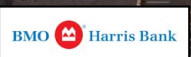
SCHOOLS WITHIN 1/2 MILE  
 BOLINGBROOK HIGH SCHOOL 3,548  
 BROOKS MIDDLE SCHOOL 1,106  
 INDEPENDANCE ELEMENTARY 747  
 JANE ADAMS MIDDLE SCHOOL 725  
 OAK VIEW ELEMENTARY 578

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 1.5 MILLION SF ON 729 ACRES

ADVENTIST MEDICAL CENTER  
 \$85 MILLION FACILITY  
 796 EMPLOYEES

55 140,400 DAILY

13,400 DAILY VETERANS PKWY



CLICK FOR GOOGLE MAP

**SUBJECT PROPERTY**

W 115TH ST 15,600 DAILY

30,300 DAILY S WEBER RD





**HOBBY LOBBY**  
**BEST BUY**  
**HOME DEPOT**  
**Marshall's**  
**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**  
**BLACK HORSE**  
**APL Logistics**  
**S&S**  
**Multi Plastic Logistics**  
**XPO**

REMINGTON LAKES BUSINESS PARK  
1.5 MILLION SF ON 729 ACRES

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VETERANS PKWY



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SUBJECT  
PROPERTY



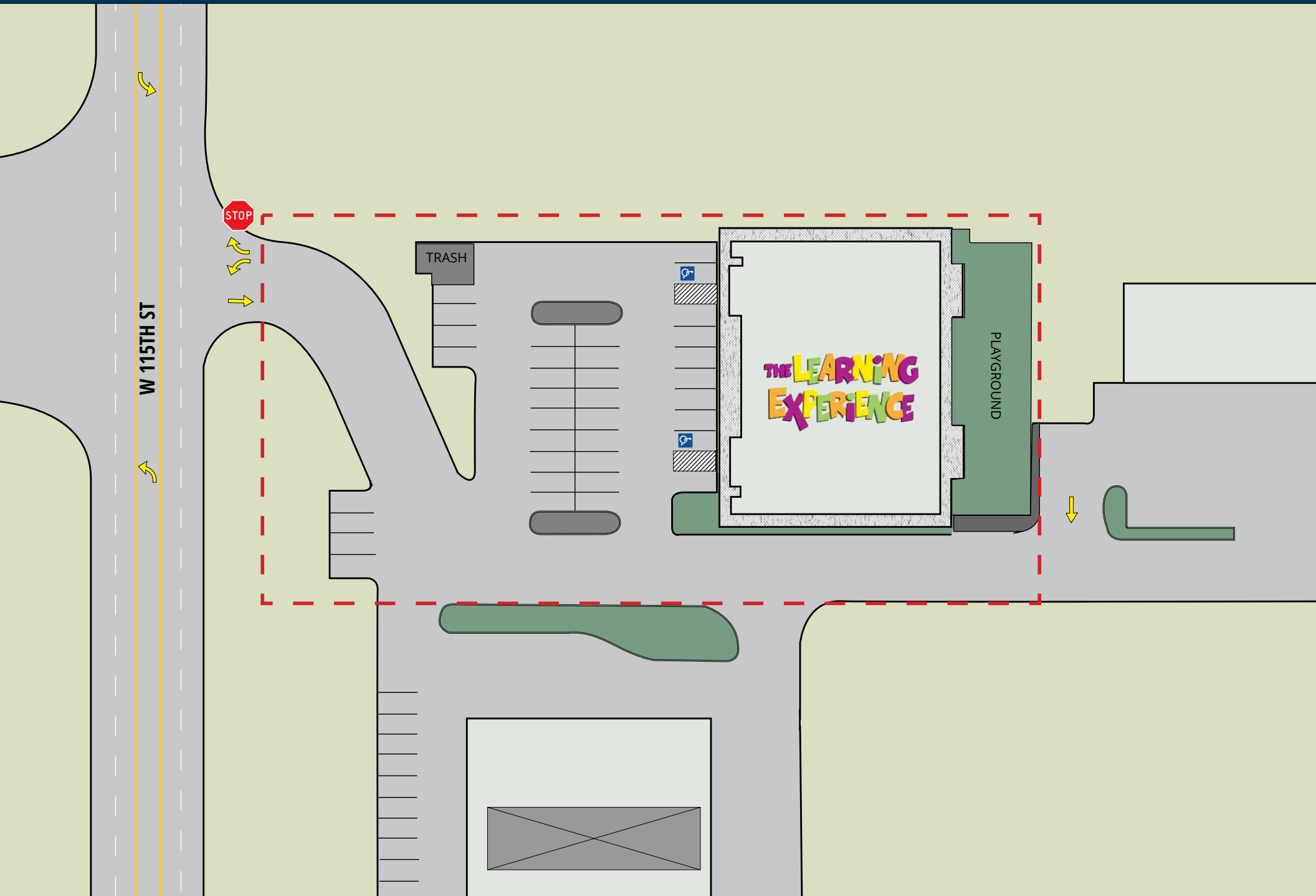
W 115TH ST 15,600 DAILY

BMO Harris Bank





# 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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## STEVEN WEINSTOCK

Broker Of Record

OAK BROOK TERRACE, IL

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# THE LEARNING EXPERIENCE

BOLINGBROOK (CHICAGO MSA), ILLINOIS