



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare

1829 Winderly Lane
(Pickerington) Columbus, OH 43147

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 7,415 SF KinderCare at 1829 Winderly Lane in Pickerington, OH. This Opportunity Includes Reliable Corporate Tenant With a Long Operating History Showing Commitment to the Site, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,625,000
CAP	6.98%
NOI	\$113,510
PRICE PER SF	\$219.15
GUARANTOR	KinderCare Education, LLC

PROPERTY SUMMARY

ADDRESS	1829 Winderly Lane (Pickerington) Columbus, OH 43147
COUNTY	Fairfield
BUILDING AREA	7,415 SF
LAND AREA	1.22 AC
BUILT	1998



HIGHLIGHTS

- Reliable Corporate Tenant With a Long Operating History Showing Commitment to the Site
- Strategically Located Near Hill Rd and I-70 Providing 47,462 VPD and 124,319 VPD Respectively
- Strong Demographics - Over 41,135 Residents With an Average Household Income of \$76,489 Within a 2-Mile Radius; and Over 190,144 Residents Within a 5-Mile Radius of Property
- Nearby Elementary Feeder Schools Include: Tussing, Liberty, Fairfield, Violet, Slate Ridge, Herbert Mills and Oakmont
- Location is Flanked By the Turnberry and Blacklick Woods Golf Courses; Both of Which Are Designed With Nature and Wildlife Conservation in Mind
- Pickerington is Just 15 Minutes East of Downtown Columbus - One of the Fastest Growing Large Cities in the Nation; Columbus is the Core City of the Columbus, OH MSA Which Encompasses Ten Counties and Has a Population of Over 2.1 Million People
- Neighboring Tenants Include: KFC, Wendy's, Arby's, Cracker Barrel, Starbucks, Hampton Inn, Chase Bank, Party City, Target, PetSmart, Verizon, Marriott, Logan's Roadhouse, Walmart Supercenter, Marshalls, Sam's Club and More
- 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
- Oregon-Based KinderCare Education is 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



LEASE SUMMARY

TENANT	KinderCare Education, LLC
PREMISES	A Building of Approximately 7,415 SF
LEASE COMMENCEMENT	October 29, 2012
LEASE EXPIRATION	October 31, 2022
LEASE TERM	3 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	1.5% Annually and At Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Early Education Center
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Landlord is Only Responsible For Parking Lot Replacement
ROOF	Landlord's Responsibility
STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Landlord's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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7,415 SF

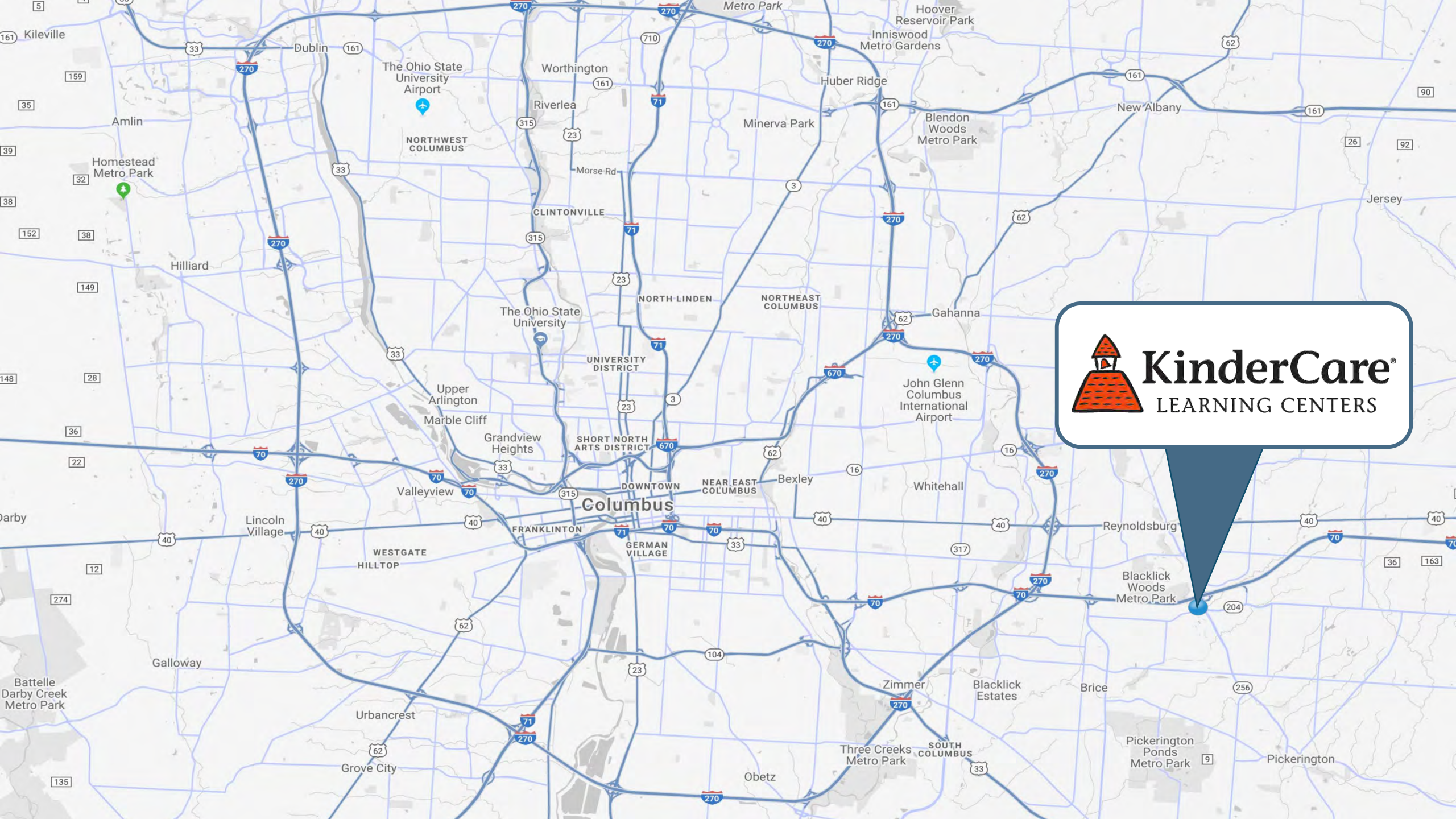
\$113,510*

\$15.31

*Reflects November 1st Rent Increase



ACTUAL PROPERTY IMAGES



KinderCare[®]
LEARNING CENTERS



Map of local businesses:

- Car Wash
- KeyBank
- Kohl's
- Fairfield Federal
- Chipotle
- MOD
- Huntington
- Graters
- Advance Auto Parts
- ALDI
- JET'S PIZZA
- FIREHOUSE SUBS
- ZETTLER HARDWARE
- us bank
- TRACTOR SUPPLY CO
- Red Robin
- Longhorn Steakhouse
- Bob Evans
- Stark Steak
- AspenDental
- five BELOW
- SMOOTHIE KING
- Starbucks
- CHASE
- Speedway
- Liberty Mortgage
- goodwill
- OMAZZO Italian Restaurant
- WATER RECLAMATION FACILITY
- TURNBERRY GOLF COURSE
- THE CITY OF COLUMBUS
- RECREATION AND PARKS DEPARTMENT

 **KinderCare**
LEARNING CENTERS

 **BW**
Best Western

 **HER**
Realtors

 **KFC**

 **Wendy's**

 **Eternal**
Salon & Spa

 **La Fogata Grill**

 **Arby's**

Hill Rd N

256

Tussing Rd

Winderly Ln



Nina Studio Nail Spa



Marshall's

JOANN

LANE BRYANT

Walmart



CREEKSIDE

BIG SANDY
HOME FURNISHINGS

ABBINGTON
Assisted Living



Walgreens

FRIDAYS



ihop

Olive Garden



Fairfield
BY MARRIOTT



BEST BUY



AMA Motorcycle Hall of Fame | Where Heroes Live On

Eastwood Village

PS GYM

Logan's ROADHOUSE

verizon

INTERSTATE
70

256

Hill Rd N



Hampton Inn & Suites
by HILTON



FAST LUBE



Winderly Ln

La Fozata Grill

Eternal
Salon & Spa



Tussing Rd



KinderCare
LEARNING CENTERS

HER
Realtors



Tussing Rd

Hill Rd N

PICKERINGTON | FAIRFIELD COUNTY | OHIO

Pickerington is a city in Fairfield and Franklin counties in the central region of the state of Ohio. The city has about 21,201 residents according to the 2018 estimate census. Pickerington is about 15 located miles to Columbus, Ohio. Columbus is the state capital and the most populous city in Ohio. With a population of 892,533 people as of the 2018 estimate census, it is the 14th-most populous city in the U.S. and one of the fastest growing large cities in the nation. This makes Columbus the second-most populous city in the Midwest. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a population of 2,078,725 people, the MSA is Ohio's second-largest metropolitan area.

Due to the cities close proximity, Columbus' economy affects Pickerington's. Columbus has a generally strong and diverse economy based on education, insurance, banking, fashion, defense, aviation, food, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. In 2019, the city had five corporations named to the U.S. Fortune 500 list: Alliance Data, Nationwide Mutual Insurance Company, American Electric Power, L Brands, and Cardinal Health in suburban Dublin. Wendy's and White Castle are also headquartered in Columbus.

Pickerington is about a 20 minute drive to Columbus, which makes it the perfect city to spend the day. Columbus is home to Columbus Zoo and Aquarium with interactive exhibitions. The city's Scioto Mile is a string of parks on both sides of the Scioto River, with a huge interactive fountain and trails. On the west bank, the COSI science center offers hands-on exhibits and a planetarium. Downtown, the Columbus Museum of Art includes American and European paintings and a sculpture garden. The German Village area has restored brick houses built by 1800s settlers.

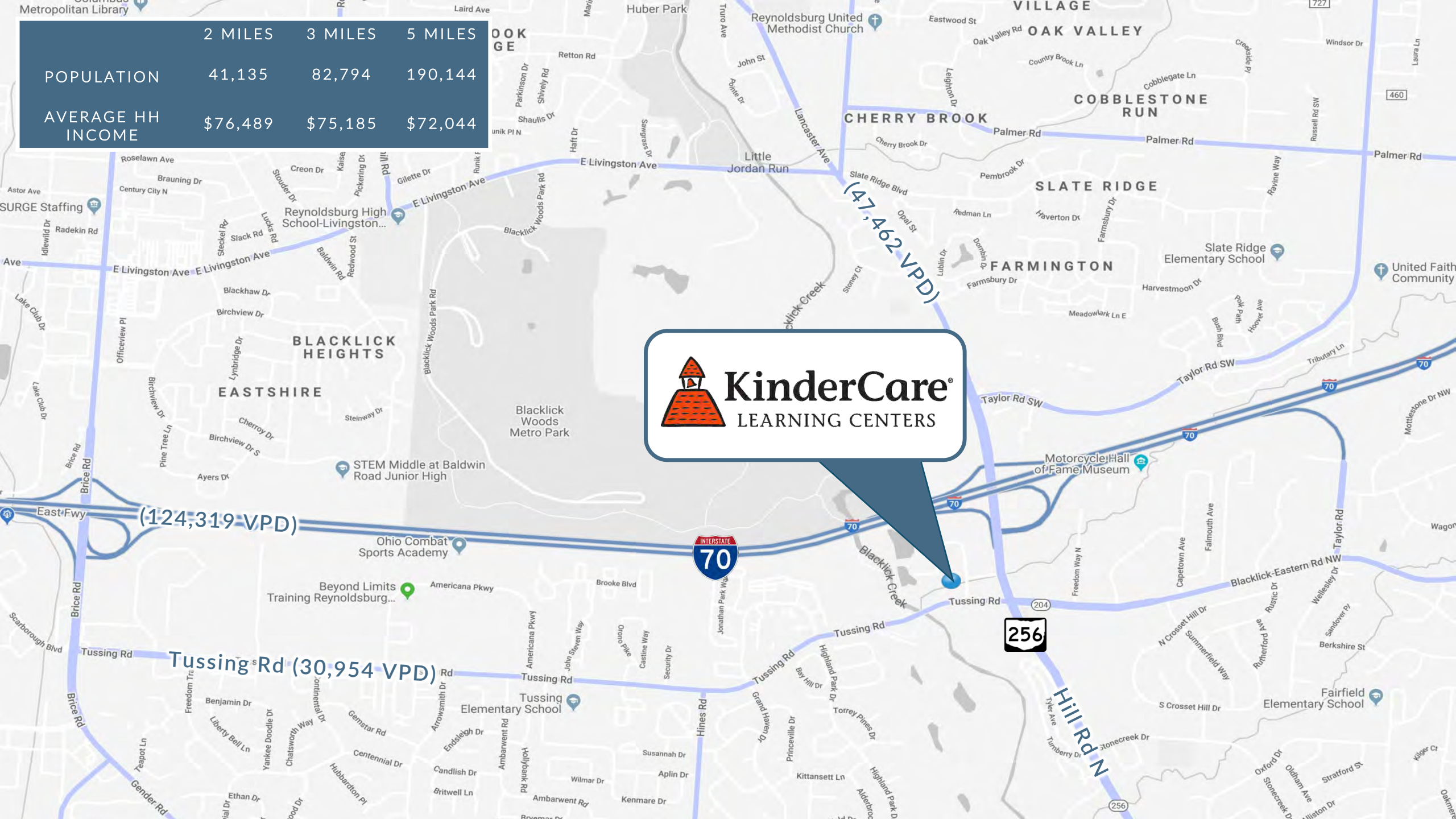


COLUMBUS MUSEUM OF ART



COLUMBUS ZOO AND AQUARIUM

	2 MILES	3 MILES	5 MILES
POPULATION	41,135	82,794	190,144
AVERAGE HH INCOME	\$76,489	\$75,185	\$72,044



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.

KinderCare Education operates more than 1,500 early learning centers, and more than 600 Champions sites, supported by a team of more than 560 employees at its headquarters in Portland, Oregon. In 2019, KinderCare Education earned their third Gallup Great Workplace Award – one of only 39 companies worldwide to win this award.

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

PORTLAND, Ore., August 27, 2018 – KinderCare Education (KCE) announced the successful acquisition of Rainbow Child Care Center and its 150 centers in 16 states.



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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