

THE LEARNING
EXPERIENCE

PLANO, TX
(DALLAS MSA)



STRIVE

The Learning Experience

8744 Ohio Dr
Plano, Texas 75024

OFFERING SUMMARY

Price	\$4,230,000
Cap Rate	6.75%
Net Operating Income	\$285,519
Year Built	2016
Gross Leasable Area	10,196 SF
Lot Size	2.00 Acres

LEASE SUMMARY

Lease Term	16 Years
Lease Commencement	1/11/2017
Lease Expiration	1/31/2033
Remaining Term	13 + Years
Lease Type	NN
Roof & Structure	Landlord
Increases	Yes
Options	2 x 5
Options to Purchase	ROFR

NOTE: The property includes a 4,500 SF playground that is not accounted for in total SF.

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	1/11/2017	\$285,519	-
6-10	1/11/2022	\$314,041	10.00%
11-16	1/11/2027	\$345,494	10.00%
Option 1: 17-21	1/11/2033	\$380,073	10.00%
Option 2: 22-26	1/11/2038	\$418,070	10.00%
NET OPERATING INCOME		\$285,519	

For Financing Options, Please Contact:



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The Learning Experience is an early learning and childcare company with over 250 franchises across the United States. Based in Florida, The Learning Experience was founded in 2001 by CEO Richard Weissman and his family. The company combines child care and early childhood pre-kindergarten education for children between the ages of six weeks and six years. Programs include philanthropy, yoga, foreign language lessons, in addition to basic math, science and language skills. The Learning Experience develops its own curriculum which incorporates advanced technology used across all locations, and the locations themselves include playrooms designed to look like a small town.

COMPANY SUMMARY

Company	The Learning Experience
Ownership	Private
Number of Locations	257+ Locations
Years in Business	18 Years
Headquarters	Deerfield Beach, FL
Website	www.thelearningexperience.com



- Top Tier Tenant — The Learning Experience is the Nation's Fastest Growing Daycare
- Stable Long-Term Income Stream — 10% increases Every 5 Years.
- Ease of Ownership — Minimal Landlord Responsibilities
- Residual Use of Building — Building Has no Interior Load-Bearing Columns, Allowing the Structure to be Used for Multiple Purposes in the Future.
- The Average Household Income Within a 5-Mile Radius is \$134,732 — 1.25x The National Average.
- Growing Area — There are 298,756 Residents Within a 5-Mile Radius, Representing a Growth of Over 22% from 2010.
- Situated Ohio Dr just South of the Sam Rayburn Tollway, a Major Thoroughfare in Plano. Traffic Counts on Ohio Dr Exceed 15,000 Vehicles per Day, with Traffic Counts Surpassing 165,000 VPD on Sam Rayburn.
- Less than a Mile Southeast of Stonebriar Centre, a 1,700,000 SF Shopping Mall that Serves a Majority of the North Dallas Suburbs.
- Virtually Every Major National Tenant is Nearby, Including The Home Depot, Walmart Supercenter, Sam's Club, Dillard's, Macy's, JCPenney, Nordstrom, LA Fitness, Chick-Fil-A, McDonald's, Michaels, Petco, Discount Tire and Many More.

SNAPSHOT



Estimated Vehicles
Per Day

103,000



Average Household
Income

\$134,732



Population Growth
2010-2019

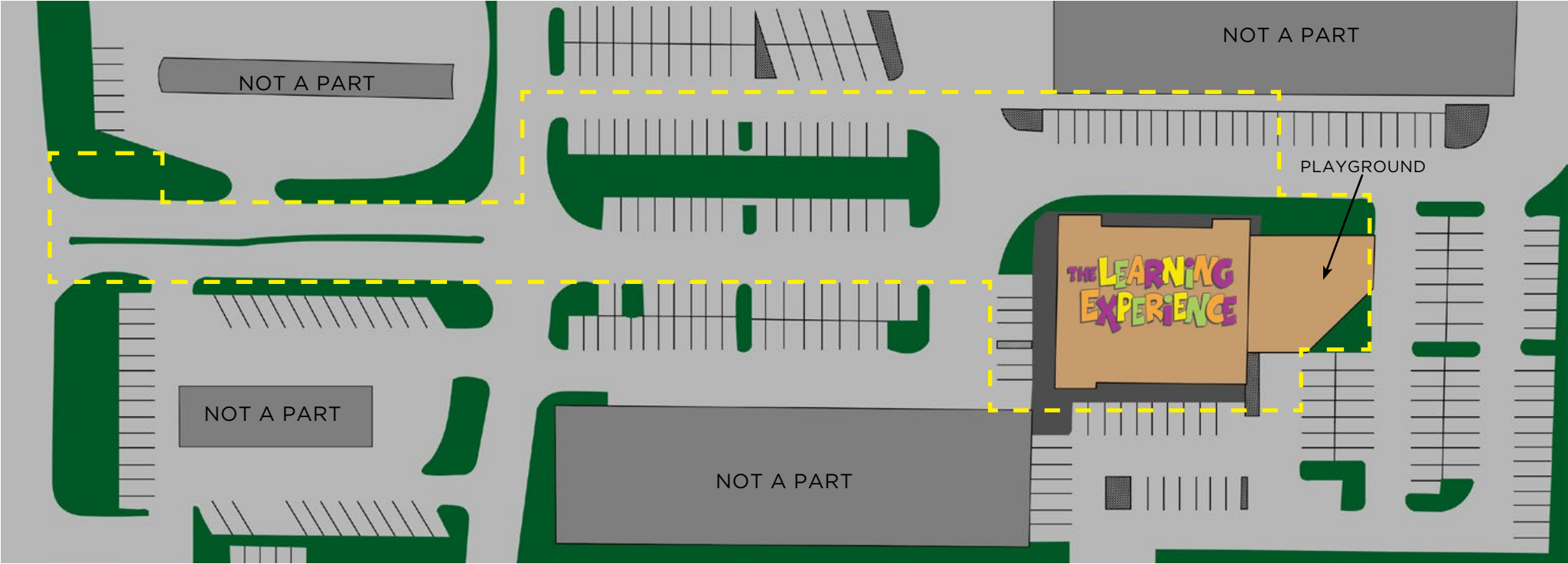
27.67%



Population: 5 Mile
Radius

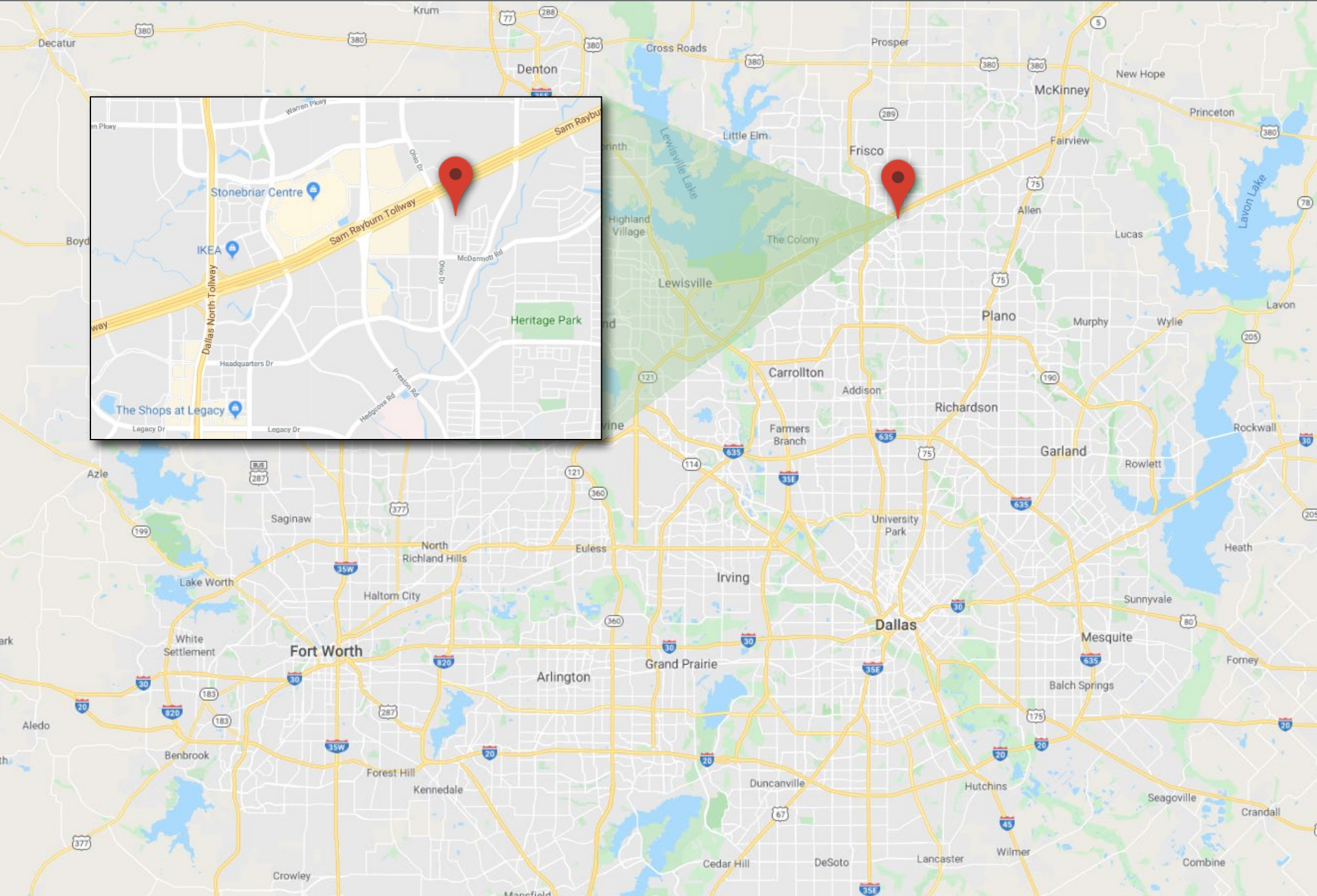
298,756













OVERVIEW

Dallas encompasses half of the Dallas-Fort Worth Metroplex and is the third-largest city in Texas and the ninth-largest city in the United States. Dallas is home to the third-largest concentration of Fortune 500 companies in the country and is the largest economic center of the Dallas-Fort Worth metropolitan area. The Metroplex has strong submarket occupancy rates, is home to more shopping centers per capita and has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States.

The city is the largest economic center of the 12-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,399,662 people as of July 1, 2017. The metropolitan economy is the fourth-largest and third-fastest growing in the United States, with a 2017 real GDP of \$535.5 billion. In 2018, Dallas had both the highest job growth rate and the most jobs added in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the

latest rankings released in 2018, Dallas was rated as a “beta plus” world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development. The DFW Metroplex has one of the largest concentrations of corporate headquarters for publicly traded companies in the United States. As of 2019, the city of Dallas has 10 Fortune 500 companies, and the DFW region as a whole has 24.

Dallas is the best-ranked city on the Regulatory Climate Index thanks to its efficient local regulations. Entrepreneurs and small businesses can expect a welcoming business environment across all five areas of local regulation. Dallas scores above average across each meaningful measure of an interaction that a business has with a local government agency through procedure, time, and cost. These rankings reflect the city’s continuing efforts to develop programs and initiatives to strengthen the business environment, provide access to capital, and encourage economic growth at the local level.

QUICK STATS

No. **1**

Fastest Growing City in the U.S.
(U.S. Census Bureau)

4th

Largest Metropolitan Area in the
United States

5th

Texas, Fastest Growing Economy
in the U.S. (Forbes)

24

Fortune 500 Companies Call
DFW Home (Dallas Morning News)

10K

Home to over 10,000 corporate
headquarters, making it the largest
concentration in the U.S.

	1 MILE	3 MILE	5 MILE
Population:			
2024 Projection	15,159	124,266	337,028
2019 Estimate	13,408	110,852	298,756
2010 Census	10,502	94,156	243,968
Growth 2019-2024	13.06%	12.10%	12.81%
Growth 2010-2019	27.67%	17.73%	22.46%
2019 Population Hispanic Origin	1,110	10,390	32,483
2019 Population by Race:			
White	6,785	66,745	200,515
Black	1,075	8,250	22,291
Am. Indian & Alaskan	52	544	1,613
Asian	5,034	32,232	65,901
Hawaiian & Pacific Island	13	66	216
Other	449	3,015	8,220
U.S. Armed Forces:	37	141	241
Households:			
2024 Projection	6,024	48,815	126,700
2019 Estimate	5,341	43,549	112,397
2010 Census	4,263	36,859	91,926
Growth 2019 - 2024	12.79%	12.09%	12.73%
Growth 2010 - 2019	25.29%	18.15%	22.27%
Owner Occupied	2,797	24,801	72,757
Renter Occupied	2,544	18,747	39,640
2019 Avg Household Income	\$131,886	\$130,950	\$134,732
2019 Med Household Income	\$107,803	\$107,364	\$109,255
2019 Households by Household Inc:			
<\$25,000	325	2,940	7,067
\$25,000 - \$50,000	583	4,941	13,003
\$50,000 - \$75,000	669	6,013	15,609
\$75,000 - \$100,000	872	6,315	15,219
\$100,000 - \$125,000	708	5,311	14,318
\$125,000 - \$150,000	526	4,590	10,932
\$150,000 - \$200,000	791	6,343	15,697
\$200,000+	866	7,094	20,552

Demographic data © CoStar 2019

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 STRIVE and it should not be made available to any other person or entity without the written consent of STRIVE. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to STRIVE.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. STRIVE has not made any 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, PCBs or asbestos, the compliance with local, 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, STRIVE has not verified, and will not verify, any of the information contained herein, nor has STRIVE 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT STRIVE AGENT FOR MORE DETAILS.

Net Lease Disclaimer

STRIVE hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, STRIVE has not and will not verify any of this information, nor has STRIVE conducted any investigation regarding these matters. STRIVE makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. STRIVE expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

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.

By accepting this Marketing Brochure you agree to release STRIVE and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

exclusively listed

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