

SINGLE TENANT NNN

Investment Opportunity



94 BROAD STREET
EATONTOWN NEW JERSEY

ARTIST RENDERING





EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

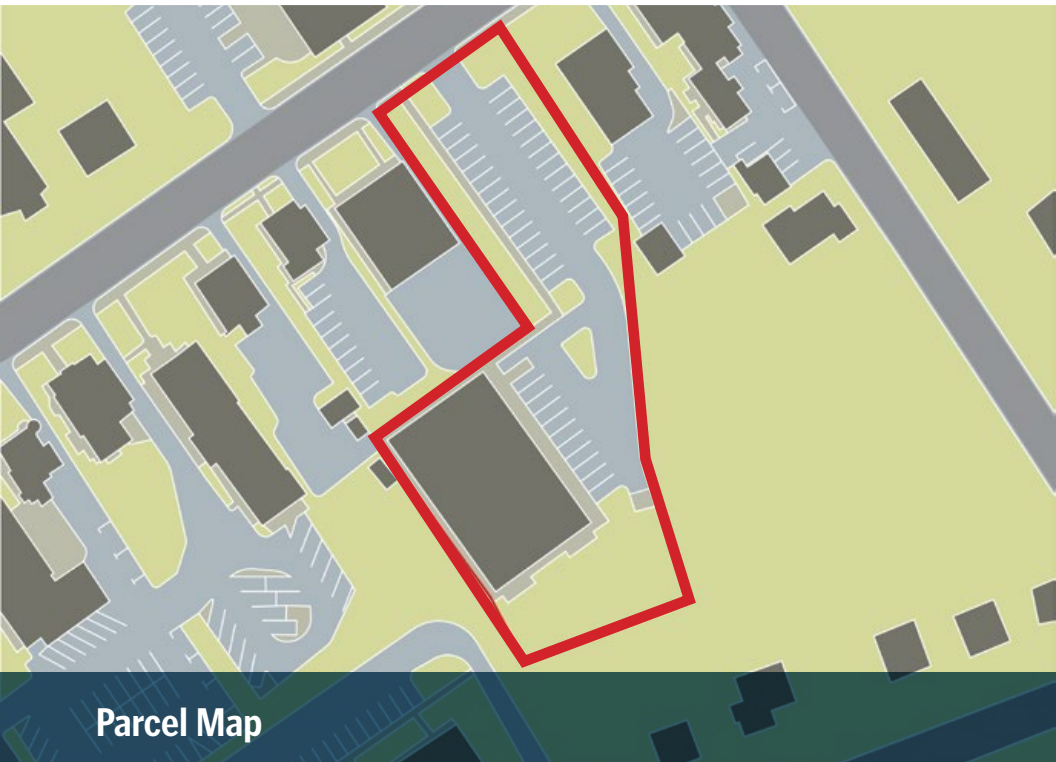


SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, freestanding, corporate guaranteed, The Learning Center investment property located in Eatontown, New Jersey (Monmouth County). The tenant recently executed a brand new 15-year lease with 2 (5-year) option periods to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is franchisee guaranteed and is owned by an experience operator with over 5 years of history managing within the TLE organization. In addition, the lease is corporate guaranteed by The Learning Experience Corporation for the first 5 years. Additionally, the lease is NNN with landlord responsibilities limited to roof and structure. The brand new 2019 construction was completed using high quality materials and includes an enclosed playground.

The Learning Experience is strategically located along Broad Street/County Road 537 (14,400 VPD), a local residential and retail thoroughfare serving the city of Eatontown. The asset is just half a mile east of Main Street/Route 35 (37,800 VPD), the primary retail corridor in the area with access to a number of major shopping destinations. The Monmouth Mall, an enclosed split level shopping mall (1.5M SF of retail) is located just 1.5 miles south of the property featuring anchor tenants Macy's, Boscov's, JCPenney, and AMC Theaters. Other national/credit tenants in the area include Lowe's Home Improvement, The Home Depot, Trader Joe's, Saks Off 5th, Marshalls, HomeGoods, Staples, Petco, Bed Bath & Beyond, TJMaxx, and more, further increasing consumer traffic to the trade area. The 5-mile trade area is supported by a population of more than 151,000 residents and 86,000 employees. The 1-mile area has an affluent average household income of \$133,000, which is the ideal target demographic for any day care brand. Monmouth County is the 5th wealthiest county in New Jersey, and is also the 5th most populous county in the state.



OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$4,638,000
NET OPERATING INCOME	\$320,000
CAP RATE	6.90%
GUARANTY	Franchisee & Limited Corporate Guaranty
TENANT	The Learning Experience
LEASE TYPE	NNN
LANDLORD RESPONSIBILITIES	Roof and Structure

Property Specifications

RENTABLE AREA	10,000 SF
LAND AREA	1.02 Acres
PROPERTY ADDRESS	94 Broad Street, Eatontown, NJ 07724
YEAR BUILT	2019
PARCEL NUMBER	12-01002-0000-00007
OWNERSHIP	Fee Simple (Land & Building Ownership)



INVESTMENT HIGHLIGHTS

Franchisee & Corporate Guaranteed | New 15-Year Lease | Options To Extend | Scheduled Rental Increases

- The owner of this franchise has over 5 years of operating history as a manager in the TLE organization
- Corporate guaranteed by The Learning Experience Corp. limited to 5 years
- The tenant recently executed a brand new 15-year lease with 2 (5-year) option periods to extend
- Features rare 10% rental increases every 5 years throughout the initial term and at the beginning of each option period

NNN Lease | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for maintenance, taxes, and insurance
- Landlord responsibilities limited to roof and structure
- Ideal, low-management investment for an out-of-state, passive investor

Brand New 2019 Construction | 5,000 SF Recreation Area

- The brand new 2019 construction was completed using high quality materials
- The state-of-the-art property is complete with an enclosed playground
- Features a 10,000 SF building with a 5,000 SF outdoor play area for kids

Strong Demographics in Affluent 5-Mile Trade Area | Ideal Target Market

- Monmouth County is the 5th wealthiest and most populous county in NJ
- The 5-mile area has an affluent average household income of \$133,000
- The 5-mile trade area is supported by a population of more than 151,000 residents and 86,000 employees
- Ideal target demographic for any day care brand

Directly Along Broad Street | Near Major Retail Thoroughfare

- The Learning Experience is strategically located along Broad Street/County Road 537 (14,400 VPD), a local residential and retail thoroughfare serving the city of Eatontown
- Just half a mile east of Main Street/Route 35 (37,800 VPD), the primary retail corridor in the area
- Excellent points of access with ample parking for customers

Nearby Monmouth Mall (1.5M SF of Retail) | National/Credit Presence | Increases Consumer Traffic

- Just 1.5 miles north of Monmouth Mall, an enclosed split level shopping mall (1.5M SF of retail) featuring anchor tenants Macy's, Boscov's, JCPenney, and AMC
- Other notable national/credit tenants in the area include Lowe's Home Improvement, The Home Depot, Trader Joe's, Saks Off 5th, Marshalls, HomeGoods, Staples, Petco, Bed Bath & Beyond, TJMaxx, and more
- Increases consumer traffic and promotes crossover shopping to the trade area



BRAND & FRANCHISEE HIGHLIGHTS



The Learning Experience History

- Founded in 1980 by the Weissman family in Boca Raton, FL
- One of the fastest growing early education and child care franchises in the nation for children six weeks to six years old
- Over 95% of pre-school graduates can read before kindergarten and 70% of franchisees buy additional units
- Proprietary curriculum for children to develop core academic skills, fitness and healthy lifestyle skills, and life and comfort skills

Facts & Stats

- The Learning Experience asks an average tuition of \$860 a month per child
- The corporate office in 2017 net nearly \$8.5MM in profit on more than \$22MM in revenue
- New learning centers that have been operational for 2-4 years average gross sales of \$1.3MM
- Franchisees can expect to be put through a 900-point evaluation every 2 years to ensure compliance with brand and regulatory standards



Growth & Numbers

- The brand has experienced a 210% increase in revenue over the last 5 years (2013-2018)
- In 2013 the brand had roughly 126 locations. Today the brand has over 300+ with 100 more in the pipeline across 22+ states
- Franchisee Times ranked the Learning Experience in their top 40 “Fast and Serious” list in 2017
- State-of-the-art construction with high quality materials used to build the brands signature facade and style



Experienced Management Team

- The Learning Experience was recently acquired in July 2018 by Golden Gate Capital, a San Francisco based private equity investment firm with over \$15 billion of capital under management
- The principals of Golden Gate have been successful in a wide range of industries and transaction types including going-private, corporate divestiture, and recapitalization, as well as debt and public equity investments
- Sponsored brands include Express Oil Change & Tire, Mavis Discount Tire, Bob Evans Restaurant, Red Lobster, Eddie Bauer, California Pizza Kitchen, Pacific Sunwear, Express, and Zales

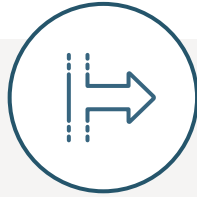


PROPERTY OVERVIEW



Location

Located in
Monmouth County
Eatontown, NJ



Access

Broad Street/State Highway 71/
County Road 537
1 Access Point



Traffic Counts

Broad Street/State Highway 71/
County Road 537
14,400 Cars Per Day

Main Street/State Highway 35
37,800 Cars Per Day



Improvements

There is approximately
10,000 SF of existing
building area



Parking

There are approximately
41 parking spaces
on the owned parcel.

The parking ratio is
approximately 4.10 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number:
12-01002-0000-00007
Acres: 1.02
Square Feet: 44,553 SF



Year Built

2019



Zoning

B-1: Business Zone



14,400
CARS PER DAY



2019 ESTIMATED POPULATION

1 Mile	8,270
3 Mile	61,518
5 Mile	151,035

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$88,251
3 Mile	\$127,752
5 Mile	\$133,282

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	5,823
3 Mile	48,731
5 Mile	86,424







LOCATION MAP

2019 ESTIMATED POPULATION

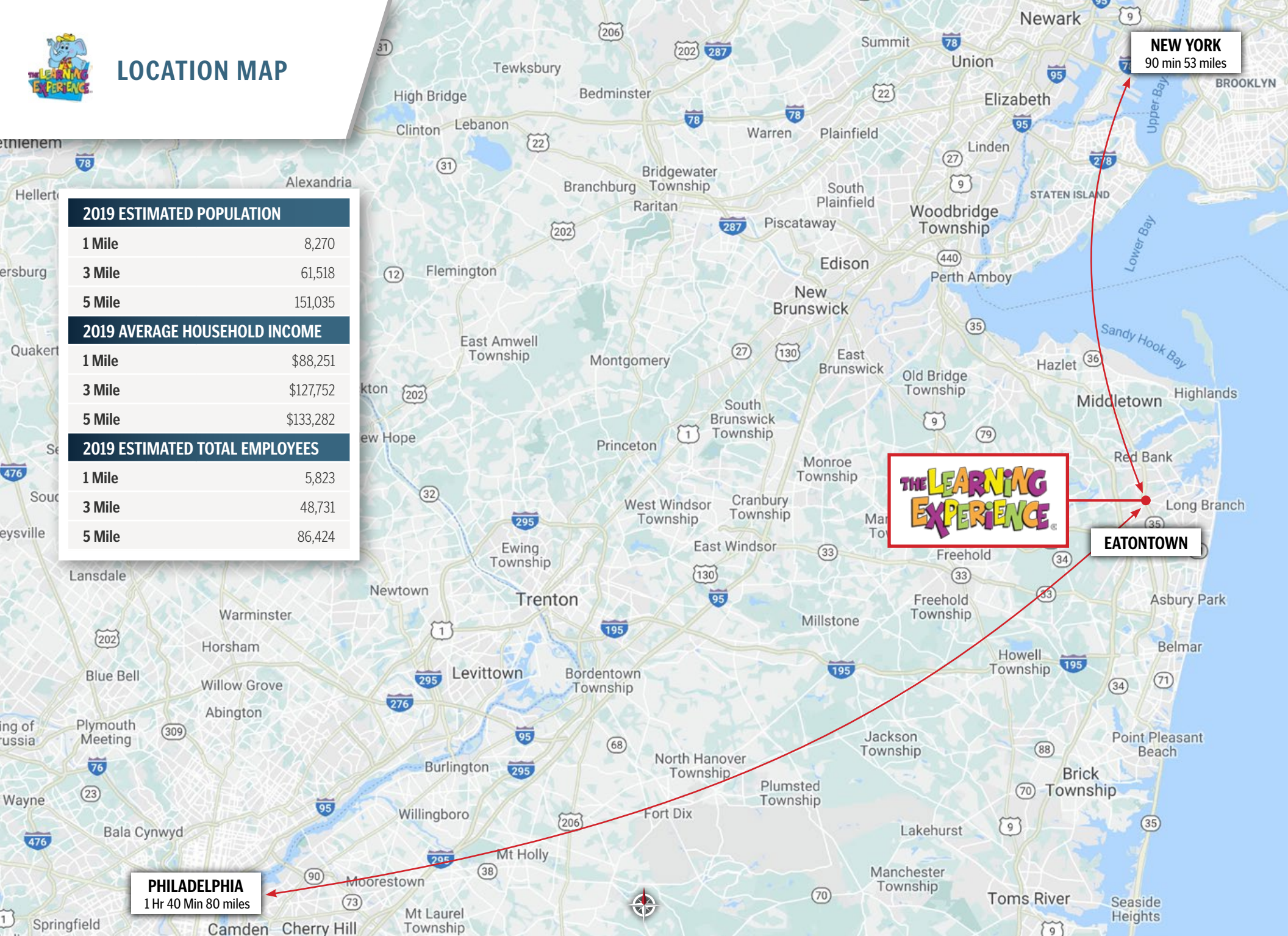
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PHILADELPHIA

1 Hr 40 Min 80 miles

NEW YORK

90 min 53 miles

EATONTOWN



AREA OVERVIEW



Eatontown, New Jersey

Eatontown, New Jersey, in Monmouth County, is 7 miles SE of Middletown, New Jersey and 30 miles S of New York, New York. The town is part of the Monmouth - Ocean metropolitan statistical area. The Borough of Eatontown had a population of 12,862 as of July 1, 2019.

The largest industries in Eatontown, NJ are Retail Trade, Health Care & Social Assistance, and Educational Services, and the highest paying industries are Utilities, Transportation & Warehousing, & Utilities, and Transportation & Warehousing.

Nearby Attractions in Eatontown are Eatontown Historical Museum, Allaire State Park, Monmouth Museum, Ocean Historical Museum, East Freehold County Park, Monmouth Battlefield.

There are many parks and playgrounds in Eatontown, which include softball fields, basketball courts, shuffleboard courts and facilities for fishing. You can also enjoy wildlife at the Bliss Price Arboretum and Wildlife Sanctuary. Apart from these, Eatontown also organizes numerous events all through the year.

Eatontown Borough provides the regional shopping center of Monmouth Mall. Both electronics and communications industries have flourished in Eatontown. This diverse and unique community covers approximately six square miles with a balance of residential neighborhoods with commerce and industry. Proximity to beaches, the excitement of Monmouth Park Racetrack, and a selection of attractive housing characterize this area. Recreational amenities include playgrounds, local parks, athletic fields, tennis courts, the Eatontown community center, and a golf course.

Facilities for higher studies are provided by Monmouth University, Brookdale Community College, CUNY Kingsborough Community College and Ocean County College.

The closest major airport to Eatontown, New Jersey is Newark Liberty International Airport. This airport is in Newark, New Jersey and is 40 miles from the center of Eatontown, NJ. One can reach John F. Kennedy International Airport from Eatontown in a few minutes.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	8,270	61,518	151,035
2024 Projected Population	8,284	62,030	152,234
2010 Census Population	8,255	60,004	147,441
Projected Annual Growth 2019 to 2024	0.03%	0.17%	0.16%
Historical Annual Growth 2010 to 2019	0.05%	0.28%	0.26%
2019 Estimated Households	3,592	23,265	57,683
2024 Projected Households	3,601	23,422	58,116
2010 Census Households	3,564	22,769	56,345
Projected Annual Growth 2019 to 2024	0.05%	0.13%	0.15%
Historical Annual Growth 2010 to 2019	0.13%	0.24%	0.26%
2019 Estimated White	69.18%	81.43%	83.45%
2019 Estimated Black or African American	13.40%	8.60%	7.90%
2019 Estimated Asian or Pacific Islander	9.56%	4.97%	4.12%
2019 Estimated American Indian or Native Alaskan	0.21%	0.25%	0.25%
2019 Estimated Other Races	4.84%	6.19%	6.14%
2019 Estimated Hispanic	16.93%	15.81%	15.65%
2019 Estimated Average Household Income	\$88,251	\$127,752	\$133,282
2019 Estimated Median Household Income	\$67,412	\$90,581	\$92,147
2019 Estimated Per Capita Income	\$39,881	\$48,036	\$51,082
2019 Estimated Total Businesses	544	4,307	7,894
2019 Estimated Total Employees	5,823	48,731	86,424





RENT ROLL

TENANT NAME	SQUARE FEET	Lease Term				Rental Rates					
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
The Learning Experience	10,000	Feb. 2020	Feb. 2035	Current	-	\$26,667	\$2.67	\$320,000	\$32.00	NNN	2 (5-Year)
(Limited Corporate Guaranty)		(Est.)	(Est.)	Year 6	10%	\$29,333	\$2.93	\$352,000	\$35.20		Option 1: \$425,920/YR
Note: Tenant has a ROFR and has 10 days to respond to LL.				Year 11	10%	\$32,267	\$3.23	\$387,200	\$38.72		Option 2: \$468,512/YR

FINANCIAL INFORMATION

Price	\$4,638,000
Net Operating Income	\$320,000
Cap Rate	6.90%
Lease Type	NNN

PROPERTY SPECIFICATIONS

Year Built	2019
Rentable Area	10,000 SF
Land Area	1.02 Acres
Address	94 Broad Street, Eatontown, NJ 07724



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



COMPANY TYPE

Private

LOCATIONS

263

WEBSITE

thelearningexperience.com

The Learning Experience

The Learning Experience, with 263 centers operating or under development, is one of the nation's fastest-growing Academies of Early Education for children ages six weeks to six years old. With a greater national emphasis on educational development during the most crucial years of a child's growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P. curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga, Music 4 Me, Movin' N Groovin', manners and etiquette, and foreign language.



SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018