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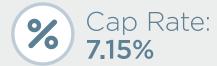
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The Learning Experience

Shorewood (Chicago), Illinois







Brand New Construction (September 2019)

TLE's Latest Prototype Design



±45 Miles to Downtown Chicago

MSA Population of 9.59+ Million Residents



\$104,260+ Avg HH Income (3-mi)

With 1.07% annual increase est. 2019-2024



New 15 Year NNN Lease

With 2 x 5 Renewal Options



11% Rental Increases

Every 5 Years (Base + Options)



152,000+ Population (5-mi) With 2.60% increase est. 2019-2024



Illinois' Fastest Growing County

37% Growth Since 2000 w/addt'l 44% by 2050



Corporate Guaranty

The Learning Experience Corp. (400+ locations)



Major Community Redevelopment

Property Near Multiple Development Projects

