



10,000 SF NNN LEASE
INVESTMENT OPPORTUNITY
BRAND NEW CONSTRUCTION



The Learning Experience

SEQ US 377 & Ridge Point Parkway, Keller, Texas 76248

*REPRESENTATIVE IMAGE



The Learning Experience

SEQ US 377 & Ridge Point Parkway
Keller, Texas 76248

CONFIDENTIAL OFFERING MEMORANDUM

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| | |
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| | | | |
|----------|--|----------|-------------|
| PROPERTY | The Learning Experience | GLA | 10,000 sf |
| LOCATION | 150 Ridge Point Parkway, Keller, Texas 76248 | PRICE | \$4,000,000 |
| | | CAP RATE | 7.00% |



OVERVIEW

- Brand new 15-year NNN lease, with two 5-year options with 10% rent escalations every 5 years
- Brand new, attractive construction
- Excellent location for childcare operator – less than half a mile from Ridgeview Elementary School, a mile from Woodland Springs Elementary and Keller-Harvel Elementary School, and at the entrance of Marshall Ridge subdivision
- Located within new 38 acre mixed use development
- Incredible tenant profile – fastest growing childcare franchise in the United States
- High household income within a 1-mile radius

| | |
|-----------|-------------|
| GLA | 10,000 sf |
| PRICE | \$4,000,000 |
| PRICE PSF | \$400.00 |
| CAP RATE | 7.00% |



Dallas-Fort Worth-Arlington 4th largest metropolitan area in the nation



Fastest growing metropolitan area in the nation - 25% population growth over the last decade



Keller ranked #7 best places to live in the United States by CNN/Money Magazine



167,725 population within 5 miles



\$121,152 median household income within 1 miles

INVESTMENT OVERVIEW

The Learning Experience ("Property") is a newly built (2019 construction) 10,000 square foot childcare facility leased to The Learning Experience, the nation's fastest growing childcare and early education company. Founded in 1980, The Learning Experience currently operates and franchises more than 200 locations throughout the United States, and 35+ new centers are being opened each year. The 15-year NNN lease includes a 5-year limited corporate guarantee which transfers to the franchisee upon expiration, allowing ample time for the location to build its client base and establish a successful operation.

The Property is ideally located off the corner of US 377 (North Main Street) and Ridge Point Parkway in Keller, Texas. The Property is surrounded by numerous neighborhood communities and schools, including Ridgeview Elementary School, Woodland Springs Elementary School, and Keller-Harvel Elementary school.

PRIME LOCATION

The Property will be surrounded by a 38-acre mixed-use property built by Realty Capital Management, LLC. The project is located on the east side of US 377 between Mount Gilead Rd and Ridge Point Parkway. The project will enhance the US 377 corridor with a mixture of uses in an urban format. The planned development includes 550 urban lofts in standalone structures located on the northern two-thirds of the property. Approximately 5.2 acres is dedicated to commercial/retail uses. The proposed uses include indoor/outdoor entertainment, bars and taverns, grocery stores, medical emergency clinics, restaurants and spas. Additionally, there will be 57 detached single family homes with a minimum of

2,700 square feet. The whole project will include over 5.5 acres of open space as well as landscape buffers. The conditions set by the city states that the apartments be upscale and luxurious.

TOP INVESTOR MARKET

Dallas/Fort Worth is the 4th largest metropolitan area in the nation. According to data from the US Census Bureau, the DFW metro area gains another person every four minutes and ten seconds. Dallas is the 9th most populous city in the US and the 3rd most populous city in the state.

Dallas is in the midst of a massive population expansion, with the city's northern suburbs attracting major employers and substantial mixed-use development. A rush of corporate relocations has kept North Texas on top of nationwide rankings, including Forbes' best places to live.

Keller is an affluent suburban city located in Tarrant county. Keller is strategically located in the Northwest area of the DFW Metroplex. Just 10 miles from DFW International Airport, Keller's location near major interstate highways and roadways offer easy access to Dallas, Fort Worth and other cities in the North Texas Region.

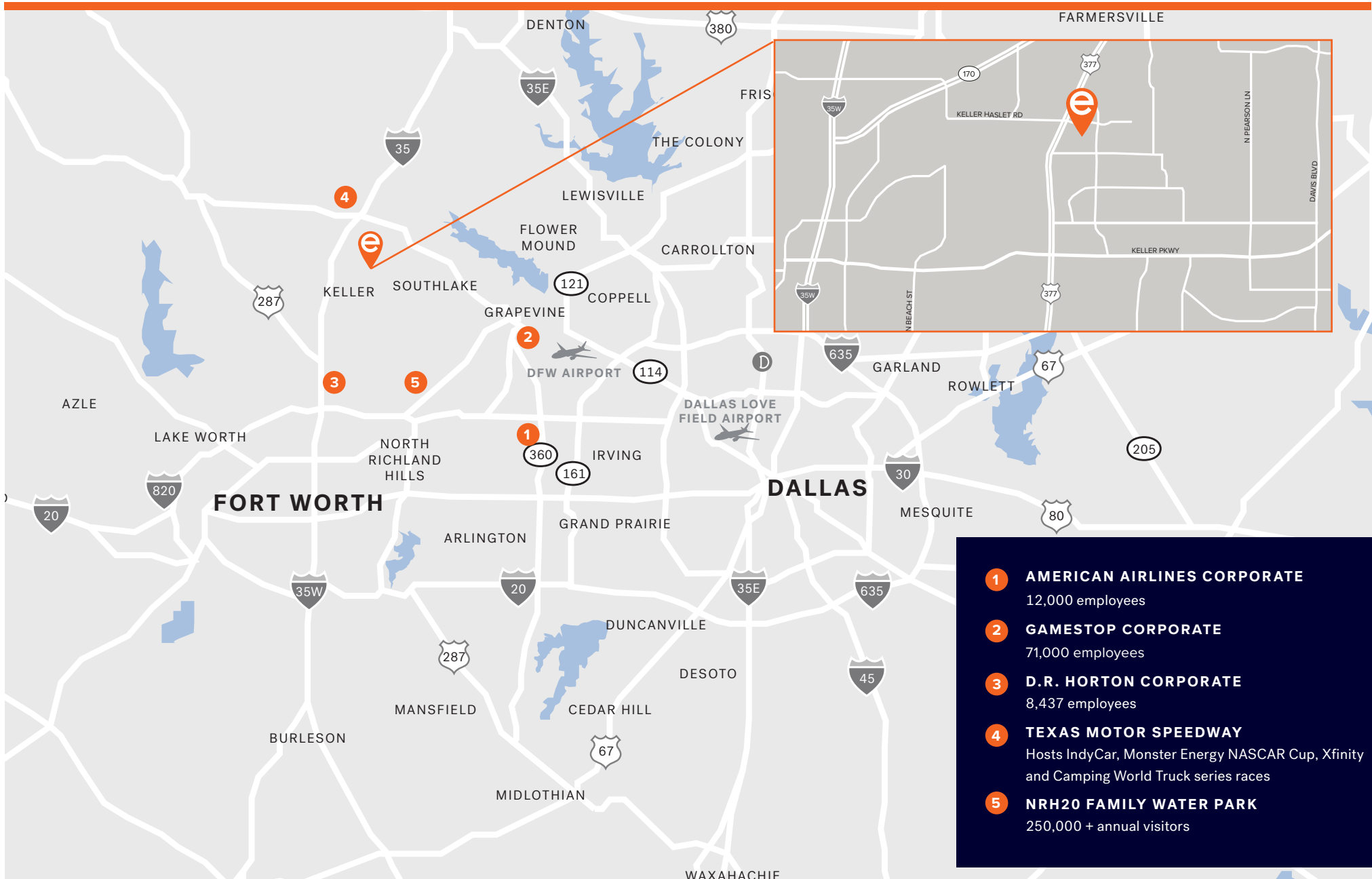
The Property

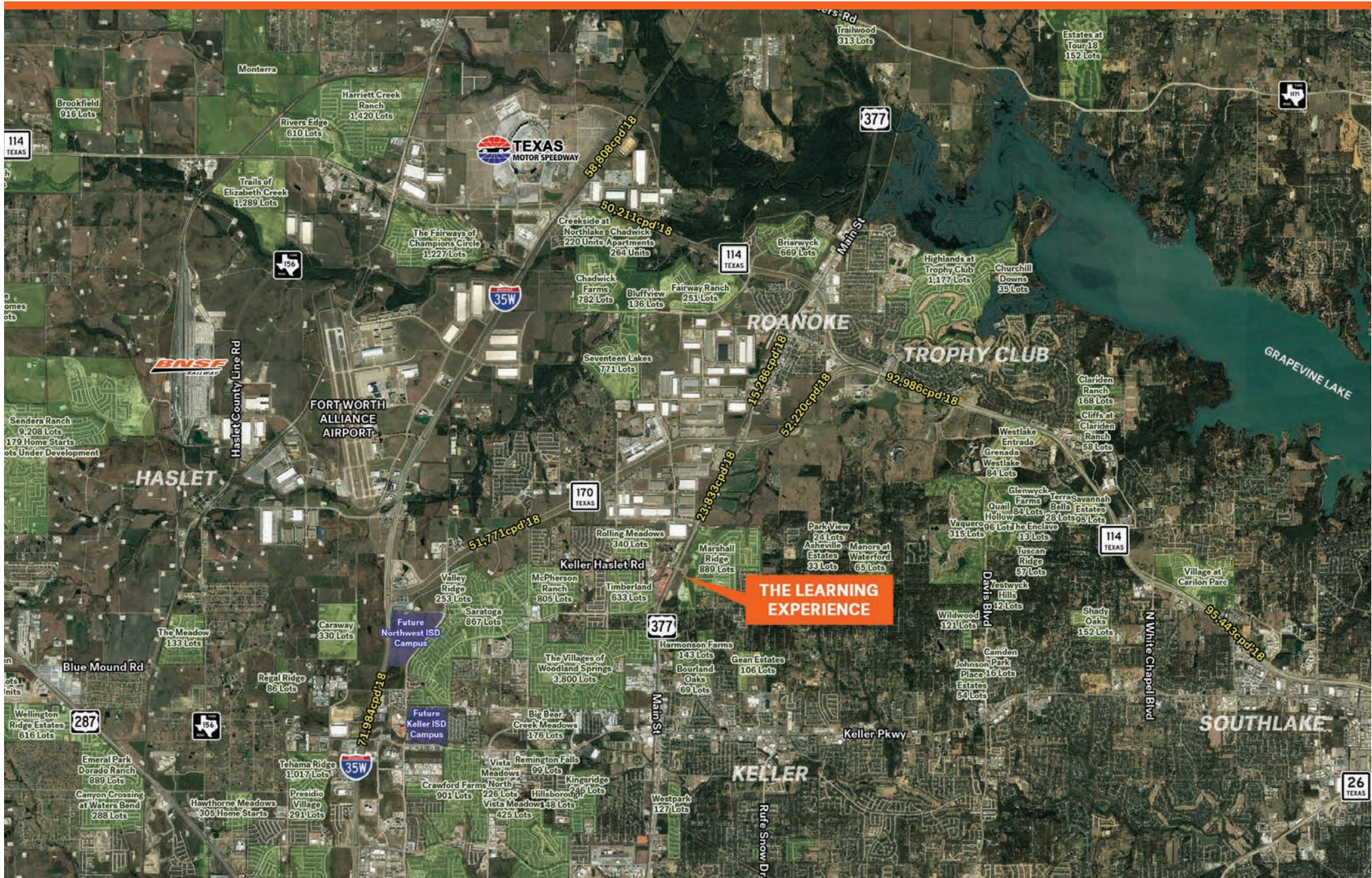
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|----------------------|--|
| ADDRESS | 150 Ridge Point Parkway Keller, Texas 76248 |
| LAND AREA | 1.53 ac |
| GLA | 10,000 sf |
| YEAR BUILT | 2019/2020 |
| OCCUPANCY | 100% |
| PARKING | 45 spaces including 2 handicap 4.5 per 1,000 sf |
| BUILDING EXTERIOR | Stone and brick exterior |
| ROOF | Flat |
| HVAC | Central units |
| SITE LIGHTING | Pole and building mounted lights |
| PARKING LOT | Brand new. Concrete |

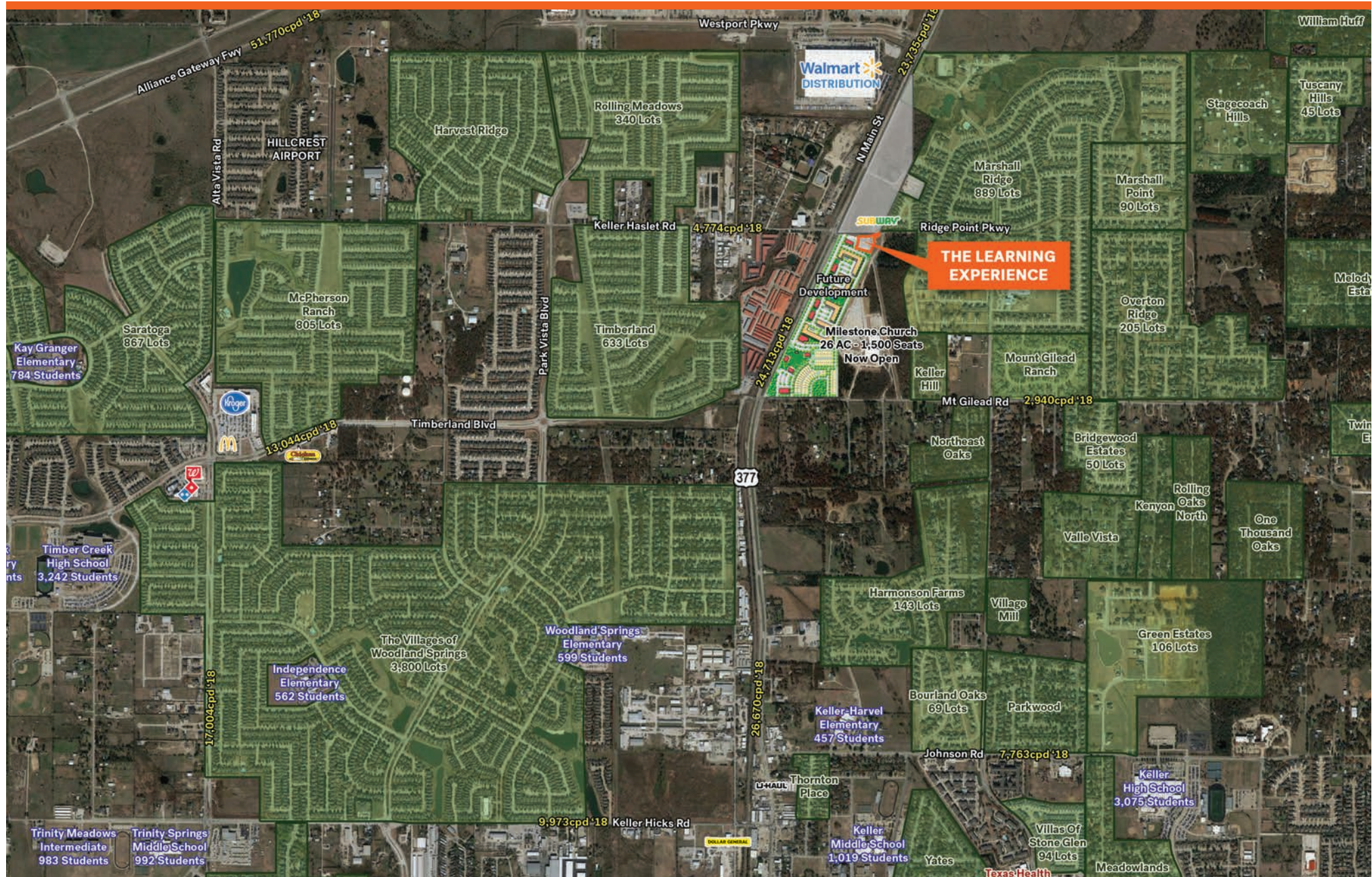
2019 DEMOGRAPHIC SNAPSHOT

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 7,779 | 64,908 | 167,674 |
| POPULATION GROWTH 2019-2024 | 30.15% | 25.66% | 25.38% |
| MEDIAN HH INCOME | \$121,152 | \$106,993 | \$114,966 |

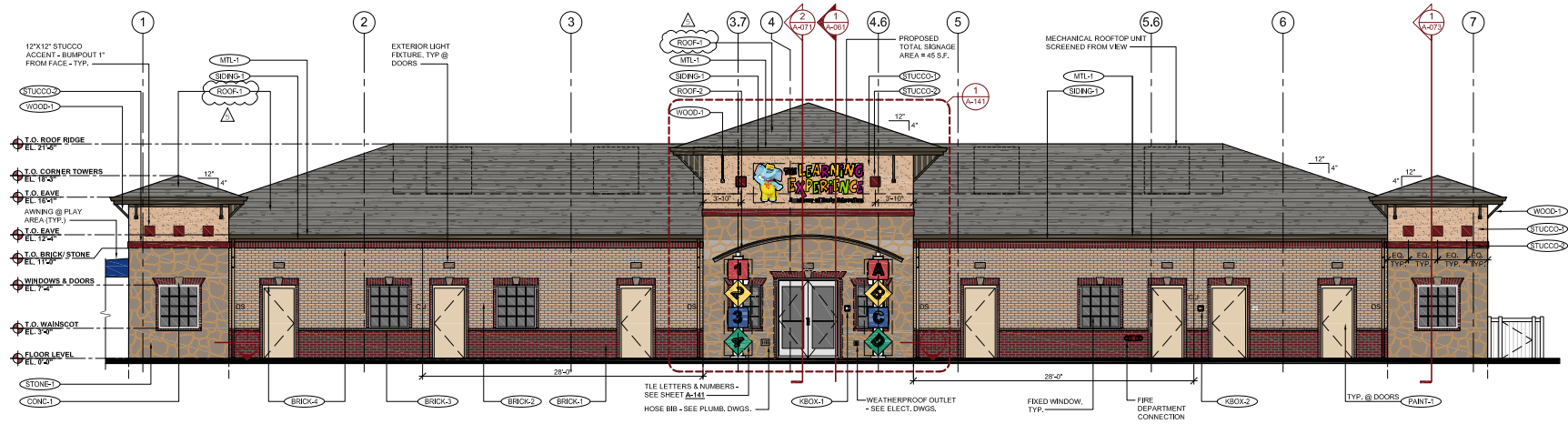




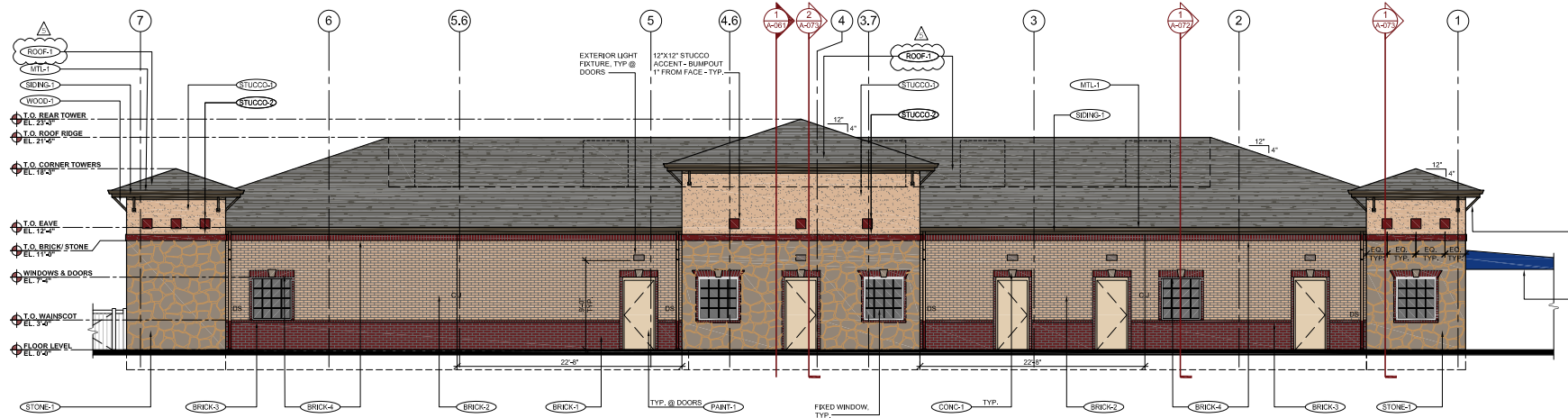




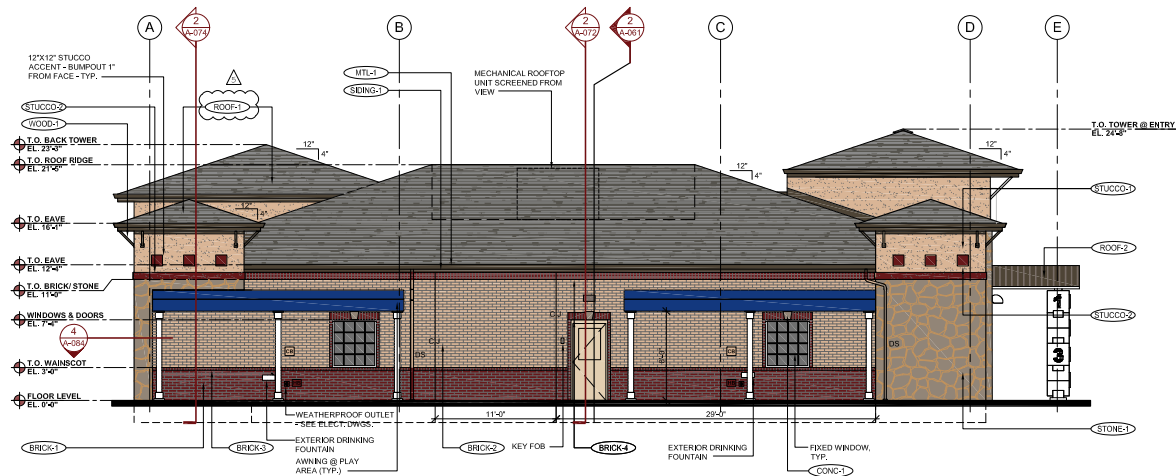




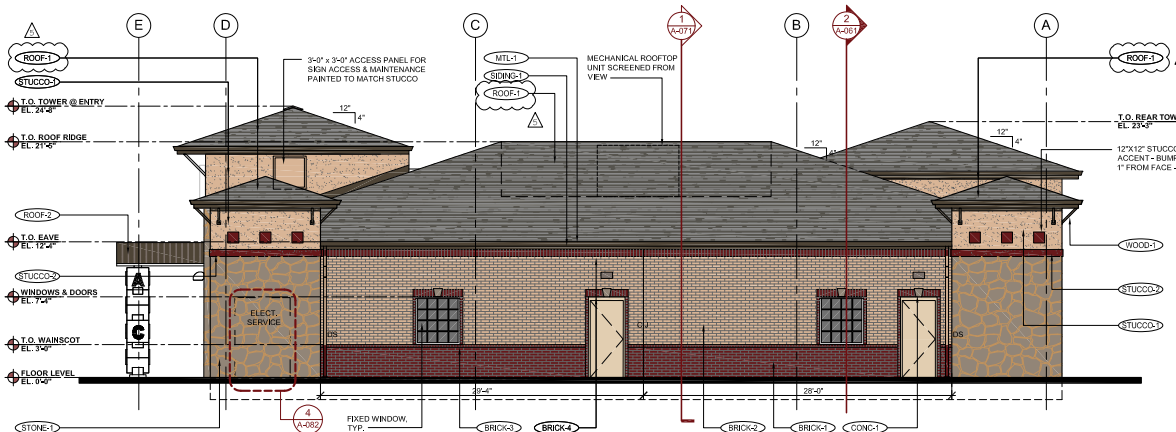
2 NORTH ELEVATION
scale: 3/16" = 1'-0"



2 SOUTH ELEVATION
scale: 3/16" = 1'-0"



1 EAST ELEVATION
scale: 3/16" = 1'-0"



1 WEST ELEVATION
scale: 3/16" = 1'-0"

The Financials



| ANALYSIS SUMMARY | | |
|---------------------|----------|--|
| ANALYSIS START DATE | 2/1/2020 | |
| HOLD PERIOD | 10 | |
| LAND AREA | 49,746 | |
| GLA | 10,000 | |
| OCCUPIED GLA | 10,000 | |
| IN-PLACE OCCUPANCY | 100.00% | |

| PURCHASE SUMMARY | | |
|--------------------------|-------------|--|
| PRICE | \$4,000,000 | |
| PRICE PSF (IMPROVEMENTS) | \$400.00 | |
| PRICE PSF (LAND) | \$80.41 | |
| IN-PLACE NOI | \$280,000 | |
| IN-PLACE CAP RATE | 7.00% | |
| YEAR 1 NOI | \$280,000 | |
| YEAR 1 CAP RATE | 7.00% | |

| REVERSION ANALYSIS | | |
|--------------------------|-------------|--|
| YEAR 11 NOI | \$338,800 | |
| RESIDUAL CAP RATE | 7.50% | |
| SALES PRICE | \$4,517,333 | |
| PRICE PSF (IMPROVEMENTS) | \$451.73 | |
| PRICE PSF (LAND) | \$90.81 | |

| RETURNS (SEE PROPOSED DEBT STRUCTURE) | | |
|--|----------|-----------|
| | ALL-CASH | LEVERAGED |
| AVERAGE CASH ON CASH / YIELD ON EQUITY | 7.30% | 8.96% |
| IRR | 7.82% | 13.36% |
| MULTIPLE | 1.81x | 2.79x |

| PROPOSED DEBT STRUCTURE | | |
|----------------------------|-------------|--|
| LOAN AMOUNT | \$2,800,000 | |
| LTV | 70.00% | |
| INITIAL LOAN AMOUNT | \$2,800,000 | |
| INTEREST RATE | 4.25% | |
| TERM (YEARS) | 10 years | |
| AMORTIZATION (YEARS) | 25 years | |
| INTEREST ONLY (MONTHS) | 0 months | |
| MONTHLY PAYMENT | \$15,169 | |
| ANNUAL PAYMENT | \$182,024 | |
| LOAN FEE | 1.00% | |
| EQUITY REQUIRED | \$1,200,000 | |
| IN-PLACE DSCR (AMORTIZING) | 1.53x | |
| DEBT YIELD* | 8.93% | |
| DEBT CONSTANT | 6.50% | |



| TENANT | SUITE | SF | % OF GLA | LEASE START | LEASE EXPIRATION | DATE | MONTHLY RENT | ANNUAL RENT | RENT PSF | EXPENSE REIMBURSEMENT METHOD | OPTIONS |
|-------------------------|-------------|--------|----------|-------------|------------------|---------------------|--------------|-------------|----------|------------------------------|------------------|
| THE LEARNING EXPERIENCE | 100 | 10,000 | 100.00% | 2/1/2020 | 1/31/2035 | CURRENT | \$23,333.33 | \$280,000 | \$28.00 | NNN | 2x5 Year Options |
| | | | | | | 2/1/2025 | \$25,666.67 | \$308,000 | \$30.80 | | |
| | | | | | | 2/1/2030 | \$28,233.33 | \$338,800 | \$33.88 | | |
| | | | | | | | | | | | |
| | OCCUPIED SF | 10,000 | 100.00% | | | | | | | | |
| | VACANT SF | 0 | 0.00% | | | | | | | | |
| | TOTAL AREA | 10,000 | 100.00% | | | | | | | | |
| | | | | | | TOTAL IN-PLACE RENT | | \$280,000 | | | |



Cash Flow

| | IN-PLACE PSF | IN-PLACE | PRO FORMA PSF | YEAR 1 YE 1/31/2021 | YEAR 2 YE 1/31/2022 | YEAR 3 YE 1/31/2023 | YEAR 4 YE 1/31/2024 | YEAR 5 YE 1/31/2025 | YEAR 6 YE 1/31/2026 | YEAR 7 YE 1/31/2027 | YEAR 8 YE 1/31/2028 | YEAR 9 YE 1/31/2029 | YEAR 10 YE 1/31/2030 | YEAR 11 YE 1/31/2031 |
|-------------------------------|-----------------|-----------|------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-------------------------|-------------------------|
| REVENUE | | | | | | | | | | | | | | |
| BASE RENTAL REVENUE | \$28.00 | \$280,000 | \$28.00 | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$338,800 |
| ABSORPTION & TURNOVER VACANCY | | - | | - | - | - | - | - | - | - | - | - | - | - |
| EFFECTIVE GROSS REVENUE | \$28.00 | \$280,000 | \$28.00 | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$338,800 |
| NET OPERATING INCOME | | \$280,000 | | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$280,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$308,000 | \$338,800 |
| CAPITAL COSTS | | | | | | | | | | | | | | |
| CAPITAL RESERVES | \$0.20 | \$2,004 | \$0.20 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| TOTAL CAPITAL COSTS | | \$2,004 | | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 | \$2,000 |
| CASH FLOW BEFORE DEBT SERVICE | | \$277,996 | | \$278,000 | \$278,000 | \$278,000 | \$278,000 | \$278,000 | \$306,000 | \$306,000 | \$306,000 | \$306,000 | \$306,000 | \$336,800 |
| DEBT SERVICE | | | | | | | | | | | | | | |
| INTEREST | | | | (\$117,758) | (\$114,973) | (\$112,067) | (\$109,035) | (\$105,872) | (\$102,571) | (\$99,128) | (\$95,536) | (\$91,787) | (\$87,877) | - |
| PRINCIPAL | | | | (\$64,266) | (\$67,051) | (\$69,957) | (\$72,989) | (\$76,152) | (\$79,453) | (\$82,896) | (\$86,488) | (\$90,237) | (\$94,147) | - |
| CASH FLOW AFTER DEBT SERVICE | | \$277,996 | | \$95,976 | \$95,976 | \$95,976 | \$95,976 | \$95,976 | \$123,976 | \$123,976 | \$123,976 | \$123,976 | \$123,976 | \$336,800 |

Notes:

1. Capital Reserves based on \$0.20 psf, subject to inflation.
2. All income and expenses are subject to annual inflation of 3.0%.



Lease Expirations

| TENANT | SUITE | SF | % OF GLA | EXPIRATION | ANALYSIS YEAR 1 | ANALYSIS YEAR 2 | ANALYSIS YEAR 3 | ANALYSIS YEAR 4 | ANALYSIS YEAR 5 | ANALYSIS YEAR 6 | ANALYSIS YEAR 7 | ANALYSIS YEAR 8 | ANALYSIS YEAR 9 | ANALYSIS YEAR 10 | THEREAFTER |
|-------------------------|-------|--------|----------|-----------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|----------------------|
| | | | | | 1/31/2021 | 1/31/2022 | 1/31/2023 | 1/31/2024 | 1/31/2025 | 1/31/2026 | 1/31/2027 | 1/31/2028 | 1/31/2029 | 1/31/2030 | |
| The Learning Experience | 100 | 10,000 | 100.00% | 1/31/2035 | | | | | | | | | | | 10,000 sf |
| | | | | ANNUAL SF EXPIRING % of GLA | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 10,000 sf 100.00% |
| | | | | NO. OF TENANTS | | | | | | | | | | | 1 |
| | | | | CUMULATIVE SF EXPIRED % of GLA | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 0 sf 0.00% | 10,000 sf 100.00% |



Sales Comparables

| | PROPERTY | ADDRESS | CITY, ST | YEAR BUILT | BUILDING SIZE | OCCUPANCY AT SALE | PRICE | PSF | CAP RATE | DATE OF SALE |
|----------|-------------------------|--|------------------|------------|---------------|-------------------|-------------|----------|----------|--------------|
| SUBJECT | The Learning Experience | NEC & SEC of US 377 & Ridge Point Pkwy | Keller, TX | 2019 | 10,000 | 100.0% | \$4,000,000 | \$400.00 | 7.00% | - |
| 1 | The Learning Experience | 1252 N Holland Road | Mansfield, TX | 2017 | 10,000 | 100.0% | \$3,682,731 | \$368.27 | 7.47% | 1/2/2019 |
| 2 | The Learning Experience | 15606 W Airport Blvd | Sugar Land, TX | 2017 | 10,000 | 100.0% | \$3,221,447 | \$322.14 | 7.45% | 1/24/2018 |
| 3 | The Learning Experience | 774 N Sam Houston Pkw | Humble, TX | 2014 | 10,000 | 100.0% | \$3,450,000 | \$345.00 | 7.30% | 2/1/2018 |
| 4 | The Learning Experience | 1611 Justin Rd | Flower Mound, TX | 2017 | 10,000 | 100.0% | \$3,300,000 | \$330.00 | 7.27% | 6/27/2017 |
| 5 | The Learning Experience | 4920 River Falls Dr | Sugar Land, TX | 2017 | 10,000 | 100.0% | \$4,100,000 | \$410.00 | 7.07% | 3/12/2018 |
| 6 | The Learning Experience | 30251 Loop 494 | Kingwood, TX | 2017 | 10,000 | 100.0% | \$3,355,704 | \$335.57 | 7.45% | 1/24/2018 |
| AVERAGES | | | | 2017 | 10,000 | 100.0% | \$3,518,314 | \$351.83 | 7.34% | |

The Market



POPULATION
28,304,594



**2nd FASTEST
GROWING
ECONOMY
IN THE U.S.**



**TOP STATE FOR
JOB GROWTH**
306,000 JOBS CREATED IN 2017

2nd

**LARGEST CIVILIAN
LABOR WORKFORCE:**
13.5+ MILLION WORKERS

50

**FORTUNE 500
COMPANIES
CALL TEXAS HOME**



BEST STATE FOR BUSINESS
FOR THE 14TH YEAR IN A ROW BY
CHIEF EXECUTIVE MAGAZINE



FORT WORTH

#3 TOP MOVING DESTINATIONS 2017

DALLAS

#1 FASTEST GROWING HOUSING MARKET 2018
#1 TOP 20 BUSINESS-FRIENDLY CITY

HOUSTON

#2 FASTEST GROWING HOUSING MARKET 2018
#7 TOP 20 BUSINESS-FRIENDLY CITY

AUSTIN

#1 BEST PLACE TO LIVE 2018
#12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

#14 BEST PLACE TO LIVE 2018



OVER 3,000 COMPANIES
HAVE LOCATED OR EXPANDED
FACILITIES IN TEXAS SINCE 2009



LARGEST MEDICAL CENTER
Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
MD Anderson, Houston



AWARDED 2017 GOVERNOR'S CUP
FOR THE MOST NEW & EXPANDED
CORPORATE FACILITIES: **594**



**NO STATE
INCOME TAX**

**4th LARGEST
METROPOLITAN
AREA IN THE U.S.**

**LARGEST
METROPOLITAN
AREA IN TEXAS**



**ECONOMIC & CULTURAL
HUB OF NORTH TEXAS**



±360 PEOPLE MOVE TO DFW DAILY
ALSO EMERGING AS A TOP MARKET FOR
CORPORATE EXPANSIONS & RELOCATIONS

**#2 / FRISCO
#3 / MCKINNEY**
**FASTEST-GROWING
CITIES IN THE U.S.**

3,500,000
NEW PEOPLE ESTIMATED
BY YEAR 2040



**LARGEST AMOUNT OF JOB GROWTH
OF ALL U.S. METROPOLITAN AREAS**
100,000 JOBS ADDED IN 2017

21 FORTUNE 500 COMPANIES
BASED IN THE METROPLEX

DEMOGRAPHICS

| | |
|--------------------------|-----------|
| POPULATION | 7,462,428 |
| TOTAL HOUSEHOLDS | 2,683,294 |
| AVERAGE HOUSEHOLD INCOME | \$94,166 |
| MEDIAN AGE | 34 |
| BACHELOR DEGREE + | 33.9% |
| TOTAL EMPLOYEES | 3,173,963 |

LARGEST EMPLOYERS

| | |
|------------------------------------|------------------|
| WALMART STORES, INC. | 52,700 Employees |
| AMERICAN AIRLINES GROUP, INC. | 23,700 Employees |
| BAYLOR HEALTH CARE SYSTEM | 22,000 Employees |
| DALLAS INDEPENDENT SCHOOL DISTRICT | 20,793 Employees |
| TEXAS HEALTH RESOURCES | 16,205 Employees |
| BANK OF AMERICA | 15,400 Employees |
| CITY OF DALLAS | 13,000 Employees |
| JPMORGAN CHASE BANK N.A. | 13,000 Employees |
| TEXAS INSTRUMENTS, INC. | 13,000 Employees |
| LOCKHEED MARTIN AERONAUTICS CO. | 12,600 Employees |

3RD LOWEST COST OF LIVING OF LARGEST U.S. METROPOLITAN AREAS



MEDIAN HOME VALUE IS THE **3RD**
LOWEST OF ALL LARGE U.S METROS



48,900,00 ANNUAL VISITORS

DALLAS/FORT WORTH INTERNATIONAL AIRPORT:
10TH MOST PASSENGER VOLUME IN THE WORLD

DALLAS LOVE FIELD AIRPORT:
HOME TO THE NATIONS LARGEST DOMESTIC AIRLINE



LARGEST URBAN ARTS DISTRICT IN THE U.S.
DALLAS ARTS DISTRICT



LARGEST HONKY TONK IN THE WORLD
BILLY BOB'S TEXAS



LARGEST STATE FAIR IN THE U.S.
STATE FAIR OF TEXAS

MAJOR UNIVERSITIES

| | |
|---|-----------------|
| UNIVERSITY OF NORTH TEXAS | 38,145 Students |
| THE UNIVERSITY OF TEXAS AT ARLINGTON | 45,282 Students |
| THE UNIVERSITY OF TEXAS AT DALLAS | 26,793 Students |
| TEXAS WOMEN'S UNIVERSITY | 15,655 Students |
| TEXAS A&M UNIVERSITY - COMMERCE | 13,514 Students |
| SOUTHERN METHODIST UNIVERSITY | 11,739 Students |
| TEXAS CHRISTIAN UNIVERSITY | 10,394 Students |
| DALLAS BAPTIST UNIVERSITY | 5,156 Students |
| DALLAS BAPTIST UNIVERSITY | 5,156 Students |
| UNIVERSITY OF NORTH TEXAS - DALLAS | 3,030 Students |
| UNIVERSITY OF DALLAS | 2,357 Students |
| UNT HEALTH SCIENCE CENTER | 2,381 Students |
| UT SOUTHWESTERN MEDICAL CENTER | 2,316 Students |
| TEXAS WESLEYAN UNIVERSITY | 2,373 Students |

RETAIL MARKET

92.5% OCCUPANCY
RATE

3,977,827 SF
UNDER CONSTRUCTION

900,310 SF
COMPLETIONS

1,601,852 SF
NET ABSORPTION



\$120,943,919,400
GROSS ANNUAL RETAIL SALES

MULTIFAMILY MARKET

92.7% OCCUPANCY
RATE

16,581 UNITS
UNDER CONSTRUCTION

2,479 UNIT
COMPLETIONS

5,765 UNIT
NET ABSORPTION



\$1.06 PSF
AVERAGE RENTAL RATES

| | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------------------|-------------|-------------|-------------|
| POPULATION | | | |
| TOTAL POPULATION | 7,779 | 64,943 | 167,725 |
| TOTAL DAYTIME POPULATION | 4,440 | 38,781 | 104,055 |
| PROJECTED ANNUAL GROWTH 2010 TO 2023 | 30.15% | 25.66% | 25.38% |
| 2023 PROJECTED POPULATION | 10,124 | 81,608 | 210,301 |
| % FEMALE POPULATION | 50.47% | 50.72% | 50.80% |
| % MALE POPULATION | 49.53% | 49.28% | 49.20% |
| MEDIAN AGE | 34 | 35.1 | 36 |
| BUSINESS | | | |
| TOTAL EMPLOYEES | 1,927 | 19,776 | 56,075 |
| TOTAL BUSINESSES | 100 | 1,407 | 2,848 |
| COMPANY HEADQUARTER BUSINESSES | 29% | 31% | 29% |
| HOUSEHOLD INCOME | | | |
| ESTIMATED MEDIAN HOUSEHOLD INCOME | \$121,152 | \$106,993 | \$114,966 |
| ESTIMATED AVERAGE HOUSEHOLD INCOME | \$109,204 | \$98,578 | \$109,949 |
| ESTIMATED PER CAPITA INCOME | \$44,038 | \$42,036 | \$46,309 |
| HOUSEHOLD | | | |
| TOTAL HOUSING UNITS | 2,376 | 22,150 | 56,293 |
| % HOUSING UNITS OWNER-OCCUPIED | 82.11% | 73.91% | 77.45% |
| % HOUSING UNITS RENTER-OCCUPIED | 17.89% | 26.09% | 22.55% |
| RACE & ETHNICITY | | | |
| % WHITE | 64.89% | 73.27% | 74.24% |
| % BLACK OR AFRICAN AMERICAN | 6.17% | 5.06% | 4.96% |
| % AMERICAN INDIAN OR ALASKA NATIVE | 8.88% | 4.74% | 5.15% |
| % ASIAN | 3.34% | 3.28% | 3.21% |
| % HAWAIIAN OR PACIFIC ISLANDER | 16.71% | 13.65% | 12.44% |
| % HISPANIC POPULATION | 83.29% | 86.35% | 87.56% |
| % NOT HISPANIC POPULATION | 79.7% | 75.2% | 70.4% |



EDGE Realty Capital Markets exclusively presents the listing of The Learning Experience (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

EDGE Realty Capital Markets and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of EDGE Realty Capital Markets or owner. No representation is made as to the

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As a condition of EDGE Realty Capital Markets’ consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by EDGE Realty Capital Markets, owner or agents of either of these parties regarding the Property—it is required that you agree to treat all such information confidentially.



The Learning Experience

SEQ US 377 & Ridge Point Parkway
Keller, Texas 76248

CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

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