



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.
IN Lic. # RC51500226



KinderCare
4001 West Clara Lane
Muncie, IN 47304

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KINDER CARE

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KINDERCARE

INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 4,888 SF KinderCare Located at 4001 West Clara Lane in Muncie, Indiana. This Opportunity Includes a Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities and a Long Operating History, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$615,400
CAP	6.50%
NOI	\$40,000
PRICE PER SF	\$125.90
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	4001 West Clara Lane Muncie, IN 47304
COUNTY	Delaware
BUILDING AREA	4,888 SF
LAND AREA	0.70 AC
BUILT	1981



ACTUAL PROPERTY IMAGE

HIGHLIGHTS

- Highly Desirable Triple Net (NNN) Lease Structure With Zero Landlord Responsibilities
- Reliable Corporate Tenant With a Long Operating History Showing Commitment to the Site
- 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
- Strong Demographics - Over 56,031 Residents With an Average Household Income of \$52,515 Within a 3-Mile Radius; Over 109,194 Residents Within a 10-Mile Radius
- Nearby Elementary Feeder Schools Include: North View, West View and St Mary Elementary Schools
- Just 2-Miles North of Ball State University Which Serves More Than 23,000 Students and Faculty
- Situated Along a Dense Retail Corridor; W Bethel Ave and W McGalliard Road Share a Combined Traffic Count of 53,773 Vehicles Per Day
- Muncie is Just 1 Hour Northeast of Downtown Indianapolis
- Nearby Tenants Include: Walmart Supercenter, Lowe's, Panda Express, Marathon Gas, Taco Bell, Walgreens, Steak 'n Shake, Best Buy, McDonald's, IHOP, Starbucks, Big Lots, PetSmart, Hobby Lobby, Five Guys and More



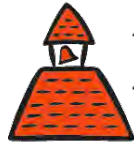
LEASE SUMMARY

TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 4,888 SF
LEASE COMMENCEMENT	February 1, 1981
LEASE EXPIRATION	January 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	5% Increase at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

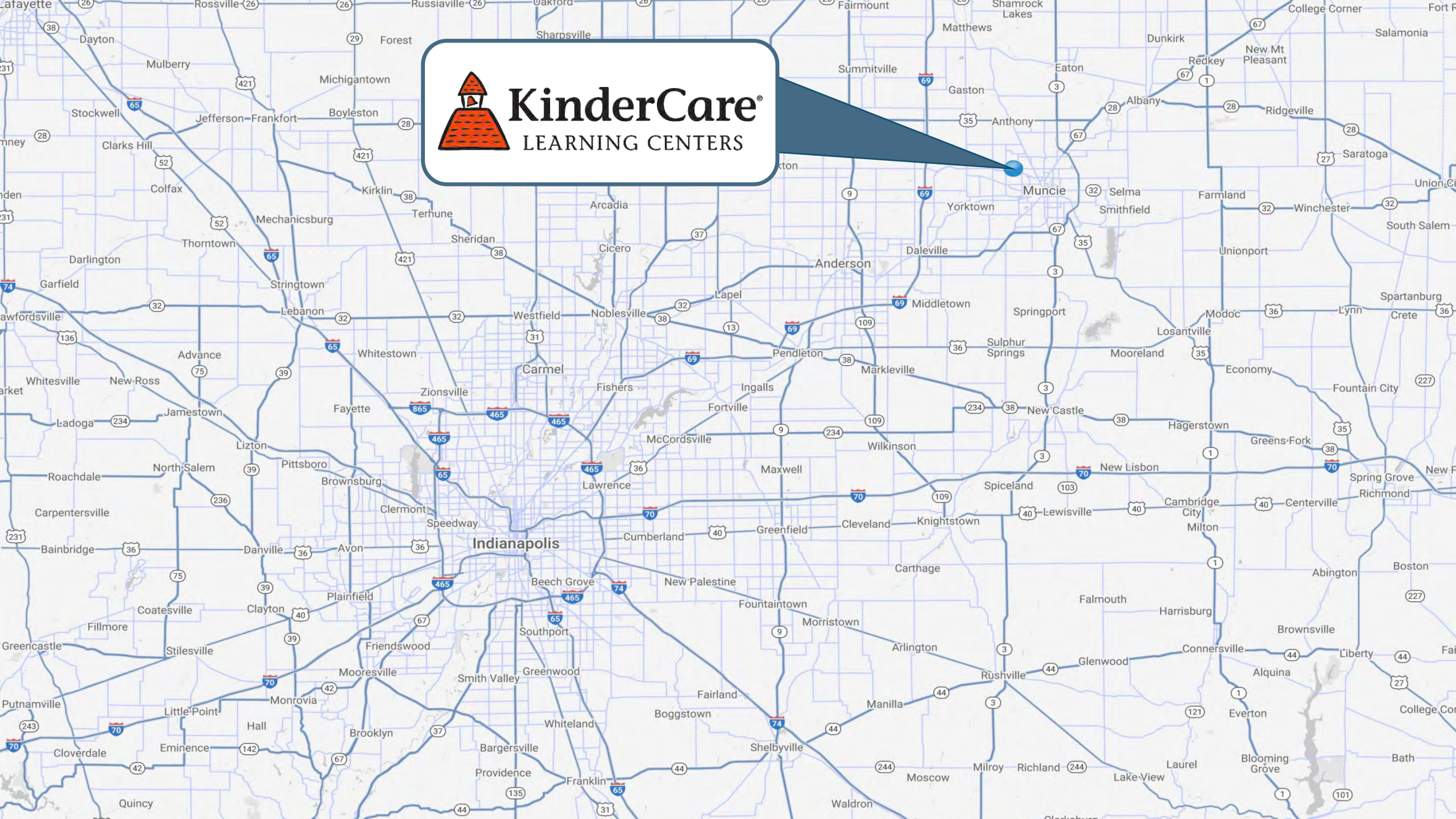
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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4,888 SF	\$40,000	\$8.18
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KinderCare
LEARNING CENTERS





VICTORY
HONDA Honda of Muncie

Walmart

LOWE'S

SIGHT & SOUND
RENTALS

Escapades
Family Fun Center

PIZZA EXPRESS
PIZZERIA

OLLIE'S OUTLET
Bargain
GOOD STUFF CHEAP

Concentra
urgent care

Stoops Automotive Group

FOR
THE PEOPLE

INDIANA
332

Walgreens

BELLE
TIRE

BEST
BUY

PETSMART

BioLife

MATTRESS
FIRM

H
Holiday Inn

Comfort
SUITES

UNIVERSITY
VILLAGE

Hampton
Inn & Suites
by HILTON

Mancino's
Pizzeria

Fairfield
BY MARRIOTT

SPARKS
Computerized Car Care

FIVE GUYS
BURGERS and FRIES

Pizza
Hut

KinderCare
LEARNING CENTERS



Delaware County
Regional Airport

Scheidler Apartments

MUNCIE
MALL



BALL STATE
UNIVERSITY

INDIANA
332



Renaissance
Specialty Hospital

Everbrook

SILVERTREE
COMMUNITIES



Indiana University Health

W Bethel Ave

PrimeTrust
FEDERAL CREDIT UNION



KinderCare®
LEARNING CENTERS

U.S. HealthWorks



Stoops Automotive
Group

FOR
THE PEOPLE



Robertson Insurance Services
Making Insurance Make Sense



SUBWAY



BAYMONT
INN & SUITES



FIVE GUYS
BURGERS and FRIES

W McGalliard Rd

W Clara Ln

Comfort INN DQ the X Holiday Inn Express
BURGER KING McDonald's JJ FAMOUS HAIR
Pizza Hut Hampton by Hilton FIVE GUYS
Rural King

Papa Murphy's noodles
First Merchants
Great Clips verizon
PAY LESS SUPER MARKETS

BR batkin robbins TIRE BARN
Culver's CAPTAIN D'S

PET SMART Walgreens
STEAK 'N Shake

BEST BUY

the X BAYMONT INN & SUITES

Days Inn QUALITY

TACO BELL goodwill AFFORDABLE DENTURES & IMPLANTS
AutoZone

W Bethel Ave

W McGalliard Rd

Wheeling Ave

INDIANA 332

IHOP Super 8
SUBWAY

LOWE'S

HOBBY LOBBY JOANN
BIG LOTS! AspenDental HARBOR FREIGHT TOOLS
DOLLAR TREE
TACO BELL Staples Aaron's
Bob Evans CITITRENDS
CHUCK E. CHEESE'S Ruby Tuesday Applebee's
CHASE jiffylube Shell

Starbucks PAPA JOHN'S Kentucky Fried Chicken
Arby's Advance Auto Parts
LEE'S Famous Recipe Chicken
Carino's LONG JOHN SILVER'S Pizza Hut

Walmart Supercenter
OLD NATIONAL SUBWAY
PANDA EXPRESS GOURMET CHINESE FOOD

 **KinderCare**
LEARNING CENTERS

MUNCIE | DELAWARE COUNTY | INDIANA

Muncie is an incorporated city and the seat of Delaware County in the state of Indiana. The city's 2018 estimate population was about 68,529 residents. It is the principal city of the Muncie metropolitan statistical area, which has a population of 117,671 people. It is located in East Central Indiana, about 50 miles northeast of Indianapolis. Indianapolis is the capital and most populous city of the U.S. state of Indiana. The city is located in the East North Central region of the Midwestern United States. With an estimated population of 867,125 people in 2019, Indianapolis is the third most populous city in the Midwest and 15th in the U.S.

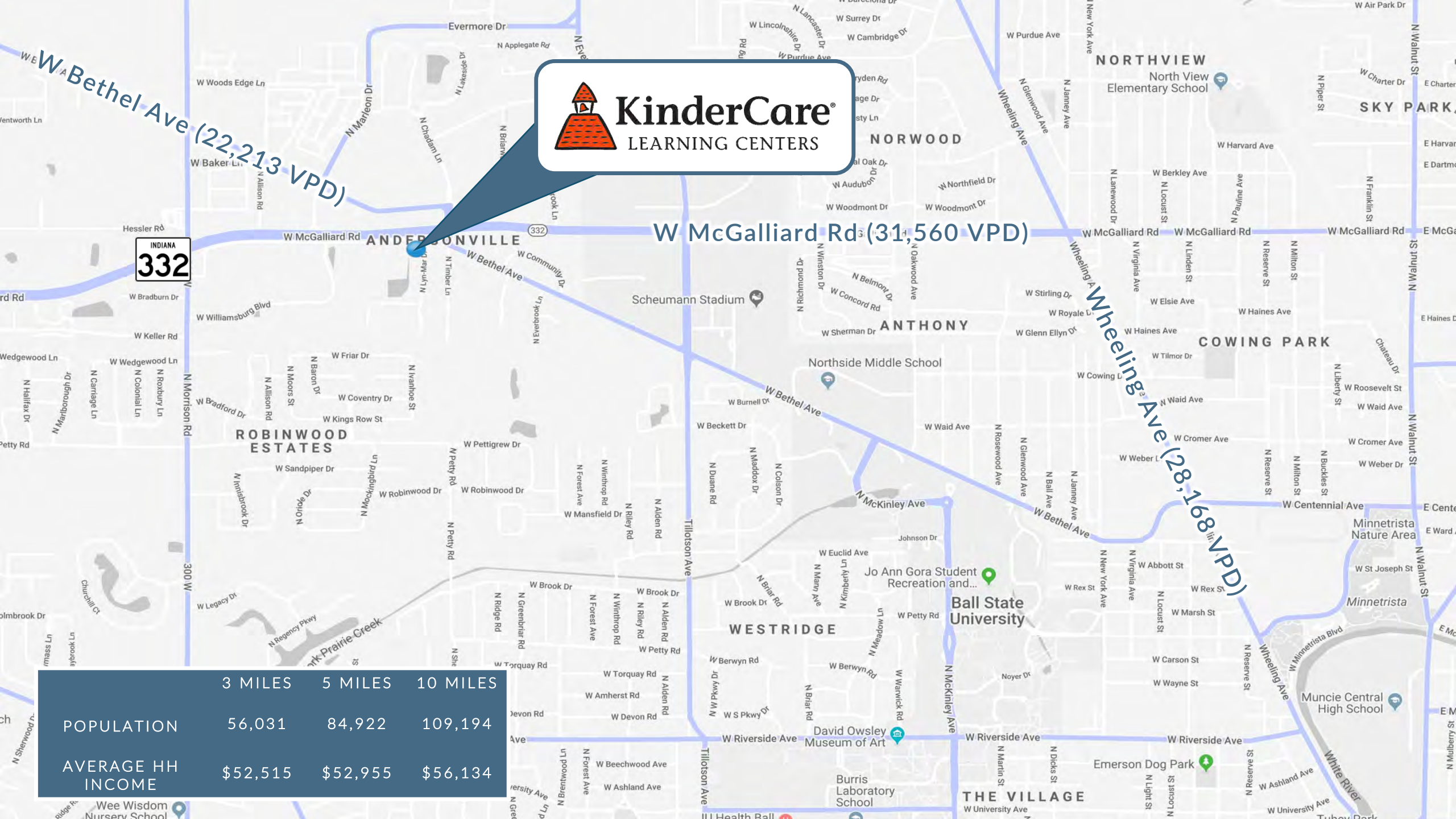
Muncie's economy revolves around Ball State University which is a public research university with about 22,000 students. Due to the cities close proximity, Indianapolis' economy affects Muncie's. Anchoring the 25th largest economic region in the country, Indianapolis has a gross domestic product of \$134 billion. As of 2019, three Fortune 500 companies and three Fortune 1000 companies are based in Indianapolis. Biotechnology, life sciences and health care are major sectors of Indianapolis's economy. As of 2016, Eli Lilly and Company was the largest private employer in the city with more than 11,000 workers. As home to the second largest FedEx Express hub in the world, Indianapolis International Airport ranks as the sixth busiest U.S. airport in terms of air cargo transport, handling over 1 million tons and employing 6,600 people.

Muncie is about an hour's drive from the capital of the state, Indianapolis, making it the perfect day trip. Indianapolis is home to two major sports clubs, the Indiana Pacers of the National Basketball Association and the Indianapolis Colts of the National Football League. The city's philanthropic community has been instrumental in the development of its cultural institutions and collections, including the world's largest children's museum, nation's largest privately funded zoo, historic buildings and sites, and public art. Indianapolis is headquarters for the American Legion, and home to a significant collection of monuments dedicated to veterans and war dead, the most in the U.S. outside of Washington, D.C.





KinderCare
LEARNING CENTERS



	3 MILES	5 MILES	10 MILES
POPULATION	56,031	84,922	109,194
AVERAGE HH INCOME	\$52,515	\$52,955	\$56,134

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 2,300 locations nationwide, 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, OR., 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
2,300+



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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG 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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