



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

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



KinderCare  
2233 Brothers Drive  
Lafayette, IN 47909



K I N D E R C A R E

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KINDER CARE

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KINDER CARE

# INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 4,888 SF KinderCare Located at 2233 Brothers Drive in Lafayette, 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	\$537,700
CAP	6.50%
NOI	\$34,951
PRICE PER SF	\$110.00
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	2233 Brothers Drive Lafayette, IN, 47909
COUNTY	Tippecanoe
BUILDING AREA	4,888 SF
LAND AREA	0.5 AC
BUILT	1980



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 78,025 Residents With an Average Household Income of \$60,069 Within a 3-Mile Radius; Over 187,900 Residents Within a 10-Mile Radius
- Nearby Elementary Feeder Schools Include: Oakland, Edgelea, Amelia Earhart and Miami Elementary Schools
- Situated Near the Corner of Brothers Drive and Teal Road - a Major Traffic Artery in Lafayette With Over 21,866 VPD
- Just 5-Miles East of Purdue University Which Serves Over 31,000 Students
- Lafayette is Just 1 Hour Northwest of Downtown Indianapolis and is Home to Arconic Who Opened the World's Largest Aluminum-Lithium Facility
- Nearby Tenants Include: Burger King, Dollar General, Long John Silver's, Wendy's, Big Lots, Taco Bell, Advance Auto Parts, Sherwin-Williams, AT&T and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 4,888 SF
LEASE COMMENCEMENT	April 1, 1981
LEASE EXPIRATION	January 31, 2025
LEASE TERM	~5 Years Remaining
RENEWAL OPTIONS	3 x 3 Years
RENT INCREASES	5% at Each Option
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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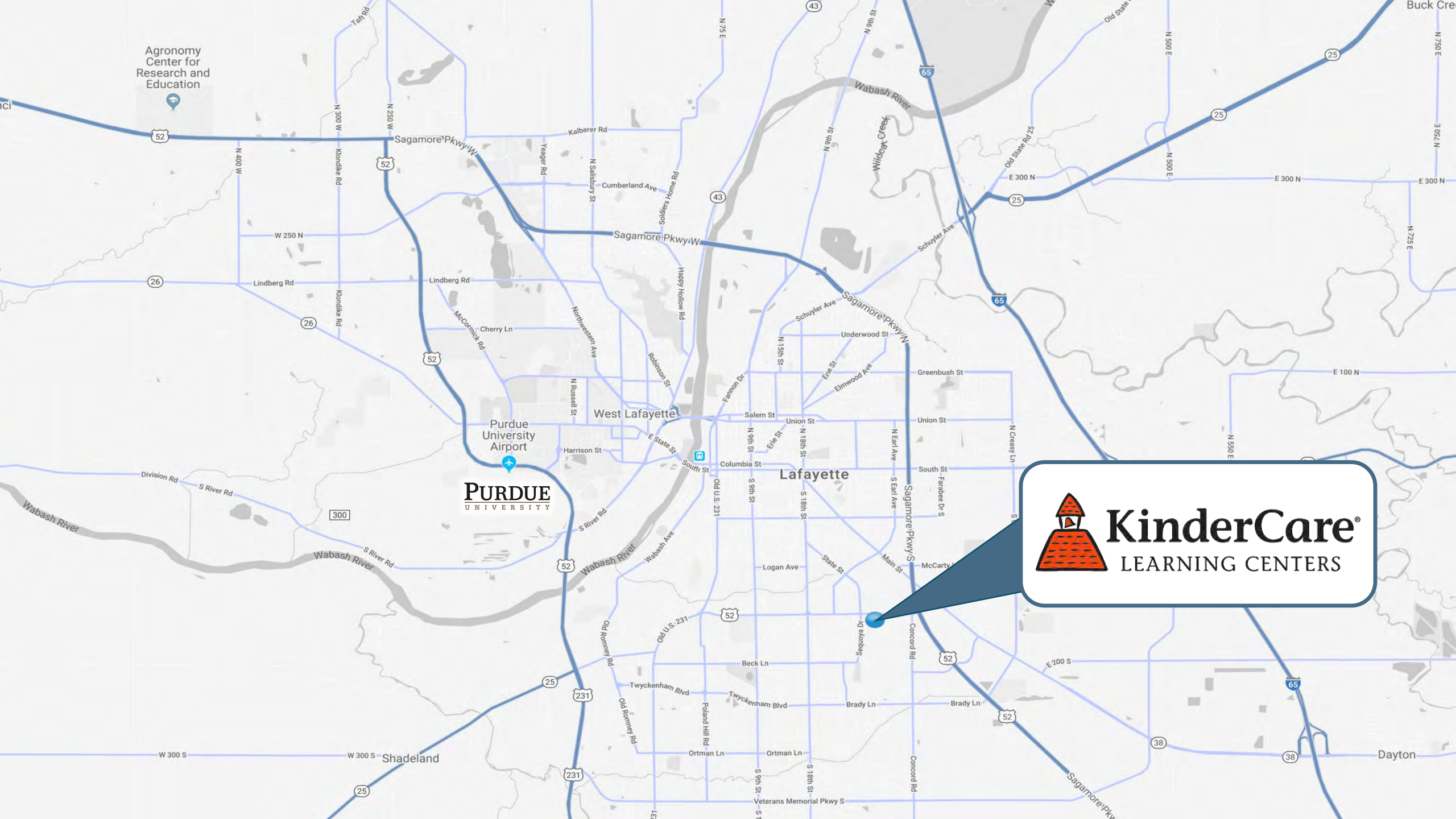
4,888 SF	\$34,951	\$7.15
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ACTUAL PROPERTY IMAGES





**KinderCare®**  
LEARNING CENTERS





Oakland Elementary



EN LAI CHINESE KITCHEN

BIGLOTS!

Rural King  
America's Farm & Home Store



DOLLAR GENERAL

GoLo



ARCONIC

PRAXAIR

El Maguey



Midwest Coil



Lafayette Glass Company

Brothers Drive



Agent For  
**MAYFLOWER**  
TRANSIT  
US DOT #125563





LAFAYETTE  
MARKET



H&R  
BLOCK

at home  
The Home Décor Superstore

Michael's  
PET SMART

PS...  
EAST COAST  
SUBS

Mammaw's Sweet Shoppe



Franciscan HEALTH



TIPPECANOE MALL

A SIMON MALL

862,740 SF Mall -  
Includes Over 96 of the  
Finest Stores & Restaurants



ARCONIC

LAFAYETTE'S  
BUY HERE PAY HERE

THOMPSON  
BROTHERS  
AUTO SALES



SHERWIN-WILLIAMS

Advance  
Auto Parts

AMERICAN FREIGHT  
FURNITURE - MATTRESS

JKM STORAGE  
& RENTALS



PERRY  
FOAM PRODUCTS



Speedway

AWARDS & GIFTS  
SINCE 1976  
ENGRAVELAFAYETTE.COM



Bob Rohrman  
USED CAR SUPERSTORE

Lafayette Glass Company



KinderCare  
LEARNING CENTERS

Broncos

GRANE  
THE GRANE COMPANIES

LONG JOHN  
SILVER'S

MO MAX  
AUTO SALES



Agent For

MAYFLOWER  
TRANSIT

US DOT #125563







Sagamore Pkwy





## LAFAYETTE | TIPPECANOE COUNTY | INDIANA

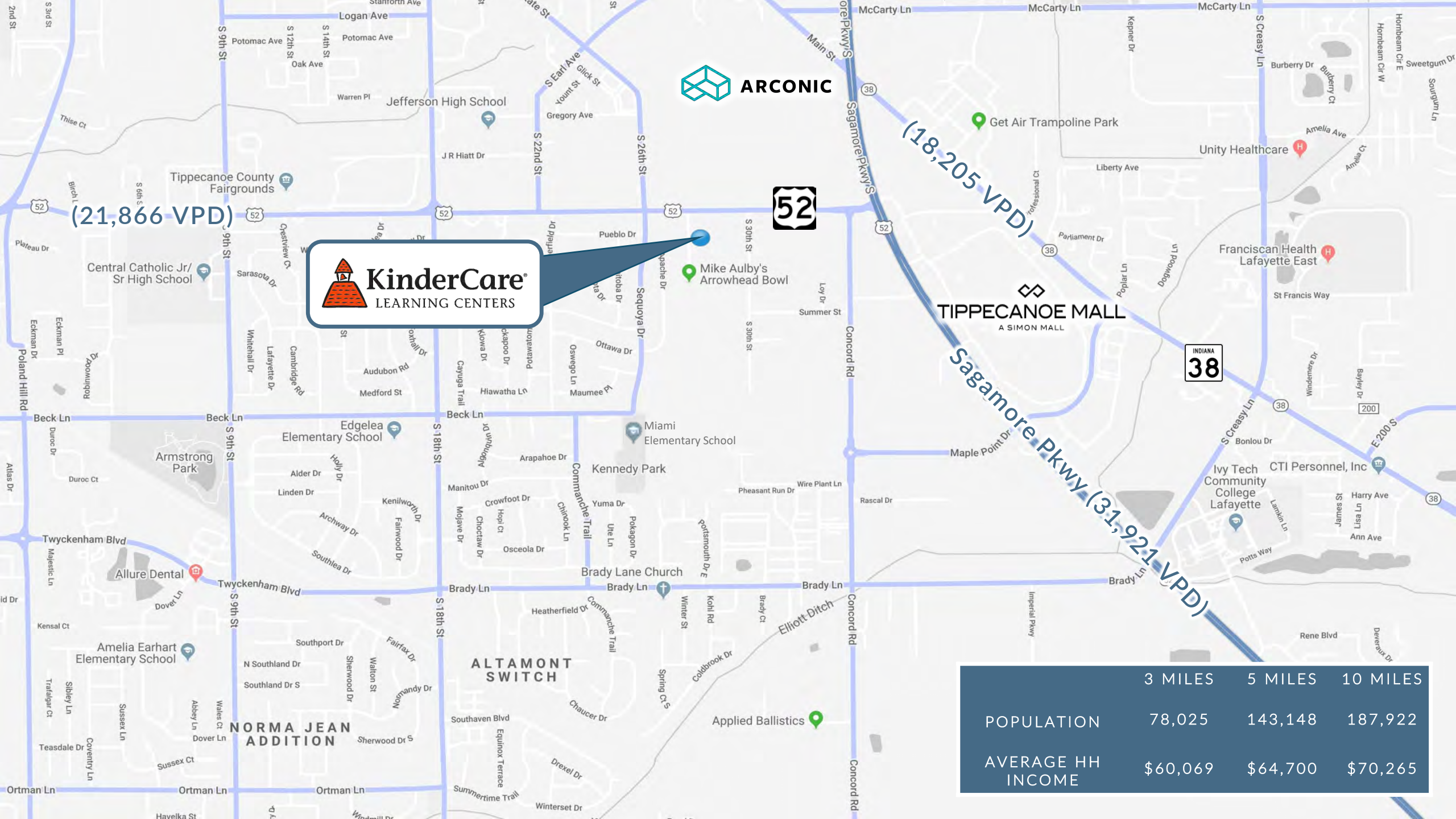
Lafayette is the county seat of Tippecanoe County in the state of Indiana. It is located 63 miles northwest of Indianapolis and 105 miles southeast of Chicago. West Lafayette, on the other side of the Wabash River, is home to Purdue University, which contributes significantly to both communities. Together, Lafayette and West Lafayette form the core of the Lafayette, Indiana Metropolitan Statistical Area. The city's 2018 estimate census was estimated to be about 72,168 people. Lafayette is the largest city with the most people in the whole county.

Much of the economy of the city of Lafayette and the surrounding area is centered around the academic and industrial activities of Purdue University. The university and its associated businesses employ the largest portion of the Lafayette workforce. However, private industry and commerce independent of the university also exist in the community, with multiple large manufacturing operations in the city employing thousands of workers. Some notable examples include: Alcoa, a producer of aluminum extrusions and tubes; Caterpillar Large Engine Division, producer of large diesel and natural gas engines; Wabash National, world's largest manufacturer of semi-truck trailers; Subaru of Indiana Automotive, producer of Subaru vehicles; Evonik (Tippecanoe Laboratories) pharmaceuticals/chemicals; Tate & Lyle, manufacturer of Splenda(R) and other sweeteners; has two plants in Lafayette; TRW Commercial Steering Systems; Landis+Gyr, manufacturer of electric meters for global ANSI markets; and Cargill, soybean oil mill.

Lafayette is home to the Prophetstown State Park which commemorates a Native American village founded in 1808 by Tecumseh and his brother Tenskwatawa north of present-day Lafayette, Indiana, which grew into a large, multi-tribal community. The park also features the open-air Museum at Prophetstown, with living history exhibits including a Shawnee village and a 1920s-era farmstead. The city includes the Tippecanoe Battlefield Park preserve which is the location of the Battle of Tippecanoe fought on November 7, 1811. The 16-acre site of the battle was used for a number of major political rallies during its earlier years. The city is also home to the Art Museum of Greater Lafayette which is a quaint museum featuring local artists. The city also includes numerous unique restaurants, shops, breweries and other activities.







(21,866 VPD)



**KinderCare**  
LEARNING CENTERS



(18,205 VPD)

**TIPPECANOE MALL**  
A SIMON MALL



Sagamore Pkwy (31,921 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	78,025	143,148	187,922
AVERAGE HH INCOME	\$60,069	\$64,700	\$70,265



# 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](https://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.



ACTUAL PROPERTY IMAGE



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