



KinderCare®
LEARNING CENTERS

STNL DAY CARE FACILITY

13000 W BELOIT RD, NEW BERLIN, WI, 53151

OFFERING MEMORANDUM





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MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Marcus & Millichap



LIST PRICE: \$1,175,000

CAP RATE: 7.60%

NOI: (NET OPERATING INCOME) \$89,291



ADDRESS

13000 W BELOIT RD, NEW BERLIN, WI, 53151

LEASE SUMMARY

LEASE TYPE: Double-Net

LEASE GUARANTEE: Corporate

OPTION TO PURCHASE / ROFR: None

SALES REPORTING: N/A

RENT COMMENCEMENT: 8/1/1998

LEASE EXPIRATION: 7/31/2025

RENT INCREASES: 1.50% Annually

OPTIONS: Two - Five Years

VITAL DATA

GROSS LEASABLE AREA (GLA): 6,546 SF

PRICE PER SQUARE FOOT: \$179.50

YEAR BUILT/RENOVATED: 1993/2014

LOT SIZE: 3.04 AC

TYPE OF OWNERSHIP: Fee Simple

PROPOSED FINANCING: 75% LTV / 3.75% Rate / 25 Yr. Amort. / 5 Yr. Term

CASH ON CASH RETURN: \$34,922 / 11.89%

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current - 7/31/2021	\$89,291	\$7,441	\$13.64	7.60%
8/1/2021 - 7/31/2022	\$90,630	\$7,553	\$13.85	7.71%
8/1/2022 - 7/31/2023	\$91,989	\$7,666	\$14.05	7.83%
8/1/2023 - 7/31/2024	\$93,369	\$7,781	\$14.26	7.95%
8/1/2024 - 7/31/2025	\$94,770	\$7,898	\$14.48	8.07%
Option 1	1.50% Annual Increases			
Option 2	1.50% Annual Increases			
Rent Calculated Using 8/1/2020 Increase & Rent Abatement Each August 2020-2023 (Four Months Total)				
SELLER TO CREDIT RENT ABATEMENT & RENT INCREASE OFFSET PRIOR TO CLOSING				

THE OFFERING



INVESTMENT HIGHLIGHTS

TENANT & BUILDING HIGHLIGHTS

- ✓ STNL Day Care Facility
- ✓ Corporate Guarantee - 1,300+ Facilities
- ✓ Annual Increases Of 1.50% Throughout The Remaining Lease Term
- ✓ Double- Net Lease (Minimal Landlord Responsibilities)
- ✓ Two - Five Year Options (With 1.50% Annual Increases)
- ✓ Building Improvements Made In 2014

LOCATION HIGHLIGHTS

- ✓ Average Household Income Of \$98,084 Within Three Miles
- ✓ Large Lot For Future Expansion If Needed
- ✓ Located In New Berlin One Of Milwaukee's Premier Suburb Cities



Image Landsat / Copernicus

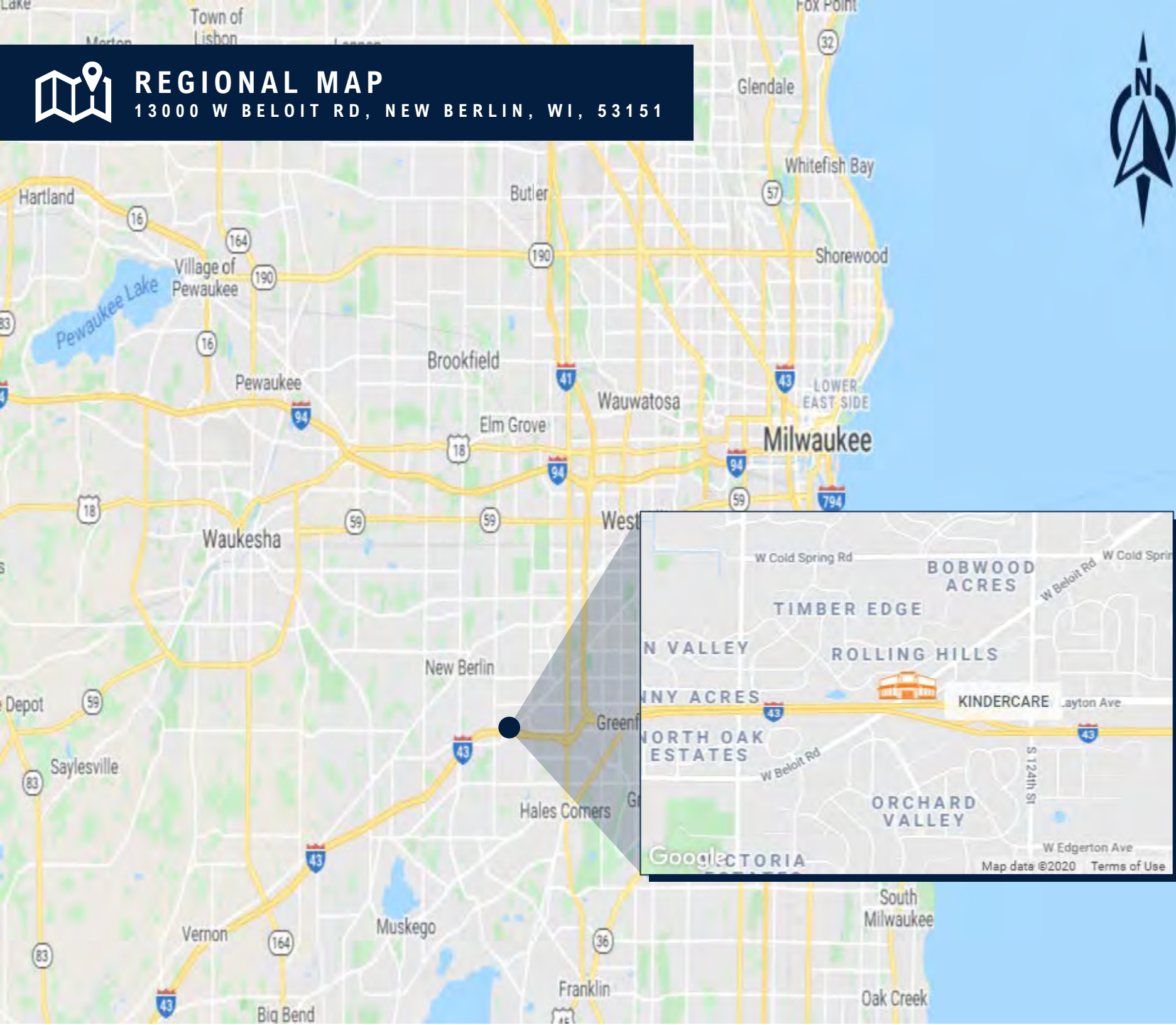
Google Earth

LOT LINES ESTIMATED



REGIONAL MAP

13000 W BELOIT RD, NEW BERLIN, WI, 53151



KinderCare®
LEARNING CENTERS

Every day, KinderCare Education serves more than 161,000 children aged six weeks to 12 years. While each KinderCare Education brand meets the needs of different age groups and communities, every one of them is dedicated to our mission of educational excellence as well as the nation's highest standards of care.

Located in beautiful Portland, Oregon, KinderCare Education's National Support Center (NSC) provides ongoing support to field leadership, as well as professional development for educators and staff, curriculum development, and strategic guidance for all of our brands.

Company Facts

1,300+
nationally accredited centers

65M+
meals served last year (including breakfast and lunch)

143,000+
books purchased last year for our centers

36,000+
employees nationwide

KinderCare® Learning Centers: In our more than 1,300 KinderCare® Learning Centers, children engage in purposeful learning and play every day. From math skills and early literacy activities to cooking adventures and plenty of time for the arts, our proprietary Early Foundations® curriculum sets the industry standard for excellence in education. Our goal is to help children become curious, engaged, focused, and empathetic—and ready them for school and life.



Information provided by:

<https://www.kc-education.com>



LEASE SUMMARY

ROOF/STRUCTURE & MAINTENANCE

Tenant To Perform All Routine Maintenance Including Mechanical Systems, Sprinkler System, Windows, Window Glass, Plate Glass, Doors, Heating System, Air Conditioning, The Interior Of The Premises, Fencing And Landscaping Areas

Landlord To Be Responsible For Roof, Structure And Concealed Plumbing

PARKING LOT

Landlord To Be Responsible For Parking Lot Capital Repairs

UTILITIES

Shall Pay Directly To The Providers Of Such Services, All Charges For Electricity, Gas, Water, Sewer, And Snow And Trash Removal Services Used By It Upon The Premises.

TAXES

Tenant Pays Real Estate Taxes Directly To The Taxing Authority

INSURANCE

During The Term Tenant Shall Carry, At Its Own Expense, Insurance Against Fire And Such Other Risks As Are, From Time To Time, Included In Standard Extended Coverage Insurance, For 100 Percent Of The Full Replacement Value Of The Premises And All Alterations, Additions And Improvements.

INCOME



In 2019, the median household income for your selected geography is \$74,471, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 25.72% since 2000. It is estimated that the median household income in your area will be \$87,361 five years from now, which represents a change of 17.31% from the current year.

The current year per capita income in your area is \$42,046, compare this to the US average, which is \$32,356. The current year average household income in your area is \$98,084, compare this to the US average which is \$84,609.

POPULATION



In 2019, the population in your selected geography is 61,673. The population has changed by 4.70% since 2000. It is estimated that the population in your area will be 63,569.00 five years from now, which represents a change of 3.07% from the current year. The current population is 48.26% male and 51.74% female. The median age of the population in your area is 46.16, compare this to the US average which is 37.95. The population density in your area is 2,176.50 people per square mile.

HOUSING



The median housing value in your area was \$247,438 in 2019, compare this to the US average of \$201,842. In 2000, there were 16,154 owner occupied housing units in your area and there were 7,424 renter occupied housing units in your area. The median rent at the time was \$685.

EMPLOYMENT



In 2019, there are 31,004 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 70.52% of employees are employed in white-collar occupations in this geography, and 29.59% are employed in blue-collar occupations. In 2019, unemployment in this area is 3.28%. In 2000, the average time traveled to work was 24.00 minutes.

HOUSEHOLDS



There are currently 26,380 households in your selected geography. The number of households has changed by 11.88% since 2000. It is estimated that the number of households in your area will be 27,515 five years from now, which represents a change of 4.30% from the current year. The average household size in your area is 2.33 persons.

DEMOGRAPHICS SUMMARY

POPULATION	1 Miles	3 Miles	5 Miles
2018 ESTIMATE	7,406	61,673	172,685
2010 CENSUS	7,225	60,638	170,023
2000 CENSUS	7,152	58,906	167,448
DAYTIME POPULATION	4,723	61,173	161,503

INCOME	1 Miles	3 Miles	5 Miles
AVERAGE	\$139,977	\$98,084	\$84,143
MEDIAN	\$108,805	\$74,471	\$63,641
PER CAPITA	\$50,496	\$42,046	\$36,764

TRAFFIC COUNTS

W BELOIT RD 6,439 (2018) VPD

HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 ESTIMATE	2,670	26,380	75,213
2010 CENSUS	2,597	25,948	74,054
2000 CENSUS	2,384	23,578	70,436

Source: © 2018 Experian.



Average Household Income
3 Mile Radius

\$98,084



Households Within 3
Mile Radius

26,380



Population Within 3 Mile
Radius

61,673



STNL DAY CARE FACILITY

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OFFERING MEMORANDUM

EXCLUSIVELY LISTED:

MATTHEW GORDON

FIRST VICE PRESIDENT INVESTMENTS

MILWAUKEE OFFICE

TEL: (262) 364-1937

FAX: (262) 364-1910

MATTHEW.GORDON@MARCUSMILLICHAP.COM

LICENSE: WI 76356-94

JEFF R. ROWLETT

SENIOR VICE PRESIDENT INVESTMENTS

SENIOR DIRECTOR - NATIONAL RETAIL GROUP

MILWAUKEE OFFICE

TEL: (262) 364-1924

FAX: (262) 364-1910

JEFF.ROWLETT@MARCUSMILLICHAP.COM

LICENSES: WI 74743-94, IL 471.016866

Marcus & Millichap
ROWLETT GROUP

WISCONSIN REALTORS® ASSOCIATION

4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate

Effective July 1, 2016

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37
38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.