



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare
107 McCaslin Boulevard
Louisville, CO 80027

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,500 SF KinderCare Located at 107 McCaslin Boulevard in Louisville, CO. This Deal Includes ~8 Years Remaining on a Desirable Triple Net (NNN) Investment Opportunity With Zero Landlord Responsibility and Three 5-Year Options to Renew, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$3,515,217
CAP	5.75%
NOI	\$202,125
PRICE PER SF	\$334.78
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	107 McCaslin Boulevard Louisville, CO 80027
COUNTY	Boulder
BUILDING AREA	10,500 SF
LAND AREA	1.95 AC
BUILT	1996



HIGHLIGHTS

- ~8 Years Remaining on a Desirable Triple Net (NNN) Investment Opportunity With Zero Landlord Responsibility
- Strong Corporate Guarantee (KinderCare Learning Centers, LLC) With a Successful 24+ Years Operating History
- KinderCare Recently Extended the Lease Term an Additional 10 Years Which Indicates Their Strong Commitment to the Site
- KinderCare Operates Over 1,500 Early Learning Centers and 600+ Champion Sites With Nearly 1,400 Locations Being Accredited Centers - More Than Any Other Provider
- This Property is Strategically Located Near the Intersection of Centennial Pkwy and McCaslin Blvd Which Sees a Combined Traffic Count of 41,661 VPD
- Affluent Neighborhood - Population of Over 106,413 Residents Making an Average Household Income of \$121,249 Within a 5-Mile Radius
- Minutes From Hwy 36 Which Runs North Into Boulder (13 Minutes) and South Into Denver (30 Minutes)
- Nearby Feeder Elementary Schools: Monarch, Fireside, Louisville, St. Louis Catholic School, Coal Creek and Fairview
- Surrounding Manufacturing Companies Who Employ Over 13,000 People Include: Plexus, AntriaBio, Westcon Group, Servtech, Fresca Foods, Sierra Nevada and More
- Just 10 Minutes South in Broomfield is the Interlocken Business Park Which Contains Several Software Companies and Engineering Consultants, Like Oracle and Stantec
- Louisville Has Been Named By CNN/Money and Money Magazine as One of the "100 Best Places to Live in the U.S." 6 Times in the Past 13 Years
- Nearby Tenants Include: Safeway, USPS, FedEx, Costco, Target, Whole Foods Market, Lowe's, Chipotle, Starbucks, Walgreens, Chase Bank, Conoco, Home Depot, Marco's Pizza, Panda Express, Panera Bread and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	KinderCare Learning Centers, LLC
PREMISES	A Building of Approximately 10,500 SF
LEASE COMMENCEMENT	January 16, 2003
LEASE EXPIRATION	January 31, 2028
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	CPI Capped at 10% at Each Remaining Option
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Daycare
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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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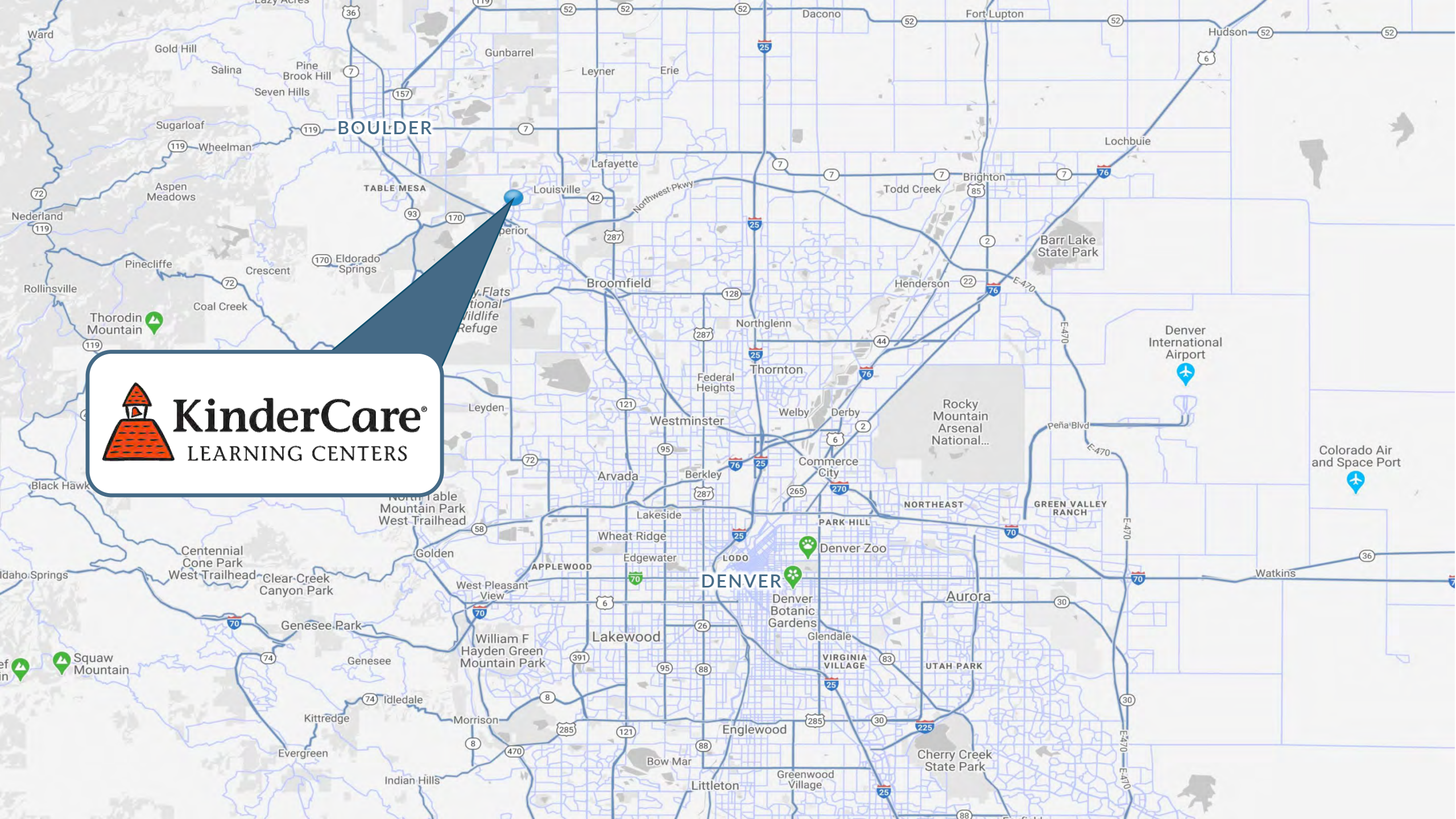
10,500 SF	\$202,125	\$19.25
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ACTUAL PROPERTY IMAGES



KinderCare®
LEARNING CENTERS





KinderCare
LEARNING CENTERS

Monarch
High School



Avista Adventist
Hospital



Fireside
Elementary



Uber



Commuting
Solutions



specialty appliance
buy smarter



Allstate



Centennial Pavilion
Condominium



Great Western
Bank



LaMar's Donuts
& Coffee



KinderCare[®]
LEARNING CENTERS

Louisville
Police Department

COPPER RIDGE
APARTMENT HOMES

McCaslin Blvd

S Centennial Pkwy



S Centennial Pkwy

Walgreens
SportClips



QDOBA KeyBank

Great Western Bank

CYCLEBAR

DICKY'S
BARBECUE PIT



LOWE'S

CARRABBA'S
ITALIAN GRILL
First National Bank



KOHL'S CHASE
SAFEWAY
1STBANK usbank
McCaslin Blvd





LOUISVILLE | BOULDER COUNTY | CO

Louisville is a home rule municipality in Boulder County, Colorado. The city population was 21,163 residents at the 2018 estimate census. Louisville began as a rough mining community in 1877, and then when the mines closed in the 1950s, made a transition to a suburban residential community. CNN/Money and Money magazine have consistently listed Louisville as one of the 100 best places to live in the United States. The city is 20 miles to Denver and 10 miles to Boulder. Boulder is the home rule municipality that is the county seat and the most populous municipality of Boulder County, Colorado. It is the state's 11th-most-populous municipality; Boulder is located at the base of the foothills of the Rocky Mountains at an elevation of 5,430 feet above sea level. Boulder is known for its association with gold seekers and for being the home of the main campus of the University of Colorado, the state's largest university. The city frequently receives high rankings in art, health, well-being, quality of life, and education.

Due to the city's close proximity, Denver's economy affects Louisville's. The Denver MSA has a gross metropolitan product of \$157.6 billion, making it the 18th largest metro economy in the U.S. Denver's economy is based partially on its geographic position and its connection to some of the country's major transportation systems. Because Denver is the largest city within 500 miles, it has become a natural location for storage and distribution of goods and services to the Mountain States, Southwest states, as well as all western states. Geography also allows the city to have a considerable government presence, with many federal agencies based or having offices in the Denver area. Along with federal agencies come many companies based on US defense and space projects, and more jobs are brought to the city by virtue of its being the capital of the state of Colorado. The area is home to the former nuclear weapons plant Rocky Flats, the Denver Federal Center, Byron G. Rogers Federal Building and United States Courthouse, the Denver Mint, and the National Renewable Energy Laboratory.

The city is located 20 minutes to Denver. Denver is home to a wide array of museums. The area has many nationally recognized museums, including a new wing for the Denver Art Museum by world-renowned architect Daniel Libeskind, the second largest Performing Arts Center in the nation. The Denver Museum of Nature and Science holds an aquamarine specimen valued at over \$1 million, as well as specimens of the state mineral, rhodochrosite. The city is home to the Denver Botanical Gardens, which showcase native and international plants, plus holds events, and educational and research programs. Denver is also home to a variety of sports teams and is one of 13 U.S. cities with teams from four major sports. The city is famous for its Red Rocks Park and Amphitheatre which are a hikeable & bikeable red-stone cliffs also being an amphitheater that hosts big-name acts, and includes a gift shop and a café.



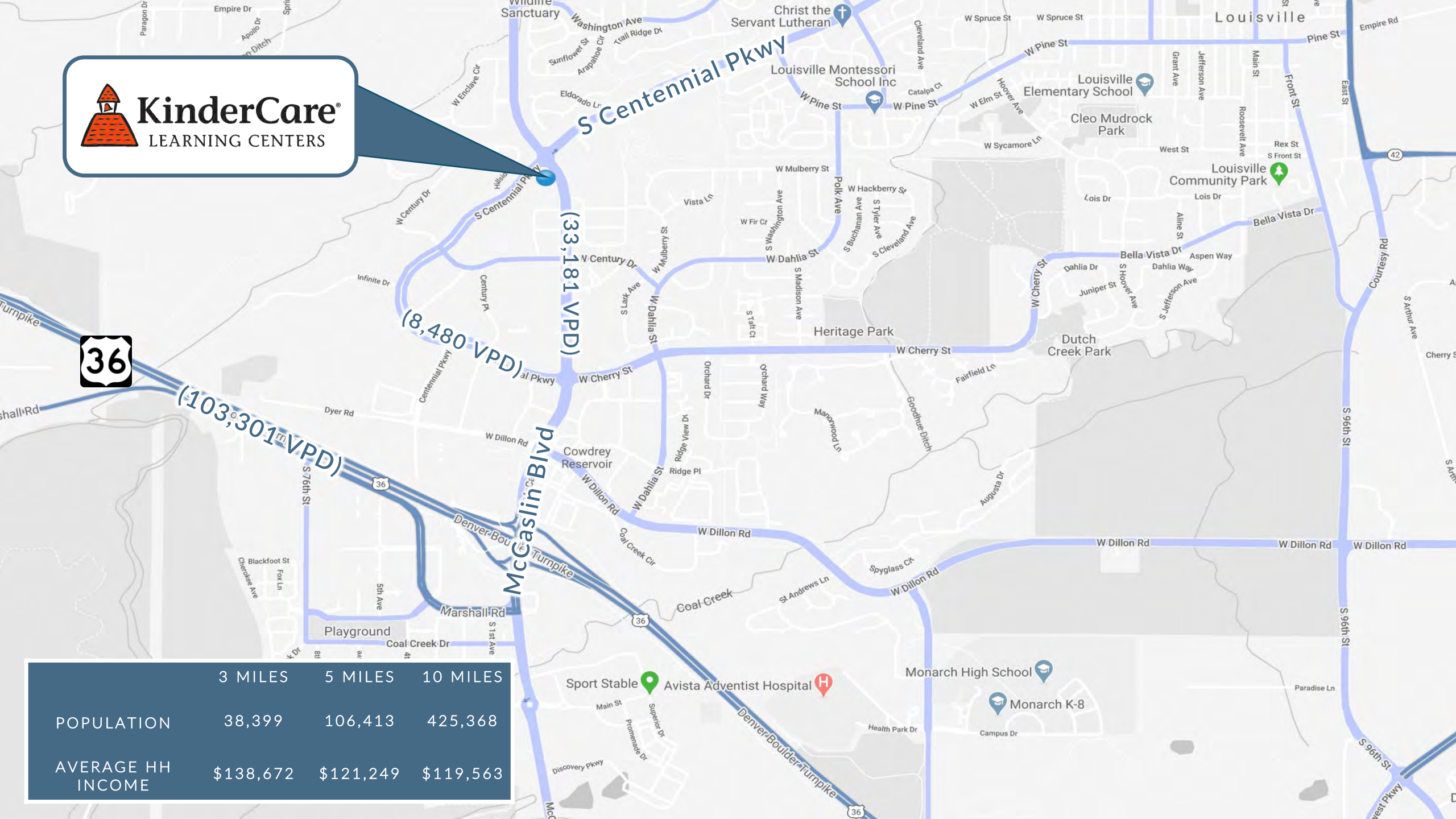
RED ROCKS PARK AND AMPHITHEATRE



BOULDER COUNTY COURTHOUSE



KinderCare®
LEARNING CENTERS



36

(103,301 VPD)

(8,480 VPD)

(33,181 VPD)

McCaslin Blvd

Denver Boulder Turnpike

	3 MILES	5 MILES	10 MILES
POPULATION	38,399	106,413	425,368
AVERAGE HH INCOME	\$138,672	\$121,249	\$119,563

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:

- In neighborhoods with the 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 the Champions® before and after-school programs.

KinderCare Education operates more than 1,500 locations nationwide, and more than 600 Champions sites. 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
1,500+



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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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