

SINGLE TENANT NN

Investment Opportunity



100 PFUND COURT | OSWEGO, ILLINOIS
CHICAGO MSA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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FINANCIALS

Rent Roll | Brand Profile



PROPERTY PHOTO





INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NN leased, KinderCare investment property located in Oswego, Illinois. The tenant, KinderCare Learning Centers, Inc., has 5.5 years remaining on a 25-year lease, with 4 (5-year) options to extend, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is NN with landlord the landlord responsible for roof, structure, and exterior utility lines. Headquartered in Portland, Oregon, KinderCare currently operates more than 1,600 early childhood education community centers across 39 states.

KinderCare is located near the signalized, hard corner intersection of US Route 34/Walter Payton Memorial Hwy and Chicago Rd, with a combined 38,500 vehicles passing by daily. The facility serves the Chicago suburb of Oswego, a town with ideal demographics for a childcare/child education tenant. According to the US Census Bureau, nearly 29% of the population in Oswego is under the age of 18, with roughly 7% being under the age of 5. With KinderCare facilities serving children age 6 weeks old to age 12, KinderCare is perfectly situated to serve the surrounding community with its programs. In addition, the site is conveniently located next to Oswego High School and numerous Jr. High/Elementary schools, providing parents with an easy, one stop drop-off location for all their children's educational needs. This KinderCare facility also benefits from limited competition in the surrounding trade area, as there is only 1 other childcare facility in 1.5 miles. The 5-mile trade area is supported by a population of nearly 145,000 with an average household income of \$100,000.



PROPERTY PHOTOS





OFFERING SUMMARY



Parcel Map

Offering

PRICING	\$3,646,000
NOVEMBER 2020 NOI	\$267,965
CAP RATE	7.35%
GUARANTY	Corporate
TENANT	KinderCare Learning Centers, Inc.
LEASE TYPE	NN
LANDLORD RESPONSIBILITIES	Roof, Structure, and Exterior Utility Lines

Property Specifications

RENTABLE AREA	10,168 SF
LAND AREA	1.58 Acres
PROPERTY ADDRESS	100 Pfund Court Oswego, IL 60543
YEAR BUILT	1993
PARCEL NUMBER	03-17-278-006
OWNERSHIP	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



5.5 Years Remaining | Corporate Guaranteed | Scheduled Rental Increases

- Corporate guaranteed by KinderCare Learning Centers, Inc.
- The tenant has 5.5 years remaining on a 25-year lease, with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation
- Headquartered in Portland, Oregon, KinderCare operates more than 1,600 early childhood education community centers across 39 states

Ideally Positioned to Serve the Community | Limited Competition in Trade Area

- Prime location near Oswego's high school and numerous elementary/Jr. High Schools
- Provides parents with multiple children a convenient one stop drop-off location
- Only 1 other daycare within 1.5 miles of the location

Excellent Demographics for Child-Education Tenant | Family Centric Chicago Suburb

- Kindercare is ideally positioned in Oswego to serve the large number of families in the area, providing educational programs for children from 6 weeks to 12 years old
- Per the US Census Bureau, nearly 29% of the population in Oswego is under 18, with roughly 7% under the age of 5

Strong Demographics in 5-Mile Trade Area

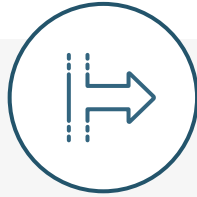
- Nearly 145,000 residents and 40,000 employees support the trade area
- \$100,000 average household income

PROPERTY OVERVIEW



Location

Located in
Oswego, Illinois
Chicago MSA
Kendall County



Access

Pfund Court
1 Access Point



Traffic Counts

Chicago Road
12,400 Cars Per Day

U.S. Highway 34
23,400 Cars Per Day



Improvements

There is approximately 10,168 SF
of existing building area



Parking

There are approximately
39 parking spaces
on the owned parcel.
The parking ratio is
approximately 3.84 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 03-17-278-006
Acres: 1.58
Square Feet: 68,908 SF



Year Built

1993



Zoning

B-3: Commercial Service &
Wholesale District





PRAIRIE MARKET

DSW BEST BUY DICK'S SPORTING GOODS
ALDI Pier 1 Walmart Burlington
five BELOW PET SMART
HOBBY LOBBY KOHL'S
Super Savings. Super Selection.

GERRY
CONTENNIAL PLAZA

Michaels meijer
Where Creativity Happens
OLD NAVY SHOE CARNIVAL
BED BATH & BEYOND ROSS
sears DRESS FOR LESS
HOME SERVICES

OSWEGO EAST
HIGH SCHOOL

ANYTIME FITNESS
Party City TARGET
TJ-maxx THE HOME DEPOT
OfficeMax

OSWEGA COMMONS

6,800
CARS PER DAY

23,400
CARS PER DAY

PFUND CT.


KinderCare
LEARNING CENTERS


Speedway

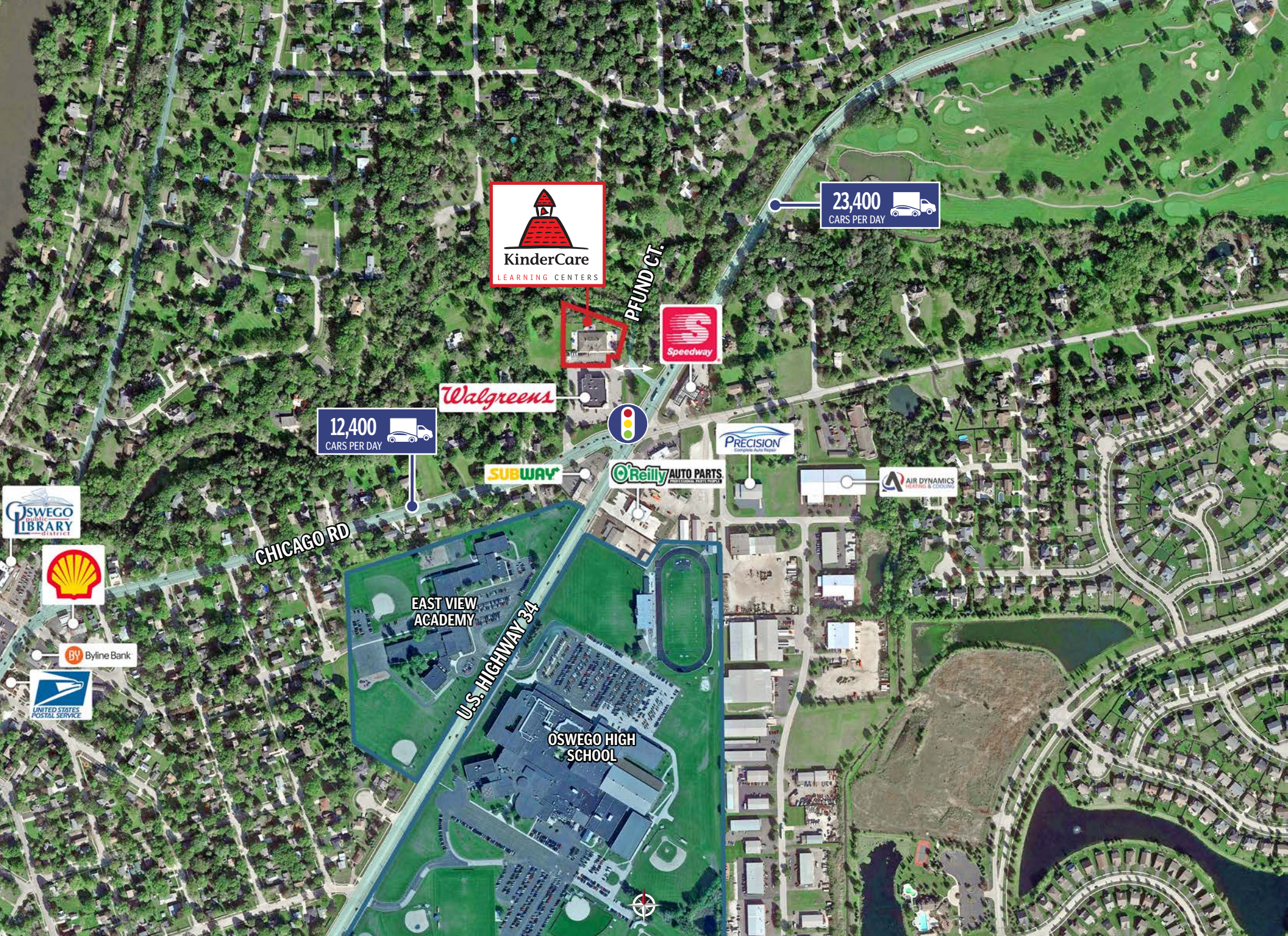
U.S. HIGHWAY 34

Walgreens

12,400
CARS PER DAY

U.S. HIGHWAY 34







2019 ESTIMATED POPULATION	
1 Mile	6,716
3 Mile	47,632
5 Mile	144,857
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$113,544
3 Mile	\$109,507
5 Mile	\$100,335
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	3,248
3 Mile	18,632
5 Mile	39,742



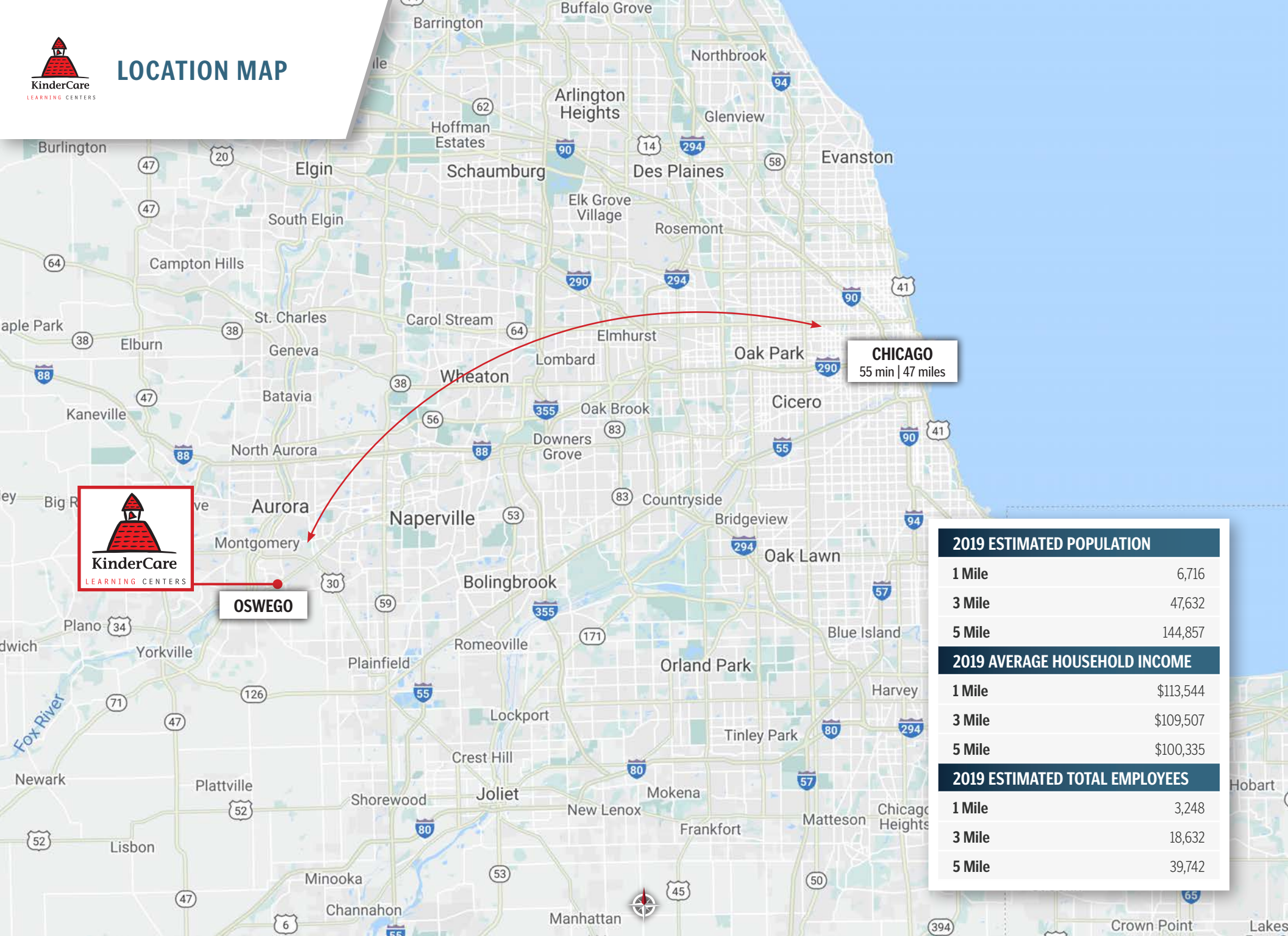


PROPERTY PHOTO





LOCATION MAP



2019 ESTIMATED POPULATION

1 Mile	6,716
3 Mile	47,632
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2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$113,544
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2019 ESTIMATED TOTAL EMPLOYEES

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Oswego, Illinois

Located 50 miles southwest of Chicago, Oswego is well situated at the southern end of the Fox River Valley in Kendall County, Illinois. Oswego offered an easy crossing over the Fox River near a ford near the mouth of Waubensee Creek and the first permanent European settlers arrived in the Oswego area in 1833. Oswego is a Mohawk Indian word meaning “mouth of the stream.” The Village of Oswego had a population of 32,675 as of July 1, 2019. The village of Oswego has a total area of 15.63 square miles.

The community is striving to keep its small town character and it remains a great place to raise a family. Many new residents cite village’s quality schools as the reason they moved to Oswego. Community Unit District 308 has an excellent reputation in the Chicagoland area and has maintained its high standards, even as enrollment has increased.

Located along the Fox River, its historic downtown includes shops, restaurants and the Oswego Public Library, which is a community center for learning, culture and recreation. Each year, the Oswego Chamber of Commerce sponsors Christmas Walk, which draws thousands of people from the Fox Valley to downtown.

Oswego is served by Rush-Copley Medical Center, a 183-bed hospital offering inpatient and outpatient care and progressive technology. Rush-Copley is a member of the Rush-System for Health. In addition, Edward Hospital has a Immediate Care center in Oswego and Provena Mercy Medical Center is within twenty minutes of Oswego.

The Oswegoland Park District offers residents an abundance of recreational programs. A new aquatic center, bike trails, and hundreds of acres of parks provide Oswego area residents with clean and safe recreation. Festivals, such as the annual PrairieFest, provide seasonal entertainment for the whole family. Oswego is home to the Fox Bend Golf Course, rated as one of the top twenty public courses in the Chicagoland area.

Downtown Oswego is the southern terminus today of the 43 mile long Fox River Trail, one of the regions most spectacular and scenic trails going all the way north to Algonquin. Downtown Oswego is now poised to be a major regional hub where local and regional trails meet, and not just a place where great trails end.



Chicago, Illinois

Chicago, also known as “the windy city”, is the third largest city in the United States with a population well over 2,768,416 as of July 1, 2018. Chicago is also the largest inland city in the United States. It is located in northeast Illinois, on the southwestern banks of Lake Michigan. The Chicago metropolitan area has a population in excess of nine million people. Chicago is ranked as the fifth “Most Fun U.S City” in a survey conducted in 2003 by Cranium Inc., and sees approximately 40 million annual tourists.

The City of Chicago covers an area of 60,000 hectares and sits 176 meters (578 feet) above sea level on the southwestern shore of Lake Michigan. At 190 km wide and 495 km long, its the 5th largest body of fresh water in the world. The city is traversed by the Chicago and Calumet rivers. Chicago’s extensive parklands, including 3,000 hectares of city parks attract an estimated 86 million visitors annually. As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago today embodies the values of America’s heartland-integrity, hard work and community and reflects the ideals in the social fabric of its 77 distinct neighborhoods. Chicago is recognized across the United States as a very passionate sports town.

Chicago is a leader in reforming public schools, enhancing public safety and security initiatives, providing affordable housing in attractive and economically sound communities, ensuring accessibility for all and fostering, social, economic and environmental sustainability.

Chicago continues to enjoy one of the most diverse economies in the nation, with no single sector employing more than 13 percent of the City’s workforce. This diversity provides fiscal stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, biotech, and life sciences. More than 400 major corporate headquarters (with at least 1,000 employees) are in the Chicago metropolitan area, including 36 in the Fortune 500 and 29 S&P 500 companies.

In addition, Chicago continues to be a destination for both business and leisure travelers, drawn by the City’s numerous cultural and recreational attractions, professional sports teams, festivals, museums, parks, restaurants and more. Tourism, business and convention travel to Chicago reached record levels in 2015.

In addition to its over 500 parks, the Chicago Parks District maintains over 30 beaches, 16 historic lagoons, nine lakefront harbors, ten bird and wildlife gardens, and thousands of special events, sports and entertaining programs. Another major waterfront activity is the annual Chicago Air and Water Show. It is the largest free event of its kind in the country and happens late summer every year along the Chicago lakefront.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	6,716	47,632	144,857
2024 Projected Population	6,979	50,004	152,544
2010 Census Population	6,364	44,113	136,485
Projected Annual Growth 2019 to 2024	0.77%	0.98%	1.04%
Historical Annual Growth 2010 to 2019	0.62%	0.82%	0.69%
2019 Estimated Households	2,390	16,257	45,398
2024 Projected Households	2,487	17,080	47,793
2010 Census Households	2,258	15,009	42,984
Projected Annual Growth 2019 to 2024	0.80%	0.99%	1.03%
Historical Annual Growth 2010 to 2019	0.64%	0.86%	0.64%
2019 Estimated White	90.58%	86.05%	79.82%
2019 Estimated Black or African American	4.57%	6.51%	7.95%
2019 Estimated Asian or Pacific Islander	1.85%	2.98%	3.55%
2019 Estimated American Indian or Native Alaskan	0.25%	0.34%	0.47%
2019 Estimated Other Races	4.21%	6.12%	15.37%
2019 Estimated Hispanic	13.21%	19.67%	35.56%
2019 Estimated Average Household Income	\$113,544	\$109,507	\$100,335
2019 Estimated Median Household Income	\$93,648	\$89,935	\$77,601
2019 Estimated Per Capita Income	\$39,291	\$37,211	\$31,425
2019 Estimated Total Businesses	325	1,243	2,718
2019 Estimated Total Employees	3,248	18,632	39,742



Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
KinderCare Learning Centers, Inc.	10,168 SF	10/23/2000	10/31/2025	Current	-	\$20,300	\$2.00	\$243,605	\$23.96	NN	4 (5-Year)
(Corporate Guaranty)				11/1/2020	10%	\$22,330	\$2.20	\$267,965	\$26.35		

¹Tenant has a 10-Day Right of First Refusal

FINANCIAL INFORMATION

Price	\$3,646,000
November 2020 NOI	\$267,965
Cap Rate	7.35%
Lease Type	NN

PROPERTY SPECIFICATIONS

Year Built	1993
Rentable Area	10,168 SF
Land Area	1.58 Acres
Address	100 Pfund Court Oswego, IL 60543

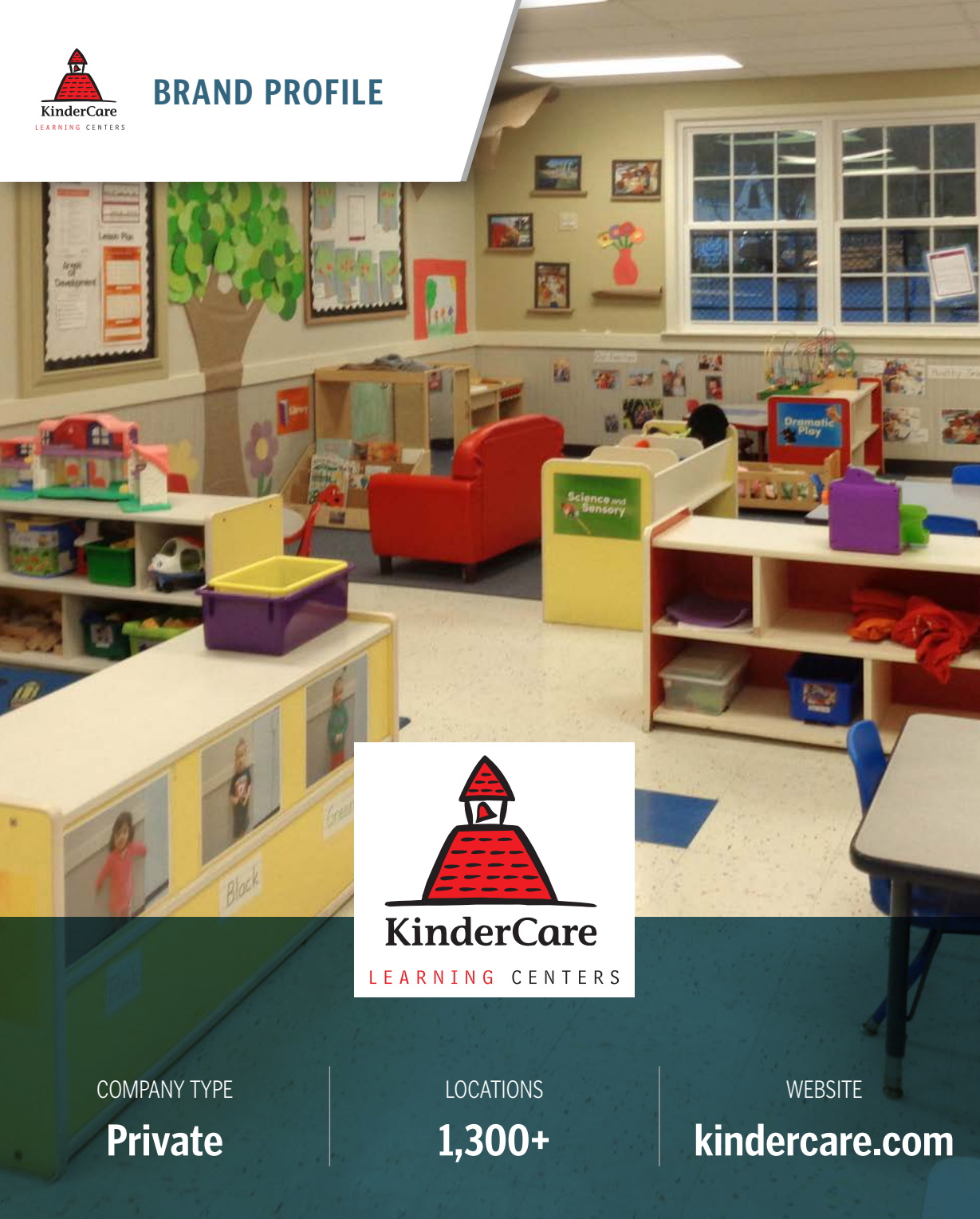


For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



KinderCare

KinderCare Learning Centers is America's largest private provider of early childhood education and child care. KinderCare has more than 36,000 teachers and staff serving hardworking families in 40 states and the District of Columbia caring for more than 186,000 children every day. Headquartered in Portland, Oregon, KinderCare operates more than 1,500 early learning centers, and more than 600 Champions sites.



COMPANY TYPE

Private

LOCATIONS

1,300+

WEBSITE

kindercare.com



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This opinion of value has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents.

Neither owner nor SRS represents that this opinion of value is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this opinion of value. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019

ACTUAL SITE

SRSRE.COM/NNLG