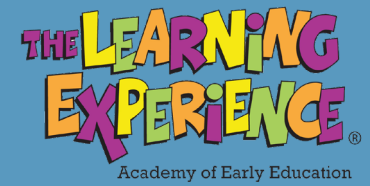




LONG TERM 16 YEAR NET LEASE BRAND NEW 2020 CONSTRUCTION

NW Corner of W. Washburn Rd & Camino Al Norte, Las Vegas, NV 89031



REPRESENTATIVE PHOTO

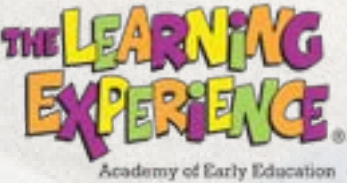




REPRESENTATIVE PHOTO

INVESTMENT SUMMARY

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net leased investment that is fully occupied by The Learning Experience (“TLE” – corporate) on a brand new 15 year lease. This brand new 2020 construction provides investors long term secure cash flow with a hedge against inflation from attractive 10% rental increases every 5 years. Located at the signalized intersection of W Washburn Rd and Camino Al Norte, the subject property is ideally positioned to benefit from the dense residential base surrounding the property along with its close proximity to Mojave High School (2,328 students). This is an excellent opportunity to purchase a brand new construction, corporate guaranteed, single tenant net leased investment on a new 16 year lease with 10% rental increases and minimal landlord obligations.





PRICING DETAILS	
List Price	\$4,765,000
CAP Rate	6.50%
Annual Rent	\$310,000
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	The Learning Experience
Lease Start	January 1, 2021
Lease Expiration	December 31, 2036
Lease Term	16 Years
Term Remaining On Lease	16 Years
Base Rent	\$310,000
Rental Adjustments	1/1/2026: \$341,000 1/1/2031: \$375,100
Option Periods	2 - 5 Year Options 10% Increases Each Option 1/1/2037: \$412,610 1/1/2042: \$453,871
Lease Type	NN Lease
Roof & Structure	Landlord Responsible
*Rent Credit at COE for Year 1 Proration Schedule	
**New Construction includes 20 Yr. Roof Warranty	





REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

The Learning Experience – Brand New 2020 Construction – 16 Year Net Lease

- 10% Increases Every 5 Years – Including Options (2-5 Year Options)
- **Corporate Guaranteed** – Leading Child Care Center in the U.S
- **300+ Locations Nationwide** – Rapidly Expanding Across America
- **Large 1.97 Acre Lot** – Adjacent to Green Valley Grocery (C-Store w/ Gas)
 - Traffic Generator

Ideal Demos and Surrounding Traffic Generators for Tenant's Use Type

- **114,160 Households** within a 5 Mile Radius Spend ~\$165.9M on Day Care and Education
- By 2025 Total Spending on Day Care and Education Expected to Increase to ~\$196.4M (18% Increase)
- **Dense Infill** – 151,700+ Residents within a 3 Mile Radius
- **Tremendous Growth** – 17% Increase in Population in the 3 Mile Radius since 2010
- **Over 8.5% Expected Growth** in Population by 2025 for the 3 Mile Radius of the Subject Property
- **Average Household Income** Exceeds \$76,700+ within 3 Mile Radius

SITE PLAN | THE LEARNING EXPERIENCE



ADDRESS
NW Corner of W. Washburn Rd
& Camino Al Norte
North Las Vegas, NV | 89031



PARCEL
124-33-614-002



LAND AREA
Approx. 1.97 Acres
85,813 SF



BUILDING AREA
Approx. 10,000 SF



TRAFFIC COUNTS
Camino Al Norte 18,252 VPD
W. Washburn Rd. 8,138 VPD

YEAR BUILT
Brand New 2020 Construction



ELEVATIONS | THE LEARNING EXPERIENCE



ELEVATIONS | THE LEARNING EXPERIENCE





TENANT OVERVIEW

The Learning Experience®, with more than 300 centers operating or under development, is one of the nation's fastest-growing Academies of Early Education for children ages six weeks to six years old. With a greater national emphasis on educational development during the most crucial years of a child's growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation.

Golden Gate Capital ("Golden Gate"), a leading private equity investment firm, has acquired The Learning Experience, one of the nation's largest and fastest-growing academies of early education for children six weeks to six years old.



About Golden Gate Capital

Golden Gate Capital is a San Francisco-based private equity investment firm with over \$15 billion of capital under management. The principals of Golden Gate Capital have a long and successful history of investing across a wide range of industries and transaction types, including going-privates, corporate divestitures, and recapitalizations, as well as debt and public equity investments. Representative multi-unit consumer sector investments sponsored by Golden Gate Capital include Express Oil Change & Tire Engineers, Mavis Discount Tire, Bob Evans Restaurants, Red Lobster, Eddie Bauer, California Pizza Kitchen, Pacific Sunwear, Express, and Zales. For more information, visit www.goldengatecap.com.



Philadelphia	Texas	Houston
Milwaukee	Mansfield	Irving
Plymouth Meeting	Cedar Park	Melissa
Seeking Spring	Katy	Fort Worth
Chandler Springs	Katy Frey	Richardson
Collegeville	Waco	Round Rock
Warfield	Minneapolis	Denton
Upper Galloway	Little Elm	Virginia
South Carolina	Keller	Starling
Rock Hill	Hutto	Arlington
Tennessee	Cypress	Washington
Murfreesboro	Rye	Edgewood
Collierville	Plaquemine	Mill Creek
Hendersonville	Hickory Creek	Benton
MT Laurel	Selma	
Germania	Tomball	





CITY OF LAS VEGAS

Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada.

The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world. Today, Las Vegas annually ranks as one of the world’s most visited tourist destinations.



648,224

Population



\$245,500

Median Property Value

37.8

Median Age

\$56,699

Median Household
Income



302,131

Number of Employees





TOURISM

The travel and tourism industry represents an economic impact of nearly \$60 billion, representing nearly 58 percent of the region's gross product and supporting nearly half a million jobs, or 44 percent of Southern Nevada's total workforce.



42.1M

2018 VISITORS

TO LAS VEGAS ANNUALLY

20,000 +/-

CONVENTIONS ANNUALLY

LAS VEGAS VISITOR VOLUME

In 2018, 42.1 million people visited Southern Nevada, marking the fourth straight year that visitation to the region has topped 42 million. Leisure visitors increased by roughly 47,000 during the year. These high visitation numbers translate into significant economic impacts throughout the Southern Nevada community. On average, visitors to Southern Nevada in 2018 spent \$819 per trip, directly and indirectly supporting hundreds of thousands of jobs and billions of dollars in wages and salaries.



*Source: Las Vegas Convention and Visitors Authority, Visitor Statistics

LAS VEGAS VISITOR SPENDING

The tourism industry in Southern Nevada remains the biggest driver of economic activity in the region, with direct visitor spending in 2018 estimated at \$34.5 billion. Gaming represented the largest share of visitor spending in 2018, accounting for 23.7 percent of the \$34.5 billion in aggregate spending. Visitor spending on shopping and hotel rooms made up the next two largest spending categories for visitors at 18.9 percent and 16.5 percent, respectively.



EMPLOYMENT IMPACTS

During 2018, hotels and casinos in Southern Nevada directly employed roughly 164,400 people, representing 16.8 percent of the region's total employment and 18.7 percent of all private employment. Nevada tourism industry is estimated to directly employ 234,000 workers, equating to 23.9 percent of the region's total workforce and 26.7 percent of private sector employment in 2018.





CONVENTIONS

In 2018, over 6.5 million convention and trade show delegates traveled to Las Vegas, generating over \$6.3 billion in non-gaming revenue. In 2018, convention visitor spending directly supported 42,800 jobs, \$1.9 billion in wages and economic output of \$6.3 billion. Including indirect and induced impacts, the totals increase to 67,200 jobs, \$2.9 billion in wages and \$10.5 billion of total economic output.

The LVCC played host to 57 conventions during 2018, with total attendance of 1.3 million, roughly 19.5 percent of the overall convention segment. These visitors directly supported 8,300 jobs, \$365.2 million in wages and overall economic output of \$1.2 billion. Including indirect and induced impacts, the total impact of LVCC convention attendees grows to 13,100 jobs, \$558.6 million in wages and regional economic output of \$2.0 billion.

LARGEST CONVENTIONS HELD IN LAS VEGAS ANNUALLY



CONSUMER ELECTRONICS SHOW

Consumer Electronics Show (CES), which takes place the second week of January, with upwards of 180,000 attendees.



SPECIALTY EQUIPMENT MARKET ASSOCIATION

Specialty Equipment Market Association (SEMA), which attracts 160,000 people in the automotive, truck and SUV, powersports and RV markets.



CONEXPO/CONAGG

ConExpo/ConAGG is North America's largest construction trade show, attracting 130,000.



NATIONAL ASSOCIATION OF BROADCASTERS

National Association of Broadcasters (NAB) in early to mid-April with 100,000-plus attendees from the media, entertainment, and technology industries.



MAGIC

The Men's Apparel Guild of California, or MAGIC, also picks February in Las Vegas to offer a preview the season's fashion offerings to more than 85,000 attendees. .

TRANSPORTATION

Interstates 15, 515, and US 95 lead out of the city in four directions. Two major freeways – Interstate 15 and Interstate 515/U.S. Route 95 – cross in downtown Las Vegas. I-15 connects Las Vegas to Los Angeles, and heads northeast to and beyond Salt Lake City.

MCCARRAN INTERNATIONAL AIRPORT

McCarran International Airport is the primary commercial airport serving the Las Vegas Valley, a major metropolitan area in Nevada. It is in Paradise, about 5 miles south of Downtown Las Vegas. The airport is owned by Clark County and operated by the Clark County Department of Aviation. The airport has nonstop air service to destinations in North America, Europe, and Asia.

COLLEGES AND UNIVERSITIES

The College of Southern Nevada (the third largest community college in the United States by enrollment) is the main higher education facility in the city. Other institutions include the University of Nevada School of Medicine, with a campus in the city, and the for-profit private school Le Cordon Bleu College of Culinary Arts. Educational opportunities exist around the city; among them are the University of Nevada, Las Vegas and Nevada State College, Desert Research Institute, The International Academy of Design & Technology Las Vegas and Touro University Nevada.



McCarran is the **8TH** Busines Airport in the Country with
Over **49 Million** Passengers in 2018





THE LAS VEGAS STRIP

Many of the largest hotel, casino, and resort properties in the world are located on the Strip. The boulevard’s cityscape is highlighted by its use of contemporary architecture, lights, and a wide variety of attractions. Its hotels, casinos, restaurants, residential high-rises, entertainment offerings, and skyline have established the Strip as one of the most popular and iconic tourist destinations in the world and is one of the driving forces for Las Vegas’ economy.

\$11.8B
2018 STATEWIDE
GAMING REVENUE

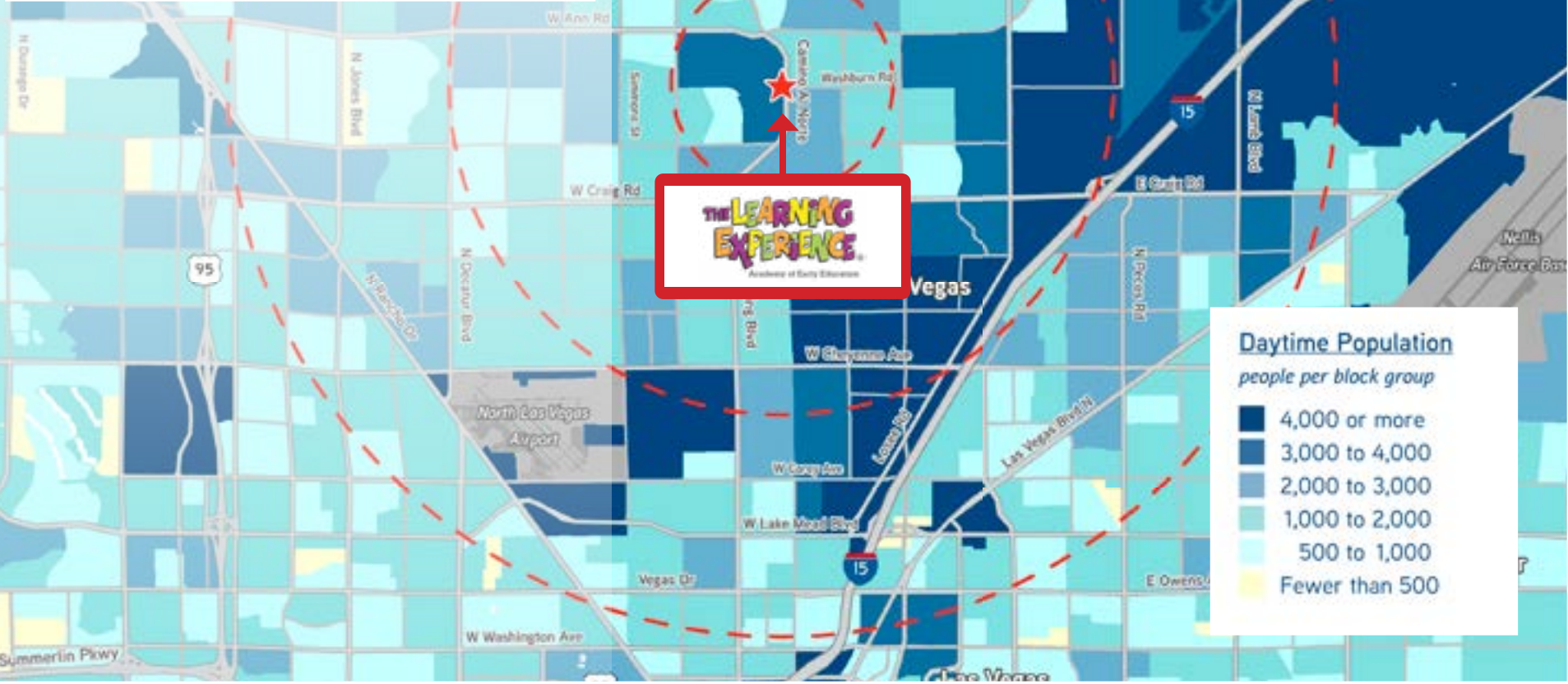
\$6.5B
2018 STRIP
GAMING REVENUE

88.2%
2018 HOTEL
OCCUPANCY RATE

42.1M
2018 VISITORS
TO LAS VEGAS ANNUALLY

DEMOGRAPHICS LAS VEGAS, NV

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	21,812	151,719	356,199
Projected Population (2025)	23,800	165,100	386,143
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	6,942	49,513	114,169
Projected Households (2025)	7,590	53,990	123,933



DEMOGRAPHICS LAS VEGAS, NV

INCOME 2020	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$75,422	\$76,184	\$70,352
Median Household Income	\$62,074	\$64,433	\$56,360
BUSINESS FACTS 2020	1-MILE	3-MILE	5-MILE
Total # of Businesses	206	2,447	6,682
Total # of Employees	1,569	30,300	88,044



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2. You will hold it and treat it in the strictest of confidence; and
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If you wish not to pursue negotiations leading to the acquisition of The Learning Experience, Las Vegas, NV or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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