



528 CENTENNIAL BLVD | RICHARDSON, TX 75081

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LIST PRICE

\$5,174,000



TOTAL NOI

\$297,500



CAP RATE

5.75%



GROSS LEASABLE AREA

±10,000 SF

LONG TERM LEASE WITH FRANCHISE & CORPORATE GUARANTEE

- Brand new 2020 construction with new 20-year NN lease
- Lease includes attractive 12% increases every 5 years and two, 5-year options
- Franchisee backed lease with an experienced operator, the lease is also corporately guaranteed by The Learning Experience Corporation (Contact Broker for Details)

HIGH TRAFFIC LOCATION IN DENSE RETAIL CORRIDOR

- Major surrounding retailers include Kroger Grocery Store, McDonald's, Walgreens, Zaxby's Chicken Fingers & Buffalo Wings, Walmart Supercenter, Denny's, amongst others
- Property is located just off of Hwy 75 which sees ±209,000 in vehicles per day
- High average household income of \$88,272 within a 1-mile radius, and population of 412,164 within a 5-mile radius

NATIONAL TENANT WITH 450+ LOCATIONS

- Tenant Has Over 450 locations open and under construction in 22 states
- The Learning Experience has been ranked in the Franchise 500 nine years in a row
- Tenant experienced a 210% increase in 5-year system-wide revenue growth and is one of the fastest growing franchises in its industry

FINANCIAL OVERVIEW

SECTION
02

REPRESENTATIVE PHOTO



INVESTMENT SUMMARY

List Price	\$5,174,000
Tenant Trade Name	The Learning Experience
Address	528 Centennial Blvd, Richardson, TX
Square Footage (GLA)	±10,000
Land Area	±59,502 SF (±1.37 AC)
APN	42-03964-00A-15B-00-00
Year Built	2020
Number of Stories	1

TENANT SUMMARY

Lease Type	NN
Type of Ownership	Fee Simple
Lease Guarantor	Corporate & Franchisee
Roof and Structure	Landlord Responsible
Original Lease Term	20 Years
Commencement	Estimated 7/31/2020
Rent Commencement	9/29/2020
Lease Expiration	9/29/2040
Term Remaining	20 Years
Increases	12% Every 5 Years
Options	Two, 5-Year Options
Cap Rate	5.75%
NOI	\$297,500

ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY RENT	ANNUAL RENT	RENT PSF	CAP RATE
Years 1-5	\$24,792	\$297,500	\$29.75	5.75%
Years 6-10	\$27,767	\$333,200	\$33.32	6.44%
Years 11-15	\$31,099	\$373,184	\$37.32	7.21%
Years 16-20	\$34,831	\$417,966	\$41.80	8.08%
Option 1: Years 21-25	\$39,010	\$468,122	\$46.81	9.05%
Option 2: Years 26-30	\$43,691	\$524,297	\$52.43	10.13%

Please contact a Barrington Capital agent for financing options:

BRIAN KREBS

(818) 606-9476

brian.krebs@barringtoncapcorp.com



BARRINGTON CAPITAL
REAL ESTATE FINANCING SERVICES

TENANT OVERVIEW

SECTION
03

REPRESENTATIVE PHOTO





COMPANY NAME

THE LEARNING EXPERIENCE

YEAR FOUNDED

2003

HEADQUARTERS

BOCA RATON, FL

THE LEARNING EXPERIENCE

The Learning Experience is a leading provider of childcare and early childhood services that prides themselves on quality summer camps and before and after-school programs designed specifically for elementary school-age students. The Learning Experience provides full and part-time services with specially designed programs for the six stages of early development. As a family-run business, the founders of TLE have more than 30 years of childcare and preschool experience and the company has been distinguished as one of America's fastest-growing franchises.

The company combines child care and early childhood pre-kindergarten education for children between the ages of six months and six years. Programs include philanthropy, yoga, foreign language lessons (Spanish and Chinese), and sign language, in addition to basic math, science, and language skills. The company develops its own curriculum which incorporates advanced technology used across all locations, and the locations themselves include playrooms designed to look like a small town.

The Learning Experience began its operations in 1980 in Boca Raton, Florida operating under three fundamental principles; learn, play, and grow. Over 170 TLE locations are operating from coast to coast. TLE's proven record of success, more than 95% of their pre-school graduates can read before kindergarten, has been a key driver for strong enrollments which in-turn has fueled an industry-leading opening rate of new locations.



AREA OVERVIEW

SECTION
04



RICHARDSON, TX

Richardson is a principal city in Dallas and Collin counties in the state of Texas. Richardson is an affluent inner suburb of Dallas. It is home to the University of Texas at Dallas and the Telecom Corridor, with a high concentration of telecommunications companies. More than 5,000 businesses have operations within Richardson's 28 square miles, including many of the world's largest telecommunications and networking companies, such as AT&T, Verizon, Cisco Systems, Samsung, ZTE, MetroPCS, Texas Instruments, Qorvo, and Fujitsu. Richardson's largest employment base is provided by the insurance industry, with Blue Cross and Blue Shield of Texas's headquarters, a regional hub for GEICO, regional offices for United Healthcare, and one of State Farm Insurance's three national regional hubs located in the community.

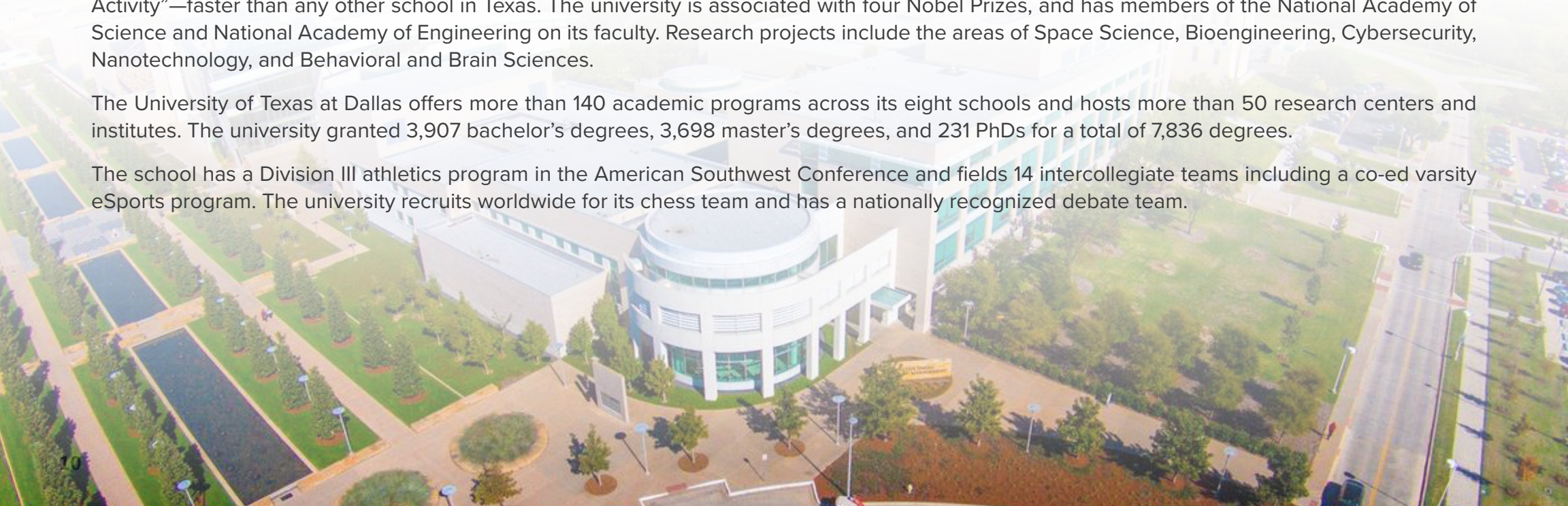
UNIVERSITY OF TEXAS AT DALLAS (UTD)

The University of Texas at Dallas (UTD or UT Dallas) is a public research university with its main campus in Richardson, Texas. It is part of the University of Texas System. Approximately one-third of the campus is located within Dallas County, with plans to open an on-campus DART train stop on the Silver Line (2022).

The university has been characterized by rapid growth in research output and its competitive undergraduate admissions policies since its inception. Less than 47 years after its founding, the Carnegie Foundation had classified the university as a doctoral research university with "Highest Research Activity"—faster than any other school in Texas. The university is associated with four Nobel Prizes, and has members of the National Academy of Science and National Academy of Engineering on its faculty. Research projects include the areas of Space Science, Bioengineering, Cybersecurity, Nanotechnology, and Behavioral and Brain Sciences.

The University of Texas at Dallas offers more than 140 academic programs across its eight schools and hosts more than 50 research centers and institutes. The university granted 3,907 bachelor's degrees, 3,698 master's degrees, and 231 PhDs for a total of 7,836 degrees.

The school has a Division III athletics program in the American Southwest Conference and fields 14 intercollegiate teams including a co-ed varsity eSports program. The university recruits worldwide for its chess team and has a nationally recognized debate team.



RICHARDSON ECOSYSTEM FOR ENTREPRENEURS

ACCESS TO VENTURE CAPITAL

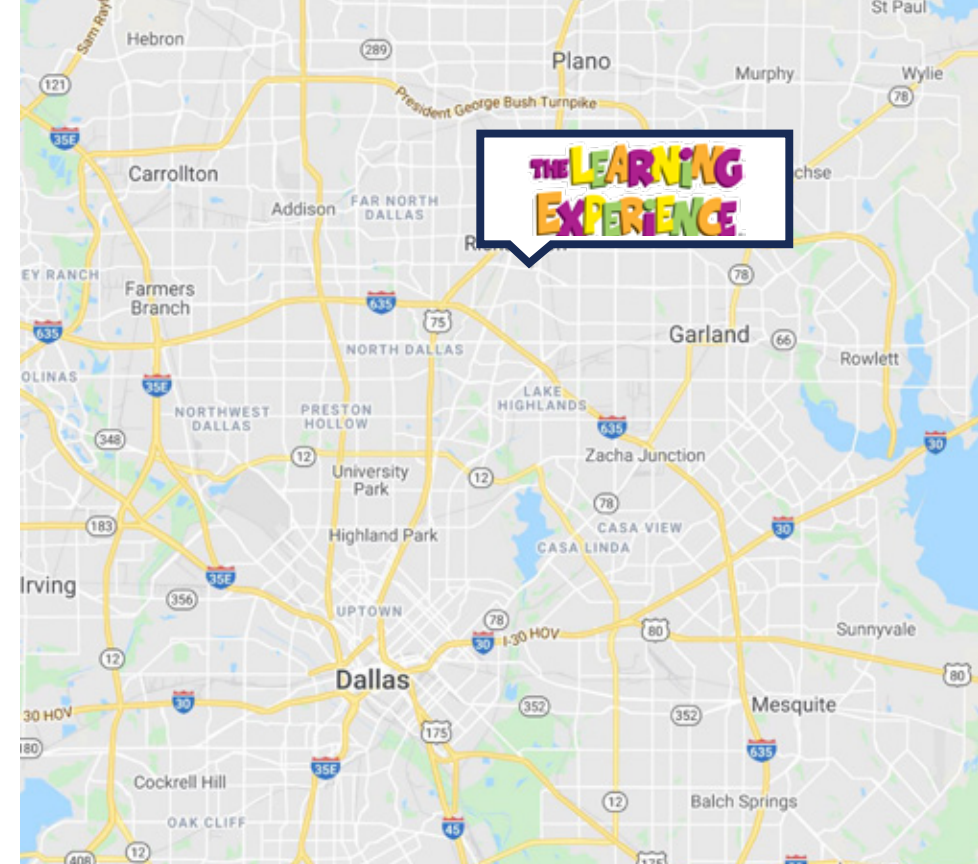
Richardson contacts provide access to State/Federal Funding, Equity Funding, SBA Loans and other possible financing possibilities

UNIVERSITY CONNECTIONS

Richardson is home to the University of Texas at Dallas - the most selective public university in Texas. REDP has an ongoing affiliation with UT Dallas faculty members, in order to commercialize technologies that can be the foundation of high-tech start-up companies.

FACILITIES

Among Richardson's 30 million square feet of flex, industry and office space are many opportunities for companies to find the right fit.



PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	22,550	181,887	412,164
2020 Estimate	21,186	172,361	389,267
2010 Census	18,194	157,087	346,302
Growth 2020-2025	6.44%	5.53%	5.88%
Growth 2010-2020	16.45%	9.72%	12.41%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	8,888	68,931	161,877
2020 Estimate	8,368	65,467	153,124
2010 Census	7,124	59,969	136,628
Growth 2020-2025	6.21%	5.29%	5.72%
Growth 2010-2020	17.46%	9.17%	12.07%
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg. Household Income	\$88,272	\$75,707	\$92,842

PLANO, TX

Plano is 1-mile from Richardson. The City is part of the Dallas-Fort Worth Metropolitan Area. Plano is home to several corporate headquarters and is the 9th most populous city in Texas. Recently named one of the “Safest Cities in America,” and one of the “Best Run Cities in America,” by Law Street Media and 24/7 Wall Street, Plano is a desirable place to both live and work. The city of Plano is known for its great schools, parks, and employment opportunities. Plano has over 3,000 acres of parks, along with a bustling retail scene in the day and an exciting nightlife after-hours.





DALLAS-FORT WORTH MSA

The Dallas-Fort Worth Metroplex is the largest metropolitan area in the South, and fourth largest in the United States. It is a center for sporting events, tourism, and manufacturing. Dallas and its suburbs have one of the highest concentrations of corporate headquarters in the United States. Dallas is a center for corporate America. Because of its central location relative to the rest of the United States, Dallas is a popular convention site and site for many corporate headquarters and home to 21 Fortune 500 companies. Business management and operations is a major part of the economy. The Metroplex also contains the largest Information Technology industry base in the state. On the other end of the business spectrum, and on the other side of the Metroplex, the Texas farming and ranching industry is based in Fort Worth.



SPORTS

The City of Dallas and the Dallas metropolitan area is home to teams in six major sports: the Dallas Cowboys (National Football League), Dallas Mavericks (National Basketball Association), Texas Rangers (Major League Baseball), FC Dallas (Major League Soccer), Dallas Stars (National Hockey League), and Dallas Wings (Women's National Basketball Association). Dallas area major college sports programs include Patriots baseball of Dallas Baptist University located in southwest Dallas, and the Mustangs of Southern Methodist University, located in the enclave of University Park. Neighboring cities Fort Worth, Arlington, and Denton are home to the Texas Christian University Horned Frogs, the University of Texas at Arlington Mavericks, and University of North Texas Mean Green, respectively.



EVENTS

State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **The Learning Experience** located at **528 Centennial Blvd I Richardson, TX 75081** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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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REPRESENTATIVE PHOTO



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Kyle Matthews/Matthews Retail Group Inc.	678067	kyle.matthews@matthews.com	(310) 919-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	kyle.matthews@matthews.com	(310) 919-5757
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date