



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



# The Learning Experience

1023 N Randall Road

Elgin (Chicago MSA), IL 60123





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THE LEARNING EXPERIENCE

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# INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale The Learning Experience at 1023 Randall Road in Elgin, Illinois. This Deal Includes a Long-Term 15 Year Investment Opportunity With a Strong Corporate Guarantee, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$4,414,000
CAP	7.25%
NOI	\$320,000
PRICE PER SF	\$441.40
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	1023 Randall Road Elgin, IL 60123
COUNTY	Kane
MSA	Chicago
BUILDING AREA	10,000 SF +5,000 SF Playground Area
LAND AREA	2.13 AC
BUILT	2020





# HIGHLIGHTS

- Long-Term 15 Year Investment Opportunity
- Corporate Guarantee From The Learning Experience
- The Learning Experience Started in 1980 With One Location and Has Since Grown to 300 Locations; The Foundation For the Centers is Built on Three Key Educational and Care Principles: Cognitive, Physical, and Social; or As They Say at TLE®, Learn, Play and Grow!
- Strategically Located on N Randall Road Which Sees a Traffic Count of Over 52,700 VPD
- Affluent Neighborhood With a Population of 63,369 Residents Making an Above Average Household Income of \$96,116 Within a 3-Mile Radius
- Population Jumps to Over 159,760 Within a 5-Mile Radius and is Expected to Increase in the Next 5 Years
- Nearby Feeder Elementary Schools Are: Creekside, Century Oaks, Highland, Channing Memorial and Hillcrest Elementary Schools
- Nearby Pediatric Medical Offices and Hospital Are: Associates In Pediatrics, Kids First Pediatric Dentistry and Advocate Sherman Hospital
- Elgin is the 8th Largest City in Illinois and Home to the Grand Victoria Casino Riverboat Which Draws in 4 Million People Annually and is the 5th Most Popular Attraction in Illinois
- Chicago, Lake Michigan and the O'Hare International Airport are Just a Short 40-Miles Away
- Nearby Tenants Include: Home Depot, Dollar Tree, McDonald's, Popeyes, Walgreens, Taco Bell, AutoZone, Speedway, Dollar General and More





# LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	March 13, 2018
RENT COMMENCEMENT	TBD
LEASE EXPIRATION	15 Years From Rent Commencement
LEASE TERM	15 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	11% Every 5 Years & At Options
LEASE TYPE	Double Net (NN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

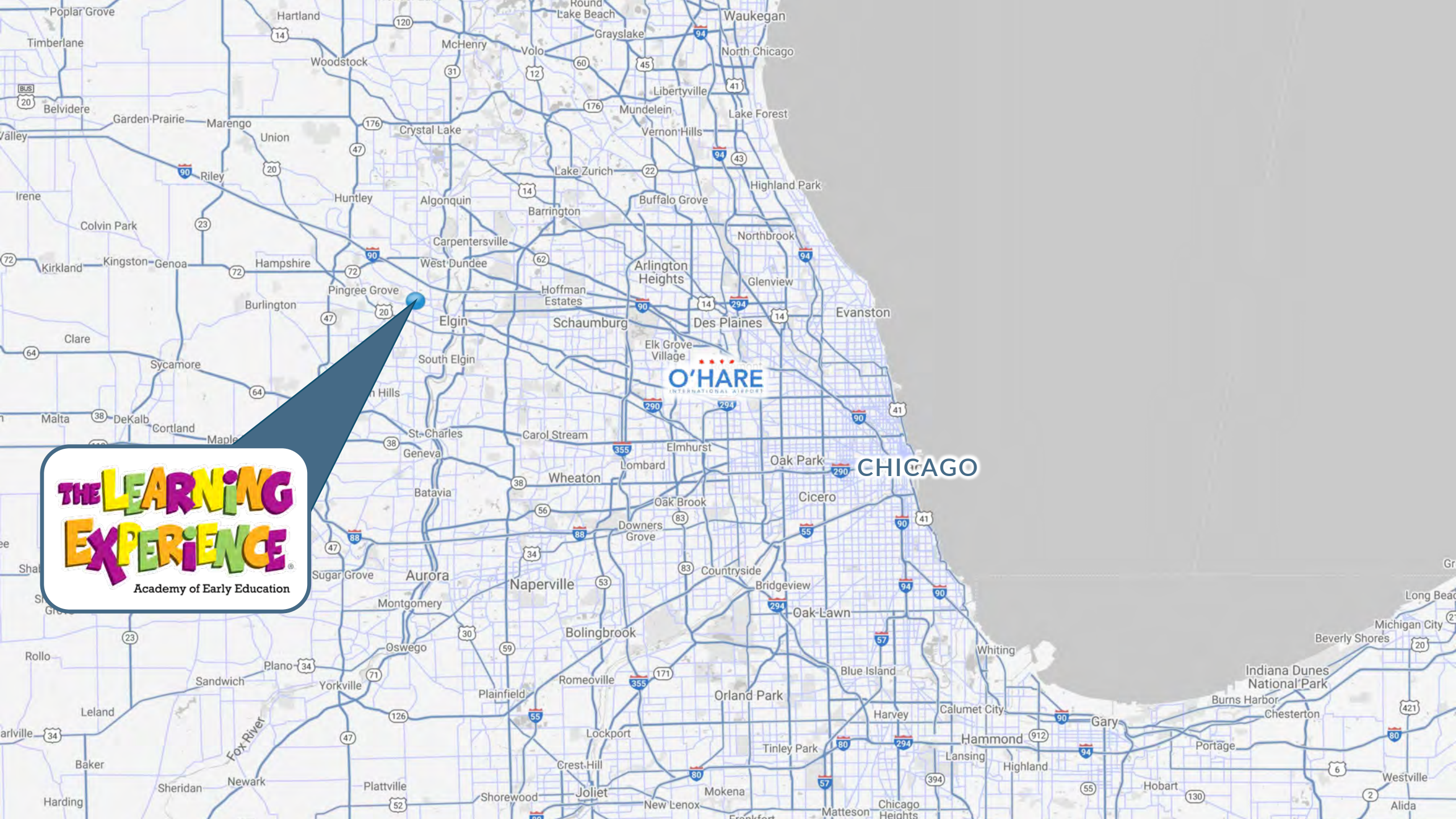
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
10,000 SF	\$320,000	\$32.00





ACTUAL PROPERTY IMAGES



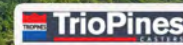
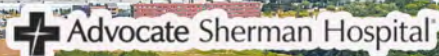


O'HARE  
INTERNATIONAL AIRPORT

CHICAGO

**THE LEARNING  
EXPERIENCE**  
Academy of Early Education





Harvest  
Christian Academy

FOX RIVER  
HORIZON  
INDEPENDENT SENIOR LIVING

Carmina's Restaurant  
& Banquets

S Randall Rd







**THE LEARNING  
EXPERIENCE**  
Academy of Early Education

 **Greystone Health**  
Where People Matter

 **THE HOME  
DEPOT**

 **ELGIN WEST**  
Child Care Centers

 **ELJO M. VENTO MD  
& ASSOCIATES** Internal Medicine Practice

 **FOX VALLEY OPHTHALMOLOGY**  
EYES OF THE FOX EYEWEAR

 **Microtrace**

**Royal Liquor  
& Wine**

**Duet Dance  
Academy Inc**

**RUSO**  
**ATHLETES HQ**

 **STAFFING NETWORK**

**S Randall Rd**



**THE LEARNING EXPERIENCE**  
Academy of Early Education

S Randall Rd



Big Timber Rd







## ELGIN | KANE COUNTY | ILLINOIS

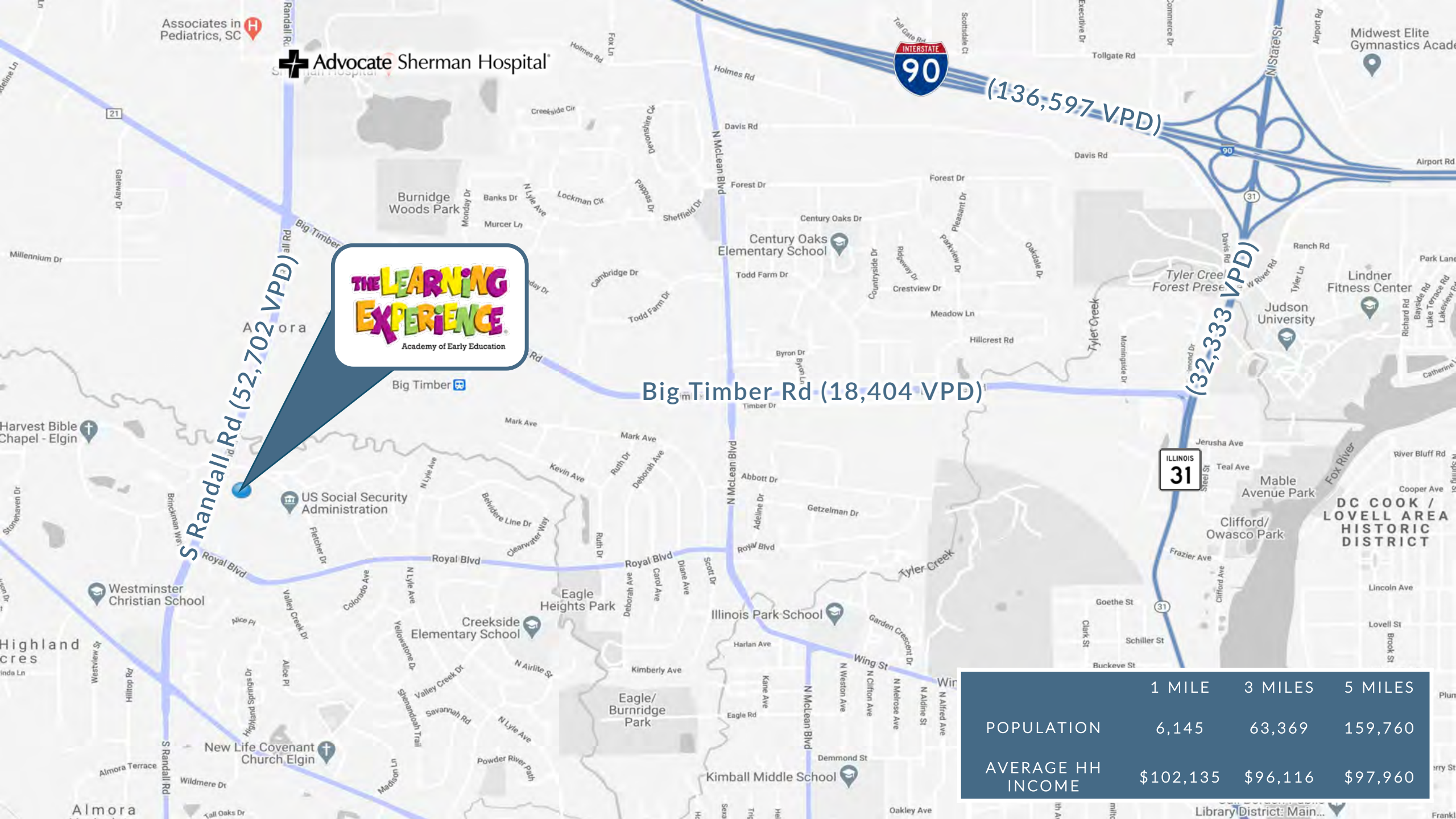
Elgin is a city in Cook and Kane counties in the northern part of the state of Illinois. As of 2019, the city had an estimated population of 110,849, making it the eighth-largest city in Illinois. Located roughly 35 miles northwest of Chicago, it lies along the Fox River. Chicago is the most populous city in the U.S. state of Illinois and the third most populous city in the United States. With an estimated population of 2,705,994 residents in 2018, it is also the most populous city in the Midwestern United States. Chicago is the principal city of the Chicago metropolitan area, often referred to as Chicagoland. Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation. The city was ranked first in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities.

Due to the cities close proximity, Chicago's economy affects Elgin's. Chicago has the third-largest gross metropolitan product in the United States – about \$670.5 billion according to September 2018 estimates. The city has also been rated as having the most balanced economy in the U.S, due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc"). The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric.

Elgin is home to the Grand Victoria Casino which is a riverboat casino. The casino draws in 4 million people annually and is the 5th most popular attraction in Illinois. The city is located about a 40 minute drive to Chicago. Chicago, on Lake Michigan, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works. The city is home to Millennium Park which is where the giant Cloud Gate, "The Bean", sculpture is located.







Advocate Sherman Hospital



S Randall Rd (52,702 VPD)

Big Timber Rd (18,404 VPD)

INTERSTATE 90 (136,597 VPD)

(32,333 VPD)

ILLINOIS 31

	1 MILE	3 MILES	5 MILES
POPULATION	6,145	63,369	159,760
AVERAGE HH INCOME	\$102,135	\$96,116	\$97,960



# TENANT PROFILE

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, Florida the unique and proprietary programs that the Weissmans developed quickly caught on and the expansion soon followed. The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as they say at TLE®, "learn, play, and grow!"

The company is an industry leader and one of the nation's fastest growing early education and child care franchises, with a proven track record of success for both the students and the franchisees. More than 95% of their pre-school graduates read before kindergarten, and more than 70% of their franchisees buy additional units or refer new franchisees to the company. With over 300 centers open or under development and 35 centers being opened annually, the company is America's fastest growing childcare franchise that is recognized as a leader in the early education industry.



COMPANY TYPE  
Private



FOUNDED  
1980



# OF LOCATIONS  
300+



HEADQUARTERS  
Deerfield Beach, FL



WEBSITE  
[thelearningexperience.com](http://thelearningexperience.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 Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of LCR & SIG.

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, LCR & SIG has not verified, and will not verify, any of the information contained herein, nor has LCR & SIG 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 LCR & SIG 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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