



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



The Learning Experience
91 Templeton Drive
Aurora (Oswego), IL 60543



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THE LEARNING EXPERIENCE

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THE LEARNING EXPERIENCE

INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale The Learning Experience at 91 Templeton Drive in Aurora (Oswego), Illinois. This Deal Includes a Long-Term 15 Year Investment Opportunity With a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,276,000
CAP	7.25%
NOI	\$310,000
PRICE PER SF	\$427.60
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	91 Templeton Drive Oswego, IL 60543
COUNTY	Kendall
BUILDING AREA	10,000 SF
LAND AREA	1.08 AC
BUILT	2019



ACTUAL PROPERTY IMAGE

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!
- Affluent Neighborhood With a Population of 38,828 Residents Making an Above Average Household Income of \$112,540 Within a 3-Mile Radius
- Population Jumps to Over 477,798 Within a 10-Mile Radius and is Expected to Increase in the Next 5 Years
- Nearby Feeder Elementary Schools Are: East View Academy, Southbury, Prairie Point, Fox Chase, Old Post, Hunt Club and Churchill
- Adjacent to the Prairie Point Community & Splash Park Featuring 66 Acres of Soccer, Football, Softball, Baseball Fields, Volleyball Courts, Skate Park, Picnic Areas, Trails and a Volunteer Garden
- Oswego Village is a Southern Suburb of Aurora, IL, Which is Less Than 7-Miles Away; It is Home to 1,100 Acres of Open Land, Trails, Parks and a Quaint Historic Downtown District
- Aurora is Considered an Outer Suburb of Chicago and is the 2nd Most Populous City in the State; The Area Has Significant Architecture From Frank Lloyd Wright, is Home to a Large Collection of Sears Catalog Homes, and the Hollywood Casino Facility
- O'Hare and Chicago Are Just an Hour Away to the East
- Nearby Tenants Include: Home Depot, Target, Taco Bell, Starbucks, Party City, Ross, Walmart Supercenter, ALDI, Kohl's and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	February 3, 2020
RENT COMMENCEMENT	January 1, 2021
LEASE EXPIRATION	January 31, 2036
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
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10,000 SF	\$310,000	\$31.00
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ACTUAL PROPERTY IMAGES



AURORA

O'HARE
INTERNATIONAL AIRPORT

CHICAGO



Southbury
Elementary

Lennar at The
Seasons at Southbury

Prentice Financial Services

MAB Equipment
Company, Inc.

SERVPRO

PRISM MECHANICAL
HVAC & FABRICATORS 830.534.6073

SMALL ENGINE EXPRESS

DeMONT

Oswego High
School

Village of
Oswego



CITADEL
LOCK & SECURITY COMPANY

Trotsky
Polygraph

SD308

COMMUNITY UNIT
SCHOOL DISTRICT
World Class Schools. Serving Growing Communities.

Oswego
SEGWAY

apple-a-day pediatrics
Always Accepting New Patients!

OSWEGO DENTAL
SPECIALISTS

More than
Core
PILATES STUDIO

TKS
CONTROL SYSTEMS

Aftermath

Templeton Dr

THE LEARNING
EXPERIENCE

Academy of Early Education



Prairie Point Elementary

Prairie Point Community Park

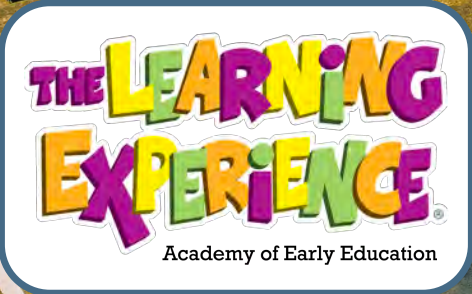
Prairie Point Park

Prairie Point Splash Park

Plainfield Rd



Templeton Dr



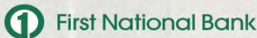
Woolley Rd
















Great Clips



























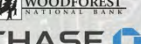




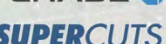


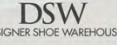


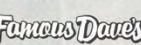










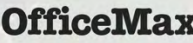







ILLINOIS
71































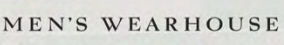
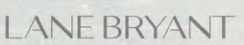


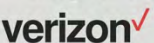
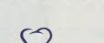




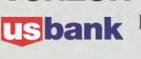














Academy of Early Education

Plainfield Rd



OSWEGO | KENDALL COUNTY | ILLINOIS

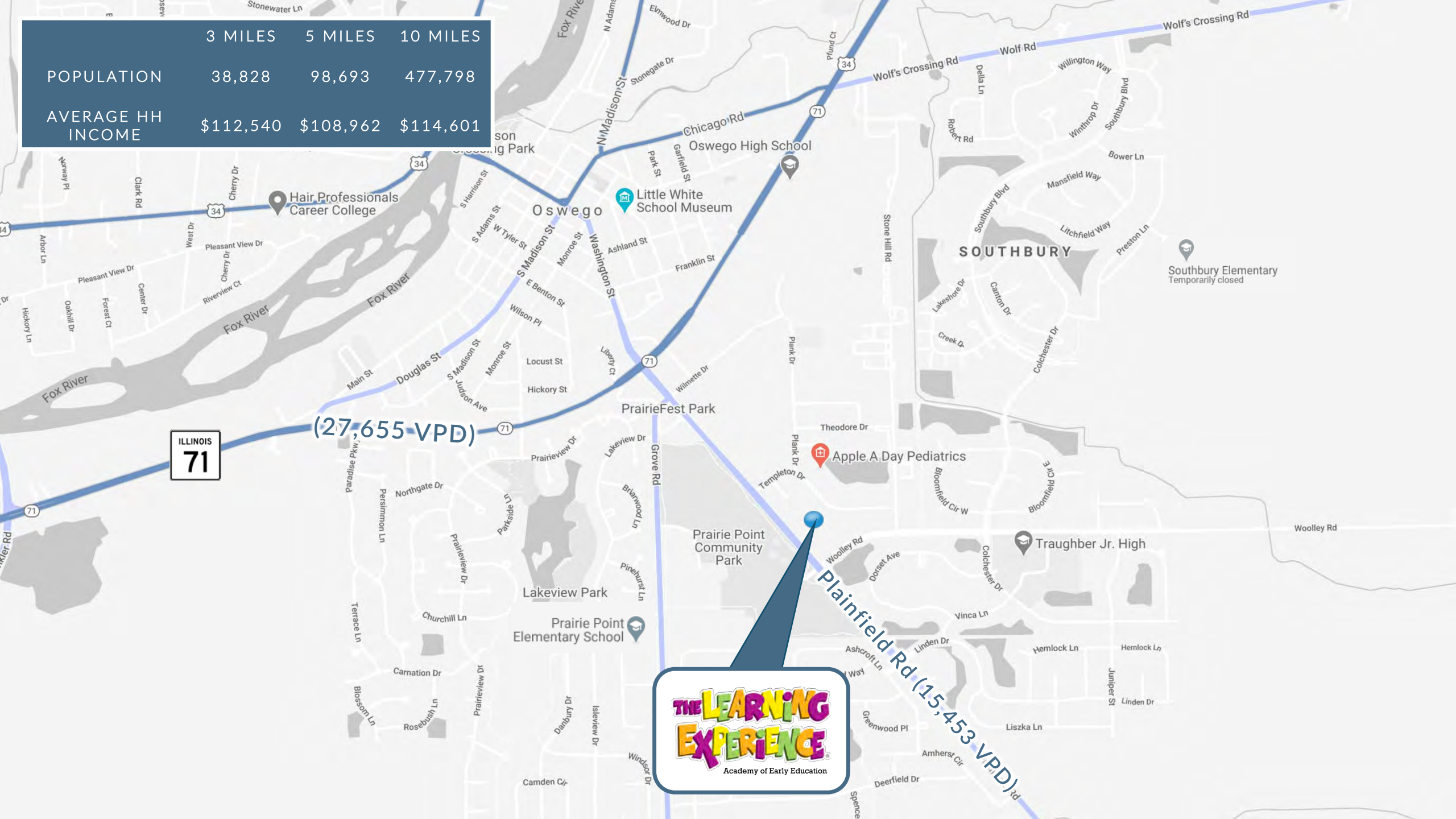
Oswego is a village in Kendall County, Illinois. The village population as of the 2019 estimate census was 30,856 residents. Oswego is the largest municipality located completely within Kendall County. Located roughly 45 miles to Chicago. Chicago is the most populous city in the U.S. state of Illinois 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 Oswego'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.

Oswego is home to the Hudson Crossing Park which is a riverfront park which includes BBQs and play areas. The village is located about a 50 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.



	3 MILES	5 MILES	10 MILES
POPULATION	38,828	98,693	477,798
AVERAGE HH INCOME	\$112,540	\$108,962	\$114,601



THE LEARNING EXPERIENCE

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

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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.

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