

## KINDERCARE - Assumable Financing

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KO-LINKS LLC, Illinois Brokerage

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Upland Real Estate Group, Inc. hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Package has been obtained from sources we believe to be reliable. However, Upland Real Estate Group, Inc. has not and will not verify any of this information, nor has Upland Real Estate Group, Inc. conducted any investigation regarding these matters. Upland Real Estate Group, Inc. makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Package is not a substitute for your thorough due diligence investigation of this investment opportunity. Upland Real Estate Group, Inc. expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Package are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial, legal and other advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

All information, including price change and withdrawal from the market, is subject to change without notice.

**By accepting this Marketing Package you agree to release to Upland Real Estate Group, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.**

**CONFIDENTIALITY AND DISCLAIMER:** The information contained in the following Marketing Package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Upland Real Estate Group, Inc. and should not be made available to any other person or entity without the written consent of Upland Real Estate Group, Inc. This Marketing Package 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. Upland Real Estate Group, Inc. has not made any 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, the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property or any other matter related to the subject property. The information contained in this Marketing Package has been obtained from sources we believe to be reliable; however, Upland Real Estate Group, Inc. has not verified, and will not verify, any of the information contained herein, nor has Upland Real Estate Group, Inc. 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.



- The tenant on the lease is KinderCare Learning Centers, LLC which operates over 1,500+ locations.
- This location was one of the first to re-open after Covid-19 shutdowns.
- Great demographics with a population of 252,862 and average household income of \$110,659 within a 5-mile radius.
- This building was built for KinderCare and they have occupied since 1983.
- Over 9.5 Years on the Lease with increases every 2 years.
- Attractive financing in place with 4.35% interest rate. Principal reduction of \$157,407 for remaining loan holding period.
- Bloomington is located 25 miles west of Chicago, an international hub for finance, culture, commerce, industry, education, technology, telecommunication and transportation.
- Retailers in the surrounding area include: Stratford Square Mall (150+ stores), Costco, Lowe's, Target, Walmart, Dicks Sporting Goods, ULTA, Lifetime Fitness, Kohl's, Chick-fil-A, Chipotle, Hobby Lobby, Starbucks, Wendy's, Best Buy and many more.

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INVESTMENT SUMMARY

PRICE	\$1,619,000
CAP	5.75%
NOI	\$93,087*
PRICE/SF	\$262.19
RENT/SF	\$14.57
RENT ADJUSTMENTS:	
CURRENT:	\$90,000
10/1/21 - 9/30/23:	\$93,087
10/1/23 - 9/30/25:	\$96,174
10/1/25 - 9/30/27:	\$99,261
10/1/27 - 3/31/30:	\$102,348

LEASE INFORMATION

LEASE TYPE	NNN
LEASE TERM REMAINING	9+ Years
RENEWAL OPTIONS	Three 5-Years
RENT COMMENCEMENT	10/1/2019
LEASE EXPIRATION	03/31/2030



LEASE NOTES:

Net, Net, Net. No landlord responsibilities. \*Seller to pay difference in rent at closing.

**FINANCING MUST BE ASSUMED:** Original Term 10 years, Original Loan \$850,000, Monthly Payment \$5,308.94, Interest Rate 4.35%, Maturity Date 5/1/2025, Loan Balance as of 1/1/2021 \$678,564, Seller to pay 1.5% loan assumption fee.

Seller will consider additional financing.

Tenant has occupied since 1983!

PROPERTY INFORMATION

ADDRESS	290 Knollwood Drive Bloomingdale, IL
BUILDING SIZE	6,175 SQ FT.
LOT SIZE	1.18 Acres
COUNTY	DuPage
YEAR BUILT	1983

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2020 POPULATION	4,854	109,292	252,862
2025 POPULATION	4,854	108,537	251,314
2020 MEDIAN HOUSEHOLD INCOME	\$99,863	\$87,886	\$87,746
2020 AVERAGE HOUSEHOLD INCOME	\$125,287	\$105,545	\$110,659

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2020 and 2025.

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<b>PROPERTY</b>	KinderCare Learning Center
<b>PARENT</b>	KinderCare Education LLC
<b>TENANT</b>	KinderCare Learning Centers LLC
<b>REVENUES</b>	Private
<b>NET WORTH</b>	Private
<b>S&amp;P RATING</b>	Non-Rated



**The tenant on the lease is KinderCare Learning Centers, LLC which operates over 1,500+ locations.**

**KinderCare** is the largest for-profit early education provider in the United States, the company operates more than 1,300 KinderCare early child care centers in 40 United States. It also offers before-and after-school care at more than 470 elementary schools through its Champions division. Additionally, KinderCare operates KinderCare Education at Work, which manages on-site or adjacent childcare centers for more than 400 corporations, universities, and other entities. KinderCare is owned by investment firm Partners Group.

### Operations

KinderCare offers early childhood education and care programs to children ranging from size week through 12 years of age. Its services include infant and toddler care, preschool and kindergarten classes and before-and after-school programs.

### Strategy

KinderCare has expanded primarily by purchasing and integrating other child care organizations. Already the largest private provider of early childhood education and care in the nation, the company is still on the lookout for acquisition opportunities. It seeks to buy companies that make at least \$1 million a year, have the capacity to enroll a minimum of 120 students, and are on an owned or leased property of an acre or more.

Other initiatives include expanding its existing programs and improving families' experiences with its centers. As part of reaching those goals, KinderCare has been improving its IT infrastructure for both internal users and external customers. Additionally, the company has invested in marketing programs to increase its visibility in Hispanic communities.



DOWNTOWN-BLOOMINGDALE



This KinderCare property is located in Bloomington, Illinois at the intersection of West Army Trail Road and North Gary Ave. Traffic counts on West Army Trail Road average 37,500 vehicles per day while North Gary Ave sees 36,000 vehicles per day. Stratford Square Mall is less than one mile north of the property. Stratford Square Mall is 1,300,000 square feet and is anchored by Burlington, Kohl's and Century Theaters with 150+ specialty shops and restaurants. Bloomington Shopping Court, 600,000 square feet of retail and restaurant space is less than a mile south-east of the property. Bloomington Shopping Court is home to many nationally recognized big box retailers, including Best Buy, Dicks Sporting Goods, TJ Maxx, Old Navy, Jo-Ann Fabrics and Walmart.

Today, Bloomington boasts a country-like environment carefully integrated with commercial, office and retail development. As a result, the community provides a wide variety of living, working, shopping and recreational opportunities built around a carefully preserved heritage. DuPage Medical Group, adjacent to Stratford Square Mall and less than one mile north of the property, provides a variety of practice specialties ranging from Internal Medicine to Obstetrics and Gynecology, and outpatient services including Immediate Care and leading-edge Radiology testing. This 55,000 square foot state of the art facility was built in 2017 and is the largest independent, multi-specialty physician group in the area. Bloomington Park District consists of 13 parks with 160+ acres of open space. Springfield Park, the largest park in the district, is 44 acres and offers fishing, sport courts & fields, a playground, a gazebo and many walking paths.

STRATFORD SQUARE MALL



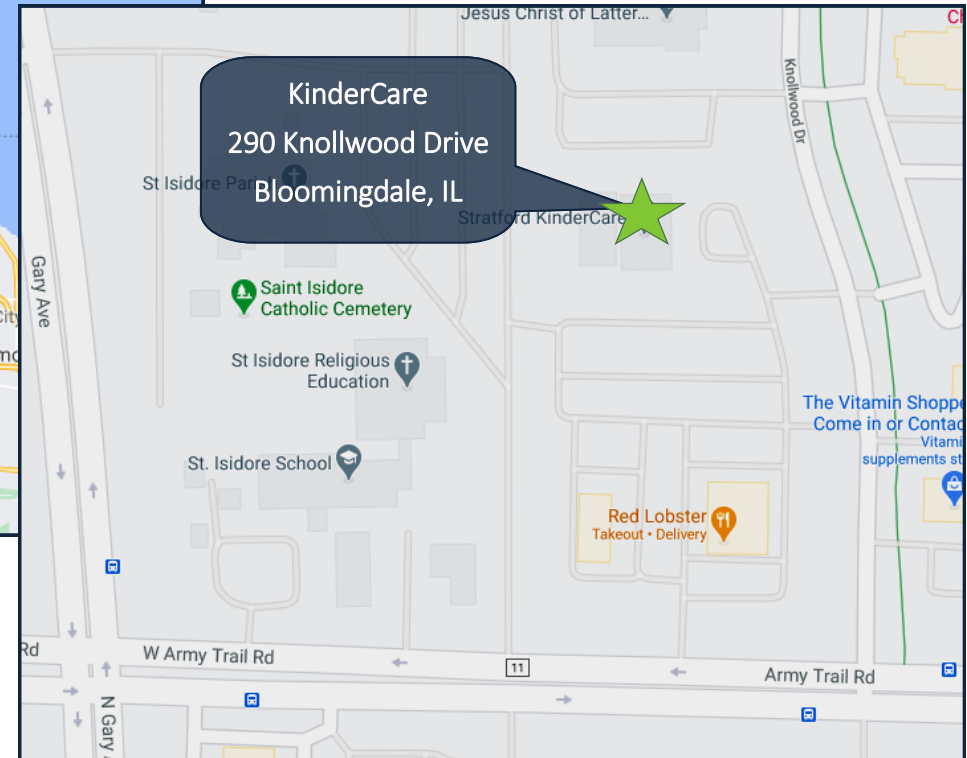
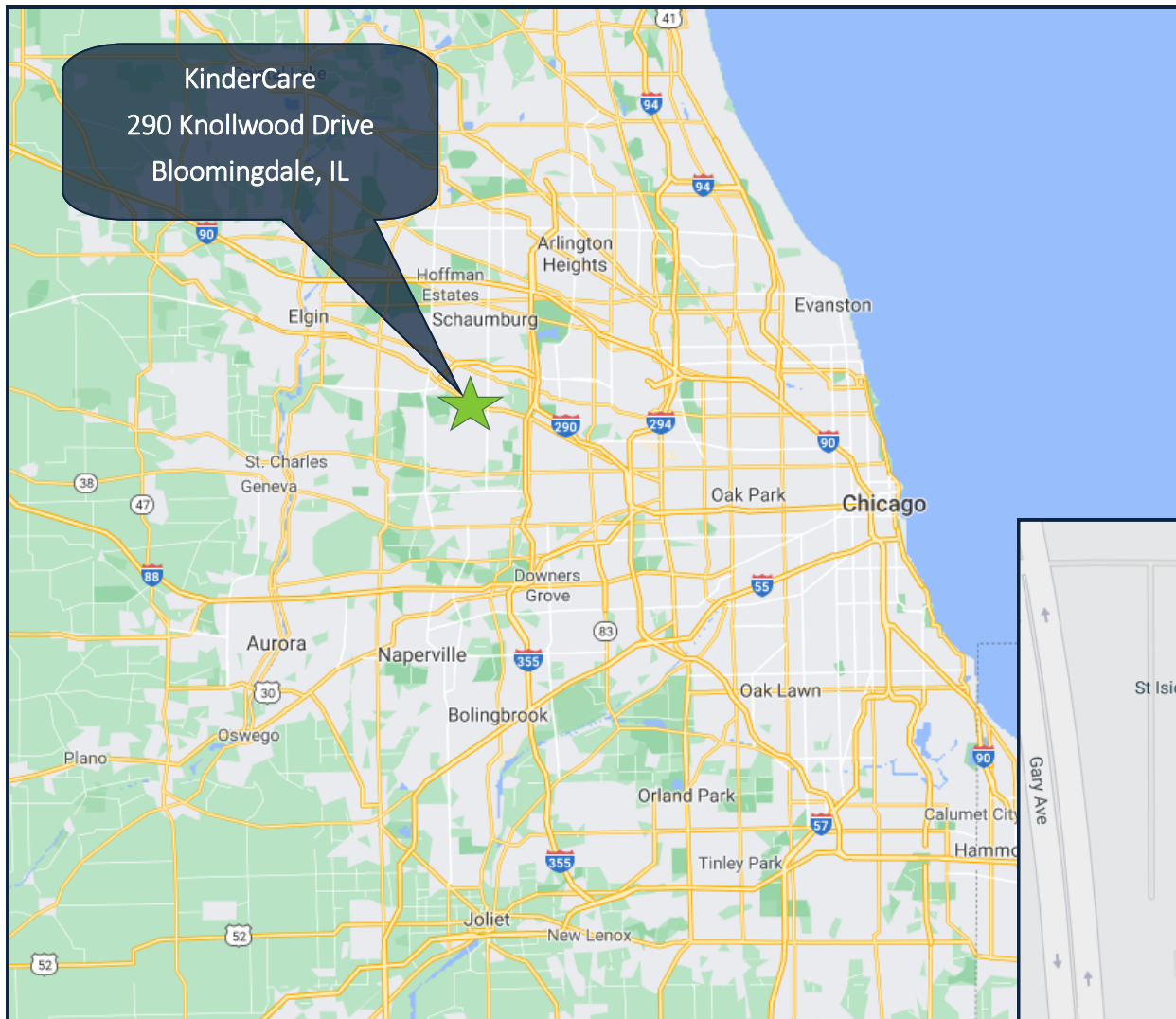
SPRINGFIELD PARK

DUPAGE MEDICAL GROUP



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### THE UPLAND ADVANTAGE

Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

### BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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### PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven  
Advance Auto  
Applebee's  
Arby's  
BJ's Wholesale  
Bridgestone/Firestone  
Buffalo Wild Wings  
Burger King  
Camping World  
CVS Pharmacy

Dollar General  
Family Dollar  
Gander Mountain  
Goodwill  
Jack in the Box  
Jiffy Lube  
KinderCare Learning Center  
Kohl's  
McDonald's  
National Tire & Battery

O'Reilly Auto Parts  
Petco  
Sherwin Williams  
Starbucks  
Taco Bell  
Tires Plus  
Tractor Supply  
Trader Joe's  
Valvoline  
Walgreens



L to R: Emily Marsh; Larissa Jackson: Amanda Leathers ; Keith Sturm, CCIM; & Deb Vannelli, CCIM