



THE LEARNING EXPERIENCE

NEW 15-YEAR LEASE WITH EXTENDED CORPORATE GUARANTY

2750 Ironwood Drive, Sun Prairie, Wisconsin 53590

Marcus & Millichap
SHARKO | WEISENBECK
TEAM

ADDITIONAL THE LEARNING EXPERIENCE PROPERTIES AVAILABLE

Seller is a preferred third party developer for The Learning Experience. Additional The Learning Experience's are available for individual purchase or as portfolio's. Please contact agent for details.

Sampling of additional available properties:



N58W15453 Shawn Circle
Menomonee Falls, Wisconsin 53051
\$4,950,704 | 7.10% CAP



4822 South Forest Point Boulevard
New Berlin, Wisconsin 53151
\$4,950,704 | 7.10% CAP

- New Construction | Built-to-Suit for The Learning Experience in 2020
- Brand New 15-Year Lease with 11 Percent Rental Increases Every Five Years
- Lease Corporately Guaranteed by The Learning Experience Corporation
 - Double-Net Lease | Very Limited Landlord Responsibilities
 - Excellent Demographics

Sun Prairie High
School Development
Expected Completion 9/22



Ironwood Estates
82-Single-Family
Homes/Duplexes

Subject Property

Ironwood Dr



Windsor St
12,700 VPD

19

Pick 'n Save
meineke
SONIC
America's Drive-In


BURRACHOS
FRESH MEXICAN GRILL
PARK BANK

Walgreens

Ironwood Estates
82-Single-Family
Homes/Duplexes

 Windsor St
12,700 VPD

 Windsor St
12,700 VPD

Subject Property

 Ironwood Dr

19



New
Construction



Increases
Every 5yrs



Corporate
Guarantee

8.3%



Anticipated
Growth

INVESTMENT HIGHLIGHTS

New Construction | Built-to-Suit for The Learning Experience in 2020

- Rent Expected to Commence October 1, 2020

Brand New 15-Year Lease with 11 Percent Rental Increases Every Five Years

- Two, Five-Year Option Periods, Also Features 11 Percent Rental Increases

Lease Corporately Guaranteed by The Learning Experience Corporation

- Guaranty Structure More Favorable than Many Other Corporate Locations

Double-Net Lease | Very Limited Landlord Responsibilities

Excellent Demographics

- 35,093 People Live Within Three Miles of Subject Property | Anticipated Population Growth of Nine Percent by 2024
- Average Household Income Within One Mile of Subject Property is \$110,308

Easily Accessible Via State Highway 19

Located in Growing Suburban Community

- 14 Miles Northeast of City of Madison in Dane County
- Population Within Five Miles of Subject Property Expected to Grow 8.3 Percent by 2024

Close Proximity to Many Schools in Sun Prairie Area School District

- 1.3 Miles From Horizon Elementary School | 494 Students Enrolled
- 0.6 Miles From Meadow View Elementary School | 350 Students Enrolled
- 0.8 Miles From Prairie View Middle School | 689 Students Enrolled
- Adjacent to the New Sun Prairie High School Expected to Open Fall 2022

It is Projected that the Revenue of Child Day Care Services in the United States Will Amount to Approximately \$54.2 Billion by 2024

- Nationwide, 60 Percent of the 24 Million Children Under the Age of Six Require Childcare



The Learning Experience

2750 Ironwood Drive, Sun Prairie, Wisconsin 53590

FINANCIAL SUMMARY

Price	\$4,950,704
Cap Rate	7.10%
NOI	\$351,500
Price/SF	\$495.07
Gross Leasable Area	10,000 SF
Year Built	2020
Lot Size	0.92 Acres +/-
Parcel Number	0810-024-8050-2
Type of Ownership	Fee Simple
Parking	45 Surface Spaces +/-

RENT SCHEDULE

Term	Period	Annual Rent	Rent/SF
Base	Current	\$351,500	\$35.15
	10/1/2025	\$390,165	\$39.02
	10/1/2030	\$433,083	\$43.31
Option 1	10/1/2035	\$480,722	\$48.07
Option 2	10/1/2040	\$528,795	\$52.88

Notes: N/A

LEASE SUMMARY

Lease Type	NN
Lease Guarantor	The Learning Experience Corporation
Roof & Structure	Landlord
Lease Term Remaining	15 Years
Rent Commencement	10/1/2020
Lease Expiration	9/30/2035
Options	Two, Five-Year
Option to Terminate	None
Option to Purchase	None



EXTENDED CORPORATE GUARANTY

The Learning Experience - Sun Prairie features a corporate guaranty that features an extended term of liability coverage compared to those held by similar The Learning Experience locations:

THE LEARNING EXPERIENCE - SUN PRAIRIE
MAXIMUM GUARANTOR LIABILITY BY LEASE YEAR

Lease Year	Amount
1	\$750,000.00
2	\$750,000.00
3	\$750,000.00
4	\$500,000.00
5	\$400,000.00
6	\$300,000.00
7	\$200,000.00
After 7th Lease Year	\$0.00

COMPARISON LOCATION
MAXIMUM GUARANTOR LIABILITY BY LEASE YEAR

Lease Year	Amount
1	\$500,000.00
2	\$400,000.00
3	\$300,000.00
4	\$200,000.00
5	\$100,000.00
6	\$0.00
7	\$0.00
After 7th Lease Year	\$0.00



TENANT PROFILE



- Founded in 1980 | Early Childhood Development Education Program | Ages Six Weeks to Six Years with an Average Tuition of \$860 per Month per Child | Offers Before and After School Care
- Experienced 210 Percent Increase in Five-Year System-Wide Revenue Growth
- New Learning Centers that have been Operational for Two to Four Years Average Gross Sales of \$1.3 Million | Global Sales of \$261 Million in 2019
- America's Fastest Growing Childcare Franchise | Franchising Since 2003 | 90 Percent Franchised | Plans to Open an International Location in United Kingdom in 2020
- Over 300 Centers Open or Under Development in 23 States | 10 Percent Unit Growth Since 2018
- Ranked Number 84 by Entrepreneur 500 (2019)
- Acquired in 2018 by Golden Gate Capital, a Private Equity Investment Firm with Over \$15 Billion in Capital

THELEARNINGEXPERIENCE.COM

300+
LOCATIONS

23
STATES

15
YEAR TERM

NN
LEASE

LEASE SUMMARY

DBA	The Learning Experience
TENANT	TLE at Sun Prairie-WI, LLC
GUARANTOR	The Learning Experience Corporation
SQUARE FEET	10,000 SF
LEASE COMMENCEMENT	10/1/2020
LEASE EXPIRATION	9/30/2035
LEASE TYPE	NN
RENTAL INCREASES	11 Percent Every Five Years
RENEWAL OPTIONS	Two, Five-Year
INSURANCE	Tenant
COMMON AREA	Tenant
ROOF & STRUCTURE	Landlord
PARKING LOT	Tenant
HVAC	Tenant
UTILITIES	Tenant
RIGHT TO TERMINATE	None



*Representative Photo

LOCATION HIGHLIGHTS | SUN PRAIRIE, WI

Located Immediately Northeast of the City of Madison in Dane County

Consistently One of the Fastest Growing Cities in Wisconsin

Tremendous Growth Over the Past Five Years Including New Schools, Hotels, Retail, Healthcare Facilities and Residential Dwellings

- New \$100 Million State-of-the-Art High School Expected to Open Fall 2022

Excellent Access to Major Transportation Routes and Facilities

- Quick Access to Interstate 39/90/94, U.S. Highway 151, the Dane County Regional Airport, and Madison Metro Bus Service

Competitive Financial Assistance Packages for Qualified Projects Including TIF and an Opportunity Zone

Emerging Sectors in the Area Include Healthcare, Hospitality and Tourism, Product and Food Processing, Biotechnology, and Many More



LOCATION HIGHLIGHTS | MADISON, WI

Sun Prairie is Included in the Madison MSA and 14 Miles Northeast of Downtown Madison

- Madison is Situated 77 Miles West of Milwaukee and 125 Miles Northwest of Chicago

Madison is the State Capital of Wisconsin | Wisconsin's Second Largest City

Award Winning City

- Routinely Ranks High in Various Rankings of the "Greenest" Cities in the United States
- Ranked 10th Best City for Recent College Grad (Livability.com)
- Named One of the Best Small Cities in America (National Geographic)

National Powerhouse for Food and Beverage Industry

- Home to Major Companies Including Frito-Lay and Hormel

Global Companies Include American Family Insurance, Epic, Land's End and American Girl

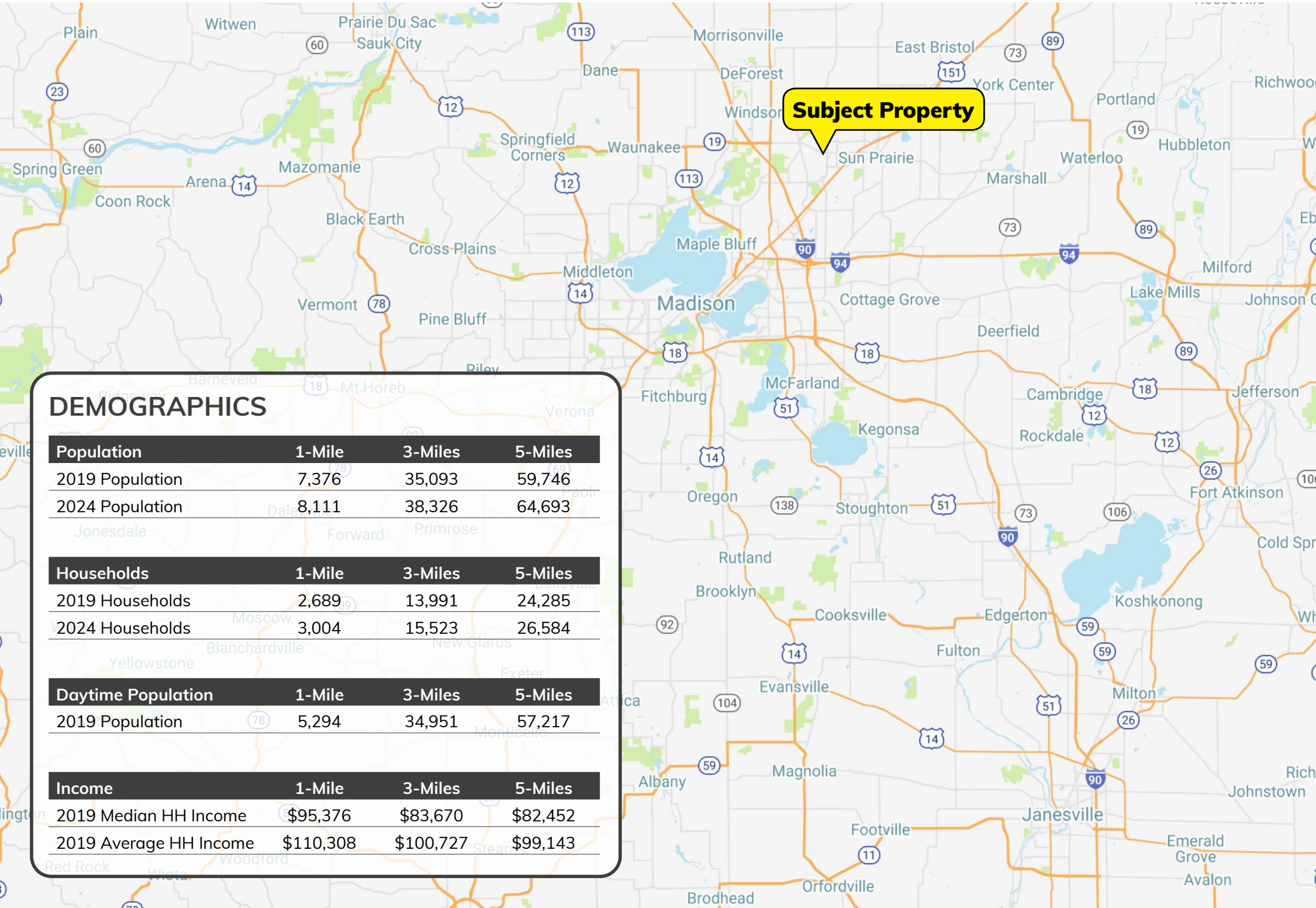
College Town | Several Colleges Including World-Renowned Research University, the University of Wisconsin - Madison, James Madison University and Edgewood College

Tourist Destination

- Plentiful Museum's Including Madison Children's Museum, Madison Science Museum, Madison Museum of Contemporary Art and More
- Host to the World Dairy Expo | Largest Dairy Expo in the World
- Other Attractions Include the Wisconsin State Capital, Henry Vilas Zoo, Olbrich Botanical Gardens, Five Lakes and 12 Public Beaches



REGIONAL MAP



DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2019 Population	7,376	35,093	59,746
2024 Population	8,111	38,326	64,693

Households	1-Mile	3-Miles	5-Miles
2019 Households	2,689	13,991	24,285
2024 Households	3,004	15,523	26,584

Daytime Population	1-Mile	3-Miles	5-Miles
2019 Population	5,294	34,951	57,217

Income	1-Mile	3-Miles	5-Miles
2019 Median HH Income	\$95,376	\$83,670	\$82,452
2019 Average HH Income	\$110,308	\$100,727	\$99,143



Subject Property

Walgreens
SUBWAY

Pick 'n Save
meineke
SONIC
America's Drive-In

Windsor St
12,700 VPD

19

Prairie View
Middle School

Royal Oaks
Elementary School

Sun Prairie High
School Development
Expected Completion 9/22

Ironwood Estates
82-Single-Family
Homes/Duplexes

William Ryan
Homes Development
60+ New Single-Family Homes

West Prairie Village
130-Single-Family
Homes

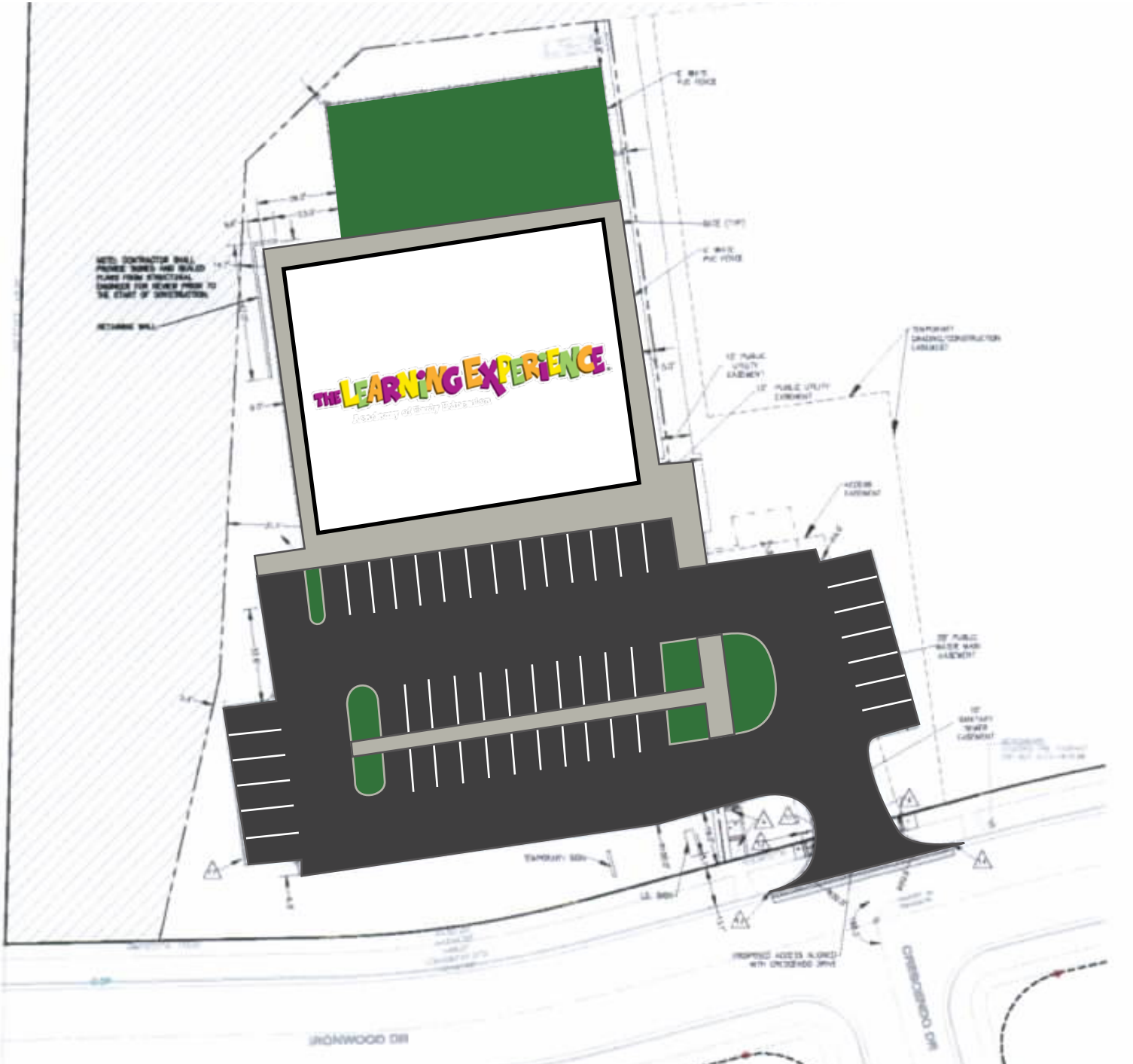
N Grand Ave
12,400 VPD

Meadow View
Elementary School

N Thompson Rd
6,200 VPD



SITE PLAN



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Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39).
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

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1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.



EXCLUSIVELY LISTED BY
Marcus & Millichap
SHARKO | WEISENBECK
TEAM

SEAN SHARKO

SENIOR VICE PRESIDENT INVESTMENTS
Chicago Oakbrook
(630) 570-2238
sean.sharko@marcusmillichap.com
IL 471.010712

AUSTIN WEISENBECK

SENIOR VICE PRESIDENT INVESTMENTS
Chicago Oakbrook
(630) 570-2169
austin.weisenbeck@marcusmillichap.com
IL 475.140200

BROKER OF RECORD

TODD LINDBLOM

Milwaukee
(262) 364-1964
todd.lindblom@marcusmillichap.com
Lic. #56163-90