



**THE LEARNING
EXPERIENCE**
Academy of Early Education

**THE LEARNING
EXPERIENCE**

THE LEARNING EXPERIENCE

NEW 15-YEAR LEASE WITH EXTENDED CORPORATE GUARANTY

N58W15453 Shawn Circle, Menomonee Falls, Wisconsin 53051

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:



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



2750 Ironwood Drive
Sun Prairie, Wisconsin 53590
\$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



New
Construction



Increases
Every 5yrs



Corporate
Guarantee



Award
Winning Town

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

Extended Corporate Guaranty

- Lease Corporately Guaranteed by The Learning Experience Corporation
- Longer Coverage Period than Many Other Corporately Guaranteed Locations

Double-Net Lease | Very Limited Landlord Responsibilities

Excellent Demographics

- 39,400 People Live Within Three Miles of Subject Property
- Average Household Income of \$127,836 Within One Mile of Subject Property
- One Mile from Kohl's Corporate Headquarters

Situated on the Signalized, Hard-Corner Intersection of Pilgrim Road and Shawn Circle

- 15,600 Vehicles Passing per Day on Pilgrim Road

Located One Mile from Kohl's Corporate Headquarters

Ideal Community for Young Families

- 25 Minutes from Downtown Milwaukee
- Village has Led Region in Single-Family Home Construction for Past Four Years
- Population Expected to Increase by 12 Percent by 2035
- City Recognized as One of the Safest Places to Live in Wisconsin by Safe Home in 2017

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



Distribution Center

NYSE : QUAD

- 19,600 full-time equivalent employees
- 56 manufacturing and distribution facilities
- 75 client-based on-site locations





The Learning Experience

N58W15453 Shawn Circle, Menomonee Falls, Wisconsin 53051

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	5.00 Acres +/-
Parcel Numbers	MNFV-0103-985-011 MNFV-0103-985-012
Type of Ownership	Fee Simple
Parking	42 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 - Menomonee Falls 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 - MENOMONEE FALLS
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

Over 300
LOCATIONS

23
STATES

15
YEAR TERM

NN
LEASE

LEASE SUMMARY

DBA	The Learning Experience
TENANT	TLE at Menomonee Falls, 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 | MENOMONEE FALLS, WI

Located in Milwaukee MSA

- 25 Minutes from Downtown Milwaukee

Award-Winning City

- Named Second Safest City in Wisconsin with Over 27,000 Residents by Safe Home (2017)
- Named Eighth Best City to Live in Wisconsin by ChamberOfCommerce.org (2019)

Thriving Downtown and Convenient Shopping Areas Throughout the Village

Over 2,500 Acres of Public Open Space Including 16 Parks and 30 Miles of Recreational Trails

Population Projected to Increase by Over 12 Percent by 2035

Village has Led the Region in Single-Family Home Construction for the Past Four Years

Multiple Recent Developments in Downtown Area Including New Restaurants, Retailers, Parking Areas, and Public Gathering Spaces







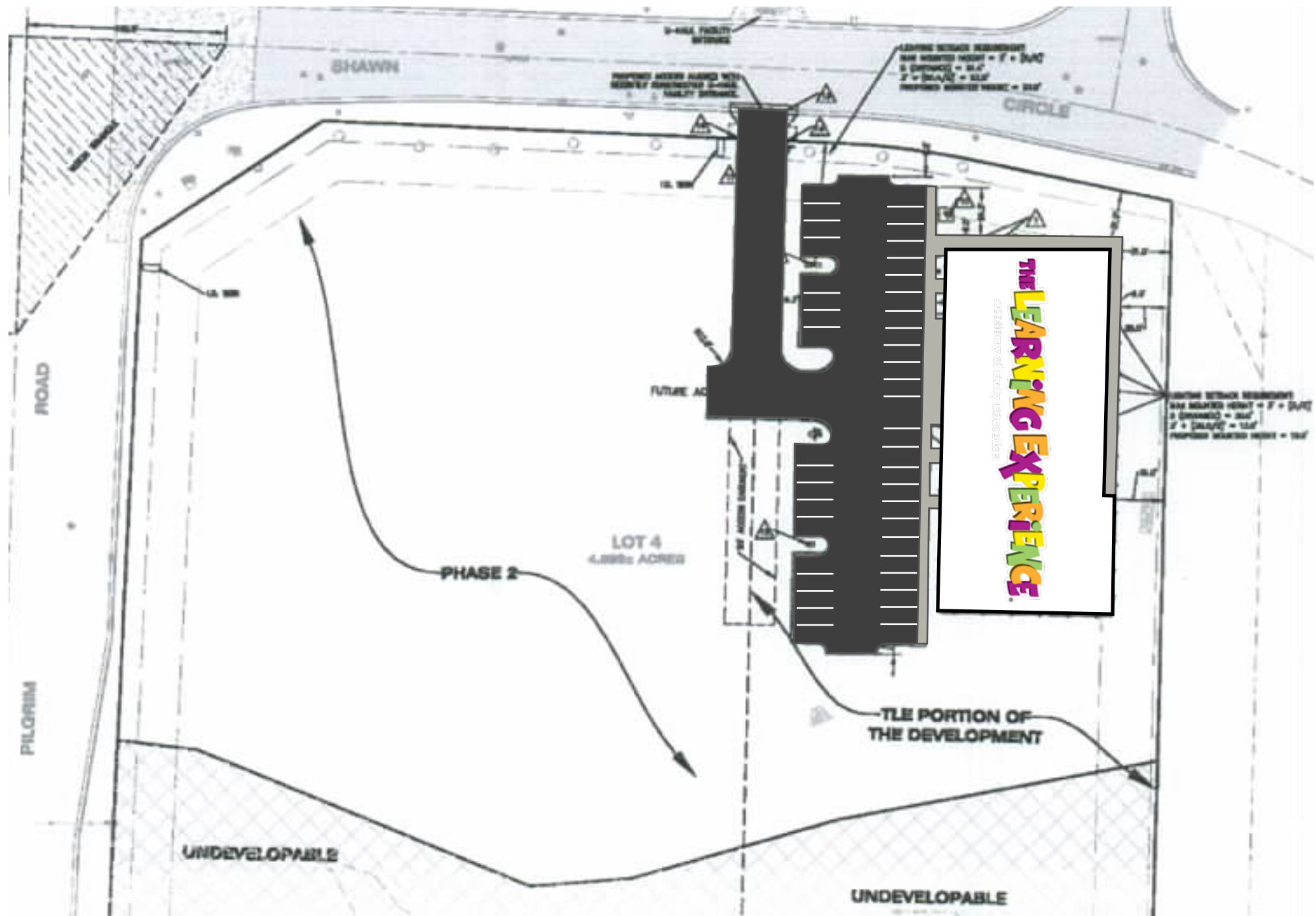
DEMOGRAPHICS

Population	1-Mile	3-Miles	5-Miles
2019 Population	3,387	39,440	141,383
2024 Population	3,510	40,192	142,209

Households	1-Mile	3-Miles	5-Miles
2019 Households	1,141	15,442	56,201
2024 Households	1,189	15,816	56,786

Daytime Population	1-Mile	3-Miles	5-Miles
2019 Population	5,936	45,954	174,620

Income	1-Mile	3-Miles	5-Miles
2019 Median HH Income	\$105,637	\$79,717	\$63,606
2019 Average HH Income	\$127,836	\$105,604	\$87,797



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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.

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- 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
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