



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



KinderCare
355 Glen Ellyn Road
Bloomingdale, IL 60108

K I N D E R C A R E

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I N C O O P E R A T I O N W I T H

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KINDER CARE

TABLE OF CONTENTS

04

06

07

13

15

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 6,564 SF KinderCare Located at 355 Glen Ellyn Road in Bloomingdale, Illinois. This Opportunity Includes a Corporate Triple Net (NNN) Lease With a Long-Term Operating History, Providing For a Secure Investment.

OFFERING SUMMARY

| | |
|--------------|-------------|
| PRICE | \$1,920,815 |
| CAP | 6.75% |
| NOI | \$129,655 |
| PRICE PER SF | \$292.63 |
| GUARANTOR | Corporate |

PROPERTY SUMMARY

| | |
|---------------|---|
| ADDRESS | 355 Glen Ellyn Road Bloomingdale, IL 60108 |
| COUNTY | DuPage |
| BUILDING AREA | 6,564 SF |
| LAND AREA | 0.77 AC |
| YEAR BUILT | 1986 |



HIGHLIGHTS

- Desirable Triple Net (NNN) Lease Opportunity With Zero Landlord Responsibilities
- Strong Corporate Guarantee (KinderCare Learning Centers, LLC) With a Successful 24+ Years of Operating History
- KinderCare Operates Over 1,500 Early Learning Centers and 600+ Champion Sites With Nearly 1,400 Locations Being Accredited Centers – More Than Any Other Provider
- In 2020, KinderCare Earned Its Fourth Gallup “Great Workplace Award”; KinderCare is One of Only 19 Companies Worldwide to Win This Award; It Remains the First and Only Company in the Early Childhood Education Industry to Be Recognized By Gallup For This Award
- Affluent Neighborhood – Over 265,475 Residents Making an Average Household Income of \$105,548 Within a 5-Mile Radius
- Strategically Located Near the Corner of Glen Ellyn Road and E Army Trail Road and Sees Over a Combined Traffic Count of 77,418 VPD
- Situated 1-Mile From Interstate 355 Which Sees Over 194,990 Vehicles Per Day
- Nearby Feeder Elementary Schools: Dujardin, Erickson, Cloverdale, Winnebago, Spring Hills, Greenbrook and Prairieview Elementary School
- Nearby Tenants Include: Walgreens, Home Depot, Bank of America, Firestone, AutoZone, McDonald’s, Taco Bell, Dunkin’, LA Fitness and More



LEASE SUMMARY

| | |
|------------------------|--------------------------------------|
| TENANT | KinderCare |
| PREMISES | A Building of Approximately 6,564 SF |
| LEASE COMMENCEMENT | December 1, 2016 |
| LEASE EXPIRATION | June 30, 2027 |
| LEASE TERM | 6+ Years Remaining |
| RENEWAL OPTIONS | None |
| RENT INCREASES | 5% Every 5 Years |
| LEASE TYPE | Triple Net (NNN) |
| PERMITTED USE | Early Education |
| PROPERTY TAXES | Tenant's Responsibility |
| INSURANCE | Tenant's Responsibility |
| COMMON AREA | Tenant's Responsibility |
| ROOF & STRUCTURE | Tenant's Responsibility |
| REPAIRS & MAINTENANCE | Tenant's Responsibility |
| HVAC | Tenant's Responsibility |
| UTILITIES | Tenant's Responsibility |
| RIGHT OF FIRST REFUSAL | No |

| SQUARE FOOTAGE | ANNUAL BASE RENT | RENT PER SF |
|-------------------|---------------------|----------------|
|-------------------|---------------------|----------------|

| | | |
|----------|-----------|---------|
| 6,564 SF | \$129,655 | \$19.75 |
|----------|-----------|---------|





KinderCare
LEARNING CENTERS

O'HARE
INTERNATIONAL AIRPORT

CHICAGO



O'Hare International Airport



Willowlake Centre

St. Andrew Ukrainian Orthodox Church



Army Trail Road



Glen Ellyn Road





VERTICAL ENDEAVORS
startex
McKESSON
THE HOME DEPOT
ALDI
Walmart Supercenter
KOHL'S
Burlington

EAT-N
KINGSOLUTIONS
Cornelius
OKK
Regency Drive
SlingShot
LA FITNESS
McDonald's
TACO BELL
Jewel Osco
O'Reilly AUTO PARTS
ALDEN SPRINGS
Hanna's Bakery & Cafe
boostmobile
Wilshire Towers

MDC INTERIOR SOLUTIONS
SCREWS INDUSTRIES
GATEWAY
Screw & Rivet, Inc.
Walgreens
MARATHON

Shell
CIRCLE K
Army Trail Road
Glen Ellyn Road



KinderCare
LEARNING CENTERS

ALDEN TRAILS
INTERMEDIATE CARE FACILITY FOR THE DEVELOPMENTALLY DISABLED
ALDEN VALLEY RIDGE
SHORT-TERM REHABILITATION AND HEALTH CARE

AMITA Health
Medical Center



Marquardt
Middle School

Ellyn Crossing



SMARTSOURCE

GraybaR



bisco industries



FERGUSON

KINGSOLUTIONS



First Choice
Building Products



MDC INTERIOR SOLUTIONS



GATEWAY
Screw & Rivet, Inc.

Walgreens



Glen Ellyn Road



Army Trail Road

ALDEN
GARDENS OF BLOOMINGDALE
SUPPORTIVE LIVING FACILITY

ALDEN
VALLEY RIDGE
SHORT-TERM REHABILITATION AND HEALTH CARE

ALDEN
TRAILS
INTERMEDIATE CARE FACILITY FOR
THE DEVELOPMENTALLY DISABLED



KinderCare
LEARNING CENTERS



PETSMART
Burlington
HOBBY LOBBY
CENTURY THEATRES
SUPER CUTS
DUNKIN'
claire's

ROUND1
KOHLS
THE CHILDREN'S PLACE
meijer
COLD STONE
DISCOUNT TIRE
OUTBACK

planet fitness
TACO BELL
Wendy's

Walgreens
ACE

DOLLAR TREE
CVS pharmacy
Starbucks
SUBWAY
Walgreens
DUNKIN'
McDonald's
DQ
GNC

Walmart
sams club
IHOP
SUBWAY
DUNKIN'
MATTRESS FIRM
Sport Clips
ALDI
Ave's
Toppers

CVS pharmacy
Famous Dave's
Culver's
X-SPORT FITNESS
Great Clips
Starbucks

 **KinderCare**
LEARNING CENTERS

Glen Ellyn Rd

Army Trail Rd

INTERSTATE
355

20

HomeGoods
target
Walmart
CVS pharmacy
MATTRESS FIRM
MOD
The Vitamin Store
men's warehouse
Sport Clips
Bath & Body Works

DOLLAR TREE
OLD NAVY
BOOKS
TJ-maxx
carter's
DICK'S
SONY TIME
Wendy's
Kirkland's

JOANN
Michaels
petco
ROSS
ULTA
POPEYES
Popeye's
SUBWAY
Justice

THE HOME DEPOT
ALDI
Jewel-Osco
LA FITNESS
TACO BELL
BURGER KING
Firestone
SUBWAY
AutoZone
O'Reilly
Great Clips
DUNKIN'

SUBWAY
DUNKIN'
White Castle

planet fitness
POPEYES
SUBWAY
AutoZone
DQ
BURGER KING
McDonald's
TACO BELL



BLOOMINGDALE | DUPAGE COUNTY | ILLINOIS

Bloomington is a village in DuPage County, Illinois. The Village is located within the greater Chicago Metropolitan Area, which boasts a total population of approximately 9.46 million people according to a 2019 Census Bureau estimate, in DuPage County. Access to the extensive interstate highway system is minutes away. The Village is in close proximity to the city of Chicago - approximately 25 miles away - as well as O'Hare International Airport, one of the busiest airports in the country, which is an approximate 30-minute drive. The Village of Bloomington had a population of 22,055 as of July 1, 2020. 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.

Being in the greater Chicago Metropolitan Area is a significant benefit to the Village as the region's strong and diverse economy provides a strong foundation that underpins the community's fiscal health. The Village is primarily residential in nature, but enjoys a strong commercial presence and complimentary industrial and manufacturing activity. The Village enjoys a diverse sales tax base with several major shopping areas, particularly along the Army Trail Road (southern border) and Gary Avenue (western border) corridors as well as along Lake Street - a major arterial road traversing the Village's northern border. Stratford Square Mall (the "Mall") has been an important element in the Village's retail community dating back to the late 1970s. It has provided an identity and the foundation from which Bloomington grew and prospered as a retail center and as a community for families of all origins, sizes and age. The Mall has been a resource and destination for retail to local residents, as well as to residents of the western suburbs of Chicago.

Visitors and residents alike are delighted by the multitude and diversity of entertainment and recreational opportunities available in Bloomington. Old Town Park comes alive during the summer months, hosting evening Concerts, Movies in the Park, and the annual September fest celebration. Sunshine Serenade concerts are hosted in the Founders Gazebo. Bloomington Golf Course offers an enjoyable challenge for golfers of all levels. The Clubhouse offers a beautiful oasis for any golf outing, wedding, business meeting, or any special occasion.



DOWNTOWN BLOOMINGTON, IL



CHICAGO O'HARE INTERNATIONAL AIRPORT



KinderCare
LEARNING CENTERS

Army Trail Rd (54,701 VPD)

Glen Ellyn Rd (22,717 VPD)

INTERSTATE
355

(194,998 VPD)

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|-----------|
| POPULATION | 13,546 | 86,929 | 265,475 |
| AVERAGE HH INCOME | \$82,400 | \$97,012 | \$105,548 |

KINDER CARE

TENANT PROFILE

KinderCare Education is America's largest private provider of early childhood and school-age education and child care. KinderCare supports hardworking families in 40 states and the District of Columbia:

- In neighborhoods with our KinderCare® Learning Centers and Rainbow Child Care Centers that offer early childhood education and child care for children six weeks to 12 years old;
- At work through KinderCare Education at Work™, family benefits for employers including on-site and near-site early learning centers and back-up care for last-minute child care;
- In local schools with our Champions® before and after-school programs.

KinderCare Education operates more than 1,500 locations nationwide and is headquartered in Portland, Oregon. In 2020, KinderCare earned its fourth Gallup Great Workplace Award – one of only 19 companies worldwide to win this award.

They are also proud to include Cambridge Schools, Knowledge Beginnings, the Grove School, and Rainbow Child Care Center in our community of learning.



COMPANY TYPE
Private



FOUNDED
1969



OF LOCATIONS
1,500+



HEADQUARTERS
Portland, OR



WEBSITE
kc-education.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 ParaSell, Inc. in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of ParaSell & 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, ParaSell & SIG has not verified, and will not verify, any of the information contained herein, nor has ParaSell & 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 ParaSell & 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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