



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



The Learning Experience
70 Simarano Drive
Marlborough, MA 01752

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 10,000 SF Learning Experience Located at 70 Simarano Drive in Marlborough, Massachusetts. With Over 15 Years Remaining on a Triple Net (NNN) Lease and 12% Rent Increases Every 5 Years, This Opportunity Provides For a Best-of-Class Investment With Income Growth of an Established Tenant.

OFFERING SUMMARY

PRICE	\$4,925,000
CAP	6.25%
NOI	\$308,000
PRICE PER SF	\$492.50
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	70 Simarano Drive Marlborough, MA 01752
COUNTY	Middlesex
BUILDING AREA	10,000 SF
LAND AREA	1.82 AC
YEAR BUILT	2016



HIGHLIGHTS

- Over 15 Years Remaining on a Triple Net (NNN) Lease
- 12% Rent Increases Every 5 Years
- 3 x 5 Year Options
- The Learning Experience is One of the Fastest Growing Early Education Franchises in the U.S. and Currently Has Over 450 Centers Under Development or Operating Nationally With a 45.5% Compounded 5-Year Annual Revenue Growth
- Corporate Guaranteed Investment With Minimal Landlord Expenses
- 7.34% Positive Population Growth Predicted For the Surrounding 1-Mile Radius By 2025
- Strategically Located Off of I-495 Which Sees Over 84,983 VPD Providing Great Exposure
- Marlborough Has Seen 17% Job Growth Since 2012 With Industries Such as Life Sciences and Biotech, High Technology, Banking, and Pharmaceutical Leading the Way to a Sustained Unemployment Rate of 2.5%
- Nearby Elementary Schools Include: Richer, Francis J Kane, Jaworek, Hastings and Marguerite E. Peaslee Elementary Schools
- Nearby Tenants Include: Planet Fitness, Starbucks, Wendy's, Best Buy, Dunkin', Chipotle, Chick-fil-A, Dollar Tree, McDonald's and More



ACTUAL PROPERTY IMAGE

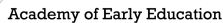
LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	December 10, 2016
LEASE EXPIRATION	November 30, 2036
LEASE TERM	15+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	12% 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	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

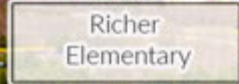
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,000 SF	\$308,000	\$30.80
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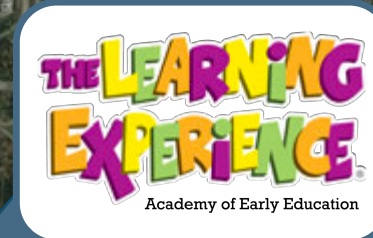
BOSTON



Simarano Dr



Academy of Early Education





MARLBOROUGH | MIDDLESEX COUNTY | OH

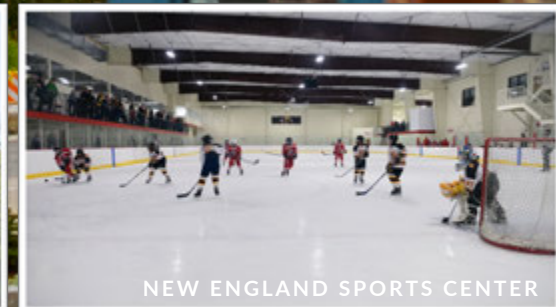
The City of Marlborough is located in Middlesex County. Marlborough is centrally located near the intersection of Routes 495, 290, 20 and the Massachusetts Turnpike. Marlborough is known for its strong public schools, thriving and diverse community, and economic opportunity for all. Marlborough still retains the tree-covered ridges and idyllic ponds from its early days as a Native American and Colonial settlement and has numerous conservation lands and trails for residents and visitors to explore. The city has a 2020 population of 39,359.

Marlborough became a prosperous manufacturing city in the 18th century and today is home to many of the leading corporations in the biotech, pharmaceutical, IT, medical device, financial services and other specialized industries. Marlborough, MA is rapidly becoming known as a small city with a competitive edge. The main drivers of Marlborough's economy are the large regional, national and global headquarters of leading corporations, including Cytiva, Boston Scientific, Quest Diagnostics, Sunovion, Hologic, TJX Companies, Raytheon, Whole Foods Market and many more major companies from the life sciences, manufacturing, high tech, financial services, and other industries. Still, small and local businesses—service providers, small manufacturers and retailers—make up the majority of Marlborough's business community and provide a strong base for the local economy.

Home to the New England Sports Center, the largest skating rink complex in North America, and Fore Kicks, Marlborough has amenities for all families. The city is proud of its heritage and active cultural scene, which includes the annual Labor Day Parade, Farmers Market, and Horribles Parade at Halloween. Marlborough is also known for its recreational facilities and recently completed the construction of two turf fields for Marlborough Public Schools and the community. Marlborough's unique location between Boston and Worcester, availability of close to 2,000 hotel rooms and myriad of sports venues and entertainment options put the city among the most convenient, centralized, and overall best places in Massachusetts for business events, exhibitions and trade shows. Regional and international events attract thousands of people to Marlborough every year.

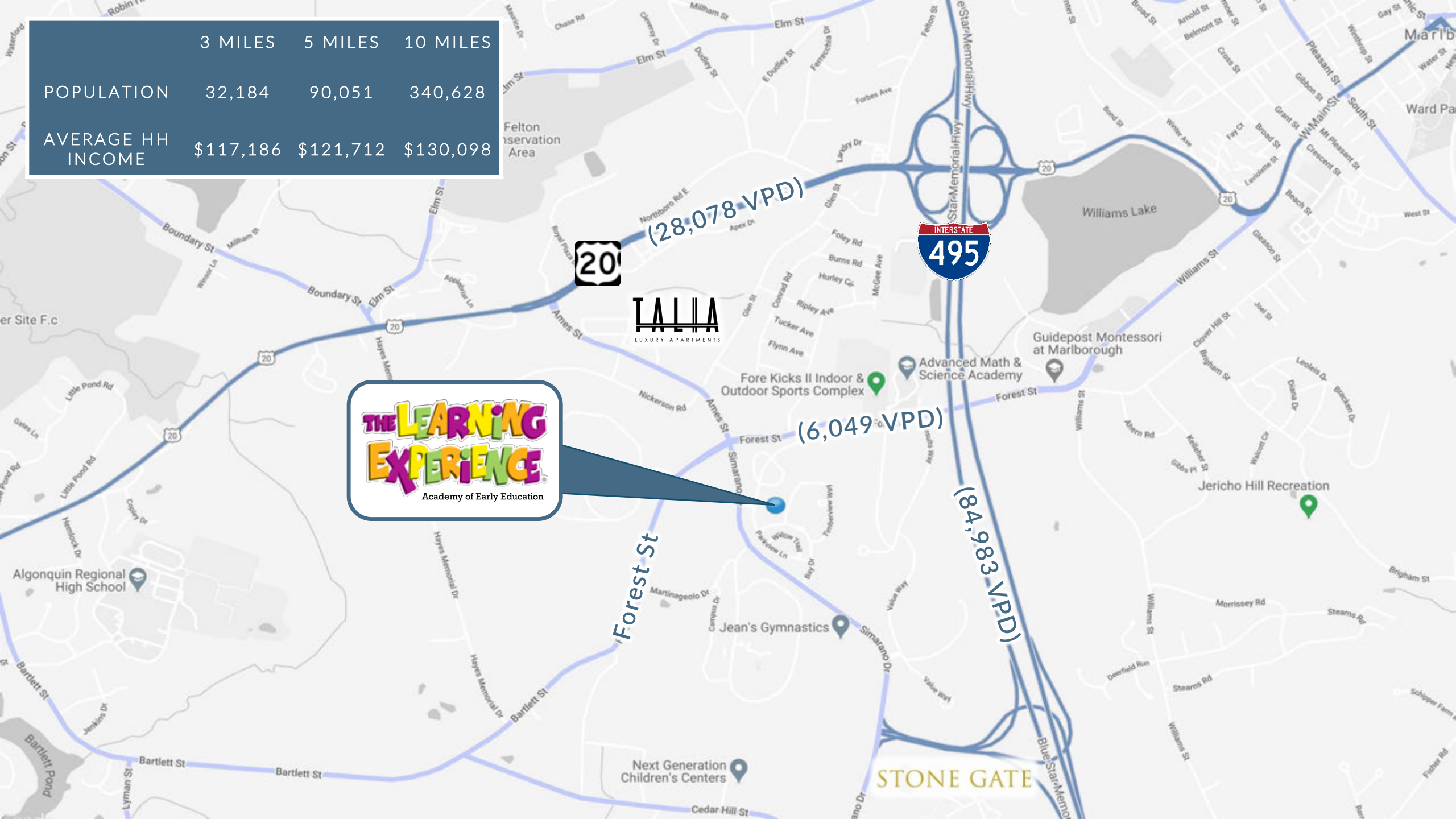


QUEST DIAGNOSTICS LAB



NEW ENGLAND SPORTS CENTER

	3 MILES	5 MILES	10 MILES
POPULATION	32,184	90,051	340,628
AVERAGE HH INCOME	\$117,186	\$121,712	\$130,098



TALIA
LUXURY APARTMENTS

THE LEARNING EXPERIENCE
Academy of Early Education

THE LEARNING EXPERIENCE

TENANT PROFILE

For more than 40 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 450 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
450+



HEADQUARTERS
Deerfield Beach, FL



WEBSITE
thelearningexperience.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 Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group 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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