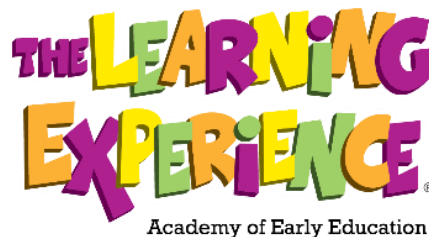


Exclusive Net Lease Offering



3084 Jericho Turnpike, East Northport, NY 11731



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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's 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.

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Investment Highlights

PRICE: \$4,884,615 | CAP: 6.50% | RENT: \$317,500

About the Investment

- ✓ Approximately 12.5 Years Remaining In Initial Term of Lease With 12% Rental Increases Every Five Years and Two (2), Five (5)-Year Extension Options
- ✓ Tenant Continued to Operate All Throughout 2020
- ✓ Property Built For Potential Retail Redevelopment in the Future
- ✓ Built in 2018 | 10,000 SF Building Plus 5,000 SF Playground
- ✓ Located Directly on Jericho Turnpike With Over 37,000 Vehicles Per Day
- ✓ Located In Extremely Dense Retail Artery | 24 Hour Fitness, Home Depot, Stop & Shop, Trader Joe's, Staples, AMC, Bed Bath & Beyond, Dick's Sporting Goods, Dollar Tree, CVS, Walgreens, McDonald's, Panera, Starbucks, and Many More
- ✓ Convenient Day Care Location | Within Three-Mile Radius of Several Schools | Elwood Middle School, John Glenn High School, Cedar Road School, Burr Intermediate School, Commack High School, North Ridge Primary School, Commack Middle School | 6,000+ Students
- ✓ Outstanding Demographics With Average Household Income Exceeding \$150,000 within a One-Mile Radius and Population Exceeding 215,00 within a Five-Mile Radius
- ✓ Strong Real Estate Fundamentals | Within 45 Miles of New York City
- ✓ Less Than Seven Miles from Huntington Hospital | 371 Beds | One of the Top-Ranked Hospitals in NY by *U.S. News & World Report's* 2016-2018 Best Hospitals List
- ✓ Less Than Five Miles from Largest Employer in the Area | American Capital Partners, LLC | 3,750 Employees

About the Tenant / Brand

- ✓ The Learning Experience was Founded in 1980, Developing and Implementing Groundbreaking Care and Early Childhood Education Programs throughout the Country. TLE is renowned as a Provider of Primary Education Services to Infants through Kindergarteners
- ✓ TLE has Over 450 Locations Operating and Under Development Across the Nation
- ✓ Childcare Industry Revenue is Expected to Reach \$52.5 Billion in 2021
- ✓ Foundational Childhood Education Principles Revolve around Cognitive, Physical, . And Social Components throughout their Developmental Programs





Financial Analysis

PRICE: \$4,884,615 | CAP: 6.50% | RENT: \$317,500

PROPERTY DESCRIPTION

Property	The Learning Experience
Property Address	3084 Jericho Turnpike
City, State, ZIP	East Northport, NY 11731
Year Built	2018
Building Size	10,000 SF
Lot Size	+/- 1.37 Acres
Type of Ownership	Fee Simple

LEASE SUMMARY

Property Type	Net-Leased Education
Ownership Type	Private
Tenant/Guarantor	The Learning Experience, Corp. ¹
Original Lease Term	15 Years, 2 Months
Lease Commencement	August 20, 2018
Lease Expiration	October 19, 2033
Lease Term Remaining	+/- 12.5 Years
Lease Type	NNN- See Below
Roof and Structure	Tenant Responsible After August 20 th , 2024 LL Responsible For First Five Years of Lease
Rental Increases	12% Every Five (5) Years
Options to Renew	Two (2), Five (5) Year Options

¹ The Learning Experience, Corp guarantee is limited to \$500,000 of base rent in Year One, reducing by \$100,000 per lease year in primary term to \$0 in Year Six.

RENT SCHEDULE

Lease Year(s)	Annual Rent	Monthly Rent	Rent Escalation (%)
Year 1	\$317,500	\$26,458	-
Year 2	\$317,500	\$26,458	-
Year 3- Current Year	\$317,500	\$26,458	-
Year 4	\$317,500	\$26,458	-
Year 5	\$317,500	\$26,458	-
Year 6	\$355,600	\$29,633	12.00%
Year 7	\$355,600	\$29,633	-
Year 8	\$355,600	\$29,633	-
Year 9	\$355,600	\$29,633	-
Year 10	\$355,600	\$29,633	-
Year 11	\$398,272	\$33,189	12.00%
Year 12	\$398,272	\$33,189	-
Year 13	\$398,272	\$33,189	-
Year 14	\$398,272	\$33,189	-
Year 15	\$398,272	\$33,189	-





Tenant Overview



GUARANTOR ON LEASE

The Learning Experience Corp.

HEADQUARTERS

Boca Raton, FL

DATE FOUNDED

1980

LOCATIONS

450

OWNERSHIP

Private

www.thelearningexperience.com

For more than 30 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, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and 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 Learning Experience 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 students and center franchisees. More than 95% of pre-school graduates read before kindergarten, and more than 70% of center franchisees buy additional units or refer new franchisees to the company. As a testament to the opportunities TLE provides, many parents with enrolled children also become franchisees. There are more than 300 The Learning Experience locations open and approximately 150 under development across the country.

Early Education & Child Care Industry

Join a growing industry that has enjoyed revenue increases of 210% over the past five years. With increasing numbers of working mothers and single parent households, and wide-spread recognition that early learning contributes to life-long success, the demand for quality child-care and early education continues to rise. The Entrepreneur Magazine recently named child-care franchises the top industry to watch.

US Bureau of Labor Statistics

1. 70% of Mothers With Children Under 18 Now Work Outside the Home
2. The Rate of Working Mothers With Children Under One Year Old is 56.7%



Tenant Overview

Proprietary Technology

Pioneering investments in technology, including interactive curriculum and classroom tools, parent mobile applications, and business intelligence tools, keep TLE at the forefront of innovation in the industry.



TLE's proprietary BubblesU and L.E.A.P. Interactive programs are delivered through a touch screen digital whiteboard in each classroom, promoting digital literacy and student engagement.

Proprietary characters are part of the entire digital learning platform.

Platform extends to students' home with BubblesU online, driving brand awareness.



Even after nine years as a franchisee, TLE continues to amaze me with their industry-leading innovation. It gives me the confidence each day of knowing that I am in business with the best!

— TLE Franchisee

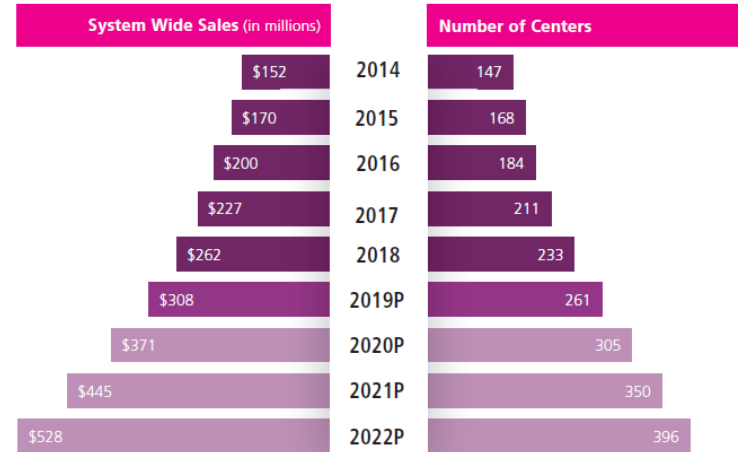


Proprietary Curriculum

We believe that how children learn is as important as what they learn. With that idea in mind, the curriculum research and development team at TLE® created our proprietary L.E.A.P. (Learning Experience Academic Program®) curriculum. This L.E.A.P. curriculum encourages each child to achieve success independently while developing intellectually, socially, and cognitively through varied educational materials, activities and social interactions.

Our L.E.A.P. curriculum is divided into 6 stages of development and includes American Sign Language at the earliest stage and later adds a foreign language (Spanish or Chinese-Mandarin). At each stage, every child is involved in hands-on activities that encourage him or her to explore and solve problems at the child's unique rate of development. Here is a sample of the L.E.A.P. curriculum offered to children in stage 5:

- ▶ L.E.A.P. Student Workbooks
- ▶ L.E.A.P. Journals
- ▶ L.E.A.P. Interactive!
- ▶ Teacher Toolkits
- ▶ Fun with Phonics®



STAGE

1

Infant
6 weeks to 1 Year Old

2

Toddler
1 to 2 Years Old

3

Twaddler
2 to 3 Years Old

4

Prepper
2.5 to 3.5 Years Old

5

Preschooler
3 to 5 Years Old

6

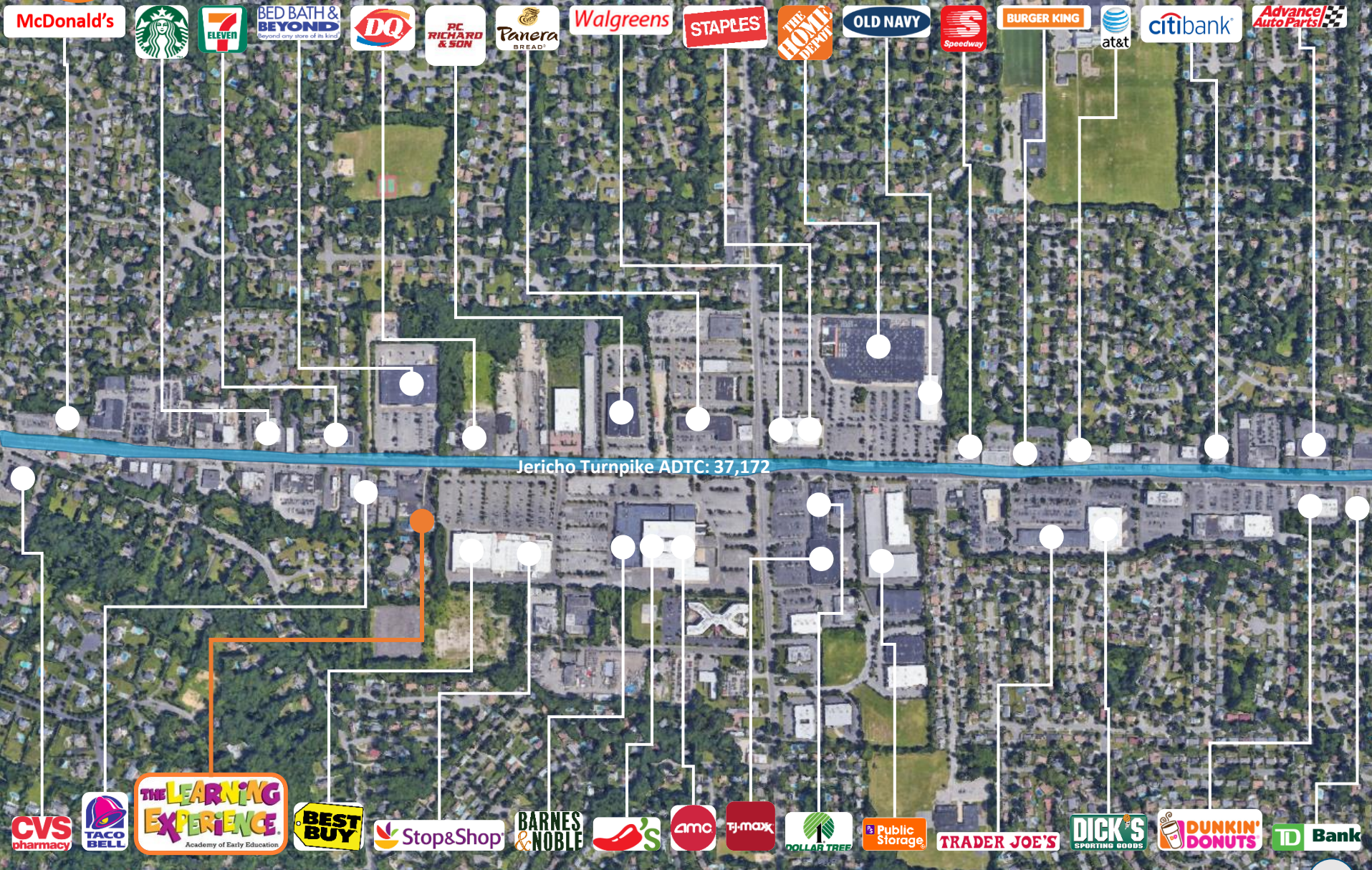
Kindergartner
5 Years and Older



Surrounding Area

3084 Jericho Turnpike, East Northport, NY 11731

**THE LEARNING
EXPERIENCE**
Academy of Early Education





Property Photos

3084 Jericho Turnpike, East Northport, NY 11731





Surrounding Area Photos

3084 Jericho Turnpike, East Northport, NY 11731



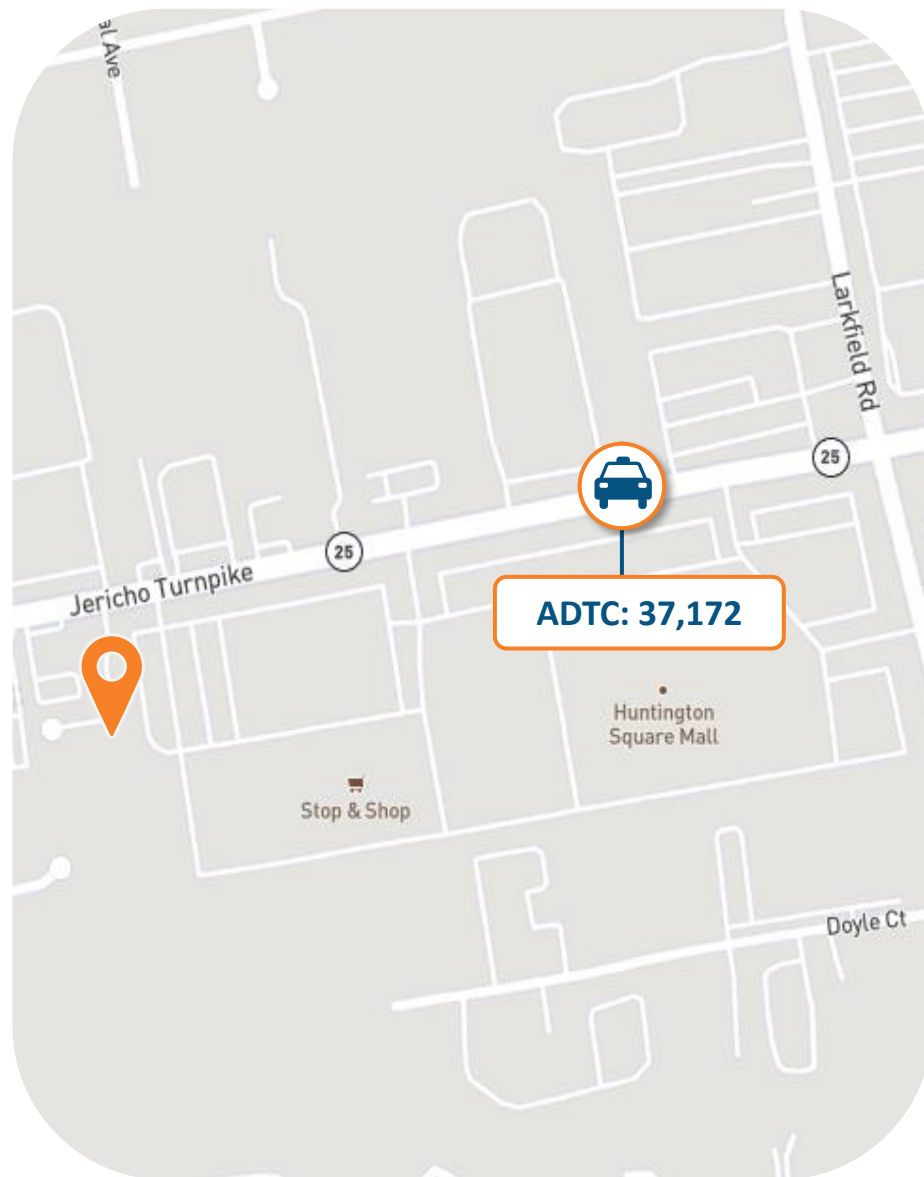


Location Overview

The Learning Experience property is situated at a signalized, four-way intersection on the bustling Jericho Turnpike, which experiences an average daily traffic count exceeding 37,000 vehicles. Jericho Turnpike intersects with Elwood Road, which boasts an average daily traffic count of 21,957. Less than two miles down the road, Jericho Turnpike forks with Veterans Memorial Highway, which brings an additional 36,974 vehicles to the immediate area per day. Northern State Parkway is also less than two miles down the road, accessible via East Deer Park Road, which forks with Jericho Turnpike. This busy thoroughfare changes to Grand Central Parkway in Queens and provides direct access into Manhattan. There are more than 75,500 individuals residing within a three-mile radius of the subject property and more than 215,000 individuals within a five-mile radius. This Learning Experience also benefits from its location in a very affluent suburban community poised for continued growth. The average household income within a one-mile radius of the subject property exceeds \$150,000.

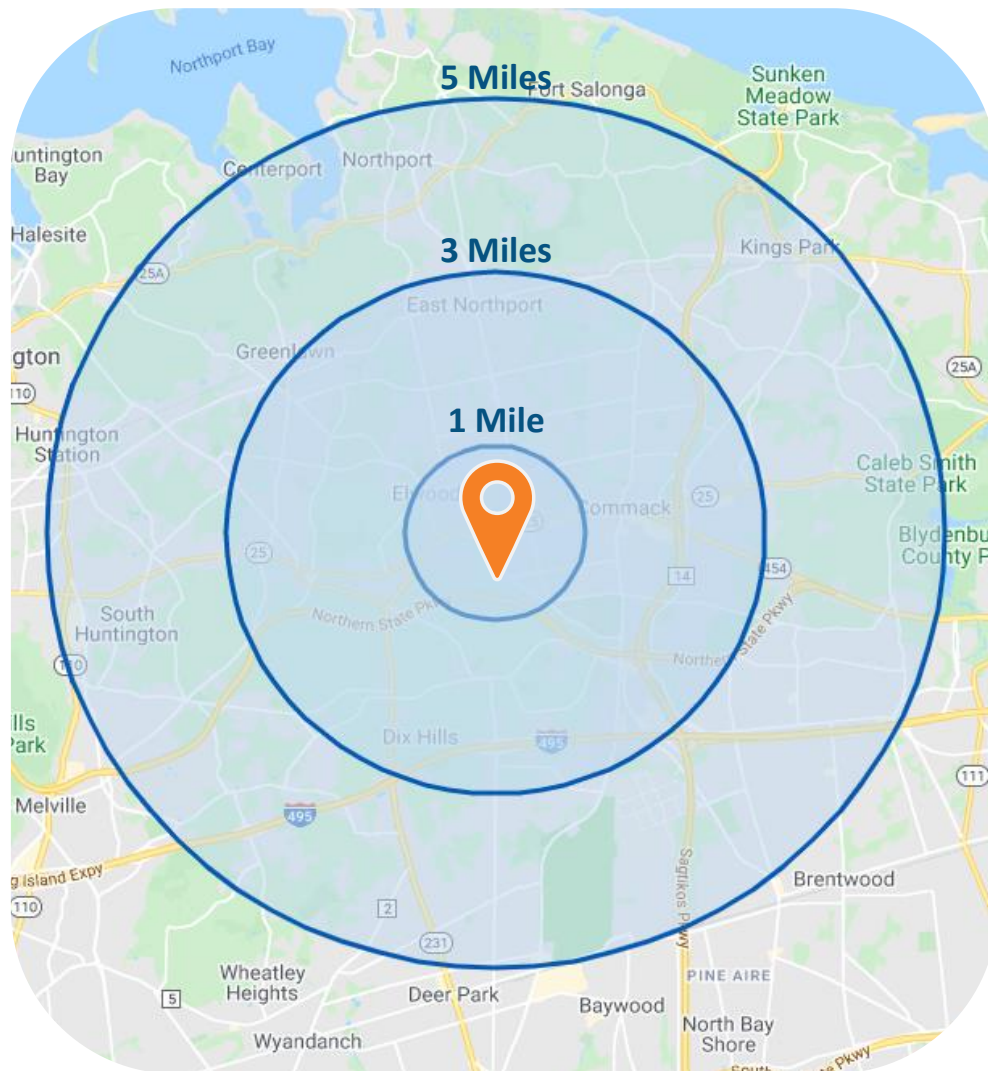
The subject property benefits from its location within a dense retail artery consisting of national and local tenants, shopping centers, and other notable attractions all within close proximity of this property. Major national tenants include: Home Depot, Stop & Shop, Trader Joe's, Staples, Dick's Sporting Goods, Dollar Tree, CVS, Walgreens, McDonald's, Burger King, Panera, Taco Bell, Starbucks, as well as many more. The subject property benefits from its close proximity to several academic institutions, including: Elwood Middle School, John Glenn High School, Cedar Road School, Burr Intermediate School, Commack High School, North Ridge Primary School, and Commack Middle School. All are within three miles of this Learning Experience and together boast a total combined enrollment exceeding 6,000 students. American Capital, LLC, the largest employer in the area with approximately 3,750 employees, is less than five miles from the subject property. The subject property is also just two miles from The Hamlet Golf & Country Club, which offers a range of amenities including: dining, golf, tennis, fitness, swimming and a wine cellar. Additionally, Huntington Hospital, a 371-bed, nonprofit community hospital is less than seven miles from the subject property.

East Northport is a hamlet and census-designated place in the town of Huntington, New York. Huntington is located at the western end of Suffolk County adjacent to the Nassau-Suffolk County boundary. In recent years the "110 Corridor," an area generally bordering NYS Route 100 (N-S) and primarily in the Melville section of the town, has developed into a major business area. A number of manufacturing units as well as sizable commercial entities have situated there. The Huntington Hilton, a 305-room hotel, is located in the area and provides various amenities and facilities for businesses in the surrounding area. Huntington enjoys five harbors bordering the north shore of the town: Cold Spring Harbor, Lloyd Harbor, Huntington, Centerport and Northport harbors. With its coves and bays there are a total of nine beaches maintained by the town. The town has also put into operation three marinas for the use of residents. These facilities, along with boat ramps, municipal golf courses and park sites, provide active recreation for residents of Huntington.





Demographics



	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Projection	9,143	76,058	216,911
2020 Estimate	9,044	75,716	215,631
2010 Census	8,987	75,710	215,400
2000 Census	8,925	75,013	207,839
INCOME			
Average	\$151,264	\$160,372	\$154,451
Median	\$112,736	\$118,507	\$113,490
Per Capita	\$49,666	\$53,837	\$50,540
HOUSEHOLDS			
2025 Projection	3,010	25,641	71,137
2020 Estimate	2,964	25,352	70,326
2010 Census	2,918	25,025	69,345
2000 Census	2,851	24,379	66,613
HOUSING			
2020	\$486,786	\$529,111	\$507,637
EMPLOYMENT			
2020 Daytime Population	9,288	70,667	211,102
2020 Unemployment	3.10%	3.90%	3.96%
2020 Median Time Traveled	35 Mins	37 Mins	36 Mins
RACE & ETHNICITY			
White	86.22%	83.00%	78.31%
Native American	0.03%	0.03%	0.03%
African American	1.95%	4.79%	5.64%
Asian/Pacific Islander	9.18%	7.66%	6.22%



Market Overview

Manhattan, New York



East Northport

is a hamlet in the town of Huntington, located just under 45 miles outside of Manhattan, New York. With an estimated 2019 population of 8,336,817 distributed over a land area of about 302.6 square miles, New York City is the most densely populated major city in the United States. Located at the southern tip of the state of New York, the city is the center of the New York metropolitan area, the largest metropolitan area in the world by urban landmass and one of the world's most populous megacities. A global power city, New York City has been described as the cultural, financial, and media capital of the world, and exerts a significant impact upon commerce, entertainment, research, technology, education, politics, tourism, and sports. Home to the headquarters of the United Nations, New York is an important center for international diplomacy. Situated on one of the world's largest natural harbors, New York City consists of five boroughs, each of which is a separate county of the State of New York. The five boroughs – Brooklyn, Queens, Manhattan, The Bronx, and Staten Island – were consolidated into a single city in 1898. As many as 800 languages are spoken in New York, making it the most linguistically diverse city in the world.

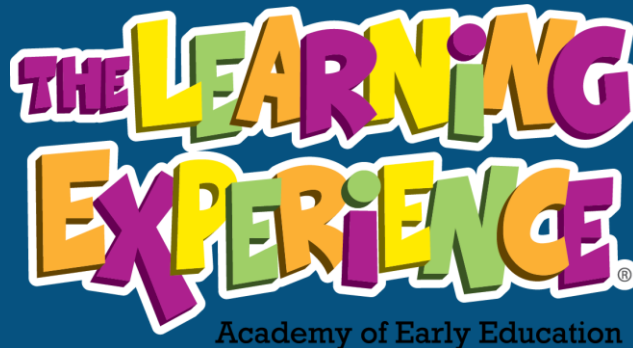
Many districts and landmarks in New York City are well known, and the city received a record 62.8 million tourists in 2017. Several sources have ranked New York the most photographed city in the world. Times Square, iconic as the world's "heart" and its "Crossroads", is the brightly illuminated hub of the Broadway Theater District, one of the world's busiest pedestrian intersections, and a major center of the world's entertainment industry. Anchored by Wall Street in the Financial District of Lower Manhattan, New York City has been called both the most economically powerful city and the leading financial center of the world, and the city is home to the world's two largest stock exchanges by total market capitalization, the New York Stock Exchange and NASDAQ. Providing continuous 24/7 service, the New York City Subway is one of the most extensive metro systems worldwide, with 472 stations in operation. Over 120 colleges and universities are located in New York City, including Columbia University, New York University, and Rockefeller University, which have been ranked among the top universities in the world.

Major Employers

Employer	Estimated # of Employees
American Capital Partners LLC	3,750
Northport V A Medical Center	1,800
Pilgrim Psychiatric Center	1,800
Northwell Health Inc	1,507
US Nonwovens Corp	1,201
GURWIN JEWISH NURSING AND REHA	1,000
L-3 Narda-Miteq	800
Thomson Reuters (markets) LLC	640
LNK International Inc	600
A & Z Pharmaceutical Inc	540
Reuters Analytics	500

Marcus & Millichap

Exclusive Net-Lease Offering



NY BROKER OF RECORD:

John Kreuger
Marcus & Millichap
250 Madison Ave., 5th Floor
Manhattan, NY 10016
Tel: (212) 430-5100
License: 10311205789