



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



The Learning Experience
20836 Pontiac Trail
South Lyon, MI 48178

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS



04

06

07

12

14

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

BRAND OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,000 SF Learning Experience Located at 20836 Pontiac Trail in South Lyon, Michigan. This Deal Includes a Long Term 15 Year Lease, Providing For a Secure Investment Opportunity.

OFFERING SUMMARY

PRICE	\$4,666,667
CAP	6.75%
NOI	\$315,000
PRICE PER SF	\$466.67
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	20836 Pontiac Trail South Lyon, MI 48178
COUNTY	Oakland
BUILDING AREA	10,000 SF
LAND AREA	1.65 AC
YEAR BUILT	2019
ENROLLMENT CAPACITY	192



HIGHLIGHTS

- Long Term 15 Year Investment Opportunity
- Corporate Guarantee From The Learning Experience
- Starting in 1980 With One Center and Has Since Grown to 450 Locations That Are Open or Under Development
- The Foundation For the Centers is Built on Three Key Educational and Care Principles: Cognitive, Physical, and Social; or As They Say at TLE®, Learn, Play and Grow!
- Operating Nationally With a 45.5% Compounded 5 Year Annual Revenue Growth
- Affluent Neighborhood With a Population of 43,759 Residents Making an Average Household Income of \$119,627
- Population Jumps to 229,113 Within a 10-Mile Radius and is Expected to Increase in the Next 5 Years
- Nearby Feeder Elementary Schools Include: Centennial, Sayre, Bartlett, Brummer, Salem, William A Pearson and Sharon J Hardy
- South Lyon is Just 20-Miles Northwest of Detroit and the Detroit Metro Wayne County Airport, and Approximately 20-Miles Northeast of Ann Arbor
- Nearby Tenants Include: Kroger, T-Mobile, Tim Hortons, Dollar Tree, Walgreens, AutoZone, Taco Bell, McDonald's, Busch's Fresh Food Market and Speedway

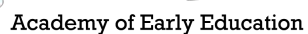


LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	November 17, 2020
LEASE EXPIRATION	January 31, 2035
LEASE TERM	~14 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	8% Every 5 Years & At Options
LEASE TYPE	Double Net (NN)
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
10,000 SF	\$315,000	\$26.36





ANN ARBOR

DETROIT



Centennial
Middle School

Millennium
Middle School

Sayre
Elementary
School

ACE
Hardware

BUSCH'S
Fresh Food Ideas

McDonald's

TACO
BELL

Walgreens

THE
SALVATION
ARMY

Perfect Floors

Auto
Zone

SLDCC

PET SUPPLIES PLUS

Domino's

DOLLAR TREE

Tim Hortons

metro
by T-Mobile

Lyon
Veterinary
Clinic

THE LEARNING
EXPERIENCE

Academy of Early Education

Pontiac Trail

ANYTIME
FITNESS





MENARDS at home Hampton
ALDI TERIYAKI MADNESS H Holiday Inn Express Culver's
SHERWIN-WILLIAMS SPRINGHILL SUITES MARRIOTT AT&T

meijer AutoZone
Kentucky Fried Chicken Huntington
Firestone FIFTH THIRD BANK
BURGER KING Comfort Suites McDonald's B
Great Expressions Arby's VALERO

Hungry Howie's
Huntington PNC
MARATHON Shell

CVS pharmacy O'Reilly AUTO PARTS
Walgreens Little Caesars
tcbby
CITGO Speedway B TIMMY JOHN'S

Do it Best
Advance! Auto Parts

target CVS pharmacy Starbucks
sam's club
Quick Lane Huntington
FIREHOUSE SUBS
DICKEY'S BARBECUE PIT DQ tropical CAFE

THE HOME DEPOT Kroger Tim Hortons BR
Comerica CHASE
PNC Staples TACO BELL
Bank of America
tcf bank DUNKIN' STAYBRIDGE
OUTBACK STEAKHOUSE ANYTIME FITNESS Mobil
Applebee's SUBWAY GNC
SUPERCUTS Starbucks menchie's
Citizens Bank

DQ TACO BELL ACE
Great Clips
POWERHOUSE GYM PET SUPPLIES PLUS
Citizens Bank
McDonald's Domino's SUBWAY

AutoZone
DOLLAR TREE
JET'S PIZZA Tim Hortons

metro by T-Mobile

Kroger ANYTIME FITNESS T

THE LEARNING EXPERIENCE
Academy of Early Education



SOUTH LYON | OAKLAND COUNTY | MICHIGAN

The City of South Lyon is located near the crossroads of Interstate 96 and US 23, in the southwest corner of Oakland County, Michigan. Lansing, the capital of Michigan is located less than an hour drive west, and Detroit is just 45 miles to the east. South Lyon, Michigan is 13 miles N of Ann Arbor, Michigan and 32 miles W of Detroit, Michigan. The city is part of the Detroit metropolitan statistical area. At just 3.5 square miles in size, the City offers small town living, with the convenience of nearby interstate highways, major metropolitan areas and international airports. The current population of South Lyon, Michigan is 11,829 based on projections of the latest US Census estimates.

South Lyon is becoming a center for manufacturing, with 70 acres of light industrial properties located within the city limits. South Lyon's utility systems service residents and businesses, an important feature unavailable in surrounding areas. The center of the business district is at Ten Mile Road and Pontiac Trail, known as Lake Street and Lafayette Street within the City. Nationally, employment sectors on the rise included "Education and Health Services", and "Leisure, Hospitality, and Other Services." Downtown South Lyon is a traditional hometown shopping and dining experience with over 100 stores, restaurants and services including the famous South Lyon Hotel. Top Employers in the city include South Lyon School District, Michigan Seamless Tube, South Lyon Hotel, Sun Steel Treating, and Busch's. South Lyon is part of the greater Metro Detroit region, and many of its residents commute to areas closer to Detroit for jobs.

Known for its historic and charming downtown, annual festivals, top-notch parks and excellent schools, the City of South Lyon offers an unparalleled quality of life. Tourist can visit the famous McHattie park, located in the heart of the City of South Lyon just off Lafayette Street, this nearly 15 acre park has something for everyone, including playground equipment, little league ball diamonds, sand volleyball courts, sledding hill, along with plenty of open spaces for picnics and outdoor fun. McHattie Park is also home to the historic Witch's Hat Depot Museum, Little Village Chapel. The city is also dotted with various restaurants and bars. Pumpkinfest is the largest annual festival in the South Lyon community, traditionally held during the last weekend of September. South Lyon and nearby attractions include Witches Hat Depot Museum, Health Emporium, Escapades, The 4 Seasons Garden Club and Moose Ridge Golf Course. The City has over 200 acres of parkland including: Volunteer Park, Paul Baker Memorial Park (Fountain Park), Andover Park, Columbia Park and the Huron Valley Rail Trail.



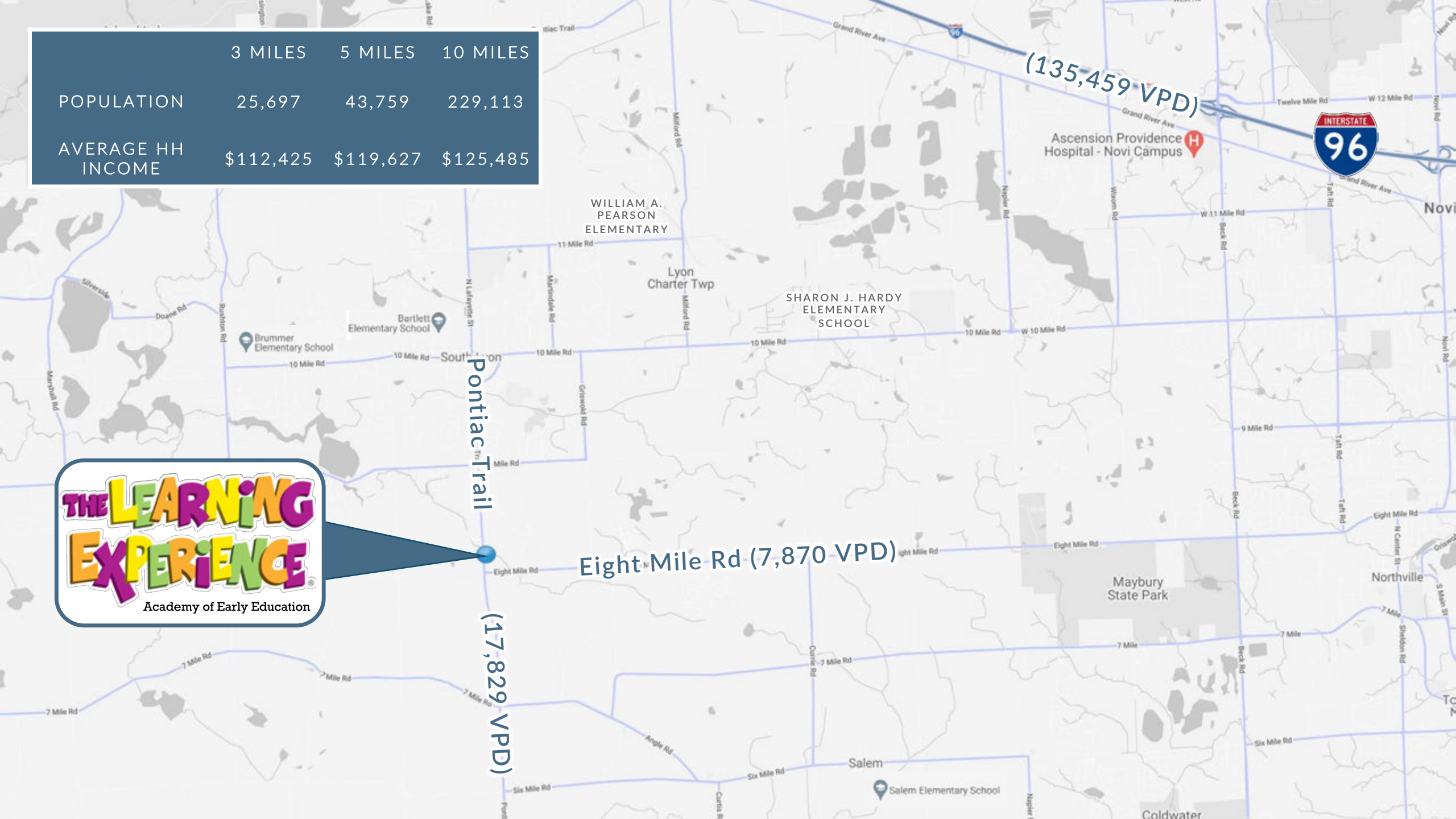
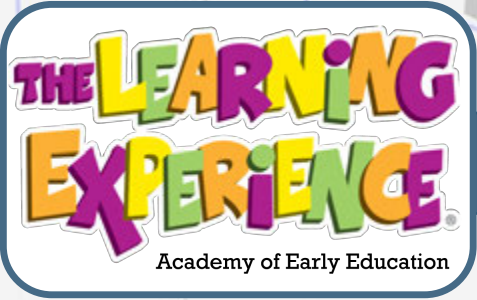
DOWNTOWN SOUTH LYON



SOUTH LYON PUMPKINFEST



	3 MILES	5 MILES	10 MILES
POPULATION	25,697	43,759	229,113
AVERAGE HH INCOME	\$112,425	\$119,627	\$125,485



THE LEARNING EXPERIENCE

TENANT PROFILE

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, 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 300 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
300+



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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