

REPRESENTATIVE PHOTO



EMBREE
CAPITAL MARKETS

The Learning Experience

406 W. 121st St. S. Jenks, OK 74037

DISCLAIMER & CONFIDENTIALITY

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states. The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its 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 any specific property. The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time. The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of proving tenant lessee information about this listing to prospective customers.

Embree affiliates have an ownership interest in the subject property.

Exclusively Offered By

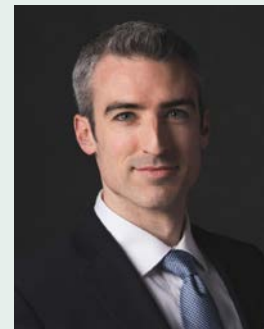


KLINTON LEWIS

BROKERAGE ASSOCIATE

☎ 512.819.4729 M 512.630.9758

KLewis@EmbreeGroup.com



JOSIAH BYRNES

EXECUTIVE VICE PRESIDENT

TABLE OF CONTENTS

01 Executive Summary	Property & Lease Details	5
	Area Overview	7
	Company Overview	8
02 The Property	Floor Plan	10
	Site Map	11
	Elevations	12
03 Maps & Aerials	Site Aerial	14
	Surrounding Aerial	15
	Local Context	16
	Regional Context	17
04 Analytics	Demographic Analysis	19

01

EXECUTIVE SUMMARY

Property & Lease Details	5
Area Overview	7
Company Overview	8

PROPERTY & LEASE DETAILS

Offering Overview

Embree Capital Markets Group is pleased to offer for sale a 16-year absolute triple, net-leased preschool leased to The Learning Experience in Jenks, Oklahoma. The property is a new 2021 build-to-suit development for the tenant, offering an investor the opportunity to purchase a high-quality asset leased to a growing preschool brand. The lease features attractive 10% increases every five years with two, 5-year extension options.



PURCHASE PRICE

\$4,693,000



CAP RATE

6.50%



ESTIMATED NOI

\$305,000



LEASE TYPE

NNN

THE OFFERING

Address	406 W. 121st St. S. Jenks, OK 74037
Tenant	TLE at Jenks, LLC
Guarantor	The Learning Experience Corp.*

SITE DESCRIPTION

Year Built	2021
Building SF	Approx. 10,000 SF
Playground SF	Approx. 4,675 SF
Lot Size	1.17 Acres

INVESTMENT SUMMARY

Asset Class	Single-Tenant Early Childhood Education Leased
Ownership Interest	Fee Simple
Annual Rent	\$305,000
Monthly Rent	\$25,417
Cap Rate	6.50%
Purchase Price	\$4,693,000
Rent Commencement	November 22, 2021
Lease Expiration	November 21, 2037
Lease Term	16-Years**
Lease Type	NNN (Roof & Structure)
Renewal Options	Two, 5-Year
Lease Escalations	10% Every 5-Years
ROFR	Yes, 20-Days

**The Guaranty has a maximum liability of \$500,000 and decreases by \$100,000 annually*

***For the first 12 months of the Lease the Tenant shall pay the greater of 16% of Monthly Gross Revenue or the minimum payments of Base Rent according to the Rent Concession Schedule*

PROPERTY & LEASE DETAILS

RENT SCHEDULE

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Year 1-6	\$305,000.00	\$25,416.67	6.50%
Year 7-11	\$335,500.00	\$27,958.33	7.15%
Year 12-16	\$369,050.00	\$30,754.17	7.86%
Option 1	\$405,955.00	\$33,829.58	8.65%
Option 2	\$446,550.50	\$37,212.54	9.52%

RENT CONCESSION

Lease Term	Rent %	Monthly Rent
Month 1	15%	\$3,812.50
Month 2	20%	\$5,083.33
Month 3	25%	\$6,354.17
Month 4	30%	\$7,625.00
Month 5	40%	\$10,166.67
Month 6	45%	\$11,437.50
Month 7	55%	\$13,979.17
Month 8	60%	\$15,250.00
Month 9	70%	\$17,791.67
Month 10	75%	\$19,062.50
Month 11	80%	\$20,333.34
Month 12	85%	\$21,604.17



AREA OVERVIEW

Jenks, Oklahoma

Jenks, Oklahoma is a suburb city of Tulsa and is one of the fastest growing cities in Oklahoma. The city's population in 2000 was 9,557 and increased by more than 77% by 2010 with over 16,000 residents. According to the United States Census, the estimated population of Jenks in 2019 was over 23,000 residents. The city is located just 12 miles from Tulsa and is part of the Tulsa metropolitan area. Named the "Antique Capital of Oklahoma", Jenks boasts a number of vintage and antique shops in its charming historic downtown district. A popular tourist destination, Jenks is home to the Oklahoma Aquarium and many boutiques, restaurants, and an antiques and art district. The city hosts many street festivals and parades each year, such as the Art on Main which has an attendance of over 12,000 people.

Tulsa is the second-largest city in the state of Oklahoma and 47th-most populous city in the United States. As of July 2019, the population was 401,190, an increase of 11,129 since the 2010 Census. It is the principal municipality of the Tulsa Metropolitan Area (MSA), a region with 991,005 residents in the MSA. The city serves as the county seat of Tulsa County, the most densely populated county in Oklahoma, with urban development extending into Osage, Rogers, and Wagoner counties. The city has been called one of America's most livable large cities by Partners for Livable Communities, Forbes, and Relocate America. FDi Magazine in 2009 ranked the city as number 8 in the U.S. for cities of the future. In 2012, Tulsa was ranked among the top 50 best cities in the United States by BusinessWeek.



COMPANY OVERVIEW



The Learning Experience Corporation is a leading provider of child care and early childhood development services. The company offers full and part-time services for preschool children and supplemental after-school services for school-age children. The Learning Experience® (TLE®) is the nation's fastest growing early learning academy franchises, educating and enhancing the lives of more than 20,000 children ages 6 weeks to 6 years old. It has over 325 locations nationwide, including 210+ fully operational centers in 18 states and the remaining centers under various stages of development.

A family-run business, TLE founders, have more than 30 years of child care and preschool experience. The company has been distinguished as one of America's fastest-growing franchises and ranked #90 by Entrepreneur for top 500 franchises in 2017. The Learning Experience has successfully created one of the most trusted brands in the for-profit early childhood education industry. The foundation of The Learning Experience® was built on three key educational and core principles: cognitive, physical, and social. L.E.A.P.® (Learning Experience Academic Program) guarantees children will graduate TLE® with exceptional core academic skills that will start them on the path to a bright future.

At TLE®, each child develops at their own pace, so the curriculum is designed to provide experiences for children that promote academic competency along with a mastery of developmental tasks, no matter what learning stage they are in. At TLE®, children are taught to engage in a variety of controlled and safe activities that encourage them to adopt a healthy and active lifestyle at an early age. Healthy food choices are provided daily while teachers foster an awareness of proper nutrition. TLE® embraces important practical and real-world matters that most other early learning institutions often ignore. The proprietary Philanthropy Program lays the foundations for children to become respectful and well-mannered people by teaching them the value of selflessness, sharing and giving.

INVESTMENT SUMMARY

Locations	325+
Headquarters	Boca Raton, FL
Website	www.TheLearningExperience.com

02

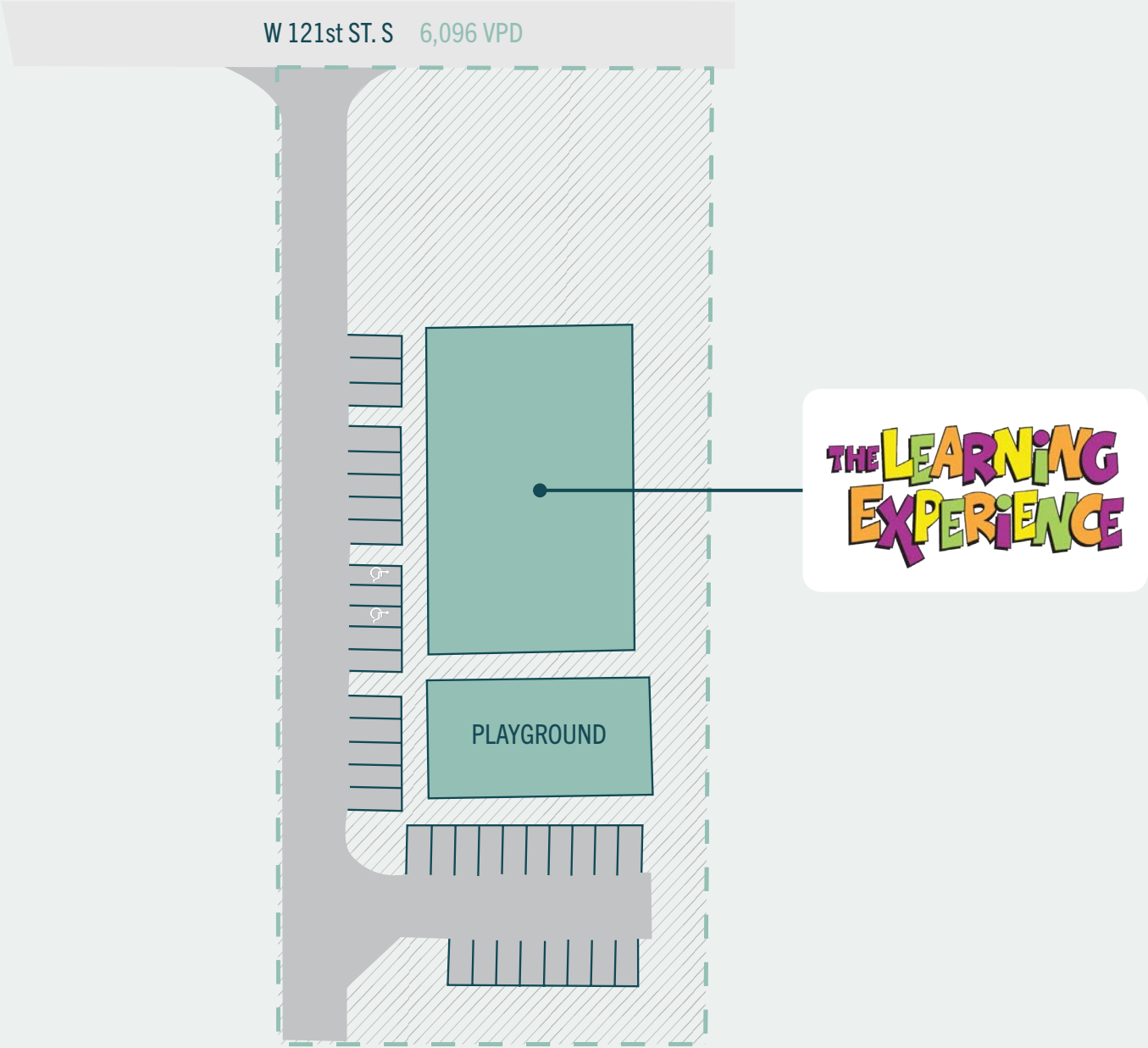
THE PROPERTY

Floor Plan	10
Site Map	11
Elevations	12

10 THE LEARNING EXPERIENCE JENKS, OK



SITE MAP



ELEVATIONS



WEST



EAST



NORTH



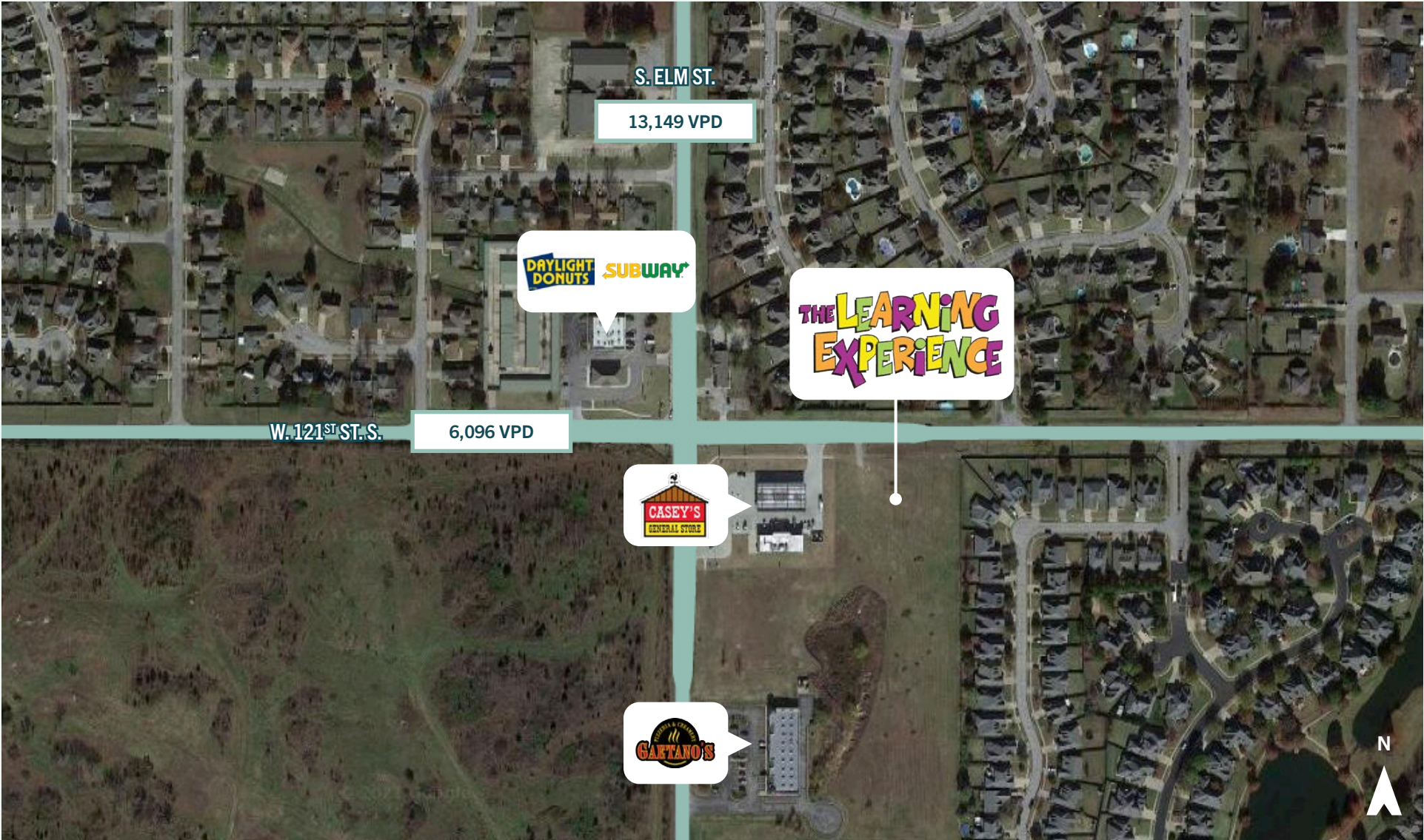
SOUTH

03

MAPS & AERIALS

Site Aerial	14
Surrounding Aerial	15
Local Context	16
Regional Context	17

SITE AERIAL

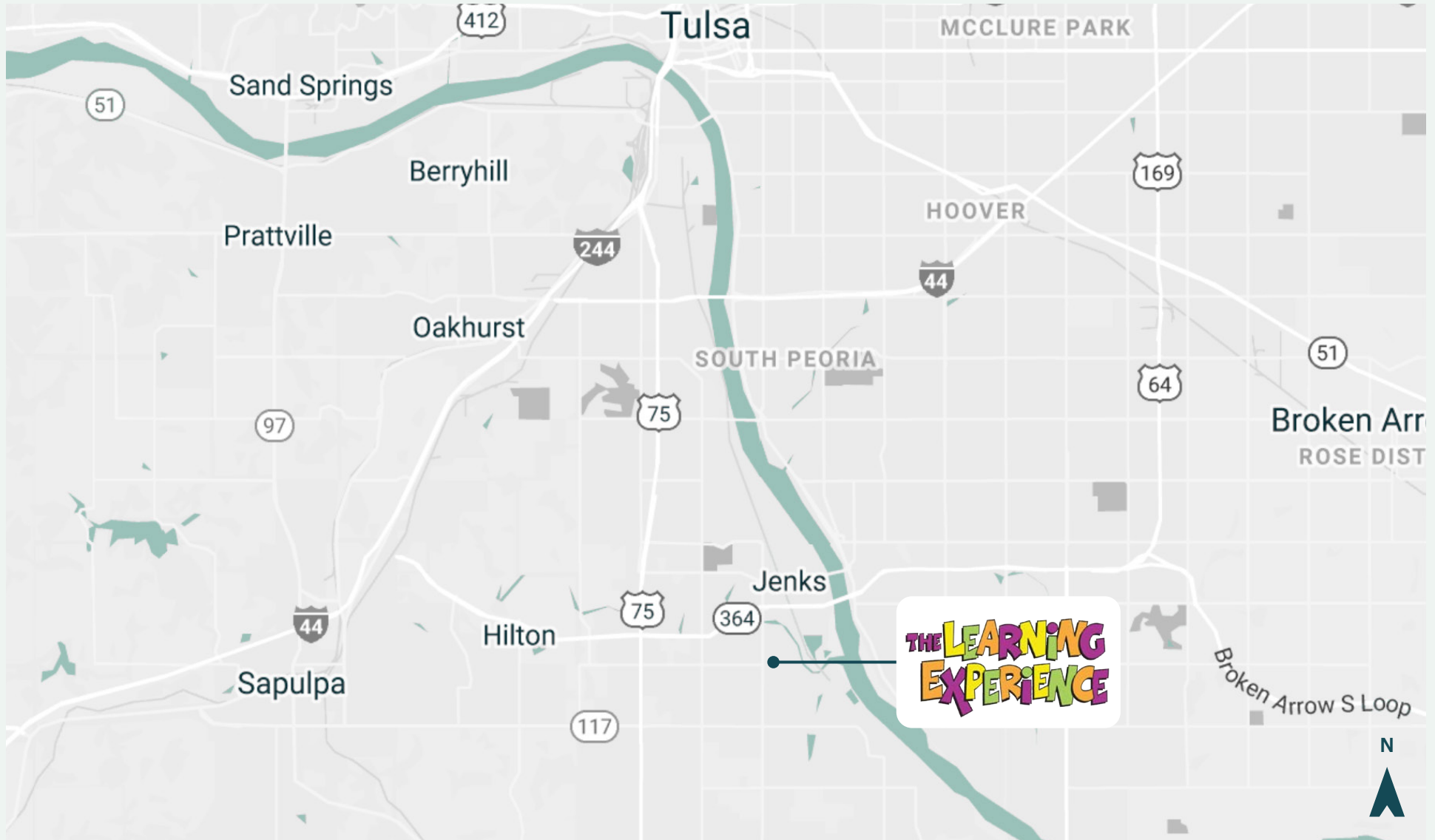


SURROUNDING AERIAL



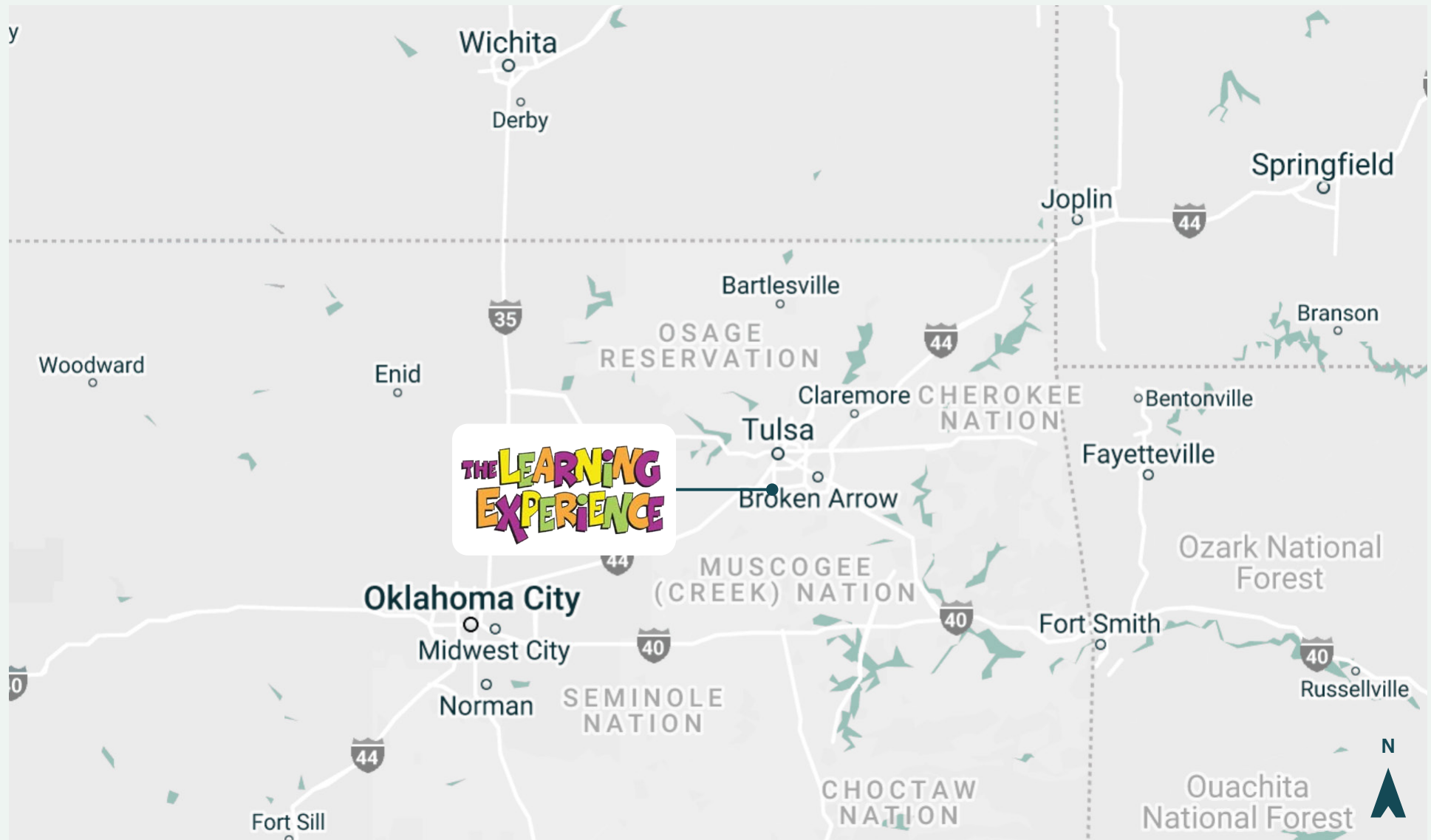
Based on a market demand calculation, the Jenks market has a total of 2,764 children within the primary childcare market (ages of 0-4 years old) in the immediate trade area. Out of those children, 1,299 are candidates for childcare and there's currently three licensed childcare providers in the trade area, supply the market with 306 licensed childcare enrollments. Currently, there are 4.25 children for every licensed child care enrollment in the market leaving a market demand of 993 children. The subject property can accommodate an enrollment of 166 children in its facility.

LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 15 MILES FROM DOWNTOWN TULSA.

REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 105 MILES FROM OKLAHOMA CITY, 122 MILES FROM FAYETTEVILLE, AR, AND 190 MILES FROM WICHITA, KS.

04

ANALYTICS

Demographic Analysis 19

DEMOGRAPHIC ANALYSIS



POPULATION	1 MILE	3 MILES	5 MILES
2026 Projection	7,186	38,411	95,722
2021 Estimate	6,910	36,792	92,814
Growth 2021-26	3.99%	4.40%	3.13%
Age 0-4	470	2,526	6,180
Age 5-9	526	2,743	6,291



HOUSEHOLDS			
2026 Projection	2,558	13,994	36,520
2021 Estimate	2,449	13,356	35,373
Growth 2021-26	4.45%	4.78%	3.24%



AVG. HOUSEHOLD INCOME			
Average Household Income	\$142,875	\$123,230	\$117,061
Less than \$25,000	90	1,017	4,018
\$25,000 - 50,000	271	2,018	6,275
\$50,000 - 75,000	278	1,962	5,151
\$75,000 - 100,000	373	1,971	4,386
\$100,000 - 125,000	320	1,665	3,932
\$125,000 - 150,000	235	1,094	2,554
\$150,000 - 200,000	397	1,549	3,396
More than \$200,000	485	2,101	5,662

ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix, AZ and the Dallas-Fort Worth area. Over the past 41 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

Contact Details

For more information about this listing, please contact:

KLINTON LEWIS

BROKERAGE ASSOCIATE

KLewis@EmbreeGroup.com

O 512.819.4729 M 512.630.9758



EMBREE
CAPITAL MARKETS