



THE LEARNING EXPERIENCE

1252 North Holland Road - Mansfield, TX 76063

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,000 SF The Learning Experience Located at 1252 N Holland Rd in Mansfield, TX. This Lease Has 10 Years Remaining on a Corporate Build to Suit, Providing For a Unique Investment in a Wealthy Suburb of DFW.

Sale Price

\$4,250,000

OFFERING SUMMARY

Cap Rate:	7.25%
NOI:	\$308,000
Price / SF:	\$425.00

BUILDING INFORMATION

Street Address:	1252 N Holland Rd
City, State, Zip:	Mansfield, TX 76063
County:	Tarrant
Building Size:	10,000 SF
Lot Size:	1.48 Acres
Year Built:	2017



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- The Learning Experience Started in 1980 With 1 Center and Has Since Grown to 275+ Locations That Are Open or Under Development
- Corporate Build-to-Suit With the Fastest Growing Childcare Company in the U.S.
- 10 Year Lease With Rare 12% Rent Increases
- Population of 67,595 and Average Household Income of \$134,164 in a 3-Mile Radius
- Mansfield, a Suburb of Dallas, is Conveniently Located 30 Minutes From the Dallas-Fort Worth Airport and 10 Minutes Baylor Scott and White Medical Center
- Nearby Feeder Elementary Schools Include: Anna May Daulton, Janet Brockett, Thelma Jones and Annette Perry
- Nearby Retailers Include: Kroger, Sam's Club, Home Goods, CVS, Mansfield Pointe Shopping Center, Mansfield Sports Complex, Mansfield National Golf Club and Hawaiian Falls



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

Tenant:	The Learning Experience
Premises:	10,000 SF
Base Rent:	\$308,000
Rent Per SF:	\$30.80
Lease Commencement:	1/15/2018
Lease Expiration:	1/31/2033
Lease Term:	10 Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	12% Every 5 Years
Lease Type:	NN+
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:	None

DEBT QUOTE

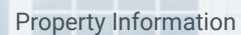
	Option 1	Option 2	Option 3
Purchase Price	\$4,564,622	\$4,564,622	\$4,564,622
Loan to Value	65%	60%	55%
Loan Amount	\$2,967,004	\$2,738,773	\$2,510,542
Loan Term	60 Months	84 Months	120 Months
Amortization	300 Months	360 Months	300 Months
Fixed Term	60 Months	84 Months	60 Months
Index	Coupon	7 Year Treasury	Coupon
Index rate	-	3.50%	-
Spread	-	2.35%	-
Estimated All-in Rate	6.05%	5.85%	5.85%
Prepayment Type	5, 4, 3, 2, 1	None	Yield Maintenance
Recourse	Full Recourse	Full Recourse	Springing 50% Recourse
Reserves	None	None	None
Amortizing Payment	\$19,207	\$16,157	\$15,946
Monthly NOI	\$25,676	\$25,676	\$25,676
Amortizing Free Cash Flow	\$6,469	\$9,519	\$9,730
Lender Fee	0.25%	0.25%	0.00%
BMC Fee	1.00%	1.00%	1.00%

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SECTION 3

PROPERTY INFORMATION



PROPERTY PHOTOS



AERIAL MAP



AERIAL MAP



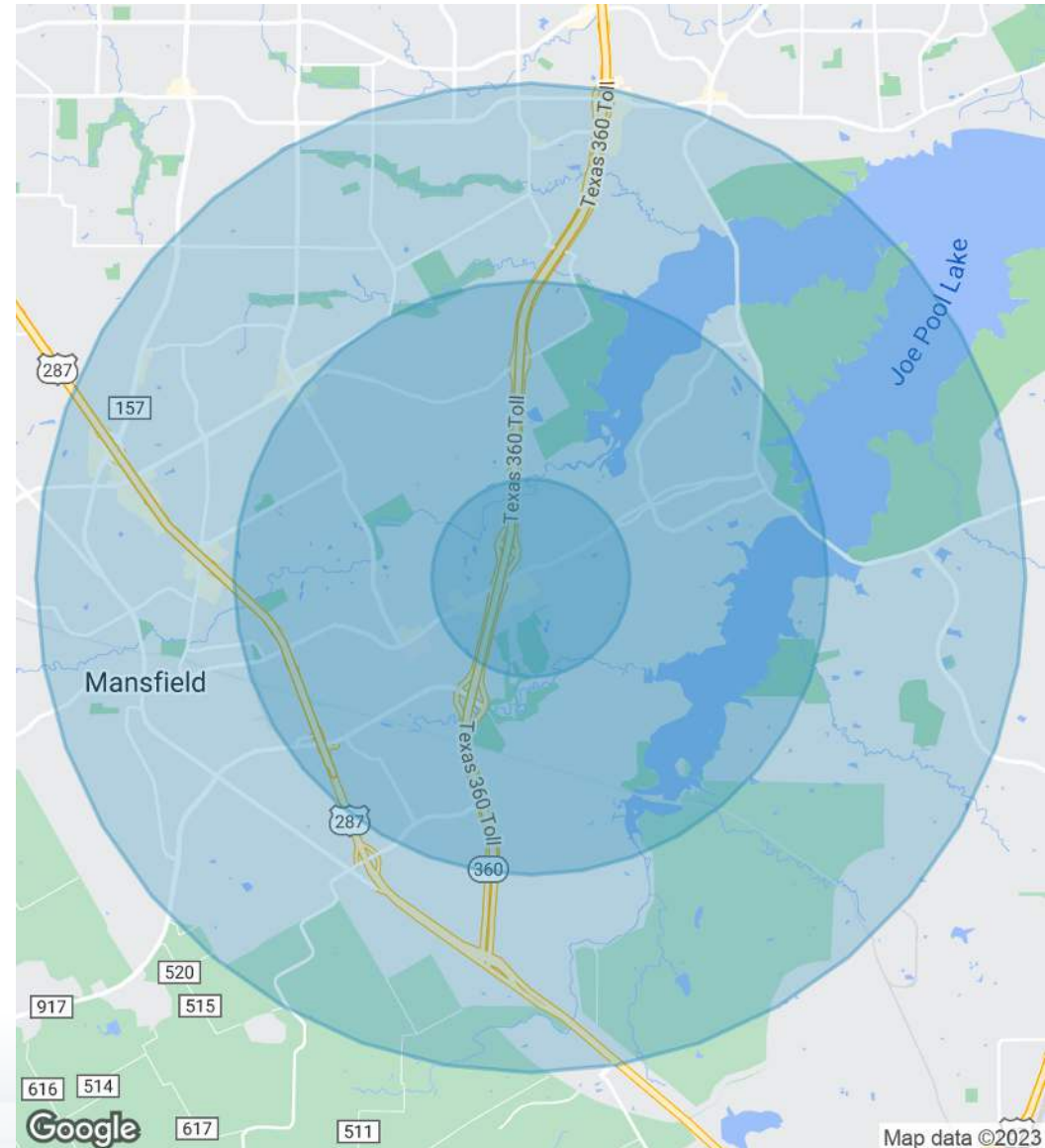
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,831	67,595	153,810
Average Age	34.7	35.5	34.3
Average Age (Male)	35.1	35.8	33.2
Average Age (Female)	34.6	35.6	35.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,787	21,421	48,316
# of Persons per HH	3.0	3.2	3.3
Average HH Income	\$138,440	\$134,164	\$117,159
Average House Value	\$355,078	\$293,737	\$256,318

TRAFFIC COUNTS

E Broad St	14,556 VPD
State Hwy 360	9,259 VPD
N Holland Rd	6,046 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Dallas, TX



Methodist Mansfield Medical Center

MANSFIELD, TX

Mansfield, incorporated in 1890, is located in the southeastern portion of Tarrant County, with small areas of the City extending into Johnson and Ellis counties, and is considered to be one of the top growth areas in the Dallas/Fort Worth Metropolitan Area (Metroplex). Mansfield is strategically located in the south-central portion of the Dallas-Fort Worth Metroplex. Mansfield is a dynamic, growing community with a rich history and a bright future. The City of Mansfield had a population of 75,163 as of July 1, 2022. In its more than 125 years, Mansfield has developed from a rural, farming community to a bustling suburban city.

The City of Mansfield is positioned in a prime location in the Dallas-Fort Worth Metroplex for business relocation or expansion. The city currently enjoys a favorable economic environment. The region has a varied manufacturing and industrial base. The city is traversed by State Highway 360 and U.S. Highway 287. The major benefit to the city of state highway 360 is direct north and south access to the Dallas/Fort Worth International Airport in 20 minutes. The highest paying industries are Utilities, Information, and Manufacturing. Top Employers include Mouser Electronics, Methodist Mansfield Medical Center, Klein Tools, Hoffman Cabinets and BCB Transport268. Locally owned businesses helps the community in many ways, including providing jobs to Mansfield residents that are often better than national chains. The jobs local businesses create are open to people of all ages from teens to adults.

Mansfield has a number of well maintained and beautiful parks including McClendon Park West, Clayton W. Chandler Park, James McKnight Park East, Katherine Rose Memorial Park, Town Park, and Julian Feild Park-Serenity Gardens. The city is also home to several houses of worship including the Church of Christ Mansfield, First United Methodist Church of Mansfield, and Saint Paul Church. One can plan a day trip to the Modern Art Museum of Fort Worth and Sixth Floor Museum at Dealey Plaza. Visitors to Mansfield can stroll Historic Downtown Mansfield for shopping, lunch and entertainment. Thousands of people hit the slides and wave pools each summer for fun in the sun at Hawaiian Falls Water Park. Located a short drive from the Arlington entertainment district, downtown Fort Worth and DFW Airport, Mansfield's small-town hospitality and charm offers visitors a change of pace from DFW's urban tourist destinations.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Founded:	1980
Locations:	275+
Headquarters:	Deerfield Beach, FL
Website:	thelearningexperience.com

THE LEARNING EXPERIENCE

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 Weissman's 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. The Weissman family started TLE® in 1980 with one location in Boca Raton, FL. More than 450 locations have opened since, each built on the same effective early childhood programs the Weissman's developed, the company is America's fastest growing childcare franchise that is recognized as a leader in the early education industry.

CONFIDENTIALITY AGREEMENT

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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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TEXAS DISCLOSURE: ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.