



## Interactive Offering Memorandum





# EXCLUSIVELY LISTED BY

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## INVESTMENT HIGHLIGHTS

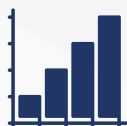
- **Long Lease Term** – 8-year lease with 2% rental increases every year including the two, 5-year options.
- **Strong Guarantee** – An 8-unit franchise that currently operates the location will continue to be the operator over the remaining lease term.
- **The Learning Experience** – The Learning Experience is one of the fastest-growing childcare franchises in the nation with over 450 locations open or under development with plans to open  $\pm$  75 centers per year.
- **Award-Winning Tenant** – The Learning Experience was ranked 68th “Franchisee” by Entrepreneur Magazine in 2022.
- **Growing Industry** – The US childcare market was valued at \$60.4 billion in 2022 and is expected to grow at an annual growth rate of 4.18% from 2023-2030. A survey from Care.com found that 50% of American families are spending more than 20% of their income on childcare.
- **Wealthy Suburb** – According to Census data, Cook County had an average household income of \$121,000 - up 7% from the year before.
- **Densely Populated** – Cook County is the most densely populated county in Illinois and the 2nd most populous county in the United States. Sauganash is a small cozy suburb less than 30 minutes from downtown Chicago.
- **Chicago MSA** – The property is less than 15 miles from downtown Chicago and less than 10 miles from Chicago O’Hare International Airport.





**\$4,605,000**

LIST PRICE



**8.00%**

CAP RATE



**±1.03 AC**

LOT SIZE



**\$368,400**

NOI

### PROPERTY SUMMARY

Property Address	4110 W Peterson Ave Chicago, IL 60646
List Price	\$4,605,000
Lot Size	±1.03 AC
Price/SF	\$499.89

### FINANCING INQUIRIES

For financing options reach out to:

Corey Russell  
(817) 932-4333  
corey.russell@matthews.com

### SALES LEASE BACK FINANCIALS

(ALL LEASE DETAILS ARE OPEN TO NEGOTIATION WITH THE CURRENT OPERATOR)

	Rent	Cap Rate	Increases
Year 1	\$368,400.00	7.50%	2% Annually
Year 2	\$375,768.00	7.65%	2% Annually
Year 3	\$383,283.36	7.80%	2% Annually
Year 4	\$390,949.03	7.96%	2% Annually
Year 5	\$398,768.01	8.12%	2% Annually
Year 6	\$406,743.37	8.28%	2% Annually
Year 7	\$414,878.24	8.45%	2% Annually
Year 8	\$423,175.80	8.62%	2% Annually



# DOWNTOWN CHICAGO

±12.7 MILES



NORTHEASTERN ILLINOIS UNIVERSITY  
5,756 STUDENTS



CICS NORTHTOWN ACADEMY  
891 STUDENTS



PEOPLES GAS®  
We Keep Life Moving®

ExtraSpace  
Storage

Public  
Storage



N PULASKI RD ± 11,000 VPD

SUBJECT  
PROPERTY

W PETERSON AVE ± 31,200 VPD

corepower  
YOGA







 **BRYN MAWR COUNTRY CLUB**

  
**THE CARRINGTON**  
AT LINCOLNWOOD

**Public Storage**

 **SOLOMAN ELEMENTARY**  
343 STUDENTS

**THE HOME DEPOT**

**TJ-maxx** **ROSS**  
**five BELOW** **DRESS FOR LESS**  
Bath & Body Works **SALLY BEAUTY**

**ExtraSpace Storage**

 **CICS NORTHTOWN ACADEMY**  
891 STUDENTS

**Walmart**   
Supercenter  
**KOHL'S**  
the roomplace  
Furniture & Mattress  
**LOWE'S**  
OLD NAVY  
**MARIANO'S**

**SUBJECT PROPERTY**

 **STRENGTH**  
CONDITIONING

**N PULASKI RD ± 11,000 VPD**

 **Jersey Mike's**  
SUBS

 **HOT SHOTS**  
SPORTS  
A Champion In Every Child!

 **corepower**  
YOGA

**W PETERSON AVE ± 31,200 VPD**

 **PRECISION**  
PLATING COMPANY  
SINCE 1904



# TENANT PROFILE

## HEADQUARTERS

Deerfield Beach, FL

## YEAR FOUNDED

1980

## # OF EMPLOYEES

2,000+

## LOCATIONS

340+

The Learning Experience is one of the nation's fastest growing academies for early education for children 6 weeks to 6 years old. They have over 340 locations across the United States, with 75-100 additional locations set to open in the upcoming years. Michael Weissman opened the first The Learning Experience location in 1980. In 1987, Weissman and his son acquired the childcare company, Tutor Time. This gave them 200 centers in 25 states and 4 countries. The Learning Experience implements their own curriculum which is broken into the age groups including: Infants (6 Weeks - 1 Year), Toddlers (1-2 Years), Twaddlers 2-2.5 Years), Preppers (2.5-3 Years), Preschoolers (3-5 Years), and Kindergartners (5-6 Years). The curriculum encourages independence, intellectual learning, social learning, and overall, cognitive development.





# AREA OVERVIEW

## CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.



### DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2020 Census	334,229	983,639	2,341,876
2024 Estimate	311,738	917,557	2,226,247
2029 Projection	298,812	879,528	2,142,754
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Census	126,119	402,902	985,310
2024 Estimate	115,774	374,386	941,496
2029 Projection	110,480	358,234	906,353
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$102,925	\$103,781	\$113,802

**2ND MOST BEAUTIFUL CITY IN  
THE WORLD AND THE FIRST  
IN NORTH AMERICA**

**(VOTED BY 27,000 TIME OUT INDEX SURVEY  
VOTERS FROM ACROSS THE GLOBE)**

**CHICAGO HAS THE 3RD MOST  
FORTUNE 500 CORPORATE  
HEADQUARTERS IN THE US.**  
**(FORTUNE 500, 2024)**



# CHICAGO TOP ATTRACTIONS



## NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.



## MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



## WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



## JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

## MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.



# ECONOMY

Chicago has one the world’s largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It has a gross metro product of \$545.3 billion. It is a center for business and finance, with considered as one of the world’s top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald’s, after 47 years in Oak Brook, moved its headquarters to Chicago’s West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing spaceand centralized locations within the Midwest.



UNIVERSITY OF CHICAGO  
NORTHWESTERN UNIVERSITY



CHICAGO BULLS, CHICAGO BEARS,  
CHICAGO CUBS, CHICAGO WHITE SOX,  
CHICAGO FIRE, CHICAGO BLACKHAWKS



O’HARE INTERNATIONAL AIRPORT, MIDWAY  
INTERNATIONAL AIRPORT



## EMPLOYERS

## EMPLOYEES

Chicago Public Schools	39,094
Deloitte	27,000
Advocate Aurora Health	26,335
Amazon.com Inc	21,100
Univeristy of Chicago	20,000
Health Care Service Corp.	14,800
KPMG	11,800



# CHICAGO

## ATTRACTIONS

### SPORTING ARENAS

- A** SOLDIER FIELD
- B** WRIGLEY FIELD
- C** GUARANTEED RATE FIELD

### SCENIC ATTRACTIONS

- A** LINCOLN PARK ZOO
- B** MILLENNIUM PARK
- C** NAVY PIER
- D** WILLIS TOWER
- E** GRANT PARK

### MUSEUMS

- A** ADLER PLANETARIUM
- B** THE ART INSTITUTE OF CHICAGO
- C** CHICAGO CHILDREN'S MUSEUM
- D** FIELD MUSEUM
- E** MUSEUM OF SCIENCE & INDUSTRY
- F** SHEDD AQUARIUM





# CHICAGO

## MAJOR DEVELOPMENTS

1

### LINCOLN YARDS

55 ACRE MIXED-USE CAMPUS CONTAINING 4.5 MILLION-SQUARE-FOOT OF HIGH RISE BUILDINGS PROVIDING 23,000 FULL-TIME JOBS AND 6,000 RESIDENTIAL UNITS AS WELL AS 21 ACRES OF PARKLAND, THREE NEW BRIDGES AND AN EXTENSION OF THE 606 TRAIL.

2

### THE 78

62 ACRE MIXED-USE PLAN CONTAINING 13 MILLION SQUARE FEET OF BUILDINGS WHICH WILL HOUSE 10,000 RESIDENTIAL UNITS AND 24,000 WORKERS.

3

### THE RIVER DISTRICT

30 ACRES OF TRIBUNE MEDIA OWNED LAND TO BE TRANSFORMED INTO A 8.5 MILLION SQUARE FOOT PROJECT CONTAINING 14 MIXED-USE BUILDINGS THAT WILL INCLUDE 4,100 RESIDENTIAL UNITS AND 19,000 JOBS.

4

### RIVERLINE AND SOUTHBANK

14 ACRES OF VACANT LAND PLANNED TO CONTAIN 3,700 RESIDENCES SPREAD ACROSS EIGHT WATERFRONT TOWERS AND BLOCKS OF TOWNHOUSES, COMMERCIAL RETAIL SPACE, A PUBLIC RIVERWALK AND WATER TAXI STOPS.

5

### ONE CENTRAL

\$20 BILLION PROPOSAL WHICH INCLUDES CAPPING THE TRAIN TRACKS WEST OF SOLDIER FIELD AND BUILDING SKYSCRAPERS, A TRANSIT HUB, AND PARKS. IT IS A 34 ACRE PLAN THAT WOULD INCLUDE A "CHI-LINE" TRAMWAY THAT WOULD USE THE SUNKEN BUS LANES BETWEEN MILLENNIUM PARK AND MCCORMICK PLACE.

6

### BURNHAM LAKEFRONT

FARPOINT DEVELOPMENT IS PLANNING TO REVITALIZE THE LONG-VACANT 100 ACRE MICHAEL REESE HOSPITAL SITE. PHASE ONE OF THE PLAN WILL INCLUDE AFFORDABLE HOUSING, A RESEARCH FACILITY, PUBLIC ART, PARKS, AND PLAZAS.

7

### SOUTH BRIDGE

11 ACRE REDEVELOPMENT IN THE PREVIOUS LOCATION OF HAROLD L. ICKES PUBLIC HOUSING COMPLEX. IT WILL INCLUDE 900 MIXED INCOME RESIDENCES SPREAD ACROSS CLUSTERS OF TOWNHOUSES, SIX-STORY APARTMENT BUILDINGS, AND A MID-RISE TOWER.





# AREA MAP





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **4110 W Peterson Ave, Chicago, IL 60646** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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