



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



The Learning Experience
91 Templeton Drive
Aurora (Oswego), IL 60543



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THE LEARNING EXPERIENCE

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

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale The Learning Experience at 91 Templeton Drive in Aurora (Oswego), Illinois. This Deal Includes a Long-Term 15 Year Investment Opportunity With a Strong Corporate Guarantee, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,217,687
CAP	7.35%
NOI	\$310,000
PRICE PER SF	\$421.77
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	91 Templeton Drive Oswego, IL 60543
COUNTY	Kendall
BUILDING AREA	10,000 SF
LAND AREA	1.08 AC
BUILT	2019



HIGHLIGHTS

- Developer to Provide Two Years Construction Warranty Post Close and Additional Assurance to Buyer Regarding Quality of Construction
- Long-Term 15 Year Investment Opportunity
- Corporate Guarantee From The Learning Experience
- The Learning Experience Started in 1980 With One Location and Has Since Grown to 300 Locations; 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!
- Affluent Neighborhood With a Population of 38,828 Residents Making an Above Average Household Income of \$112,540 Within a 3-Mile Radius
- Nearby Feeder Elementary Schools Are: East View Academy, Southbury, Prairie Point, Fox Chase, Old Post, Hunt Club and Churchill
- Population Jumps to Over 477,798 Within a 10-Mile Radius and is Expected to Increase in the Next 5 Years
- Adjacent to the Prairie Point Community & Splash Park Featuring 66 Acres of Soccer, Football, Softball, Baseball Fields, Volleyball Courts, Skate Park, Picnic Areas, Trails and a Volunteer Garden
- Oswego Village is a Southern Suburb of Aurora, IL, Which is Less Than 7-Miles Away; It is Home to 1,100 Acres of Open Land, Trails, Parks and a Quaint Historic Downtown District
- Aurora is Considered an Outer Suburb of Chicago and is the 2nd Most Populous City in the State; The Area Has Significant Architecture From Frank Lloyd Wright, is Home to a Large Collection of Sears Catalog Homes, and the Hollywood Casino Facility
- O'Hare and Chicago Are Just an Hour Away to the East
- Nearby Tenants Include: Home Depot, Target, Taco Bell, Starbucks, Party City, Ross, Walmart Supercenter, ALDI, Kohl's and More



LEASE SUMMARY

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	February 3, 2020
RENT COMMENCEMENT	November 14, 2020
LEASE EXPIRATION	October 31, 2035
LEASE TERM	~15 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	11% 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	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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10,000 SF

\$310,000

\$31.00



ACTUAL PROPERTY IMAGES

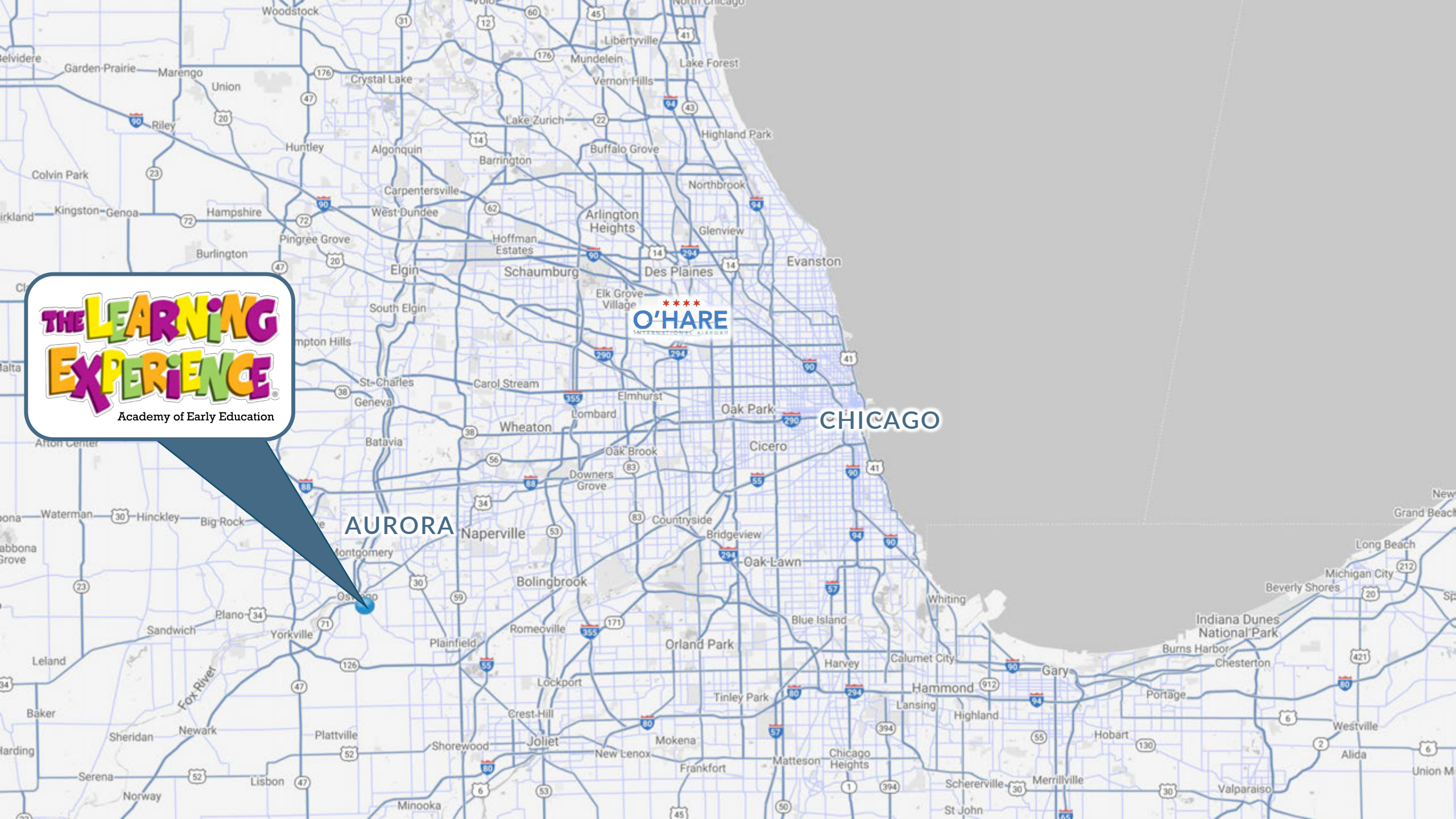
**THE LEARNING
EXPERIENCE**

Academy of Early Education

AURORA

O'HARE
INTERNATIONAL AIRPORT

CHICAGO





Southbury Elementary

Lennar at The Seasons at Southbury

Prentice Financial Services

Oswego High School

Village of Oswego

MAB Equipment Company, Inc.

SERVPRO

PRISM MECHANICAL

SMALL ENGINE EXPRESS

DeMONT

Trotsky Polygraph

SD308 COMMUNITY UNIT SCHOOL DISTRICT

Oswego SEGWAY



CITADEL LOCK & SECURITY COMPANY

apple-a-day pediatrics Always Accepting New Patients!

OSWEGO DENTAL SPECIALISTS

More Core PILATES STUDIO

TKS CONTROL SYSTEMS

Aftermath

Templeton Dr

THE LEARNING EXPERIENCE Academy of Early Education



Bickford

Prairie Point Elementary

Prairie Point Community Park

Prairie Point Park

Prairie Point Splash Park

Plainfield Rd

Advocate Health Care

OSWEGO DENTAL SPECIALISTS

More Core PILATES STUDIO

Templeton Dr

THE LEARNING EXPERIENCE
Academy of Early Education



TKS CONTROL SYSTEMS

Woolley Rd

SHERWIN-WILLIAMS Walgreens
 Jewel-Osco Mobil TACO BELL
 DUNKIN' First National Bank
 SUBWAY bp
 Great Clips McDonald's

bp Culver's ROSATI'S
 WAXING THE CITY AmericInn

Walmart DICK'S SPORTING GOODS PET SMART
 BEST BUY KANSAI EXPRESS KOHL'S Olive Garden
 Pier 1 imports HOBBO LOBBY POTBELLY
 ALDI FRIDAYS Jersey Mike's ULTA
 CHIPOTLE noodles FIFTH THIRD BANK
 BURGER KING JIMMY JOHN'S Firestone
 SportClips LONGHORN CHASE
 MURPHY USA FIVE BELOW SUPERCUTS
 DSW SUBWAY Famous Dave's

Walgreens
 SUBWAY Speedway

ACE

ILLINOIS
 71

THE HOME DEPOT target OfficeMax
 Party City
 T.J. MAXX ANYTIME FITNESS PLAY IT AGAIN SPORTS
 toby MATTRESS FIRM Red Robin
 CVS pharmacy IHOP FAMOUS footwear
 McDonald's NAPA T AT&T FIVE GUYS

Michaels ROSS OLD NAVY
 DRESS FOR LESS
 claire's maurices Starbucks
 meijer BUFFALO WILD WINGS Chick-fil-eh T
 Justice carter's Panera BREAD
 MEN'S WEARHOUSE LANE BRYANT
 SHOE CARNIVAL verizon
 ME Message Envy menchie's usbank HEARTLAND
 GOODYEAR HC hair cutlery theVitamin Shoppe

THE LEARNING EXPERIENCE
 Academy of Early Education

Plainfield Rd

OSWEGO | KENDALL COUNTY | ILLINOIS

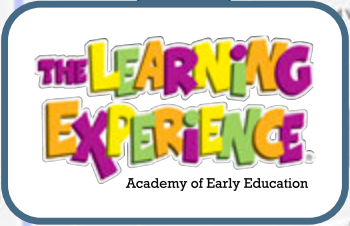
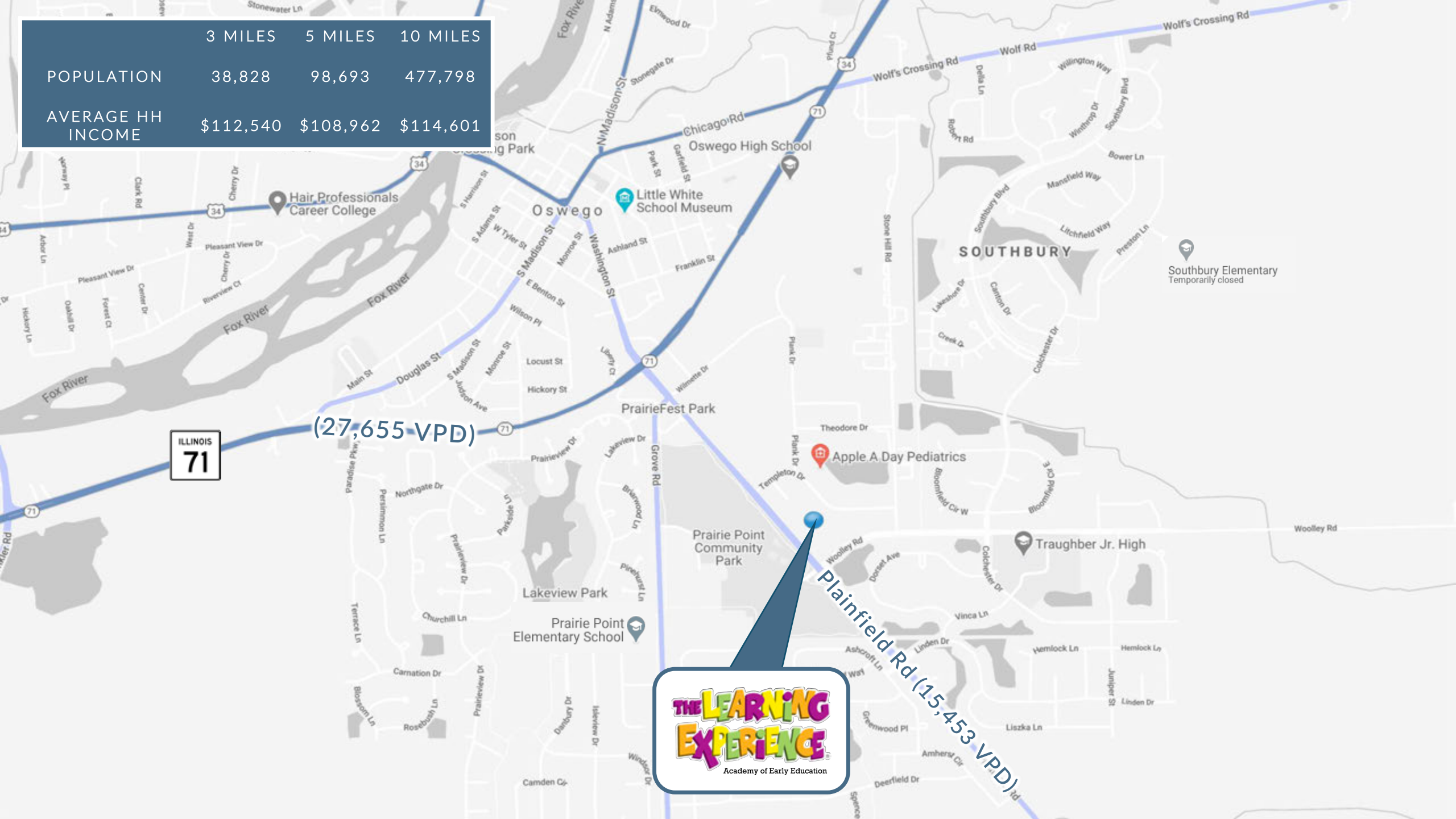
Oswego is a village in Kendall County, Illinois. The village population as of the 2019 estimate census was 30,856 residents. Oswego is the largest municipality located completely within Kendall County. Located roughly 45 miles to Chicago. Chicago is the most populous city in the U.S. state of Illinois and the third most populous city in the United States. With an estimated population of 2,705,994 residents in 2018, it is also the most populous city in the Midwestern United States. Chicago is the principal city of the Chicago metropolitan area, often referred to as Chicagoland. Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation. The city was ranked first in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities.

Due to the city's close proximity, Chicago's economy affects Oswego's. Chicago has the third-largest gross metropolitan product in the United States – about \$670.5 billion according to September 2018 estimates. The city has also been rated as having the most balanced economy in the U.S. due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc"). The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric.

Oswego is home to the Hudson Crossing Park which is a riverfront park which includes BBQs and play areas. The village is located about a 50-minute drive to Chicago. Chicago, on Lake Michigan, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works. The city is home to Millennium Park which is where the giant Cloud Gate, "The Bean", sculpture is located.



	3 MILES	5 MILES	10 MILES
POPULATION	38,828	98,693	477,798
AVERAGE HH INCOME	\$112,540	\$108,962	\$114,601



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 Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of LCR & SIG.

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, LCR & SIG has not verified, and will not verify, any of the information contained herein, nor has LCR & SIG 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 LCR & SIG 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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