



SINGLE TENANT
CORPORATE NET LEASE INVESTMENT
BRAND NEW 2018 CONSTRUCTION - 16 YEAR LEASE
430 W. Guadalupe Road, Mesa, AZ 85210

REPRESENTATIVE PHOTO



Colliers
INTERNATIONAL

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase (fee simple) a single tenant net lease investment that is fully leased to The Learning Experience on a brand new 16 year lease with a corporate guaranty. This brand new 2018 construction provides investors long term secure cash flow with a hedge against inflation from attractive 10% rental increases every 5 years.



Located on W. Guadalupe Road, the subject property is ideally located to take advantage of the dense residential, industrial/office, and national retailers that surround the site; driving nearly 60,000 combined VPD by the property. With Dobson High School in close proximity (2,630+ students) the site is uniquely positioned to compliment the daycare needs of the surrounding residents and out-positions the surrounding competition. This is a rare opportunity to acquire a brand new 2018 construction of one of the leading daycare/child care centers in the U.S., on a corporate guaranteed 16 year lease, with 10% rental increases every 5 years, located in dense infill Mesa, AZ.

REPRESENTATIVE PHOTO



PRICING DETAILS

List Price	\$4,325,000
NOI	\$290,000
CAP Rate	6.70%
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	The Learning Center
Lease Start	May 1, 2019
Lease Expiration	April 30, 2035
Lease Term	16 Years
Term Remaining On Lease	16 Years
Base Rent	\$290,000
Rental Adjustments	5/1/2024 \$319,000 5/1/2029 \$350,900
Option Periods	2 - 5 Year Options 10% Increases Each Option 5/1/2035: \$385,990 5/1/2040: \$424,589
Lease Type	NNN Lease
Roof & Structure*	Landlord Responsible
*Includes New 20 Yr. Roof Warranty	

INVESTMENT HIGHLIGHTS

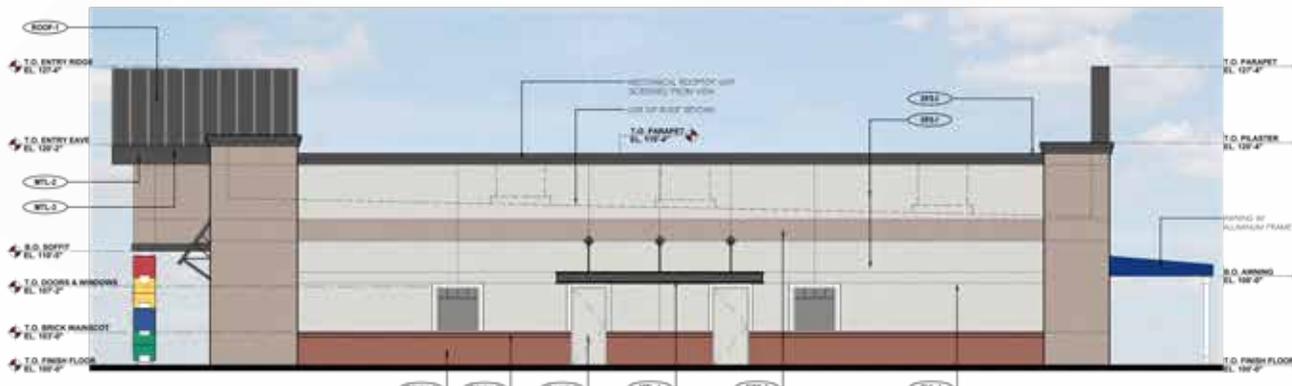
- Brand New 2018 Construction - 16 Year Net Lease - Minimal Landlord Responsibilities
- The Learning Experience - Corporate Guaranteed - Leading Child Care Center in the U.S
- 10% Increases Every 5 Yrs - Including Options (2-5 Yr Options)
- 254 Locations Nationwide - \$21.9 Million in Revenue & \$8.5 Million in Profit - 2017
- Rapidly Expanding Across America - 154 Additional Centers In the Set to Open
- Average Sales for Locations Open 2 - 4 Years ~\$1.3 Million
- Close Proximity to Dobson High School - 2,630+ Students
- Heavily Trafficked Location - Nearly 60,000 Combined VPD
(W. Guadalupe Rd. & S. County Club Dr.)
- Ideally Positioned Between Dense Residential and Office/Industrial Business Parks
- Diversified Economic Base - Finance, Retail, Services and Healthcare
- Strong Demographics - AHHI Exceeds \$70,832 within 3 Mile Radius
- Dense Infill - Approximately 146,210 Residents Within a 3-Mile Radius

REPRESENTATIVE PHOTO





2 FRONT SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



1 RIGHT SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFAC.	SIZE/TYPE	FINISH COLOR
ALUMINUM SPOKEFRONT	KAMAR	78F48-451	COLOR: BOGE WHITE
DOOR	-	PRE DOOR SCHEDULE	FACTORY FINISH PAINT-1
WINDOW	ANDERSEN SILVERLINE 2700 SCHEDULE #3 APPROVED ALTERNATE	PRE WINDOW SCHEDULE	COLOR: WHITE
BRICK-1 BRICK VENEER	LAMBERTVILLE BRICK (CRGAN)	8 IN. FACE BRICK EXTERIOR RUNNING BOND	COLOR: WIRE CUT RED OR APPROVED EQUAL
BRICK-2 BRICK ROWLOCK	LAMBERTVILLE BRICK (CRGAN)	8 IN. FACE BRICK EXTERIOR ROWLOCK	COLOR: WIRE CUT RED OR APPROVED EQUAL
EPS-1	DRYVIT OR SIMILAR	STUCCO	COLOR: LITE SENEVIT M303
EPS-2	DRYVIT OR SIMILAR	STUCCO	COLOR: SLICK #105
EPS-3	STUCCO, DRIVIT OR SIMILAR	METAL COPING, M30	FINISH COLOR: BENJAMIN MOORE CHOCOLATE SWIFT (11-10) METAL COLOR: CHARCOAL SWIFT OR STEEL
EPS-4	DRYVIT OR SIMILAR	STUCCO	COLOR: WHITE
EPS-5	DRYVIT OR SIMILAR	STUCCO	2" DEEP X 4" WIDE STUCCO ACCENT BANDING, THP, AROUND DOORS & WINDOWS
EPS-6	DRYVIT OR SIMILAR	STUCCO	8" X 8" ROLLED REVEAL
EPS-7	DRYVIT OR SIMILAR	STUCCO	FINISH: CLEAR ANODIZED ALUMINUM CENTER VERTICAL JTS @ WINDOWS & DOORS
EPS-8	MBO	METAL ROOFING SYSTEM @ ENTRY TOWER & AWNING	COLOR: CHARCOAL GRAY, SF-33, SA-41
EPS-9	MBO	ROOF SCUPPER BY CONDUCTOR HEAD & DOWNPITCH	COLOR: CHARCOAL GRAY, SF-33, SA-41
EPS-10	MBO	OVERFLOW SCUPPER	COLOR: CHARCOAL GRAY, SF-33, SA-41
EPS-11	MBO	METAL FASCIA	COLOR: CHARCOAL GRAY, SF-33, SA-41
EPS-12	MBO	PRE FINISHED 5/8" GUTTER	COLOR: CHARCOAL GRAY, SF-33, SA-41
EPS-13	PAINTED	STRUCTURAL STEEL SUN SCREENS WITH TURNBUCKLE	COLOR: SHERWIN WILLIAMS WHITE BRONZE (2048)
EPS-14	PAINT-1	SEMI-GLOSS	COLOR: BENJAMIN MOORE TRUFFLE (2-153-703)
EPS-15	PAINT-1	SEMI-GLOSS	COLOR: BENJAMIN MOORE RED (204-40)
EPS-16	KNX	KNX BOX 2000 SERIES W/ RECESSED MOUNT PLANGE	MAIN ENTRY REFER TO NOTE #3 BELDN
EPS-17	KNX	KNX BOX 1800 SERIES W/ RECESSED MOUNT PLANGE	MECHANICAL ROOM REFER TO NOTE #3 BELDN
EPS-18	KNX	KNX BOX 1800 SERIES W/ RECESSED MOUNT PLANGE	MECHANICAL ROOM REFER TO NOTE #3 BELDN

ELEVATION NOTES:
1. S.C. SHALL VERIFY KNX MODELS AND LOCATIONS BY AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING / INSTALLATION



DOBSON WOODS
COMMUNITY

PLAY PALMS
APARTMENTS

NEW CONSTRUCTION

THE LEARNING EXPERIENCE
Academy of Early Education

ARIZONA AVE. 46,000 VPD

**CURTISS-
WRIGHT**

EL DORADO LAKES
GOLF COMMUNITY

Wendy's

PARAGON
VISION SCIENCES

QT
QuikTrip

W. GUADALUPE RD. 22,826 VPD

WOODGLEN SQUARE
CONDOMINIUMS

WILDERNESS
OUTDOORS

RIGID

AMBERWOOD
COMMUNITY

GoDaddy
GILBERT
OFFICE

PAPA JOHN'S
FOOD
SERVICES

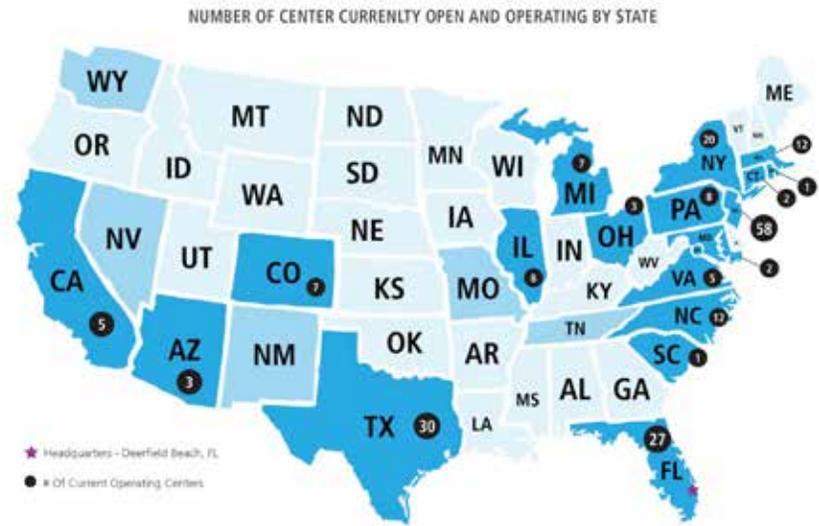
SONIC

PARCEL DETAILS		
APN	Building Size	Land Size
310-02-256D	10,000 SF	64,033 SF (1.47 AC)

TENANT OVERVIEW

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, FL, the unique and proprietary programs that the Weissmans developed quickly caught on and expansion soon followed.

The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as we say at TLE®, “learn, play, and grow!”



MSA OVERVIEW

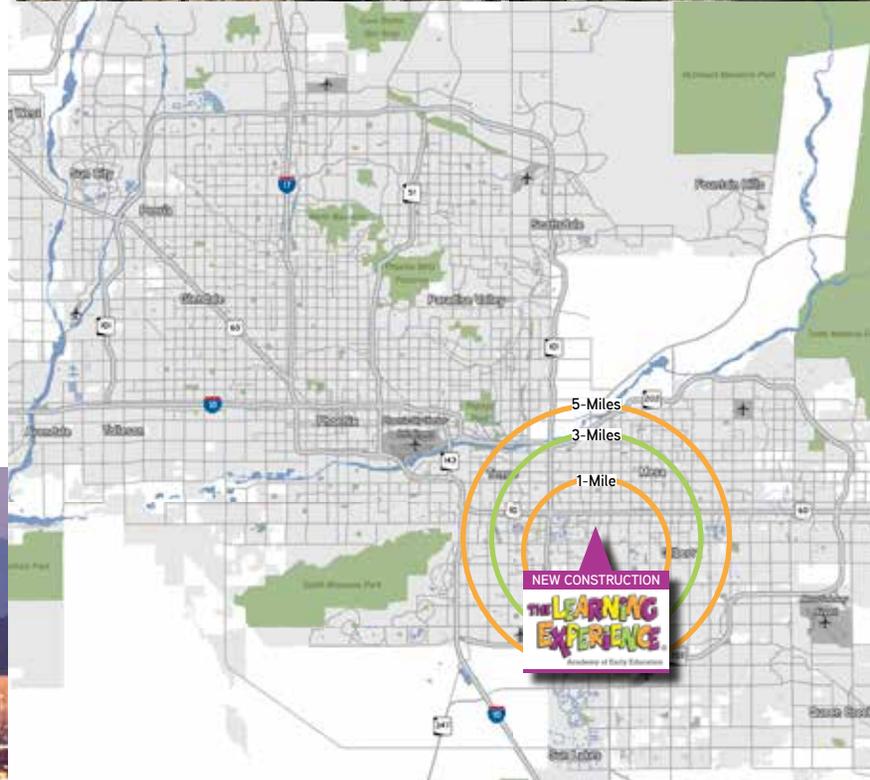
The market's strong demographic trends bode well for retail demand moving forward. Job and population growth have consistently outpaced the national average for nearly the entire cycle, and cumulative household income gains have kept pace with the National Index. Furthermore, the metro's single-family housing market is finally back on firm footing - home prices increased by about 7% last year and are well positioned to return to prerecession levels. Substantial rent growth has been hard to come by for most of this cycle, but retail gains have trended upwards in recent quarters.

A combination of positive demographic trends and muted development activity has bolstered the recovery of fundamentals. In addition to strong job and wage growth, Phoenix's population has expanded at a faster rate than has its retail inventory. In fact,

Phoenix only has about 47 SF of retail space per capita, which is below the national average and one of the lowest concentrations of retail space among major metros in the Southwest. After consecutive years of heightened construction activity, deliveries are on pace for a noticeable slowdown from the previous year.

	PHOENIX	MARICOPA COUNTY	STATE OF AZ
1990	987,285	2,130,400	2,680,800
2000	1,321,045	3,072,149	5,130,632
2015	1,527,509	4,076,438	6,758,251
2020	1,648,800	4,506,800	7,346,800
2030	1,880,000	5,359,400	8,535,900

Source: Arizona Department of Administration, azstats.gov, 2013.



Phoenix-Metro Area Accounted for Nearly Three-Quarters of the State's 2.8 million Jobs Overall in Jan. 2018

The Phoenix MSA has 4.7 Million of the 7 Million Residents in Arizona

Phoenix's Unemployment Rate is Falling (at 4.5 percent in Jan. 2018) and Wages are Climbing

Housing Affordability - Nearly 60% of Homes Sold in 4Q 2017 were Affordable to the U.S. Median Income of \$68,000

Arizona is One of the Fastest Growing State's in the U.S

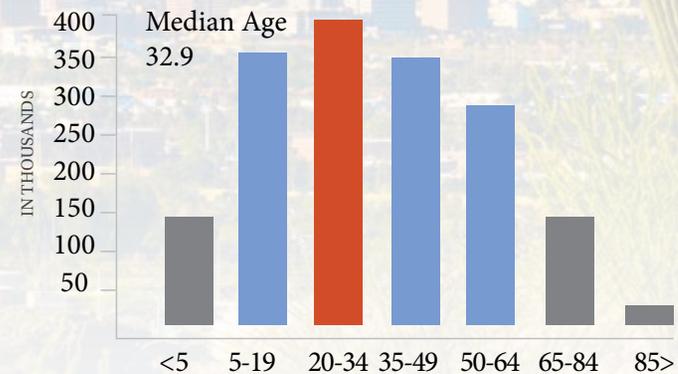
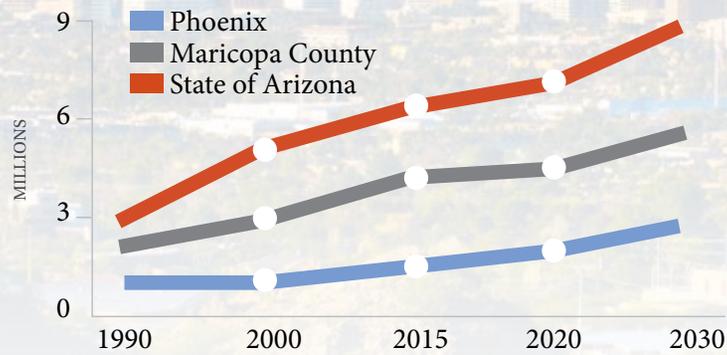
1.6% Increase in Population (2016 - 2017) - The U.S. Grew by 0.7% Percent

Gross Sales from Tourism in Ariz. Increased by 4.6% (Dec. 2016 - Dec. 2017)

Arizona - Top 5 State for Franchising - International Franchise Association

The Average Retail Rent Increased by 3.0% to \$1.89 PSF Monthly from 2016 - 2017

Retail Vacancy Rate Remained Roughly Flat at 8.8%



Source: U.S. Census Bureau, ACS 2014 5-year Estimates

CNN Money's 10 fastest growing cities

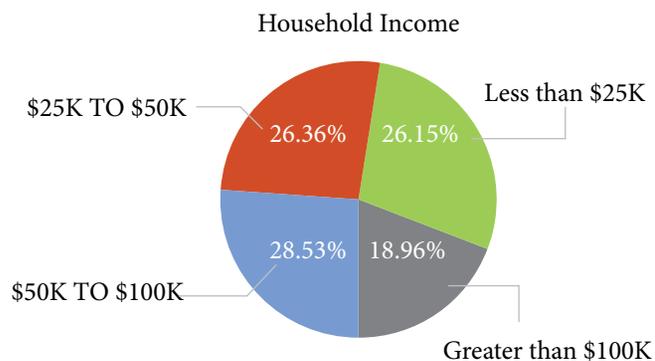
~ CNN Money, 2014

Arizona BEST State for Future Job Growth

~ Forbes, 2015



Arizona's economy has seen strong positive growth in 2016 with the third highest increase in real GDP in the U.S. in Q2 2016. Arizona's 3.3% increase over the same period in 2015 was also higher than the national average. GDP for the state was just under \$300 Billion for the quarter. In Q3 2016, real GDP remained strong increasing 2.8% which can be attributed to mainly wholesale trade, finance, and insurance. Phoenix is currently home to four Fortune 500 companies: Avnet, Freeport-McMoRan, PetSmart, Republic Services.



Source: U.S. Census Bureau, ACS 2014 5-year Estimates

TOP EMPLOYERS BY # OF EMPLOYEES

Company Name	Employees	Industry Type
Banner Health	9,145	Health Care
Honeywell	7,121	Aerospace
American Express	5,771	Financial
Wells Fargo	4,882	Financial
Bank of America	4,635	Financial
JP Morgan Chase	4,278	Financial
UHaul	4,014	Advanced Business Svcs
Amazon.com	4,013	Retail

**Phoenix is currently home to four Fortune 500 companies:
Avnet, Freeport-McMoRan, PetSmart, Republic Services.**

ABOUT MESA, AZ

With a population of nearly 500,000, Mesa, Arizona is the 36th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles (357 square kilometers) inside a 21-city region that has a population of 4.3 million people, and is projected to grow to 6 million by 2030.

Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well educated workforce, more than 33% of which have an associate's degree or higher. From January 2006 to May 2016 the labor force in the Phoenix-Mesa MSA has increased by 11.8% and currently has more than 2,215,500 workers.

Source: ESRI Community Analyst 2016, US Bureau of Labor Statistics 2016

Population

2016 Estimate	475,274
2021 Projection	506,663
Growth 2010-2020	11.1%

Households

2016 Estimate	177,960
2021 Projection	185,097

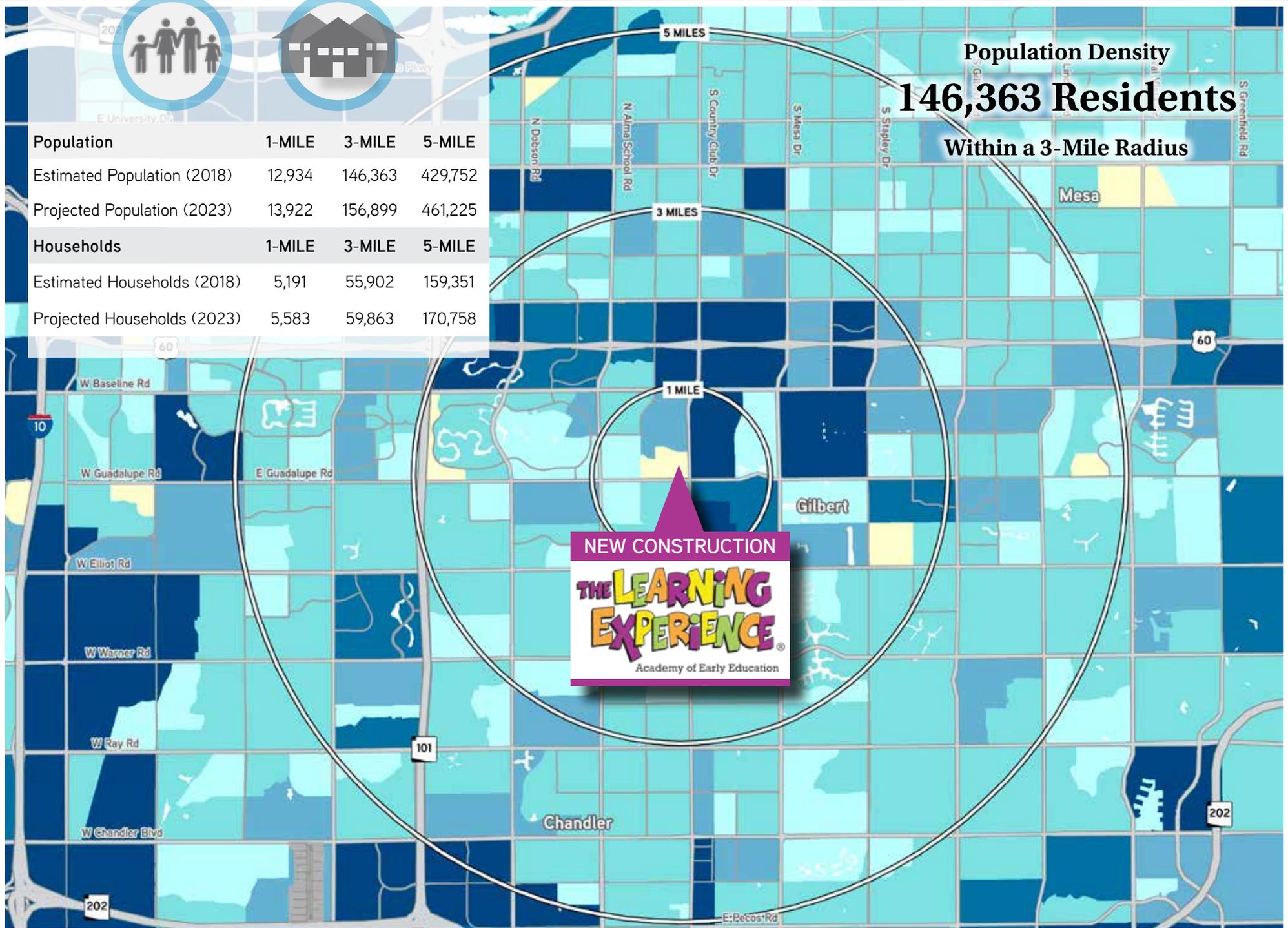


- Gateway Airport is an attractive alternative to Phoenix Sky Harbor International Airport.
- In 2015, Gateway Airport served 1.3 million passengers. By 2030, the Airport is projected to serve 10 million passengers annually.
- Allegiant Air serves passengers through Gateway Airport to more than 35 locations across the U.S. including San Francisco/Oakland (OAK), Las Vegas (LAS), and Cincinnati (CVG).
- More than 1,000 acres are available for development in the Gateway Airport area. The Airport is ideal for maintenance, repair and overhaul related companies in addition to manufacturing operations.



Population Density
146,363 Residents
 Within a 3-Mile Radius

Population	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	12,934	146,363	429,752
Projected Population (2023)	13,922	156,899	461,225
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	5,191	55,902	159,351
Projected Households (2023)	5,583	59,863	170,758



NEW CONSTRUCTION
THE LEARNING EXPERIENCE
 Academy of Early Education

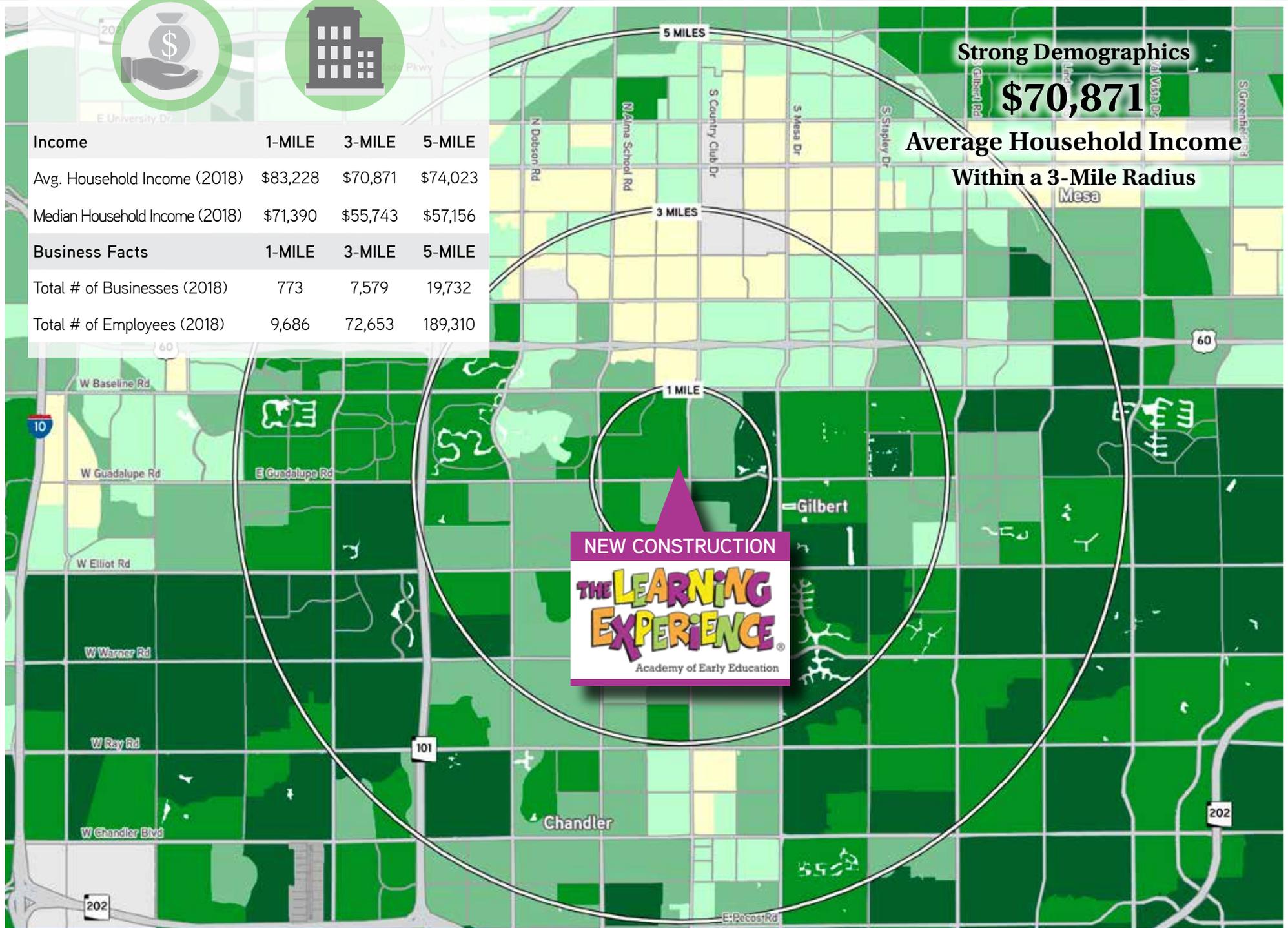


Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$83,228	\$70,871	\$74,023
Median Household Income (2018)	\$71,390	\$55,743	\$57,156
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	773	7,579	19,732
Total # of Employees (2018)	9,686	72,653	189,310

Strong Demographics

\$70,871

**Average Household Income
Within a 3-Mile Radius**



NEW CONSTRUCTION

THE LEARNING EXPERIENCE
Academy of Early Education



This Offering Memorandum contains select information pertaining to the business and affairs of The Learning Center - Mesa, AZ. It has been prepared by Colliers International. This 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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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 detrimental to the interest of the Seller.

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

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