

EVERBROOK ACADEMY (LEARNING CARE GROUP)

3090 WEST MAIN STREET, ST. CHARLES, IL 60175

- » 2ND LARGEST CHILDCARE PROVIDER WITH 1,150+ LOCATIONS NATIONWIDE
- » 10 FEEDER ELEMENTARY SCHOOLS WITHIN A 3-MILE RADIUS
- » AHHI EXCEEDS \$171K WITHIN A 5-MILE RADIUS

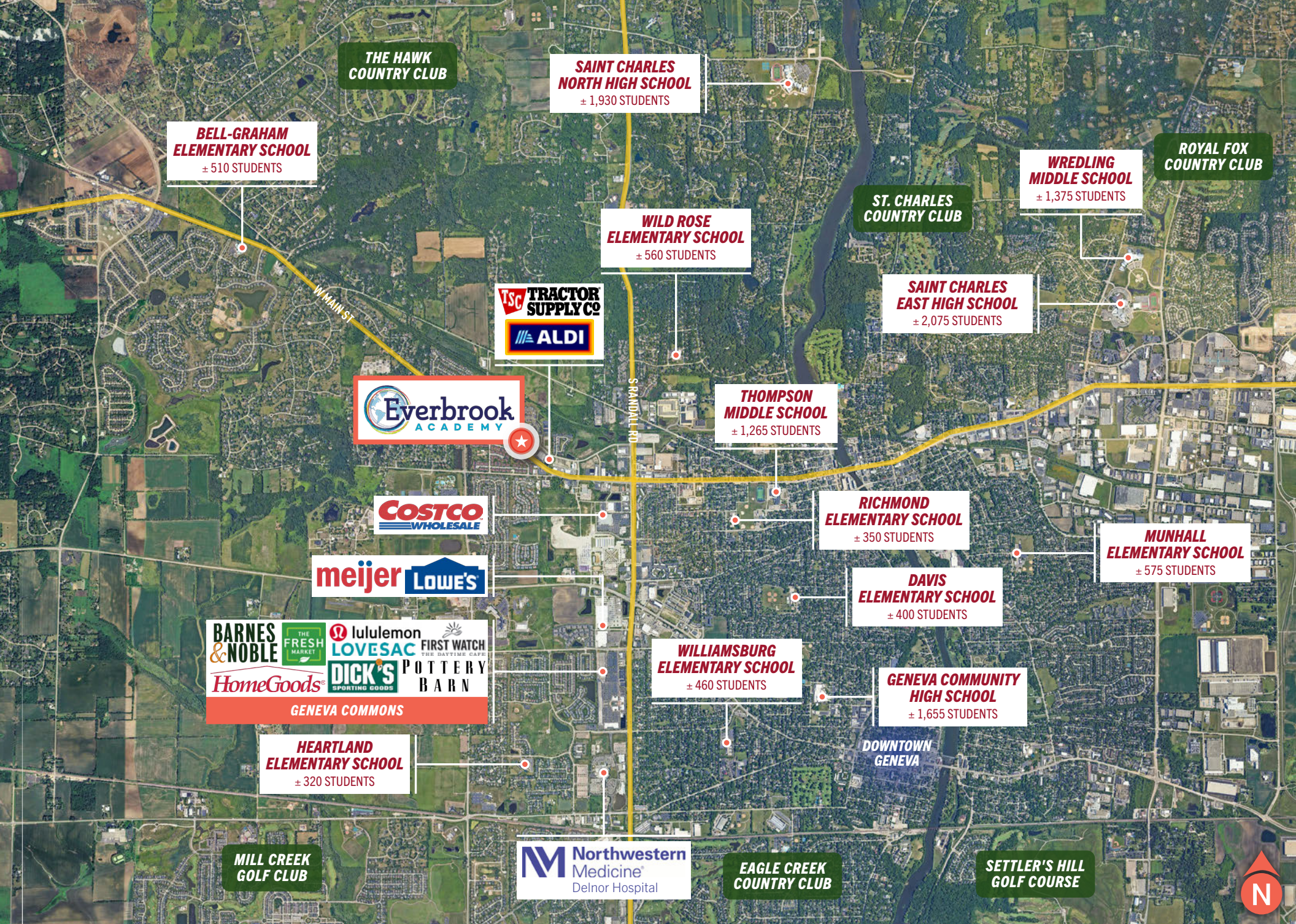


OFFERING MEMORANDUM

Marcus & Millichap



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**THE HAWK
COUNTRY CLUB**

**SAINT CHARLES
NORTH HIGH SCHOOL**
± 1,930 STUDENTS

**BELL-GRAHAM
ELEMENTARY SCHOOL**
± 510 STUDENTS

**WREDLING
MIDDLE SCHOOL**
± 1,375 STUDENTS

**ROYAL FOX
COUNTRY CLUB**

**ST. CHARLES
COUNTRY CLUB**

**WILD ROSE
ELEMENTARY SCHOOL**
± 560 STUDENTS

**SAINT CHARLES
EAST HIGH SCHOOL**
± 2,075 STUDENTS

**TSC TRACTOR
SUPPLY CO**
ALDI

**Everbrook
ACADEMY**

**THOMPSON
MIDDLE SCHOOL**
± 1,265 STUDENTS

**COSTCO
WHOLESALE**

**RICHMOND
ELEMENTARY SCHOOL**
± 350 STUDENTS

**MUNHALL
ELEMENTARY SCHOOL**
± 575 STUDENTS

meijer **LOWE'S**

**DAVIS
ELEMENTARY SCHOOL**
± 400 STUDENTS

**BARNES
& NOBLE** **THE FRESH
MARKET** **lululemon** **LOVESAC** **FIRST WATCH**
HomeGoods **DICK'S** **POTTERY
BARN**
GENEVA COMMONS

**WILLIAMSBURG
ELEMENTARY SCHOOL**
± 460 STUDENTS

**GENEVA COMMUNITY
HIGH SCHOOL**
± 1,655 STUDENTS

**HEARTLAND
ELEMENTARY SCHOOL**
± 320 STUDENTS

**DOWNTOWN
GENEVA**

**MILL CREEK
GOLF CLUB**

**Northwestern
Medicine**
Delnor Hospital

**EAGLE CREEK
COUNTRY CLUB**

**SETTLER'S HILL
GOLF COURSE**



Executive Summary

3090 West Main Street, St. Charles, IL 60175

FINANCIAL SUMMARY

Price	\$6,280,000
Cap Rate	7.50%
Building Size	11,959 SF
Net Cash Flow	7.50% \$470,926
Year Built	2018
Lot Size	1.58 Acres

LEASE SUMMARY

Lease Type	Modified Triple-Net (NNN) Lease*
Tenant	Tutor Time Learning Centers, LLC d/b/a Everbrook Academy
Guarantor	Learning Care Group (US), Inc.
Lease Commencement Date	June 20, 2018
Lease Expiration Date	September 30, 2033
Lease Term Remaining	8 Years
Rental Increases	11% Every 5 Years; 10% in Each Option
Renewal Options	3, 5 Year Options
Right of First Refusal	None

* Refer to page 5 to review lease language regarding tenant and landlord maintenance responsibility.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 9/30/2028	\$470,926	7.50%
10/1/2028 – 9/30/2033	\$522,728	8.32%
Renewal Options	Annual Rent	Cap Rate
Option 1 (10/1/2033 – 9/30/2038)	\$575,001	9.16%
Option 2 (10/1/2038 – 9/30/2043)	\$632,501	10.07%
Option 3 (10/1/2043 – 9/30/2048)	\$695,751	11.08%

Base Rent	\$470,926
Net Operating Income	\$470,926
Total Return	7.50% \$470,926



Lease Summary

LANDLORD MAINTENANCE OBLIGATIONS

Landlord, at its sole cost and expense, shall repair, maintain and replace all structural components of the Building, including load bearing walls (both interior and exterior); masonry walls; the foundation of the Premises to include basement, slab, footing, shaft, caisson, pier, column and/or pile components of the foundation; structural portions of the roof; and all utility lines leading to and from the Premises. Landlord shall not be responsible for the repair or replacement of any structural components that are damaged as the result of the negligence of Tenant, its employees, invitees and/or licensees.

TENANT MAINTENANCE OBLIGATIONS

Except as otherwise set forth in this Lease, Tenant shall repair, maintain and replace (ordinary wear and tear excepted) the Premises and every part thereof, including without limitation, the store front and exterior walls of the Building and the exterior portions of all doors, windows, plate glass and showcases surrounding the Premises; all plumbing and sewage facilities within the Premises; electrical components and systems; sprinkler and irrigation systems; parking lot, sidewalks and curbing; alarm systems; signage; landscaped areas; solar and geothermal systems; fixtures and interior walls, floors, systems, interior building appliances; air conditioning and heating units and systems; roof membrane; and the same shall be kept in a clean sanitary safe condition in accordance with laws of governmental authorities having jurisdiction accordance with all directions rules regulations health officer fire marshal building inspector other proper officers governmental agencies having jurisdiction over Premises. If Tenant fails to make any repairs required to be made by Tenant Landlord may at its option make such repairs in accordance with Section 9.a.(8), Tenant shall pay to Landlord as set forth in Section 9.a.(8).

TAXES

The tenant is responsible for paying all tax costs during the lease term, with clear timelines for payment and statement receipt. The landlord must ensure tax bills are sent directly to the tenant and forward any received tax statements within five business days. Any applicable tax refunds received by the landlord for periods after rent commencement must be rebated to the tenant within thirty days. "Tax Cost" includes various property-related taxes and assessments but excludes state or federal income taxes unless specifically levied on the leased premises.

INSURANCE

Tenant is required to maintain "all risk" property insurance covering the full replacement value of the Premises and Improvements, naming Landlord as loss payee. Tenant must also carry commercial general liability insurance with minimum coverage of \$1M per occurrence and \$3M aggregate, naming Landlord and its lender as additional insureds. Additional required policies include workers' compensation, insurance for leasehold improvements and personal property, business interruption insurance (minimum 12 months), and any insurance mandated by Title Documents. All insurance must be primary and non-contributory to Landlord's coverage. Certificates of insurance must be provided to Landlord, and Tenant must notify Landlord of any cancellations or material changes. Deductibles may not exceed \$150,000, and subrogation rights are waived where permitted.

FINANCIAL REPORTING

Please see agent for more details on enrollment and financials.



Public
Storage

LA FITNESS

McDonald's
DUNKIN'

Firestone

ALDI

COSTCO
WHOLESALE
DISCOUNT
TIRE
Culver's

Kane County
Fair
& FESTIVAL

Jewel-Osco
meijer LOWE'S

REGENCY ESTATES
±48 SINGLE-FAMILY & TOWNHOMES

TSC TRACTOR
SUPPLY CO

FUTURE DEVELOPMENT

ANTHEM HEIGHTS
±78 SINGLE-FAMILY HOMES

RENAUX MANOR
±227 TOWNHOMES

Everbrook
ACADEMY

16,800 CPD
W MAIN STREET





**JAMES O. BREEN
COMMUNITY PARK**



**RENAUX MANOR
±227 TOWNHOMES**

**16,800 CPD
W MAIN STREET**

FUTURE DEVELOPMENT



**WESTGATE
PROFESSIONAL
CENTER**

Walgreens

**RENAUX MANOR
±263 SINGLE-FAMILY HOMES**

MEDICAL OFFICES



**ANTHEM HEIGHTS
±78 SINGLE-FAMILY HOMES**



Property Description



INVESTMENT HIGHLIGHTS

- » **±8 Years Remaining on Triple-Net (NNN) Lease**
- » 11% Rental Increase in October 2028 and 10% Increases in Each of Three, Five-Year Renewal Options
- » **Corporate Guaranty by Learning Care Group, One of the Largest Providers of Early Childhood Care in the U.S. with Over 1,150 Schools Across 11 Brands**
- » 10 Feeder Elementary Schools Located within a Three-Mile Radius
- » **Situated in Affluent Chicago Suburb - Average Household Income Exceeds \$171,000 in the Surrounding Area**
- » St. Charles Ranks Among the Best Cities to Live and Raise a Family in America, as well as Cities with the Best Public Schools in America (per Niche.com)
- » **Located in the Chicago MSA with 100,926 Residents in a Five-Mile Radius**
- » Easily Accessible Location Along West Main Street, St. Charles' Primary Thoroughfare (16,800+ Cars per Day)
- » **Immediate Proximity to National Tenants: ALDI, Tractor Supply Co, Costco, and More**
- » Two Miles from Geneva Commons and Northwestern Medicine Delnor Hospital



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	4,726	39,600	101,421
2024 Estimate	4,944	39,698	100,926

Daytime Population

2024 Estimate	4,170	43,630	110,946
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Households

2029 Projections	1,847	15,482	38,757
2024 Estimate	1,923	15,429	38,360

Income

2024 Est. Average Household Income	\$158,729	\$170,337	\$171,939
2024 Est. Median Household Income	\$133,929	\$144,544	\$146,962

Tenant Overview



71
Locations



2016
Founded



NOVI, MICHIGAN
Headquarters



EVERBROOKACADEMY.COM
Website

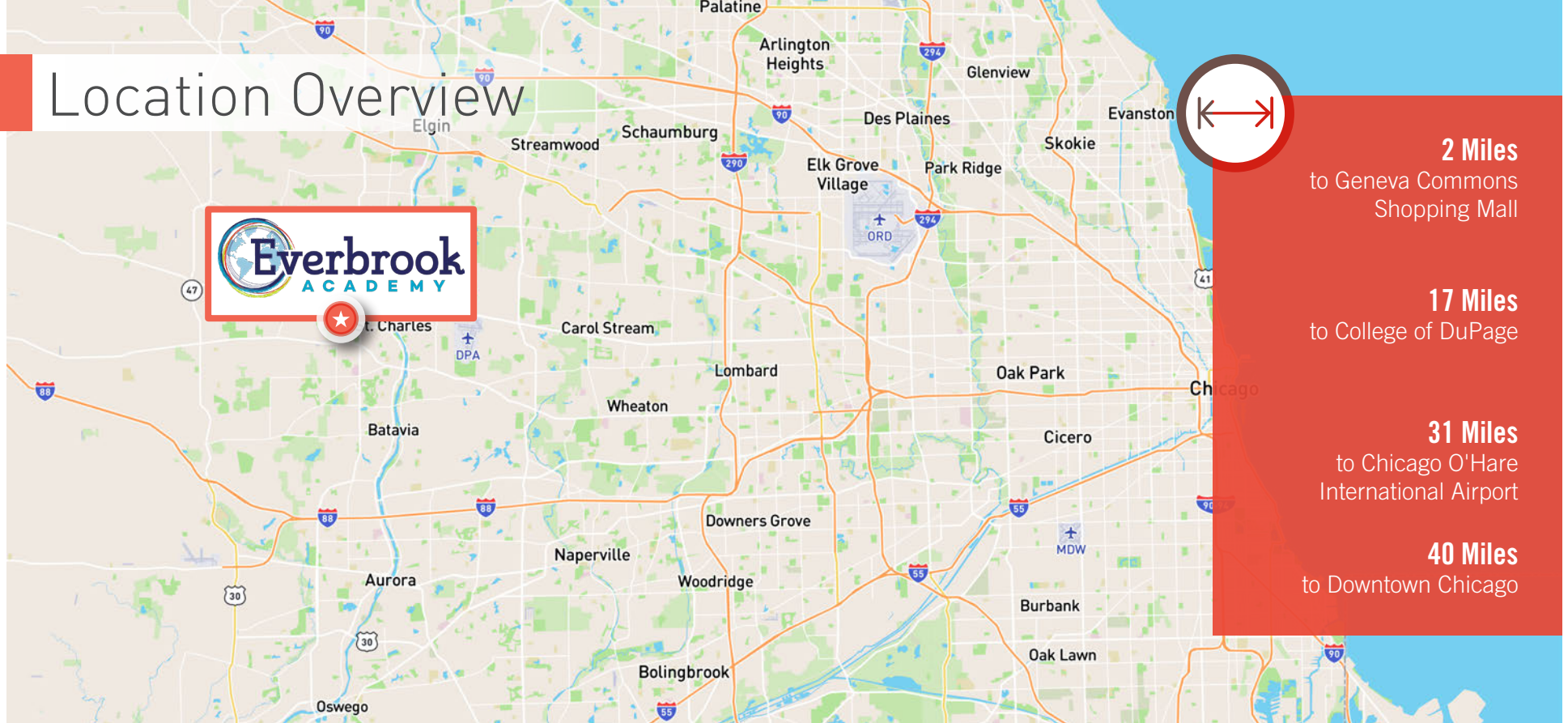
Everbrook Academy offers an engaging, nurturing environment for every child, during the most critical early years, starting in infancy. Across a range of programs, from infants to school-age students, Everbrook Academy provides personalized learning experiences and STEAM-inspired curriculum that helps chart the child's course to elementary school. Everbrook Academy is part of Learning Care Group, and has 71 schools open and in development across 14 states: Washington, California, Colorado, Texas, Minnesota, Michigan, Illinois, New York, Massachusetts, New Jersey, Maryland, Virginia, North Carolina, and South Carolina.

Learning Care Group is one of the largest providers of early childhood care and educational services in the United States. The company operates more than 1,150 schools across 11 unique brands.

Property Photos



Location Overview



St. Charles is a city in DuPage and Kane counties in Illinois, located roughly 40 miles west of Chicago on Illinois Route 64. The city spans 15.1 square miles and is home to an estimated 33,000 residents. Approximately 2,067 businesses within the city employ 27,840 people.

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. During the past 20 years, the greatest growth occurred in the western portion of the region and was exemplified between 2020-2021. Since then, movement back into downtown Chicago is

gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

Spencer Berkley

Director

602 687 6836

spencer.berkley@marcusmillichap.com

Chris N. Lind

Senior Managing Director

602 687 6780

chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director

602 687 6766

mruble@marcusmillichap.com

Zack House

Managing Director Investments

602 687 6650

zhouse@marcusmillichap.com

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investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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Steven Weinstock

Managing Broker

One Mid America Plaza, Ste. 200

Oakbrook Terrace, IL 60181

Lic #: 471.011175

Marcus & Millichap

Offices Nationwide
www.marcusmillichap.com