



Sale-Leaseback Opportunity NNN – Kiddie Academy

1502 75th Street, Darien, IL 60561

Building:	12,193 SF on 1.31 Acres
Outdoor Play Area:	5,000 SF
Built:	Owner developed building in 2016 and operates the Kiddie Academy.
Zoning:	B-1, Neighborhood Convenience Shopping District
Parking:	40 Spaces
Frontage:	285 ft along 75 th Street 248 ft along Park Avenue
Neighbors:	Republic Bank of Chicago is located directly west and Eisenhower Junior High School is located directly east.
Local Retail:	Walmart Supercenter, Home Depot, PetSmart and ALDI are located 1.0 mile west. Jewel-Osco is located 0.6 miles east.
Seller:	Operates 3 Kiddie Academy's and has been in business since 2011.

Sale Price: \$5,550,000 (455.00/SF)

Cap Rate: 7.25%

Lease Term: 10 Years with two 5-year options exercised with 6 months written notice. 2% rent bumps every 2 years.

Expenses: Operating expenses, including real estate taxes (\$5.13/SF), insurance, utilities, and repairs/maintenance will be paid directly by tenant.

Rent Schedule:	Years 1-2:	\$402,369	\$33.00/SF
	Years 3-4:	\$410,416	\$33.66/SF
	Years 5-6:	\$418,586	\$34.33/SF
	Years 7-8:	\$426,999	\$35.02/SF
	Years 9-10:	\$435,534	\$35.72/SF

First 5 Year Option

Years 11-12:	\$444,191	\$36.43/SF
Years 13-14:	\$453,092	\$37.16/SF
Year 15:	\$462,115	\$37.90/SF

Second 5 Year Option

Years 16-17:	\$471,381	\$38.66/SF
Years 18-19:	\$480,770	\$39.43/SF
Year 20:	\$490,403	\$40.22/SF

*Corporate and personal financials will be provided upon signing a Non-Disclosure Agreement.



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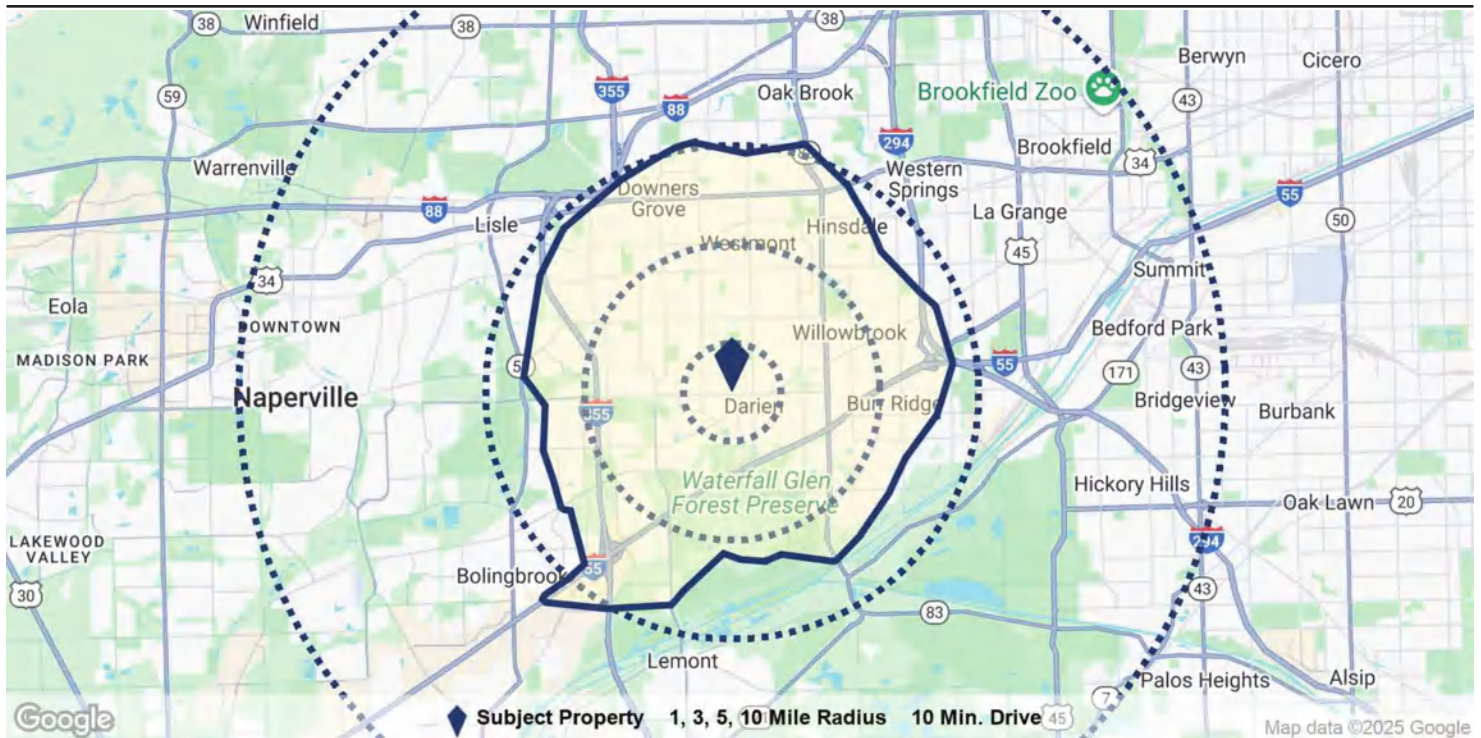
- Demographics
- Traffic Counts
- Sale Comps
- Floor Plan
- Photos
- Aerials
- Maps

Demographics

Subject Property

1502 75th St

DEMOGRAPHICS



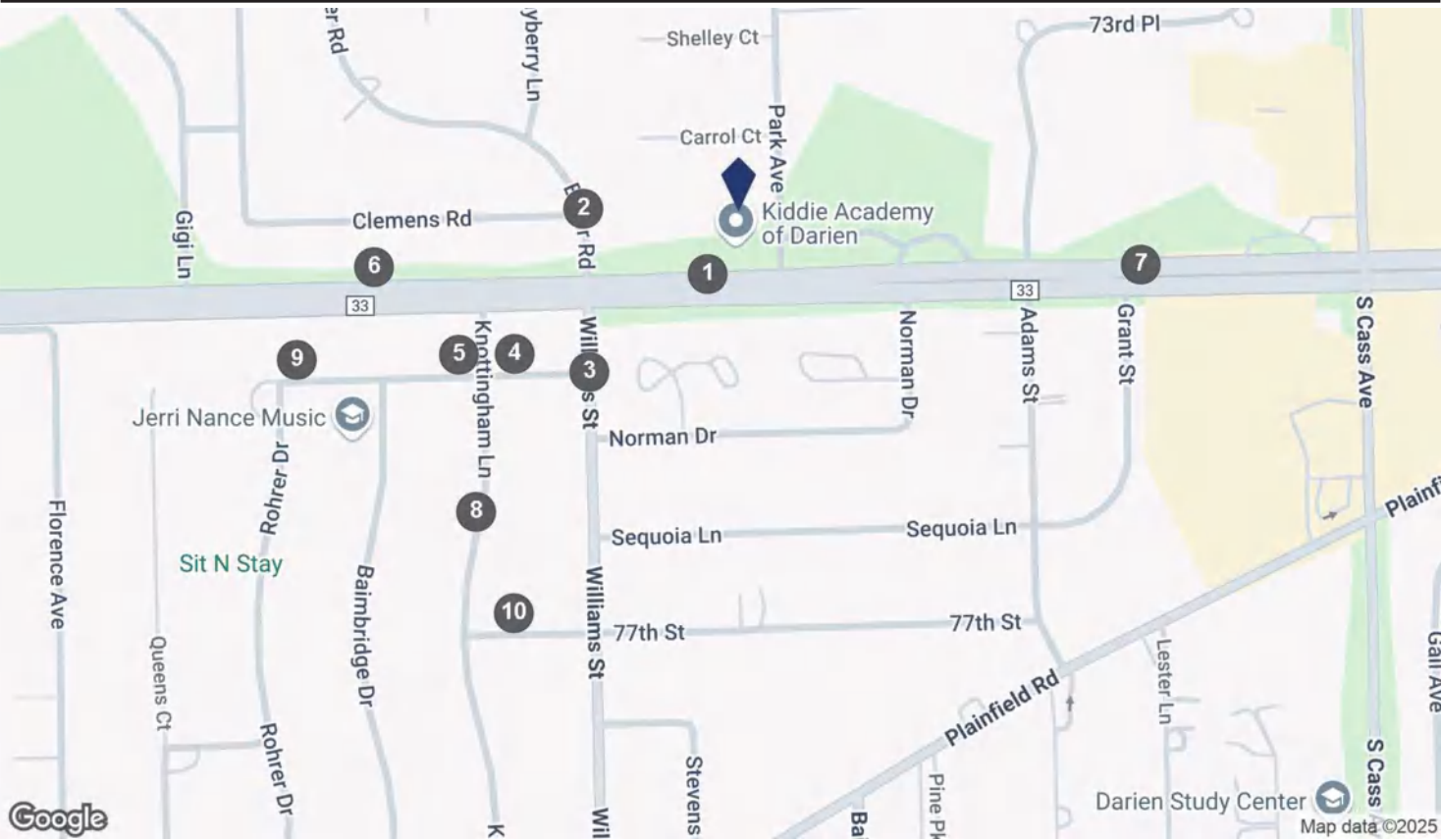
Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	14,127	99,955	222,711	842,032	186,314
5 Yr Growth	-2.0%	-1.0%	-1.1%	-1.6%	-0.3%
Median Age	45	43	43	42	44
5 Yr Forecast	45	44	44	43	44
White / Black / Hispanic	73% / 6% / 9%	69% / 7% / 10%	71% / 6% / 10%	68% / 7% / 15%	70% / 6% / 11%
5 Yr Forecast	73% / 6% / 9%	69% / 7% / 10%	71% / 6% / 11%	68% / 7% / 15%	70% / 6% / 11%
Employment	4,476	36,516	105,156	520,063	97,841
Buying Power	\$517.5M	\$3.9B	\$9B	\$31.3B	\$8B
5 Yr Growth	-4.1%	-1.8%	-2.4%	-2.7%	-0.7%
College Graduates	49.6%	49.0%	50.8%	45.8%	59.1%
Household					
Households	5,903	40,772	87,693	316,195	73,561
5 Yr Growth	-2.1%	-1.1%	-1.2%	-1.7%	-0.4%
Median Household Income	\$87,664	\$95,264	\$102,278	\$98,843	\$108,830
5 Yr Forecast	\$85,893	\$94,517	\$101,009	\$97,840	\$108,538
Average Household Income	\$111,589	\$120,625	\$131,264	\$126,931	\$138,309
5 Yr Forecast	\$110,363	\$120,130	\$130,069	\$125,892	\$138,176
% High Income (>\$75K)	57%	59%	62%	61%	64%
Housing					
Median Home Value	\$353,651	\$372,903	\$387,990	\$356,107	\$427,405
Median Year Built	1976	1977	1976	1975	1976
Owner / Renter Occupied	73% / 27%	70% / 30%	74% / 26%	74% / 26%	74% / 26%

Traffic Counts

Subject Property

1502 75th St

TRAFFIC COUNTS



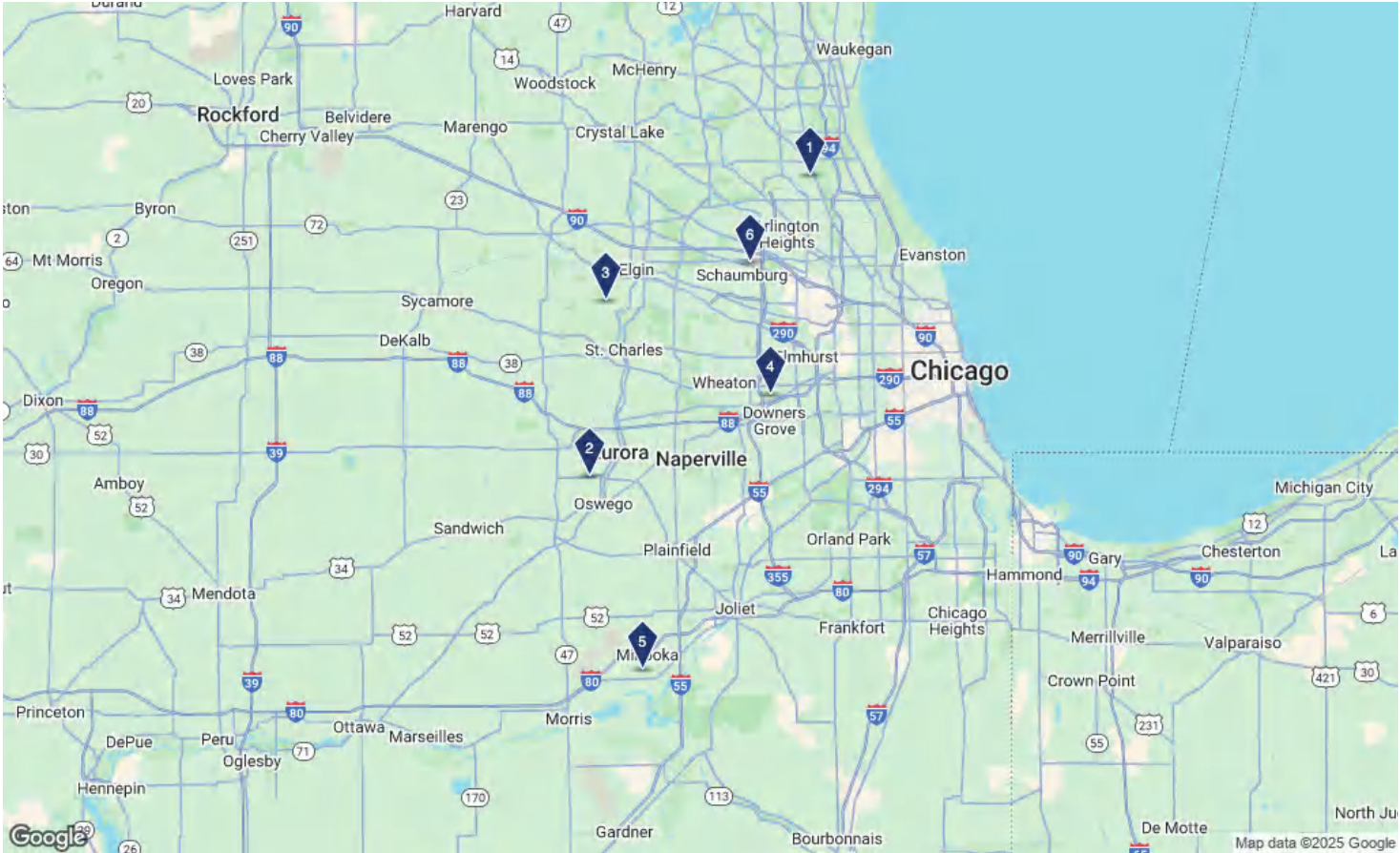
COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 75th St	PkAve - E	30,443	2025	0.06 mi
2 Exner Rd	Clemens Rd - N	1,242	2025	0.10 mi
3 Williams St	Norman Dr - S	1,248	2025	0.15 mi
4 Elizabeth Ln	Knottingham Ln - W	870	2018	0.18 mi
5 Elizabeth Ln	Knottingham Ln - E	928	2025	0.21 mi
6 75th St	Gigi Ln - W	32,266	2025	0.24 mi
7 75th St	Grant St - W	28,026	2025	0.26 mi
8 Knottingham Ln	77th St - S	749	2018	0.27 mi
9 Elizabeth Ln	Rohrer Dr - W	809	2018	0.31 mi
10 77th St	Knottingham Ln - W	81	2018	0.31 mi

Sale Comps



Map with One Line Comp Info Report



Sale Comps List

	Property Name Address	City	Type	Size	Sale Information
1	The Goddard School 1050 Barclay Blvd	Buffalo Grove	Retail ★★★★☆☆	9,600 SF	Sold: \$4,431,000 (\$461.56/SF)
2	2141 Orchard Rd	Montgomery	Retail ★★★★☆☆	7,284 SF	Sold: \$3,425,000 (\$470.21/SF)
3	450 Briargate Dr	South Elgin	Retail ★★★★☆☆	8,000 SF	Sold: \$4,115,000 (\$514.38/SF)
4	The Gardner School 98 Yorktown Mall Rd	Lombard	Retail ★★★★☆☆	16,216 SF	Sold: \$9,172,000 (\$565.61/SF)
5	Little Learner Children's Academy 503 Prairie View Dr	Minooka	Retail ★★★★☆☆	5,000 SF	Sold: \$3,294,500 (\$658.90/SF)
6	1301 E Higgins Rd	Schaumburg	Retail ★★★★☆☆	10,500 SF	Sold: \$4,820,500 (\$459.10/SF)



1050 Barclay Blvd - The Goddard School

Buffalo Grove, IL 60089 (Lake County) - Central North Submarket



Retail

Sale Summary

Sold	7/27/2022
Sale Price	\$4,431,000 (\$461.56/SF)
GLA (% Leased)	9,600 SF (100%)
Price Status	Confirmed
Built	2019
Land Area	2.14 AC/93,218 SF
Actual Cap Rate	6.50%
Sale Comp Status	Research Complete
Sale Comp ID	6124215
Parcel Numbers	15-27-404-007



Contacts

Type	Name	Location	Phone
Recorded Buyer	Paul Family Trust	Orinda, CA 94563	-
True Buyer	Paul U Suda	Orinda, CA 94563	(925) 376-5165
Contacts	Paul Suda (617) 417-3882		
Buyer Broker	Marcus & Millichap	New York, NY 10016	(212) 430-5100
Contacts	Anthony Bird (917) 697-3215, Anthony D'Ambrosia (203) 887-8797		
Recorded Seller	Prophet Goddard Inc	-	-
True Seller	Prophet Capital Asset Management	Austin, TX 78746	(512) 327-9500
Contacts	Kurt Rechner (512) 327-9500		
Listing Broker	Marcus & Millichap	Phoenix, AZ 85016	(602) 687-6700
Contacts	Zack House (916) 532-6544		

Property Details

Tenancy	Single	Building FAR	0.10
Number of Tenants	1		
Parking Spaces	42 Surface Spaces; Ratio of 4.38/1,000 SF		
Frontage	148' on Barclay Boulevard, 333' on Busch Pkwy (with 2 curb cuts)		

Transaction Details

Sale Date	7/27/2022	Recording Date	8/5/2022
Sale Price	\$4,431,000 (\$461.56/SF)	Zoning	I
Land Price	\$2,070,570/AC (\$47.53/SF)	% Improved	41.23%
Sale Type	Investment	Document Number	7924685
Hold Period	7 Months		
Parcel Number	15-27-404-007		



Loan

1st Mortgage		Arizona Central Credit Union	
Balance	\$2,780,000	Interest Rate	4.2%

Income And Expenses

Net Operating Income	\$288,015 (\$30.00/AC)	Cash Flow	\$288,015 (\$30.00/AC)
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Previous Sale

Sale Date	12/2/2021	Comp ID	5808448
Sale Price	\$2,720,000 (\$283.33/SF)	Comp Status	Research Complete
Sale Type	Investment		



2141 Orchard Rd

Montgomery, IL 60538 (Kendall County) - Western East/West Corr Submarket



Retail

Sale Summary

Sold	3/31/2023
Sale Price	\$3,425,000 (\$470.21/SF)
GLA	7,284 SF
Price Status	Confirmed
Built	2019
Land Area	1.40 AC/60,984 SF
Actual Cap Rate	7.40%
Sale Comp Status	Research Complete
Sale Comp ID	6365179
Parcel Numbers	02-01-255-005



Contacts

Type	Name	Location	Phone
Recorded Buyer	AIA Enterprises LLC Series 5	-	-
True Buyer	Elite Dental Specialist	Aurora, IL 60504	(630) 585-6100
Contacts	Aneel Belani (630) 697-4929		
Buyer Broker	None on the deal	-	-
Recorded Seller	Retail Focus	Park Ridge, IL 60068	(847) 518-9000
True Seller	LAMB Properties	Chicago, IL 60611	(312) 915-2883
Contacts	Jack Thompson (312) 634-3400		
Listing Broker	Marcus & Millichap	Oakbrook Terrace, IL 60181	(630) 570-2200
Contacts	Sean Sharko (630) 347-9050, Austin Weisenbeck (312) 502-7733		

Property Details

Tenancy	Single	Building FAR	0.12
Number of Tenants	1		
Parking Spaces	41 Surface Spaces; Ratio of 5.63/1,000 SF		
Frontage	150' on Orchard Road		

Transaction Details

Sale Date	3/31/2023	Hold Period	50 Months
Sale Price	\$3,425,000 (\$470.21/SF)	Zoning	B-2
Land Price	\$2,446,429/AC (\$56.16/SF)	% Improved	76.96%
Sale Type	Investment		
Parcel Number	02-01-255-005		

Income And Expenses

Net Operating Income	\$253,450 (\$34.80/AC)	Cash Flow	\$253,450 (\$34.80/AC)
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450 Briargate Dr

South Elgin, IL 60177 (Kane County) - Western East/West Corr Submarket



Retail

Sale Summary

Sold	8/18/2022
Sale Price	\$4,115,000 (\$514.38/SF)
GLA	8,000 SF
Price Status	Confirmed
Built	2004
Land Area	1.43 AC/62,291 SF
Sale Comp Status	Research Complete
Sale Comp ID	6136099
Parcel Numbers	09-05-254-002



Contacts

Type	Name	Location	Phone
Recorded Buyer	PRS Elgin RE LLC	Naperville, IL 60563	-
True Buyer	Ali Gowani	-	-
Contacts	Ali Gowani (773) 263-8885		
Buyer Broker	None on the deal	-	-
Recorded Seller	450 Briargate, LLC	-	-
True Seller	Kurt Daniel	South Barrington, IL 60010	(847) 842-9031
Contacts	Kurt Daniel (815) 677-0747		

Property Details

Tenancy	Single	Building FAR	0.13
Number of Tenants	1		
Parking Spaces	38 Surface Spaces; Ratio of 4.75/1,000 SF		
Frontage	295' on Briargate		

Transaction Details

Sale Date	8/18/2022	Recording Date	9/1/2022
Sale Price	\$4,115,000 (\$514.38/SF)	Transfer Tax	\$6,173
Land Price	\$2,877,613/AC (\$66.06/SF)	Zoning	0060
Sale Type	Investment	% Improved	64.05%
Hold Period	138 Months	Document Number	22K044048
Parcel Number	09-05-254-002		

Loan

Unknown	Live Oak Banking Company
Balance	\$5,000,000



450 Briargate Dr

South Elgin, IL 60177 (Kane County) - Western East/West Corr Submarket



Retail

Previous Sale

Sale Date	2/25/2011	Actual Cap Rate	9.5%
Sale Price	\$1,650,000 (\$206.25/SF)	Comp ID	2061137
Sale Type	Investment	Comp Status	Research Complete





98 Yorktown Mall Rd - The Gardner School

Lombard, IL 60148 (DuPage County) - Eastern East/West Corr Submarket



Retail

Sale Summary

Sold	8/10/2022
Sale Price	\$9,172,000 (\$565.61/SF)
GLA (% Leased)	16,216 SF (100%)
Price Status	Full Value
Built	2021
Land Area	1.43 AC/62,291 SF
Actual Cap Rate	7.00%
Sale Comp Status	Research Complete
Sale Comp ID	6133971
Parcel Numbers	06-29-101-051
Sale Conditions	Investment Triple Net



Contacts

Type	Name	Location	Phone
Recorded Buyer	98 Yorktown Center Llc	-	-
True Buyer	Heller Family Investments	Tulsa, OK 74135	(918) 398-7977
Contacts	Gregg Heller (918) 605-3702		
Recorded Seller	Agardil001 Llc	-	-
True Seller	Ares Management Corporation	Los Angeles, CA 90067	(310) 201-4100
Contacts	Jay Glaubach (310) 921-7394		
Listing Broker	CBRE	Atlanta, GA 30326	(404) 504-7900
Contacts	Will Pike (770) 655-0667, Christopher Bosworth (404) 441-3849, Brian Pfohl (678) 772-7989, Thomas Carr (703) 477-1315, Leah Lindell (404) 812-5136, Kaitlyn Wolf (770) 656-6973		

Property Details

Center Type	Super Regional Mall	Number of Tenants	1
Tenancy	Single	Building FAR	0.26
Parking Spaces	73 Surface Spaces; Ratio of 4.50/1,000 SF		
Frontage	22nd St, Butterfield Rd, I-88		

Transaction Details

Sale Date	8/10/2022	Recording Date	8/16/2022
Sale Price	\$9,172,000 (\$565.61/SF)	Zoning	C
Land Price	\$6,413,965/AC (\$147.24/SF)	% Improved	79.04%
Sale Type	Investment	Document Number	R22-077270
Hold Period	19 Months		
Sale Conditions	Investment Triple Net		
Parcel Number	06-29-101-051		



98 Yorktown Mall Rd - The Gardner School

Lombard, IL 60148 (DuPage County) - Eastern East/West Corr Submarket



Retail

Loan

1st Mortgage	Southern Bank		
Loan Type	Line of Credit	Balance	\$3,082,599



503 Prairie View Dr - Little Learner Children's Academy

Minooka, IL 60447 (Grundy County) - Grundy County Submarket



Retail

Sale Summary

Sold	2/6/2024
Sale Price	\$3,294,500 (\$658.90/SF)
GLA (% Leased)	5,000 SF (100%)
Price Status	Full Value
Built	2023
Land Area	1.51 AC/65,649 SF
Sale Comp Status	Research Complete
Sale Comp ID	6794317
Parcel Numbers	03-14-282-031



Contacts

Type	Name	Location	Phone
Recorded Buyer	Zmk Minooka Llc	Plainfield, IL 60544	-
True Buyer	Little Learner Childrens Academy	Minooka, IL 60447	(815) 466-8008
Contacts	Melissa Karanjia (815) 466-8008		
Buyer Broker	None on the deal	-	-
Recorded Seller	Harold R Oliver	-	-
Recorded Seller	Rebecca D Oliver	-	-
True Seller	HRM Properties & Development	Aurora, IL 60506	(630) 553-9800
Contacts	Rebecca Oliver (630) 816-9034		
Listing Broker	None on the deal	-	-

Property Details

Tenancy	Single	Building FAR	0.08
Number of Tenants	1		
Parking Spaces	36 Surface Spaces		
Frontage	772' on County Road 8000 East		

Transaction Details

Sale Date	2/6/2024	Hold Period	13 Months
Sale Price	\$3,294,500 (\$658.90/SF)	Recording Date	2/22/2024
Land Price	\$2,185,996/AC (\$50.18/SF)	Document Number	624117
Sale Type	Owner User		
Parcel Number	03-14-282-031		

Loan

1st Mortgage	Old Plank Trail Community Bank		
Loan Type	Wrap Around	Balance	\$1,950,500



1301 E Higgins Rd

Schaumburg, IL 60173 (Cook County) - Schaumburg Area Submarket



Retail

Sale Summary

Sold	4/30/2024
Sale Price	\$4,820,500 (\$459.10/SF)
GLA (% Leased)	10,500 SF (0%)
Price Status	Full Value
Built	2023
Land Area	1.49 AC/64,904 SF
Sale Comp Status	Research Complete
Sale Comp ID	6728172
Parcel Numbers	07-14-409-020-0000



Contacts

Type	Name	Location	Phone
Recorded Buyer	Kpg Real Estate Ix Llc	-	-
True Buyer	Kiddie Academy International, Inc.	Abingdon, MD 21009	(800) 554-3343
Recorded Seller	Aspirant Schaumburg Llc	-	-
True Seller	Empire Commercial Development, LLC	Scottsdale, AZ 85250	(480) 951-2207

Property Details

Tenancy	Single	Building FAR	0.16
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Transaction Details

Sale Date	4/30/2024	Hold Period	15 Months
Sale Price	\$4,820,500 (\$459.10/SF)	Recording Date	5/3/2024
Land Price	\$3,235,255/AC (\$74.27/SF)	% Improved	0.03%
Sale Type	Investment	Document Number	2412420072
Parcel Number	07-14-409-020-0000		

Loan

1st Mortgage	Bank Five Nine
Balance	\$2,690,500
Unknown	Bank Five Nine
Balance	\$1,742,000

Floor Plan

[illegible]

Photos

















Aerials

LANDSCAPE

DuPage Web Mapping Application - DuPage County, Illinois



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..... Subdivision Lot Lines
Parcel Blocks
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Eisenhower Junior
High School

Kiddie Academy
of Darien



1501

1505

1509

1513



Kiddie Academy
of Darien

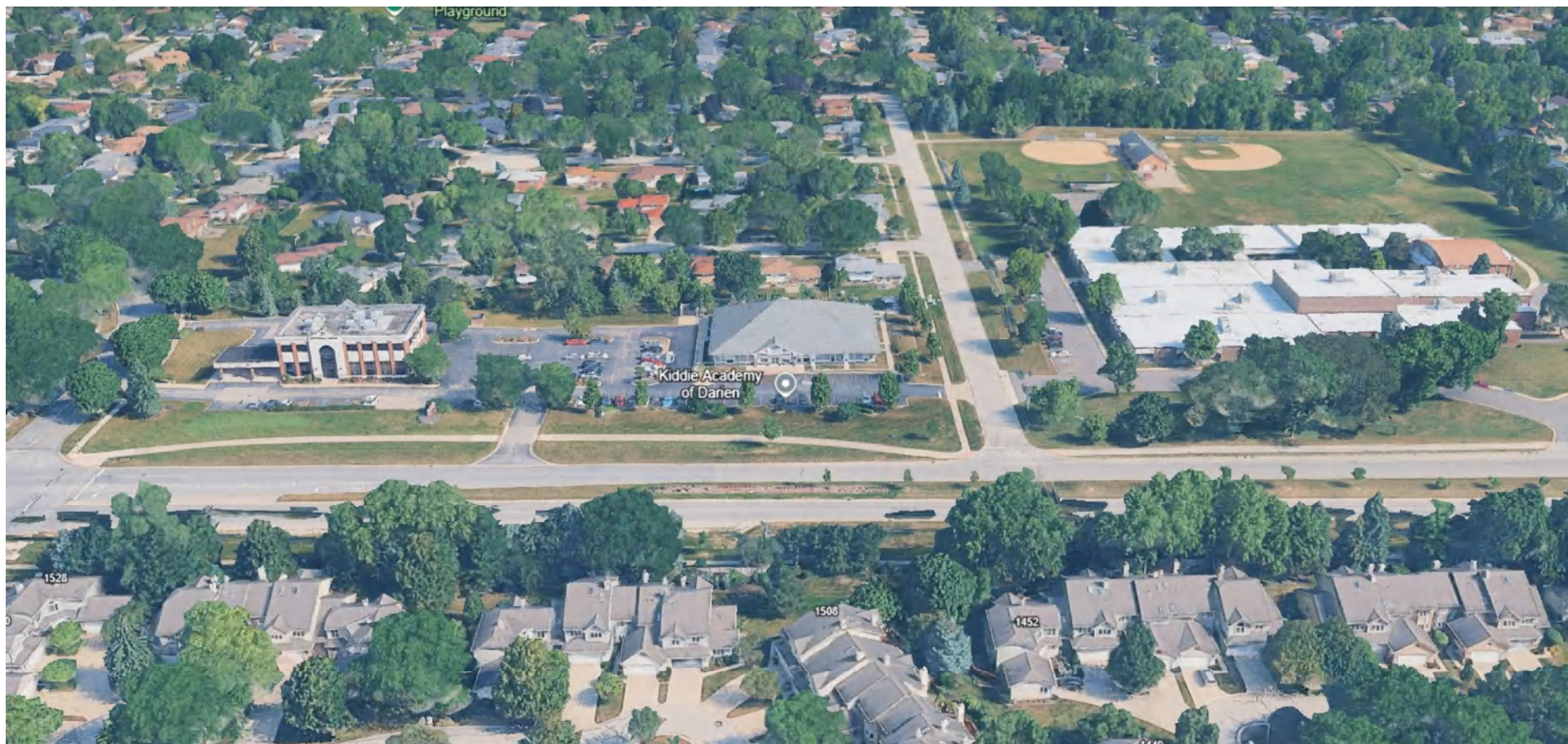
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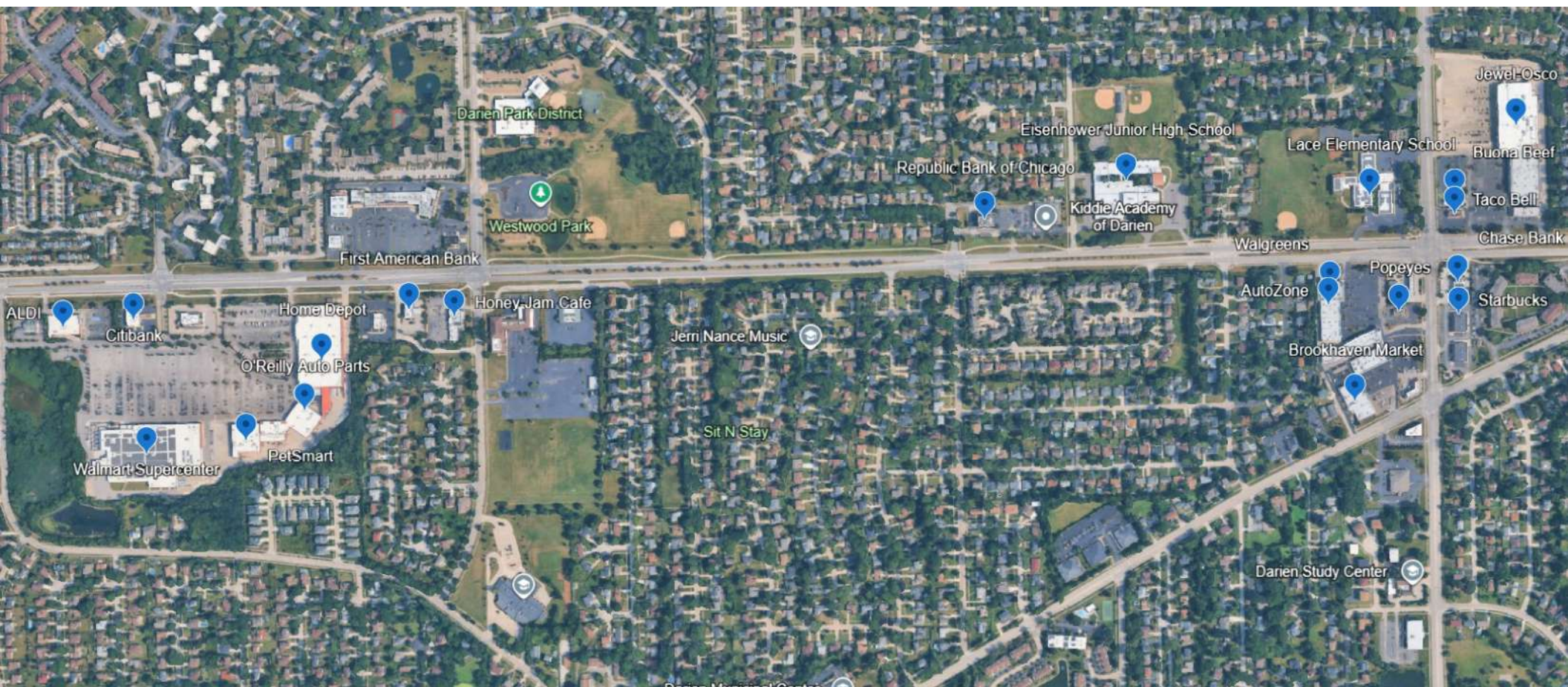
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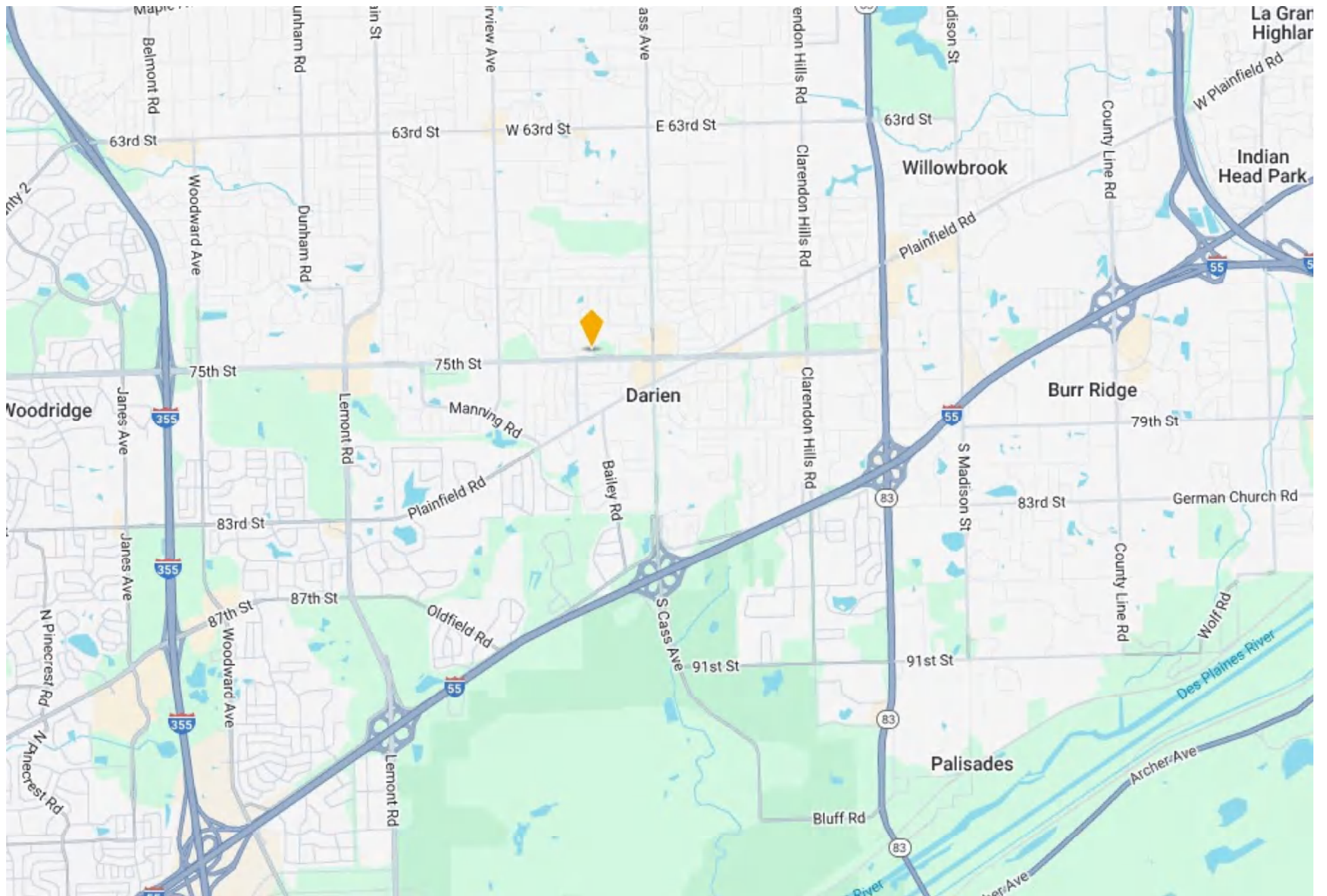
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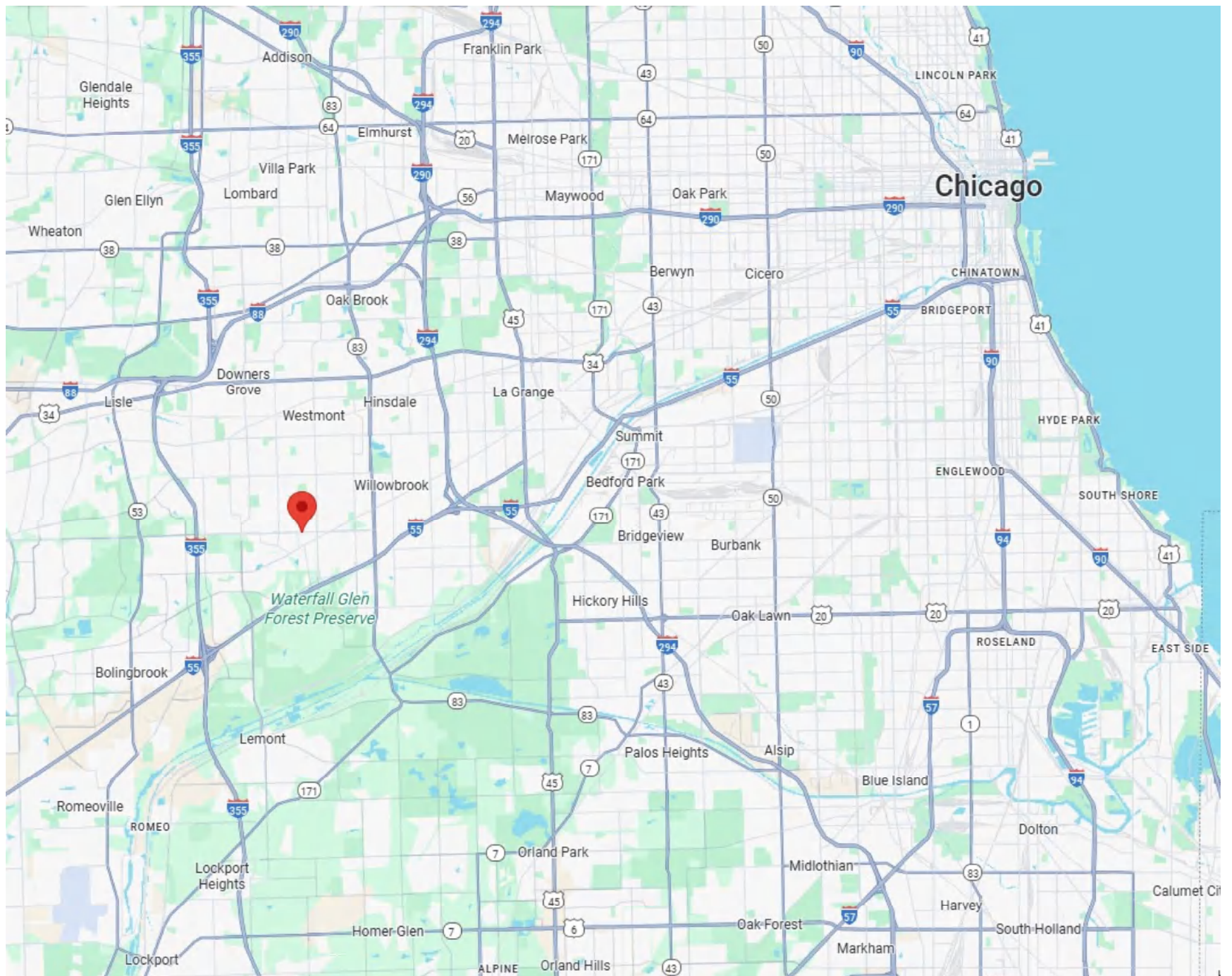
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Maps







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