

OFFERING MEMORANDUM

\$5,400,000 | 6.5% CAP RATE

- » National Tenant with 450+ Locations and Growing
- » High-Traffic Location with Immediate Freeway Access
- » Highway 94 – 77,985 AADT
- » Located in Dense Retail Corridor
- » Strong Customer Base with Affluent Demographics
 - » High Average Household Income of \$99,363 Within One Mile
 - » Located in Missouri's Wealthiest County
 - » Population of 171,953 Within a Five-Mile Radius
- » Prime Location in Bedroom Community with High Demand for Childcare and Early Education
- » New 2020 Construction



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Core Real Estate Group, LLC ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information:

("Material") for the purpose of soliciting offers to purchase from interested parties.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

INVESTMENT SUMMARY

ADDRESS	600 Bond Street, St. Peters, Missouri		
PRICE	\$5,400,000		
CAPRATE	6.5% return		
NOI	\$351,000		
TERM	15 years		
RENT COMMENCEMENT	January 12, 2020		
LEASE EXPIRATION	January 31, 2035		
RENTAL INCREASES	8% rental increases every five (5) years		
	YEAR	RENT	RETURN
	1-5	\$325,000	N/A
	6-10	\$351,000	6.5%
	11-15	\$379,080	7%
	16-20 (Option 1)	\$409,428	7.58%
21-25 (Option 2)	\$442,152	8.19%	
YEAR BUILT	2020		
BUILDING SF	10,000 SF		
PARCEL SIZE	1.36 acres (59,049 SF)		
LEASE TYPE	Net, with tenant responsible for all insurance, taxes, and maintenance, excluding roof and structure		

LONG-TERM LEASE WITH SCHEDULED RENTAL INCREASES

- » 15-year net lease with two five-year options
- » 8% rental increases every five years, providing a hedge against inflation

NATIONAL TENANT WITH BRAND RECOGNITION AND GROWTH

- » Over 450 locations in 22 states
- » Tenant experienced 210% increase in five-year system-wide revenue growth and is one of the fastest growing franchises in its industry
- » Ranked in the Franchise 500 - 15 years in a row

HIGH-TRAFFIC LOCATION WITH ROBUST DEMOGRAPHICS

- » Excellent access and visibility to 42,014 vehicles per day at the signalized intersection of Highway 94 and Florence Drive
- » Affluent area, with an average household income of \$99,363 within a one-mile radius, significantly higher than national and regional averages
- » St. Charles County is the richest county in Missouri
- » Large population of 171,953 within five miles of the property
- » St. Charles County is one of the fastest growing counties in the country, with double-digit growth percentages in every decade since the 1970s

BEDROOM COMMUNITY WITH HIGH DEMAND FOR CHILD CARE AND EARLY EDUCATION

- » Located in St. Charles County in the city of St. Peters, a family-oriented community whose average residents include working executives and school-age children
- » Public school districts in St. Charles County rank in the top 25% of all Missouri districts
- » Community places a high value on education; nearly 43% of all St. Charles County residents 25 years or older have a college degree





MENARDS

Schnucks

COSTCO
WHOLESALE

Walgreens

Walmart Neighborhood Market
7 ELEVEN

Mid Rivers Mall

Dillard's
jcpenny
sears

MARCUS THEATRES
DICK'S SPORTING GOODS

PAPA JOHN'S

True Value START RIGHT. START HERE!
Pizza Hut

Cave Spring's Shopping Center

HOBBY LOBBY Batteries + Bulbs
Office DEPOT
LONGHORN STEAKHOUSE **Charley's**

Advance Auto Parts

THE LEARNING EXPERIENCE
Academy of Early Education
Opened 1/12/20

Freddy's
FROZEN CUSTARD & STEAKBURGERS

CVS
pharmacy

Together
CREDIT UNION



Queens Brooke Boulevard

Harvester Road
(20,330 AADT)

Jungermann Road (17,540 AADT)

FRESH ON THYME
FARMERS MARKET

94 / Highway 94 (77,985 AADT)



Central Plaza

TARGET *Michaels*
Where Creativity Happens

PETSMART **KOHL'S**

Famous Footwear **White Castle**

PETSMART **Charley's**

Chick-fil-A **LONGHORN STEAKHOUSE**

Francis Howell
Central High School
(1,906 students)

HOBBY LOBBY

Fairmount
Elementary School
(380 students)

SCC

ST. CHARLES COMMUNITY COLLEGE
(11,892 students and
940 employees)

Mid Rivers Mall

Dillard's **MARCUS THEATRES**

jcpenny **DICK'S SPORTING GOODS**

sears

COSTCO WHOLESALE

O'Fallon Walk Shopping Center

Gordmans **FRESH THYME FARMERS MARKET** **ROSS DRESS FOR LESS**

MENARDS

Advance Auto Parts

Steak 'n Shake

Jungermann Road (17,540 AADT)

Walgreens

Queens Brooke Boulevard

Freddy's FROZEN CUSTARD & STEAKBURGERS

Advance Auto Parts

CVS pharmacy

THE LEARNING EXPERIENCE
Academy of Early Education
Opened 1/12/20

Harvester Road (20,330 AADT)

94 / Highway 94 (77,985 AADT)

Goodwill



KOHL'S
TACO AUTO PARTS
POPEYES
 LOUISIANA KITCHEN
TACO BELL

INDUSTRIAL REGION

Walgreens

TARGET

THE HOME DEPOT *Chick-fil-A* **Applebee's**
 GRILL & BAR

Farm & Home
 SUPPLY

Central Elementary Schools &
 Hollenbeck Middle School
 (1,400+ students)

Wendy's

ALDI

Walmart
 Supercenter

Pizza Hut

PRECISION
 AUTO REPAIR

BURGER KING

PAPA JOHN'S

Schnucks
Raising Cane's
 CHICKEN FINGERS **MOD**

PANDA EXPRESS
 GOURMET CHINESE FOOD *Krispy Kreme*
 DOUGHNUTS **Freddy's**
 STEAKBURGERS

Advance
 Auto Parts

Steak 'n Shake

Jungermann Road
 (17,540 AADT)

CVS
 pharmacy

94 / Highway 94 (77,985 AADT)



THE LEARNING EXPERIENCE
 Academy of Early Education
 Opened 1/12/20

Queens Brooke Boulevard

Harvester Road (20,330 AADT)



Harvester Square

Shop 'n Save

DOLLAR GENERAL



Little Caesars

Goodwill



Walgreens

UNITED STATES POSTAL SERVICE



Walmart

Supercenter



Harvester Road
(20,330 AADT)

94 / Highway 94 (77,985 AADT)

Queens Brooke Boulevard



Together

CREDIT UNION

THE LEARNING EXPERIENCE

Academy of Early Education

Opened 1/12/20

CVS

pharmacy



Francis Howell North High School (1,773 students)



Harvester Square



Harvester Road (20,330 AADT)

Queens Brooke Boulevard



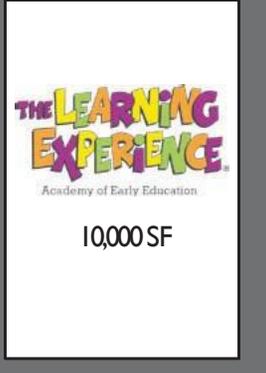
94 Highway 94 (77,985 AADT)

SITE PLAN

QUEENS BROOKE BOULEVARD

MOUNTAIN

WOODSTONE DRIVE



ENCLOSED PLAY AREA

BOND STREET

ELIZABETH DRIVE

HAYMARKET DRIVE

MOUNTAIN



TENANT SUMMARY



Founded in 1980, The Learning Experience is one of the nation's fastest growing childcare and early education franchises, with over 450 child development centers open or under development in 22 states. The Learning Experience offers childcare and early education services to infants, toddlers, twaddlers, preppers, preschoolers, and pre-K and kindergarten children. The company also provides before and after school care services for children up to eight years of age.

With a 210% increase in five-year system-wide revenue growth and over 35 new centers opening annually, Forbes named the company one of the "Best Franchises to Buy in 2015". The Learning Experience was ranked in the Franchise 500 in each of the past nine years (2011-2019).

The early education and childcare industry has grown exponentially over the past decade and shows no signs of slowing down. The U.S. Bureau of Labor Statistics projects that day care businesses will have some of the fastest employment growth of all industries through 2020. Demand for childcare services is driven primarily by growth in the youth population. According to a recent U.S. Census Bureau estimate, there are currently over 24 million children under the age of six living in the United States. Of those 24 million, 15.1 million require childcare. As a result, industry growth is expected to continue at a steady pace. In 2018, the childcare industry netted revenues of \$53 billion; over the next five years the childcare industry revenue is forecasted to increase at an average annual rate of 3.4% to \$62.6 billion.

In 2018, The Learning Experience was acquired by Golden Gate Capital, a private equity investment firm with over \$15 billion of capital under management.

For more information, visit www.thelearningexperience.com and www.goldengatecap.com.

HEADQUARTERS	Boca Raton, FL	# OF LOCATIONS	450+
SALES	\$236.6M	OWNERSHIP	Private

LEASE ABSTRACT

TENANT	TLEat St. Peters Queens Brooke, LLC		
GUARANTY	10-Year Guarantee from The Learning Experience Corp.		
ADDRESS	600 Bond Street, St. Peters, Missouri		
RENT COMMENCEMENT	January 12, 2020		
LEASE EXPIRATION	January 31, 2035		
RENEWAL OPTIONS	Two (2) five (5) year options		
RENTAL INCREASES	YEAR	RENT	RETURN
	-	\$325,000	N/A
	6-10	\$351,000	6.5%
	1-1	\$379,080	7%
	16-20 (Option 1)	\$409,428	7.58%
21-25 (Option 2)	\$442,152	8.19%	
REAL ESTATE TAXES	Tenant is responsible for taxes.		
INSURANCE	Tenant is responsible for insurance.		
REPAIR & MAINTENANCE	Tenant is responsible for all repair and maintenance of the parking lot and all nonstructural portions of the Premises.		
MAINTENANCE BY AND LORD	Landlord is responsible for the repair and maintenance of the roof and all structural portions of the Premises.		
RIGHT OF FIRST REFUSAL	None		

PROPERTY OVERVIEW

LOCATION

The property is conveniently located at the hard corner of Queens Brooke Boulevard and Bond Street, with immediate access to Highway 94, which has a high traffic volume of 77,985 vehicles per day near the property. Highway 94 serves as one of St. Charles County's primary east-west transportation routes, and the property is in a strong retail corridor. USis adjacent to the property, and several shopping centers featuring a healthy mix of national, regional, and local retailers are within walking distance. Notable retailers located in the nearby area include Walmart, Advance Auto Parts, Fresh Thyme Farmers Market, Walgreens, Kohl's, DollarGeneral, Shop'n Save, and many others.

Several schools are near the property, including Fairmount Elementary School (380 students), Francis Howell North High School (1,773 students), and Central Elementary School and Hollenbeck Middle School (over 1,400 students). All these schools are part of St. Charles County's highly-rated school districts, which rank in the top 25% of all Missouri school districts. The property is surrounded by affluent residential neighborhoods; the average household income within three miles of the property is \$99,363. The surrounding area is also densely populated, with 171,953 residents living within five miles of the property. Additionally, a majority of the county's workforce works outside of the home, and many residents commute to St. Louis and the surrounding communities for work, providing a high demand for childcare services.

TRAFFIC COUNTS

Hwy 94: 77,985
Harvester Road: 20,330
Jungermann Road: 17,540

PARKING

38 parking stalls, including two (2) handicap stalls

YEAR BUILT

2020

NEAREST AIRPORT

St. Louis Lambert International Airport (STL)



38
PARKING
STALLS



2020
YEAR BUILT



78K
TRAFFIC
COUNT (AADT)



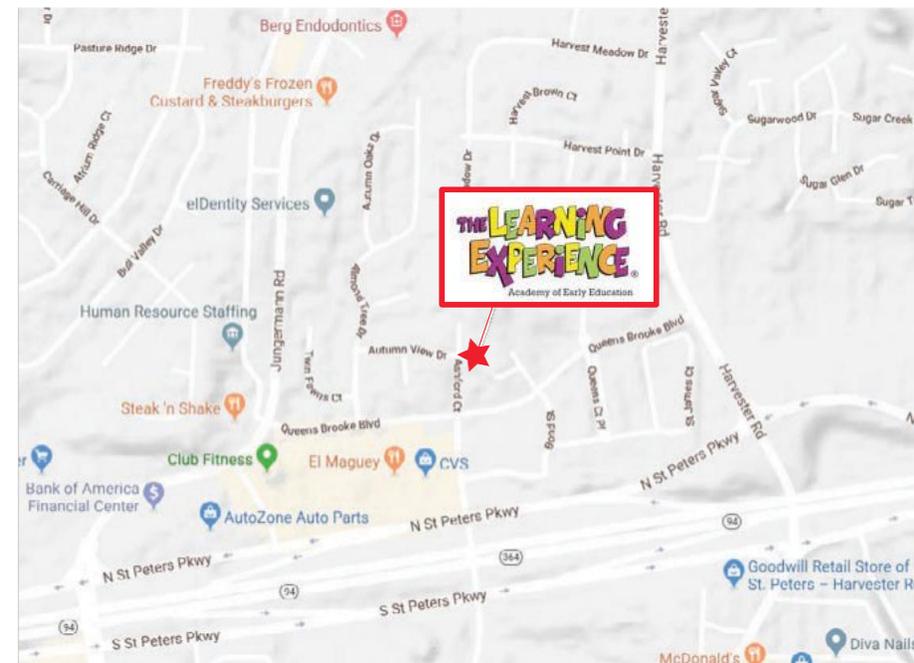
**NEAREST
AIRPORT**
ST. LOUIS LAMBERT
INTERNATIONAL
AIRPORT

AREA OVERVIEW

St. Peters is a city in St. Charles County. With a 2019 population of 58,648, St. Peters is the tenth largest city in Missouri. St. Peters has been ranked in Money magazine's Top 100 Best Places to Live multiple times, including being ranked #15 in 2017. St. Charles County is part of the St. Louis, MO MSA and contains many of the city's northwestern suburbs. As of 2019, the population was 395,504, making it Missouri's third most populous county. St. Charles County has been one of the fastest growing counties in the country for decades, with double-digit growth percentages in every decade since the 1970s. St. Charles County is the richest county in Missouri, with a median household income of \$71,077 as of 2015. Additionally, St. Charles County, as part of the St. Louis MSA, enjoys Missouri's second lowest ACCRA Cost of Living Indices as reported by the Council for Community and Economic Research. Among large U.S. cities, this puts St. Louis/St. Charles County among the most affordable in America. Overall, St. Charles County's cost of living score is 90.64 compared to the national average, according to Sperling's BestPlaces. The county features a cross-section of industry, as well as extensive retail and some agriculture. With the Missouri River on the south and east and the Mississippi River on the north, the county is served by Interstates 70 and 64 and enjoys ease of access to Interstates 44, 55, and 270.

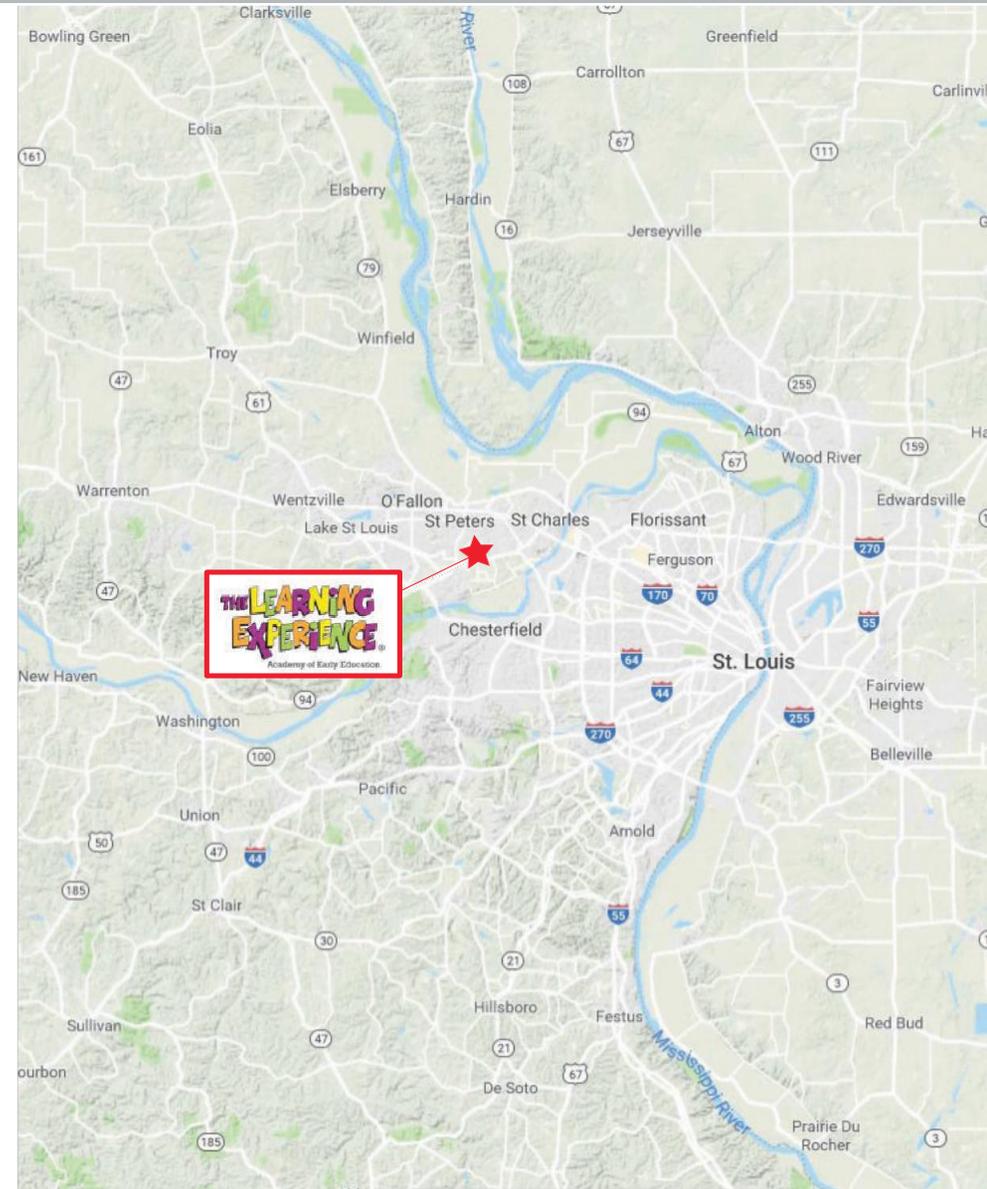
Greater St. Louis is the metropolitan area that completely surrounds and includes the independent city of St. Louis. It includes parts of both the U.S. states of Missouri and Illinois. St. Louis is the largest metro area in Missouri, and is the second largest in Illinois. The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. The St. Louis MSA is home to the headquarters of nine Fortune 500 companies, the third highest in the Midwest. The area has also become known for its growing medical, pharmaceutical, and research presence. St. Louis has two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League. The city is commonly identified with the 630-foot tall Gateway Arch in St. Louis.

- » Westplex is an area within St. Charles County that used to be called "The Golden Triangle". The "triangle" was formed by Interstate 70 to the north, Missouri Highway 94 to the southeast, and Interstate 64 to the southwest. Since almost all the growth in St. Charles County was within this triangle, it was dubbed the "Golden" area of St. Charles County, hence, Golden Triangle. Today the Westplex is made up of St. Charles, St. Peters, Webb Spring, Cottleville, Dardenne Prairie, O'Fallon, Lake St. Louis, Wentzville, and St. Paul. The subject property is located within this area.
- » Since 1993, St. Charles County's population has grown by 70%, and the county lead Missouri in population growth in 2016.
- » Public school districts in St. Charles County rank in the top 25% of all Missouri districts.
- » The St. Louis MSA's economy makes up approximately 40% of the Gross State Product of Missouri.



DEMOGRAPHIC PROFILE

2023 SUMMARY	1 Mile	3 Miles	5 Miles
Population	11,054	93,95	171,953
Households	4,677	35,693	66,639
Families	3,049	26,003	45,493
Average Household Size	2.3	2.6	2.5
Owner Occupied Housing Units	4,026	30,664	52,282
Renter Occupied Housing Units	65	5,029	14,357
Median Age	39.7	40.	39.6
Average Household Income	\$89,980	\$99,363	\$94,670
2025 SUMMARY	1 Mile	3 Miles	5 Miles
Population	11,732	100,034	183,466
Households	4,988	38,098	71,30
Families	3,227	27,610	48,418
Average Household Size	2.34	2.62	2.52
Owner Occupied Housing Units	4,299	32,844	56,217
Renter Occupied Housing Units	689	5,254	15,084
Median Age	40.9	41.4	40.8
Average Household Income	\$102,127	\$112,184	\$107,474



**AVERAGE HOUSEHOLD INCOME OF \$99,363
WITHIN THREE MILES**



**POPULATION OF 171,953
WITHIN FIVE MILES**

CONFIDENTIALITY STATEMENT

The information contained in the following marketing packet is proprietary and confidential. The marketing packet is an unverified summary to provide information to a prospective purchaser. The information contained herein is not a substitute for an in depth due diligence process. Core Real Estate Group, LLC makes no warranty or representation regarding income or expenses for the subject property, the future projections, square footage, physical condition, improvements and or presence of hazardous materials or future plans of tenant occupying the property. All information contained in the marketing packet has been obtained by sources believed to be reliable and trustworthy. ALL POTENTIAL BUYERS MUST TAKE THE NECESSARY STEPS DURING THE DUE DILIGENCE PERIOD TO INVESTIGATE THE PROPERTY.



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