



### PROPERTY SPECIFICATIONS

<b>PROPERTY TYPE:</b>	Single Tenant, NNN	<b>PRICE:</b>	\$1,925,000/\$195 PSF
<b>BUILDING SIZE:</b>	9,897 SF	<b>CAP RATE:</b>	8.43%
<b>PARCEL SIZE:</b>	1.07 Acres	<b>NOI:</b>	\$162,216
<b>ZONED:</b>	B-2	<b>PRIMARY LEASE EXPIRATION:</b>	12/31/19
<b>PARKING STALLS:</b>	24	<b>REAL ESTATE TAXES:</b>	\$39,093 (2017)
<b>YEAR BUILT:</b>	2004	<b>PIN:</b>	01-21-209-005

This property was a build to suit for KinderCare in 2004. Adler School took possession of the premises in 2015 and is operating successfully. Adler Schools was founded in 1966 and has two locations in Naperville & Chicago. Adler School is privately owned and operated. KinderCare Learning Centers LLC remains as a guarantor through December 31, 2019.

*Please fill out attached confidentiality agreement to receive full offering package.*

#### Presented By:

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# Investment Offering

## Adler School (Former KinderCare)

5051 Ace Ln. • Naperville, IL 60564





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NAPERVILLE AREA DEMOS	Naperville	Lisle	Aurora	Woodridge	Warrenville	TOTAL
Median Household Income	\$130,164	\$74,041	\$54,861	\$77,164	\$75,517	-
Population	139,364	22,390	197,899	32,971	13,140	405,754
Population Under 5 yrs old	8,171	1,180	18,058	2,219	914	30,542
RTE 59 TRAFFIC COUNTS (Rte 20): 34,300 cars per day						





**CONFIDENTIALITY AGREEMENT AND DISCLAIMER**

Acceptance hereof is acknowledgment that this is a Confidential Offering Presentation prepared solely for the use of prospective investors in determining their intention with respect to the acquisition of the above referenced property.

This Presentation was prepared by Realty Metrix Commercial and contains selected information pertaining to the Property, and does not purport to be all-inclusive or to contain all of the information ("Offering Material") which prospective investors may desire. Additional information and an opportunity to inspect the Property will be made available upon request. Neither the Owner, or Realty Metrix Commercial, nor any of their respective directors, officers, employees, shareholders or affiliates have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Presentation of any of its contents, and no legal commitment or obligation shall arise by reason of the Presentation or its contents.

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Realty Metrix Commercial reserves the right to request the return of the Presentation and Offering Material at any time. Realty Metrix Commercial has been retained by Owner as the Exclusive Sales Agent and will, as such, act in a fiduciary manner on behalf of the Owner.

**AGREED TO AND ACCEPTED**

This \_\_\_ day of \_\_\_\_\_, 20\_\_.

Signature: \_\_\_\_\_

Name (please print): \_\_\_\_\_

Company: \_\_\_\_\_

Title: \_\_\_\_\_

**Return signed document to: Linda Kost Realty Metrix Commercial**

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