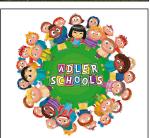


### Investment Offering Adler School (Former KinderCare)

5051 Ace Lane • Naperville, IL 60564







### PROPERTY SPECIFICATIONS

**PROPERTY TYPE:** Single Tenant, NNN PRICE: \$1,925,000/\$195 PSF

9,897 SF **BUILDING SIZE: CAP RATE:** 8.43% PARCEL SIZE: 1.07 Acres NOI: \$162,216

**ZONED:** B-2 **PRIMARY LEASE EXPIRATION:** 12/31/19

**PARKING STALLS:** 24 **REAL ESTATE TAXES:** \$39,093 (2017) YEAR BUILT: 2004 PIN: 01-21-209-005

This property was a build to suit for KinderCare in 2004. Adler School took posession 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:**

Linda Kost

Senior Broker/Partner 847.910.8820 LKost@realtymetrix.com

#### **Dave Schmidt**

Managing Broker/Partner 847.404.3851 DSchmidt@realtymetrix.com Realty Metrix Commercial 2390 Esplanade Drive Suite 201 Algonquin, IL 60102





www.realtymetrix.com





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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.

The Presentation has been prepared for limited distribution on a Confidential Basis. To respect this desire for confidentiality, the recipient agrees that by receipt hereof, this Presentation and its contents are of confidential nature, that the recipient will hold and treat it in the strictest confidence, and that the recipient will not disclose this Presentation or any of its contents to any other entity without the prior written authorization of the Owner or Realty Metrix Commercial, nor will the recipient use the Presentation or any of its contents in any fashion or manner detrimental to the interest of Owner, its affiliates, or Realty Metrix Commercial.

All Offering Material furnished to the recipient will be used solely for the purpose of evaluating a possible purchase of the Property. Therefore, the recipient agrees to keep all Offering Material strictly confidential, provided, however, that any of such Offering Material may be disclosed to directors, officers, employees and representatives of the recipient who require knowledge of such information for the purpose of evaluating a possible purchase of the Property (it being understood that such directors, officers, employees and representatives of the recipient shall be informed of the confidential nature of such information and shall be directed to treat such information as strictly confidential).

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

Address: 2390 Esplanade Dr. Algonquin, IL 60102

Phone: 847-910-8820 Fax: 815-572-8759 Email: lkost@realtymetrix.com