



PROPERTY SPECIFICATIONS

PROPERTY TYPE:	Single Tenant, NNN	PRICE:	\$2,175,000/\$217 PSF
BUILDING SIZE:	10,000 SF	CAP RATE:	8%
PARCEL SIZE:	1.11 Acres	NOI:	\$174,000
ZONED:	Commercial	PRIMARY LEASE EXPIRATION:	10/31/21
PARKING STALLS:	34	REAL ESTATE TAXES:	\$38,066.95
YEAR BUILT:	1998	PIN:	02-09-401-027

Tutor Time Learning Centers, LLC has operated in this location since 1998. This well located freestanding property is located off of Lake Street/State Route 20, which is a heavily traveled commuter road with traffic counts of 34,300 vehicles per day. In 2002, Learning Care Group purchased Tutor Time and have over 200 locations. They offer early education childcare programs for infants through school age children.

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

Presented By:

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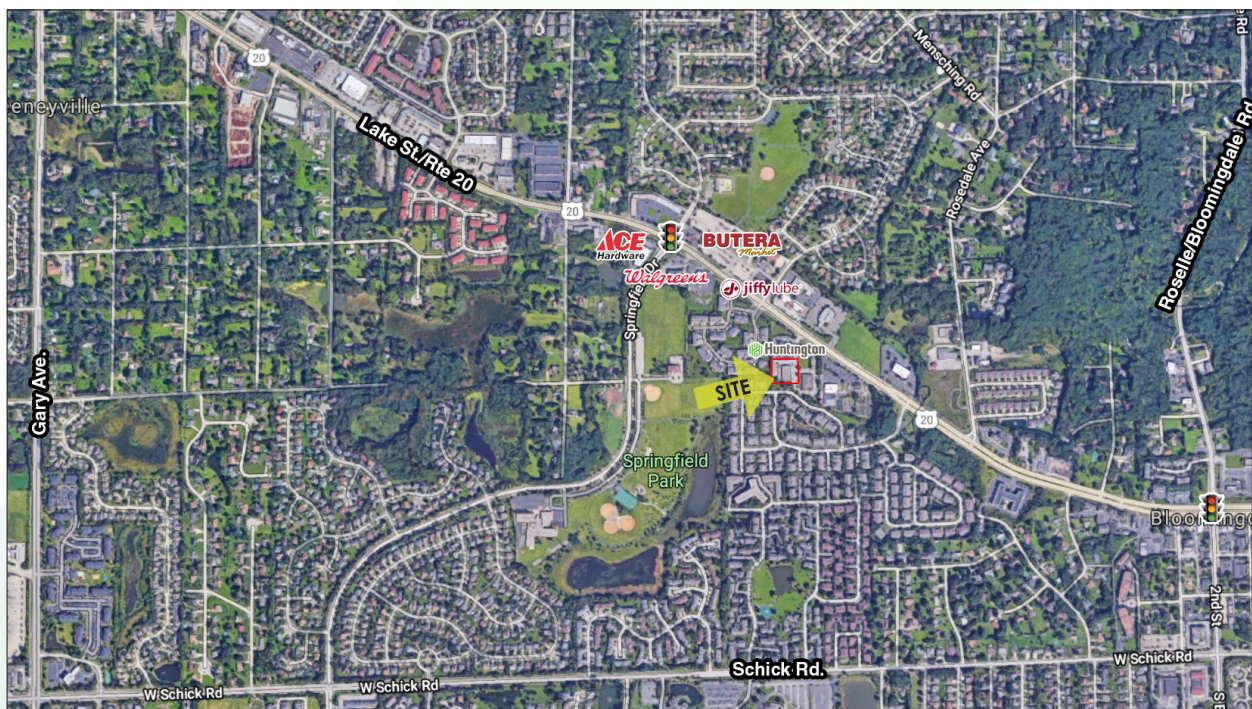


Investment Offering

Tutor Time Day Care

232 W. Lake St. • Bloomingdale, IL 60108

BLOOMINGDALE AREA DEMOS	Bloomingdale	Roselle	Hanover Park	Carol Stream	TOTAL
Avg. Household Income	\$71,032	\$93,634	\$66,593	\$73,229	-
Population	22,018	22,763	37,973	39,711	122,465
Population Under 5 yrs old	1,138	1,247	3,001	2,574	7,960
LAKE ST./IL RTE 20 TRAFFIC COUNTS (Rte 20): 34,300 cars per day					



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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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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

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