RealtyMetrix Commercial

Investment Offering

Tutor Time Day Care

232 W. Lake St. • Bloomingdale, IL 60108

TUTOR TIME®
CHILD CARE / LEARNING CENTERS

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:**	$32,080.86
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 just 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. Established location with strong enrollment, stable staff, eight classrooms plus infant room, kitchen, indoor playroom, fenced outside play area, etc.

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

** In negotiations to extend primary term.*

Presented By:

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LoopNet™ CoStar™

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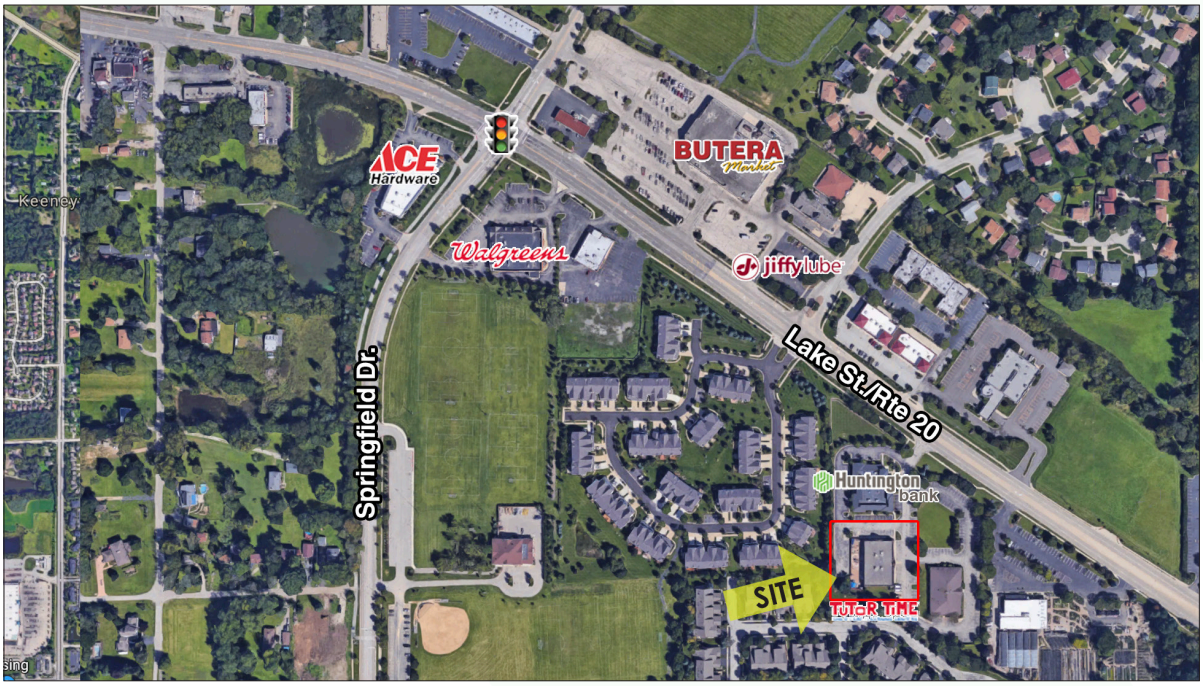
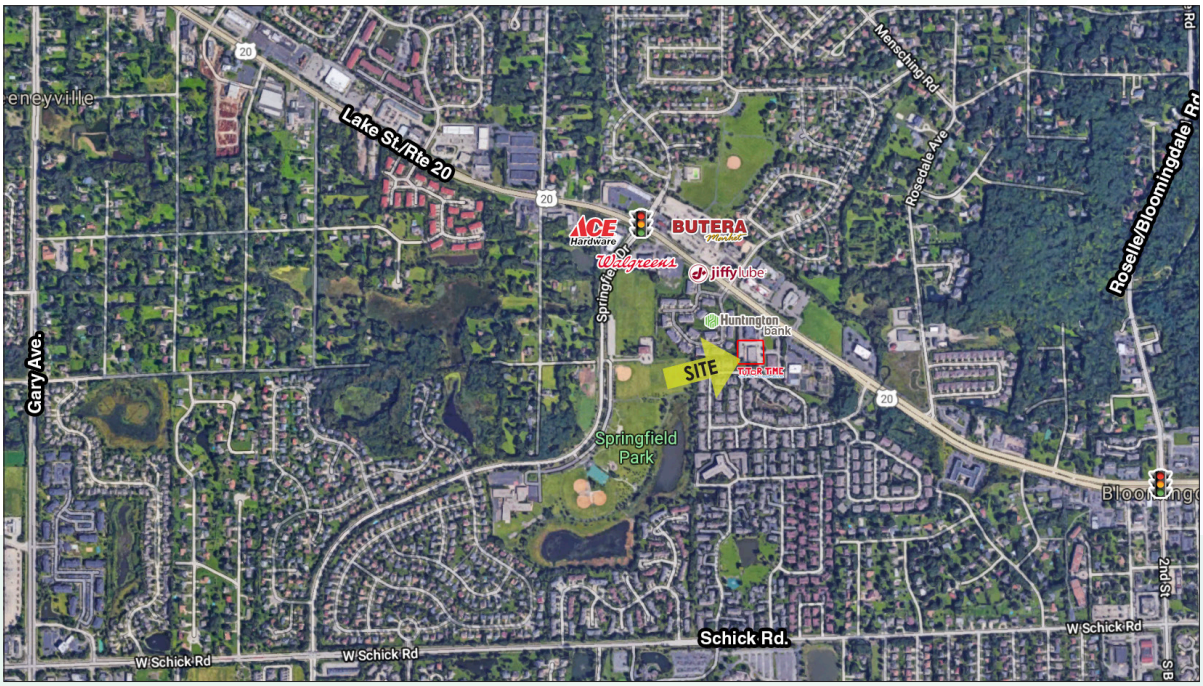


BLOOMINGDALE AREA DEMOS	Bloomingdale	Roselle	Hanover Park	Carol Stream	TOTAL
Avg. Household Income	$71,032	$93,634	$66,593	$73,229	-
Population	22,018	22,763	37,973	39,711	122,465
Population Under 5 yrs old	1,138	1,247	3,001	2,574	7,960
LAKE ST./IL RTE 20 TRAFFIC COUNTS (Rte 20): 34,300 cars per day					



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
Address: 2390 Esplanade Dr. Algonquin, IL 60102
Phone: 847-910-8820 Fax: 815-572-8759 **Email:**lkost@realtymetrix.com