

INVESTMENT OFFERING

THE GODDARD SCHOOL

1316 NORTH ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS (CHICAGO), IL 60004



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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

PRICE	\$8,307,692
DOWN PAYMENT	100% / \$8,307,692
RENTABLE SQUARE FEET	14,913 SF
CAP RATE	6.50%
YEAR BUILT	2020
LOT SIZE	1.156 +/- Acres
TYPE OF OWNERSHIP	Fee Simple

TENANT SUMMARY

TENANT TRADE NAME	The Goddard School
OWNERSHIP	Private
LEASE GUARANTOR	Personal Guarantee
LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
ORIGINAL LEASE TERM	Twenty (20) Years
RENT COMMENCEMENT DATE	Close of Escrow
LEASE EXPIRATION DATE	20-Years from Close of Escrow
TERM REMAINING ON LEASE	Twenty (20) Years
INCREASES	1.5% Annually
OPTIONS TO RENEW	(4) 5-Year Options

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Year 1	\$540,000.00	\$45,000.00
Year 2	\$548,100.00	\$45,675.00
Year 3	\$556,321.50	\$46,360.13
Year 4	\$564,666.32	\$47,055.53
Year 5	\$573,136.32	\$47,761.36
Year 6	\$581,733.36	\$48,477.78
Year 7	\$590,459.36	\$49,204.95
Year 8	\$599,316.25	\$49,943.02
Year 9	\$608,306.00	\$50,692.17
Year 10	\$617,430.59	\$51,452.55
Year 11	\$626,692.05	\$52,224.34
Year 12	\$636,092.43	\$53,007.70
Year 13	\$645,633.81	\$53,802.82
Year 14	\$655,318.32	\$54,609.86
Year 15	\$665,148.09	\$55,429.01
Year 16	\$675,125.32	\$56,260.44
Year 17	\$685,252.20	\$57,104.35
Year 18	\$695,530.98	\$57,960.91
Year 19	\$705,963.94	\$58,830.33
Year 20	\$716,553.40	\$59,712.78

BASE RENT		\$540,000.00
NET OPERATING INCOME		\$540,000.00
TOTAL RETURN YR-1	6.50%	\$540,000.00

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TENANT OVERVIEW



THE GODDARD SCHOOL

For more than 30 years, Goddard Systems, Inc. (GSI), the franchisor of The Goddard School, has been the acknowledged leader in childcare. As the largest franchised preschool system, The Goddard School currently licenses more than 525 schools that serve more than 70,000 students in 38 states.

The Goddard School's comprehensive, play-based F.L.EX.® Learning Program (Fun Learning Experience), which is developed by early childhood education experts, provides the best childhood preparation for social and academic success. This course of study has earned Advanced Corporation Accreditation and Middle States Corporate Accreditation for creating policies, programs and standards that help franchised locations meet high standards in early learning, child development and childcare.

The Goddard School has been consistently named the top-ranked education franchise in the Franchise Times Top 200 list and number one in franchisee satisfaction by Franchise Business Review, a third-party market research firm that provides rankings for franchise companies based solely on actual franchisee satisfaction and performance. Goddard Systems, Inc. (GSI), the franchisor of The Goddard School, is consistently named one of the top childcare franchises in the United States by Entrepreneur magazine and one of the Top 200 Franchise Systems (in world-wide sales) by Franchise Times.



PROPERTY NAME	The Goddard School
PROPERTY ADDRESS	1316 North Arlington Heights Road Arlington Heights (Chicago), IL 60004
PROPERTY TYPE	Child Care
OWNERSHIP	Private
NO. OF LOCATIONS	525+
HEADQUARTERED	King of Prussia, PA
WEBSITE	www.GoddardSchool.com
YEARS IN THE BUSINESS	Since 1988

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

The subject property is a newly constructed Goddard School located in Arlington Heights (Chicago), IL. The brand new 20-year absolute NNN lease includes 1.5% annual rental increases in the primary term and in the (4) five-year option periods. The property is strategically located in a dense retail and residential corridor. This top performing location has over 323,000 residents within the 5-mile trade area with an average household income exceeding \$123,000.

With over 127,000 households in a 5-mile population, there is a very large need for quality schools present in the immediate vicinity. The Goddard School gives families a great opportunity for their child's early education needs as well as an alternative option from the other elementary schools that existed prior to The Goddard School recently opening.

To further bolster this location, the Chicago Bears recently signed a purchase agreement to acquire the Arlington International Racecourse for \$197,000,000. That property is approximately 2.5 miles away from the subject property. This news has generated a lot of excitement for landowners and developers throughout the state as this will bring about a tremendous amount of new developments and money invested into the community.

National retailers in the immediate vicinity include Target, Dunkin' Donuts, Olive Garden, Chili's, Ross, Marshalls, Tuesday Morning, Dick's, LA Fitness, Best Buy, Walgreens, and many more. This is an excellent opportunity for an investor to purchase a stable, long term investment with zero landlord responsibility.



INVESTMENT HIGHLIGHTS

- 20-Year Absolute NNN Lease w/ 1.5% Annual Increases
- New 2020 Construction - Top Performing Location
- Dense Infill Location w/ 323,000 Residents in 5-Miles
- Average Household Income Exceeds \$123,000 (5-Mile Radius)
- Arlington Heights is the 2nd Largest City in the Chicago MSA
- Chicago Bears are Under Contract to Purchase the Arlington International Racecourse approx. 2.5 Miles Away from Subject Property



SUBJECT PROPERTY



Northpoint Shopping Mall

Jewel-Osco
ROSS DRESS FOR LESS
Marshall's
Tuesday Morning

Olive Garden
ITALIAN CUISINE

FLOOR DECOR &

Pepperoni's

DUNKIN'

John Hersey High School

TONY'S
Fresh Market

Town & Country Center
LA FITNESS
BEST BUY
EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
Walgreens
SALLY BEAUTY **JO-ANN** STORES INC.

North Arlington Pediatrics

Thomas Middle School

Green Slopes Park

The Orchard

TARGET

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

320,000 Residents
Within 5-Miles of
Subject Property

WOMANCARE

KinderCare
LEARNING CENTERS

N Arlington Heights Rd

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SUBJECT PROPERTY



Downtown Chicago

The Orchard

Thomas Middle School

THE GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

SAINT JAMES PARISH
ARLINGTON HEIGHTS

SAINT JAMES SCHOOL
FAITH • EXCELLENCE • LEADERSHIP • SERVICE

UNIVERSITY OF ILLINOIS
EXTENSION

Arlington Heights Fire Department

Our Saviour's Lutheran Church

N Arlington Heights Rd

WOMANCARE

KinderCare
LEARNING CENTERS

320,000 Residents
Within 5-Miles of
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SUBJECT PROPERTY



ACTUAL SITE

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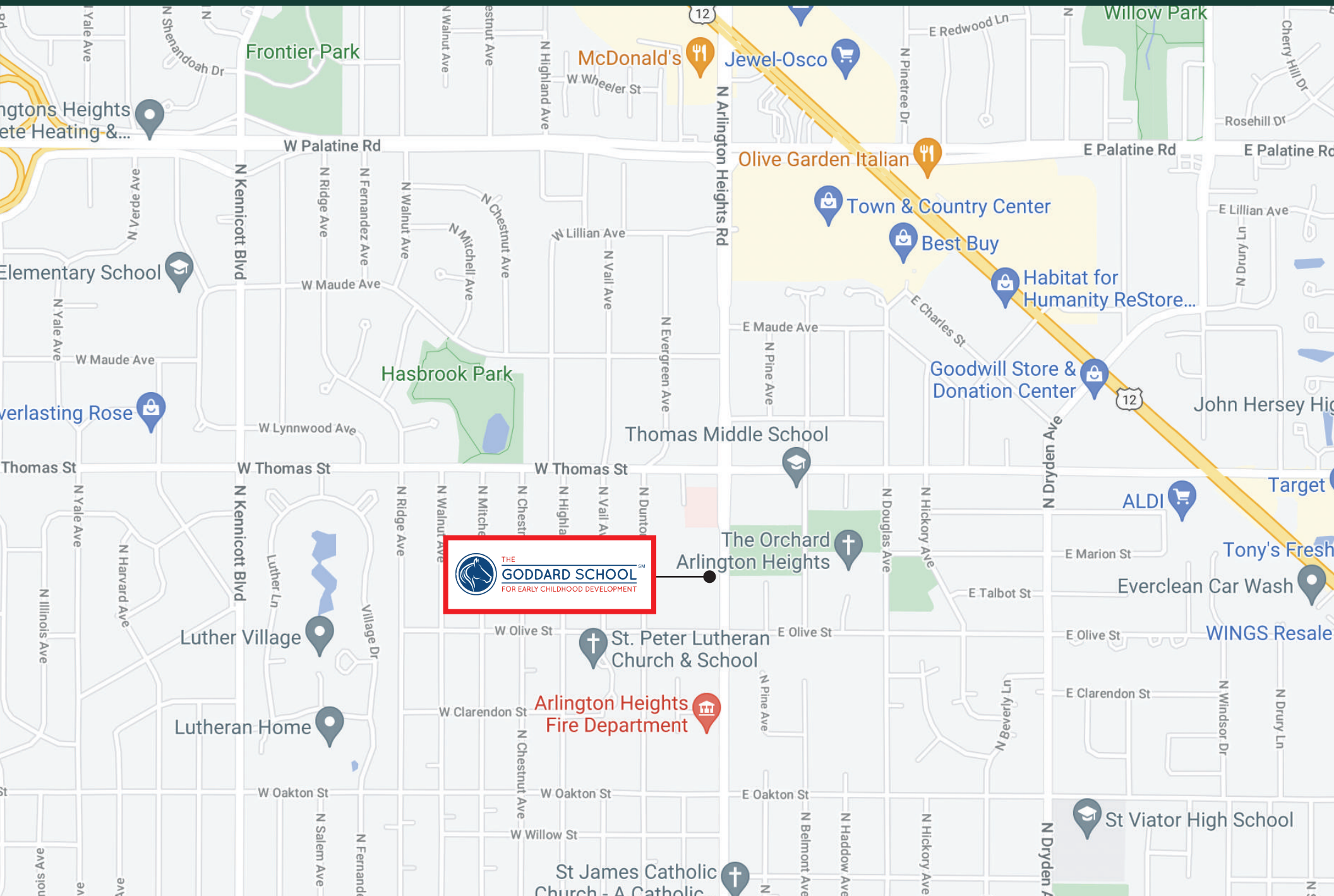
SUBJECT PROPERTY



ACTUAL SITE

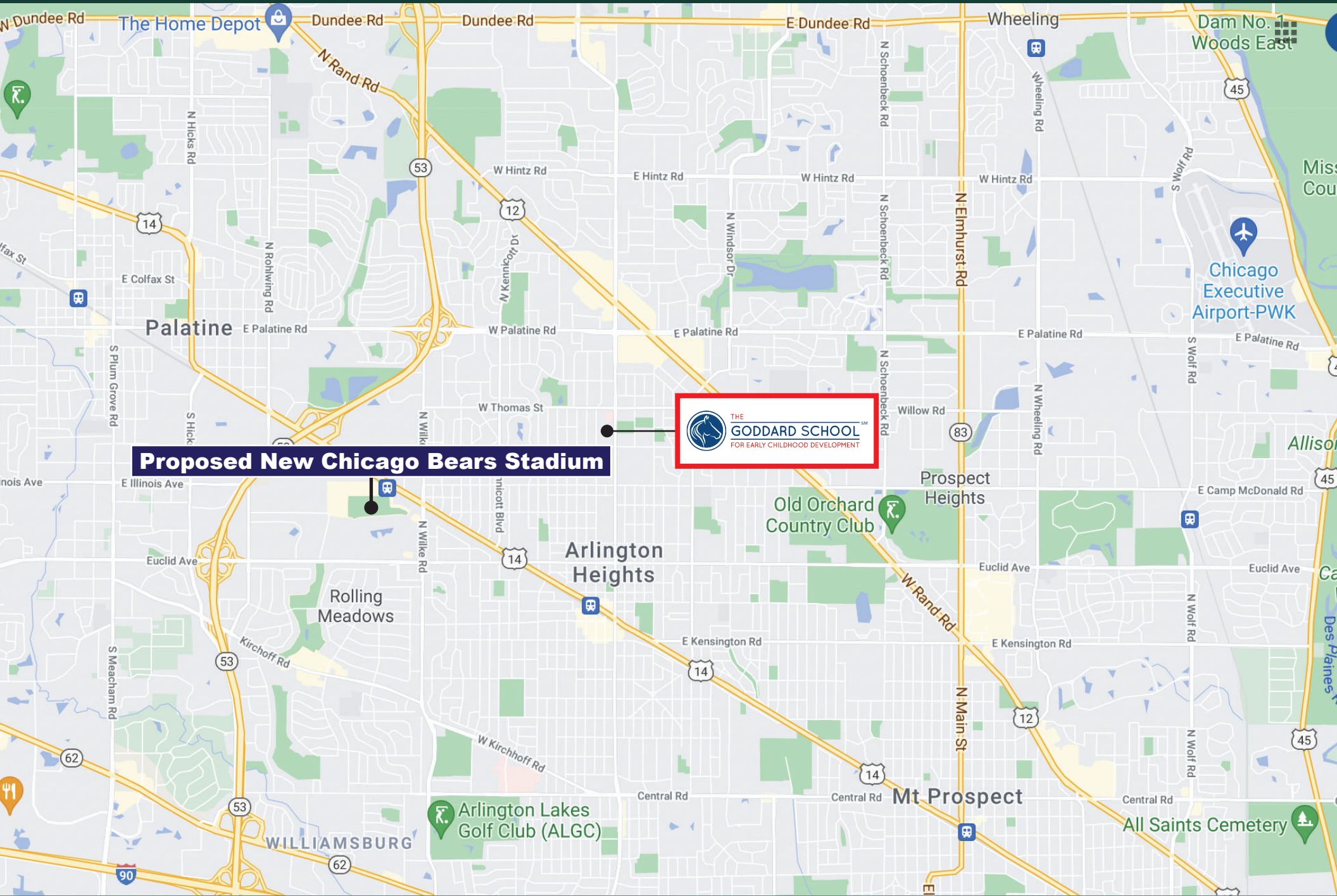
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

CHICAGO, ILLINOIS

Chicago is the most populous city in the U.S. state of Illinois, and the third most populous city in the United States. With an estimated population of 2,693,976 in 2019, it is also the most populous city in the Midwestern United States and the fifth most populous city in North America. Chicago is the county seat of Cook County, the second most populous county in the U.S., while a small portion of the city's O'Hare Airport also extends into DuPage County. Chicago is the principal city of the Chicago metropolitan area, defined as either the U.S. Census Bureau's Metropolitan Statistical Area (9.4 million people) or the Combined Statistical Area (almost 10 million residents), often called Chicagoland. It constitutes the third most populous urban area in the United States after New York City and Los Angeles.

Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. It is the site of the creation of the first standardized futures contracts, issued by the Chicago Board of Trade, which today is part of the largest and most diverse derivatives market in the world, generating 20% of all volume in commodities and financial futures alone. O'Hare International Airport is routinely ranked among the world's top six busiest airports according to tracked data by the Airports Council International. The region also has the largest number of federal highways and is the nation's railroad hub. The Chicago area has one of the highest gross domestic products (GDP) in the world, generating \$689 billion in 2018. The economy of Chicago is diverse, with no single industry employing more than 14% of the workforce. It is home to several Fortune 500 companies, including Allstate, Boeing, Caterpillar, Exelon, Kraft Heinz, McDonald's, Mondelez International, Sears, United Airlines Holdings, US Foods, and Walgreens.

Chicago's 58 million tourist visitors in 2018 set a new record, and Chicago has been voted the best large city in the U.S. for four years in a row by Condé Nast Traveler. The city was ranked first in the 2018 Time Out City Life Index, a global urban quality of life survey of 15,000 people in 32 cities. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, Grant Park, the Museum of Science and Industry, and Lincoln Park Zoo. Chicago is also home to the Barack Obama Presidential Center being built in Hyde Park on the city's South Side. Chicago's culture includes the visual arts, literature, film, theatre, comedy (especially improvisational comedy), food, and music, particularly jazz, blues, soul, hip-hop, gospel,[29] and electronic dance music including house music. Of the area's many colleges and universities, the University of Chicago, Northwestern University, and the University of Illinois at Chicago are classified as "highest research" doctoral universities. Chicago has professional sports teams in each of the major professional leagues, including two Major League Baseball teams.



Chicago is the 3rd Largest

MSA in the United States with over 9.4 Million Residents



Ranked #14

in the Nation with a Gross Domestic Product of \$290 Billion



Home to 23 Four-Year Colleges

within Chicago City Limits & 52 Four-Year Colleges within 50-Mile Radius



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DEMOGRAPHIC REPORT

ACTUAL SITE



POPULATION	1 MILE	3 MILES	5 MILES
2022 Estimate	14,052	127,160	321,473
Median Age	46.44	43.88	41.33

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2022 Est. Avg. HH Income	\$153,339	\$128,461	\$121,866
2022 Est. Households	5,417	51,832	127,018

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WERTZ

REAL ESTATE INVESTMENT SERVICES

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