

Property Information

Tenant	The Learning Experience
Location	890 S. Rohlwing Rd., Addison, IL
Property Type	Freestanding, Education
Building Size	10,000 Square Feet
Purchase Price	\$5,267,500
Cap Rate	6.00%

The Learning Experience®, with more than 300 centers operating or under development, is one of the nation’s fastest-growing Academies of Early Education for children ages six weeks to six years old. With a greater national emphasis on educational development during the most crucial years of a child’s growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation.

Addison, IL

Addison is a village in DuPage County and a suburb of Chicago, located just 20 miles west of Chicago’s Central Business District. Inside the metro’s primary beltway, the Village offers incredible access with I-290 to the north, I-294 to the east and I-355 to the west, as well as immediate proximity—five miles—to Chicago’s world renowned O’Hare International Airport, the 6th busiest in the world.

About Tenant in Common

Tenant-in-Common or TIC ownership allows multiple buyers to purchase an undivided percentage of a single piece of property. Each buyer receives their own deed to the property and benefits from all of the income, tax shelters and appreciation it provides. This Millcreek Commercial property has the following characteristics:

- Long-term, partial-guaranteed lease
- Satisfies IRS requirements for 1031 exchanges



Office | 801.899.1943

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Lease Information

Lease Guarantor	TLE Corporate
Minimum Rent	\$322,500
Initial Lease Term	13 Years Remaining
Rent Increases	11% Every 5 Years
Renewal Options	Two 5-year options
Corporate Guarantee	\$750K maximum

Lease Year	Cap Rate
Year 1	6.00%
Year 2	6.00%
Year 3	6.00%
Year 4	6.66%
Year 5	6.66%
Year 6	6.66%
Year 7	6.66%
Year 8	6.66%
Year 9	7.39%
Year 10	7.39%
Year 11	7.39%
Year 12	7.39%
Year 13	7.39%