



**FOR SALE**  
**INVESTMENT**

**OFFERING MEMORANDUM**

**2264 BYRON VIEW DR. SW**  
**BYRON CENTER, MI 49315**

**KEVIN VANHAITSMA**

Vice President

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**ASHLIE KUIPER**

Advisor

616.265.0733 | [akuiper@bradleyco.com](mailto:akuiper@bradleyco.com)



220 Lyon St. NW, Suite 400  
Grand Rapids, MI 49503



2220 64TH STREET SOUTHWEST, BYRON CENTER, MI 49315

SALE

INVESTMENT

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bradley Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bradley Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bradley Company in compliance with all applicable fair housing and equal opportunity laws.

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# PROPERTY INFORMATION

SECTION I

**BRADLEY COMPANY**  
220 Lyon St. NW, Suite 400  
Grand Rapids, MI 49503  
616.254.0005



BRADLEYCO.COM



2220 64TH STREET SOUTHWEST, BYRON CENTER, MI 49315

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**SALE PRICE** \$5,000,000

### PROPERTY OVERVIEW

America's #1 fastest growing child care franchise.

### OFFERING SUMMARY

Building Size:	10,000 SF
Available SF:	10,000 SF
Lot Size:	0.83 Acres
Price / SF:	\$500.00
Cap Rate:	7%
NOI:	\$350,000

### PROPERTY HIGHLIGHTS

- 15-year initial base term lease
- Two 5-year options to extend
- NNN lease type
- 8% rental increases every 5 years
- Brand New Construction- estimated completion December of 2023
- Occupancy began May 1st, 2024

### DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	1,103	7,576	18,640
Total Population	3,144	19,759	49,232
Average HH Income	\$129,905	\$118,779	\$106,155

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## PROPERTY DESCRIPTION

America's #1 fastest growing child care franchise.  
Amazing brand dedicated to making a positive difference in children's lives as they learn and grow.  
Over 600 centers open or under development.  
Proven track record of success.

## LOCATION DESCRIPTION

Located in Byron Center, Michigan.

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## ABOUT THE LEARNING EXPERIENCE

- Their mission is to make a positive difference in the lives of children, families, and communities. They make early education joyful, fun and engaging so children are happy and excited to learn.
- The Learning Experience franchise is the fastest growing Academy of Early Education in the Nation.
- The Learning experience is constantly expanding and looking for more places to grow. There are over 600 centers open or under development.
- Becoming a TLE franchise owner is not only a smart move but it is a safe one. This company has demonstrated success and lasting growth. Early childhood education has grown dramatically over the past years.
- The learning experience franchise is constantly evolving and a fully supported business.
- Positively impacting the lives of children throughout the country
- A unique model of real estate compared to other industries. These properties are strategically chosen cities and locations.

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# FINANCIAL ANALYSIS

SECTION 2





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## INVESTMENT OVERVIEW

Price	\$5,000,000
Price per SF	\$500
CAP Rate	7%

## OPERATING DATA

Net Operating Income	\$350,000
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## FINANCING DATA

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**g) Initial Term Base Rent:**

Year	Rent Sq Ft	Annual Rent	Monthly	Increase
1	*\$35.00	*\$350,000.00	*\$29,166.67	*0.00%
2	\$35.00	\$350,000.00	\$29,166.67	0.00%
3	\$35.00	\$350,000.00	\$29,166.67	0.00%
4	\$35.00	\$350,000.00	\$29,166.67	0.00%
5	\$35.00	\$350,000.00	\$29,166.67	0.00%
6	\$37.80	\$378,000.00	\$31,500.00	8.00%
7	\$37.80	\$378,000.00	\$31,500.00	0.00%
8	\$37.80	\$378,000.00	\$31,500.00	0.00%
9	\$37.80	\$378,000.00	\$31,500.00	0.00%
10	\$37.80	\$378,000.00	\$31,500.00	0.00%
11	\$40.82	\$408,240.00	\$34,020.00	8.00%
12	\$40.82	\$408,240.00	\$34,020.00	0.00%
13	\$40.82	\$408,240.00	\$34,020.00	0.00%
14	\$40.82	\$408,240.00	\$34,020.00	0.00%
15	\$40.82	\$408,240.00	\$34,020.00	0.00%

Subject to Section 3.2

**(h) Option Term Base Rent:**

Year	Rent Sq Ft	Annual Rent	Monthly	Increase
<b>Option Term #1</b>				
16	\$44.09	\$440,899.20	\$36,741.60	8.00%
17	\$44.09	\$440,899.20	\$36,741.60	0.00%
18	\$44.09	\$440,899.20	\$36,741.60	0.00%
19	\$44.09	\$440,899.20	\$36,741.60	0.00%
20	\$44.09	\$440,899.20	\$36,741.60	0.00%
<b>Option Term #2</b>				
21	\$47.62	\$476,171.14	\$39,680.93	8.00%
22	\$47.62	\$476,171.14	\$39,680.93	0.00%
23	\$47.62	\$476,171.14	\$39,680.93	0.00%
24	\$47.62	\$476,171.14	\$39,680.93	0.00%
25	\$47.62	\$476,171.14	\$39,680.93	0.00%

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# LOCATION INFORMATION

SECTION 3

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BRADLEYCO.COM



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## LOCATION DESCRIPTION

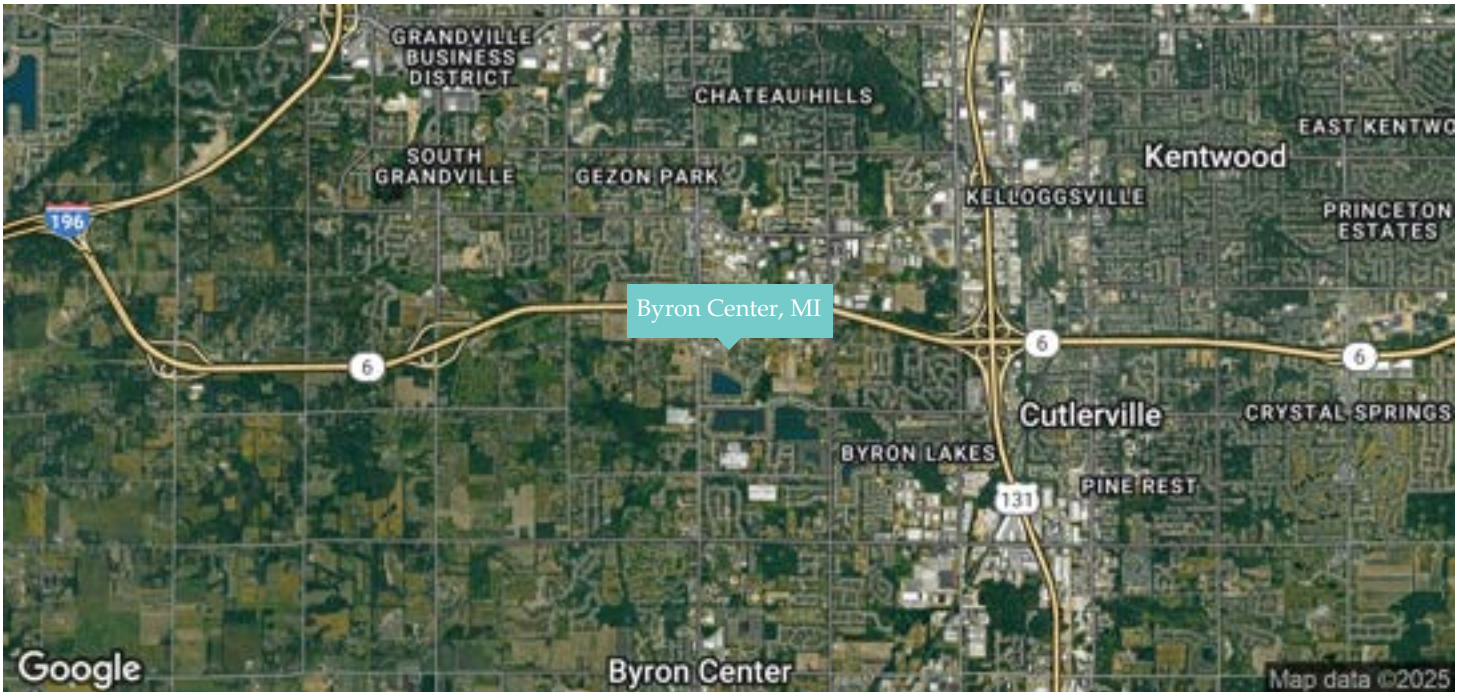
Byron Center, Michigan

## ABOUT BYRON CENTER

Byron Center is a family oriented suburb just south of Grand Rapids with a population of 6,860. It is 25 miles inland from Lake Michigan and 15 minutes from Downtown GR. It is a small, friendly, and welcoming community. There are local businesses surrounding the city and plenty of shopping, entertainment, and dining. This area is perfect for raising a family, starting a business, and filled with outdoor activities. Byron Center is constantly growing and one of the best places to live in Michigan.

## LOCATION DETAILS

County	Kent
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“West Michigan was the ideal location for our cybersecurity research lab. The region’s low cost of doing business, combined with its talented pool of technology workers will make our company more competitive.”

**Brian DeMuth | CEO | GRIMM**

# WELCOME TO WEST MICHIGAN

## HOME TO ONE OF THE FASTEST GROWING ECONOMIES IN THE U.S.

Located between Chicago and Detroit, West Michigan is a growing region of more than 1.5 million people and counting. At its core is the thriving and vibrant city of Grand Rapids, the second largest city in the state.

With a strong business climate and exceptionally high quality of life, it is no surprise businesses and talent are flocking to the region. More than 130 international companies are located here, as well as four of Forbes Largest Private Companies. The region is home to the global headquarters of industry leaders like Amway, Steelcase, Herman Miller, Haworth, BISSELL, Wolverine Worldwide, and more.

There is an energy pulsating from West Michigan that is felt throughout the Midwest. Our business and community leaders have set in motion an unprecedented level of growth and investment, cementing our place as a world-class center for advanced manufacturing, life science and medical devices, food processing, and technology.

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# WEST MICHIGAN BY THE NUMBERS

### 13-COUNTY REGION POPULATION DATA

**1,606,562**  
POPULATION

**36.9**  
MEDIAN AGE

**584,482**  
HOUSEHOLDS

**832,429**  
LABOR FORCE

**85,483**  
COLLEGE ENROLLMENT

DATA SOURCES: Economic Modeling Specialists International (EMSI), US Census Bureau American Community Survey (ACS), Bureau of Labor Statistics Local Area Unemployment Statistics

### COLLEGES & UNIVERSITIES

### ENROLLMENT

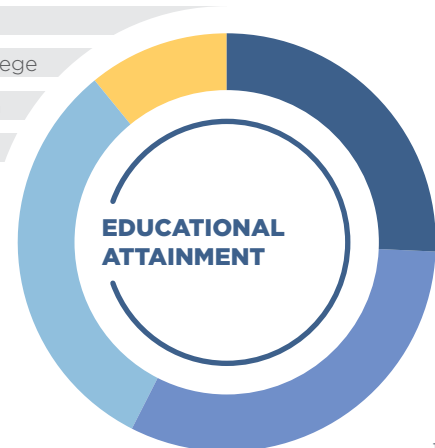
Grand Valley State University	25,049
Grand Rapids Community College	14,269
Ferris State University	13,798
Davenport University - Western Region	7,160
Muskegon Community College	4,311
Calvin College	3,840
Baker College	3,481
Hope College	3,150
Cornerstone University	2,361
Aquinas College	1,716
Montcalm Community College	1,691
Kendall College of Art and Design	1,214
Michigan State University - West	977
Western Michigan University - Grand Rapids	900
Other Area Colleges & Universities	1,566

**Total 85,483**

DATA SOURCE: The Right Place, Inc.

**#1** Top States for Auto Manufacturing Jobs - Michigan  
Bureau of Labor Statistics

- 25.7%** Bachelor's or Higher
- 31.8%** Associate/Some College
- 31.6%** High School Diploma
- 10.9%** Other



### STEM DEGREE COMPLETIONS

### COMPLETIONS

Science (Life & Physical)	1,426
Technology Engineering	659
Mathematics	1,107
Health Sciences	190
<b>Total</b>	<b>3,769</b>

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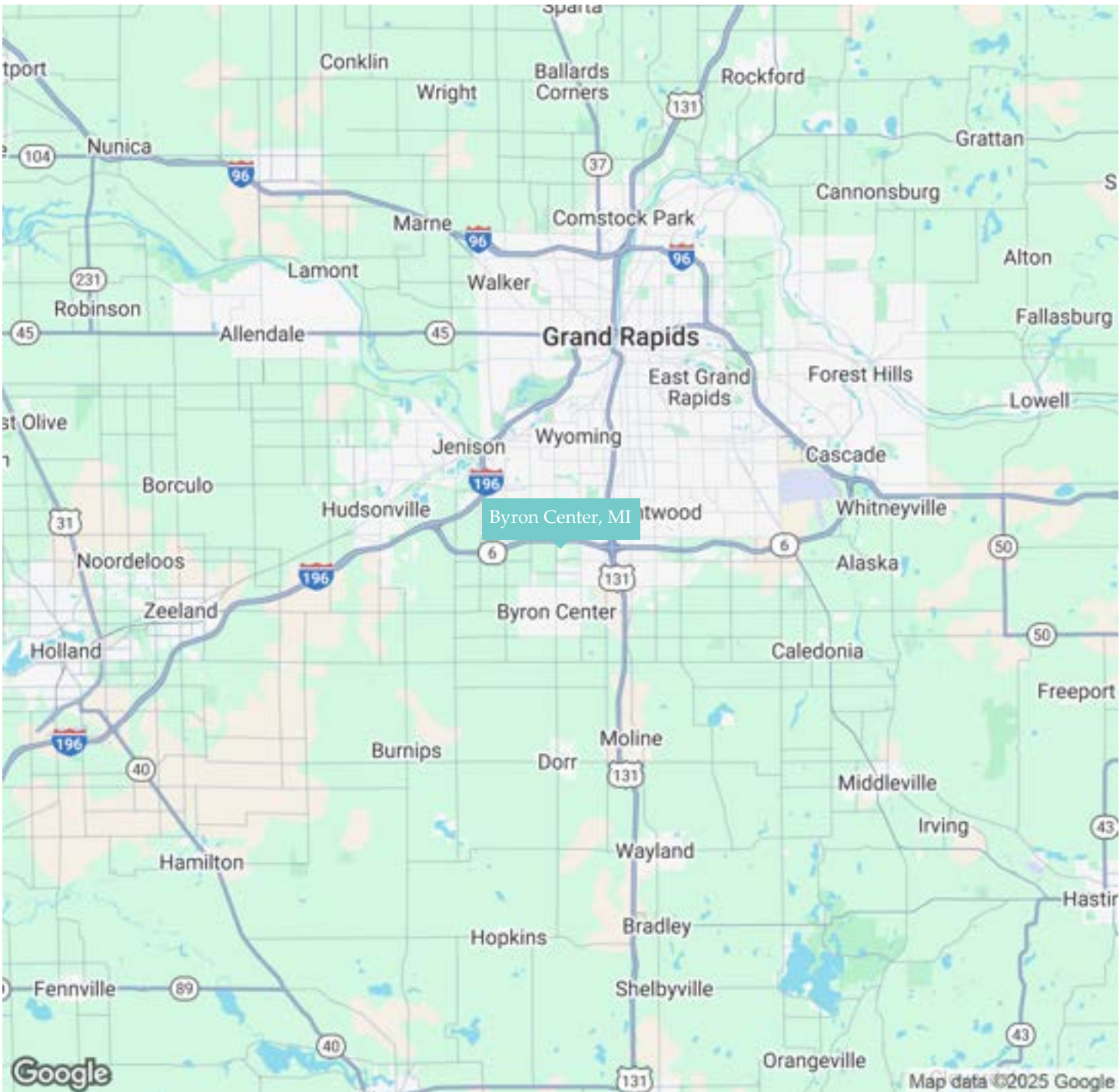
DATA SOURCE: US Census Bureau ACS



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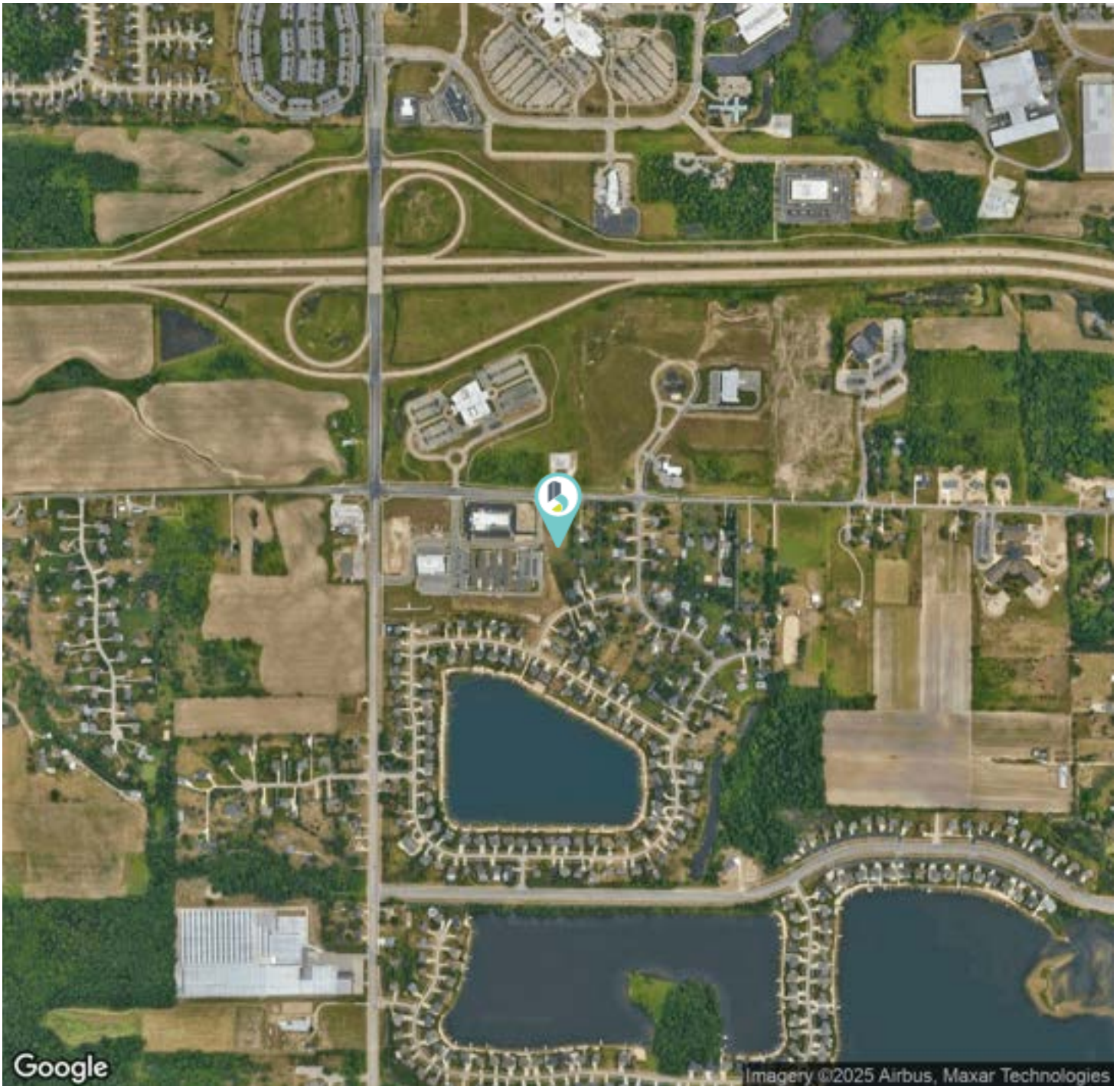
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# MEET YOUR NEIGHBORS

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2264 BYRON VIEW DR. SW



# DEMOGRAPHICS

SECTION 4

BRADLEY COMPANY  
220 Lyon St. NW, Suite 400  
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616.254.0005



BRADLEYCO.COM



# DEMOGRAPHICS MAP & REPORT

2220 64TH STREET SOUTHWEST, BYRON CENTER, MI 49315

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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,144	19,759	49,232
Average Age	41	42	40
Average Age (Male)	39	41	39
Average Age (Female)	42	43	40

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,103	7,576	18,640
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$129,905	\$118,779	\$106,155
Average House Value	\$400,085	\$371,699	\$312,296

Demographics data derived from AlphaMap

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# ADVISOR BIOS

SECTION 5

BRADLEY COMPANY  
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BRADLEYCO.COM



## AFFILIATIONS & MEMBERSHIPS

Commercial Alliance of Realtors, CAR  
Michigan Association of Realtors, MAR  
National Association of Realtors, NAR

## EDUCATION

Bachelors Degree, Double Major in Business  
and Physical Education, Calvin College

## BIOGRAPHY

Kevin VanHaitisma joined Bradley Company as a brokerage advisor in October 2015. In this role, Kevin advises clients in strategic planning, transaction execution for acquisitions and disposition, leasing, and portfolio management throughout the Michigan region. While primarily focused on industrial property, vacant land, and multifamily development, Kevin also helps clients with office, retail, and investment opportunities. He has been awarded the Biggest Office Sale of the Year in 2018, Special Purpose Project/Transaction of the Year in 2021, Land Project of the Year in 2022, and Industrial Project of the Year in 2024 from the Commercial Alliance of Realtors of West Michigan.

Prior to Bradley Company, Kevin worked in the tennis and health club industry for 10 years as operations manager and tennis manager of the Michigan Athletic Club in Grand Rapids, MI. In 2014, Kevin was awarded "State Member of the Year" for Michigan through the Professional Tennis Registry, and in 2015 the athletic clubs were awarded "Private Tennis Facility of the Year" through the Professional Tennis Registry. He held the highest teaching certifications as PTR Professional in Adult Development, High Performance Juniors, and 10 and under juniors.

Kevin has been married to his wife Rachel since 2011 and has three sons, Caleb, Bruce, and August. In his free time, Kevin enjoys spending time with family, playing golf, tennis, traveling, and fishing with his boys. One of the highlights of his traveling including watching Federer play on Center Court at both the US Open and Wimbledon.

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## AFFILIATIONS & MEMBERSHIPS

Commercial Alliance of Realtors, CAR  
Commercial Real Estate Women Network,  
CREW

## EDUCATION

Arizona State University  
Grand Canyon University - Bachelor of Science  
in Marketing

## BIOGRAPHY

Ashlie began her career in Commercial Real Estate in 2021 and joined the Bradley team in 2022. She has experience with office and development projects, as well as property management. She is a project assistant, and property manager while helping in managing five different LLC's for her dad and his partners.

Born and raised in East Grand Rapids, Ashlie wanted to start a new chapter right after high school and venture out to the west coast to attend Arizona State University. After living in Scottsdale for almost 6 years, she missed the Midwest dearly and could not resist the urge to move back home closer to family and friends. Given her passion for real estate and growing up surrounded by entrepreneurship and sales with her Dad being an architect and developer, she decided to pursue commercial real estate. As a real estate agent, she strives to build her business upon communication, dedication and transparency. From her own personal experiences as a working professional, she's learned discipline, resilience, and possesses an unwavering work ethic.

## CLIENTS REPRESENTED

- Harbor 31, LLC
- Voyage Benefits
- Henrickson Architecture
- Ruff K9

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BRADLEYCO.COM

# ABOUT BRADLEY COMPANY



## **MIDWEST EXPERTS • ENTREPRENEURIAL • RESULTS-DRIVEN PARTNERS**

Since 1978, Bradley Company has been providing innovative real estate services that support the alignment of our client's asset requirements with their strategic business objectives. Our full-service approach ensures that every client's experience with Bradley Company is outstanding from beginning to end.

With a seasoned and talented team of solution-driven, real estate professionals serving the Midwest region, we are committed to, and actively invest in, the growth and prosperity of the communities in which we live and work. Our expertise in all sectors of the market allows us to create an environment that solves problems and strengthens relationships. Trust, loyalty and responsibility are at the heart of everything we do.

Bradley Company offers a wide range of services such as commercial and multifamily housing management, commercial brokerage services, real estate tax consulting, maintenance services, project and facilities management, research services, corporate services, and strategic planning. Our experienced team currently manages over 11 million square feet of commercial property, and over 4,400 Luxury, Affordable, Tax Credit, Seniors Housing, and Student Housing units.

# ABOUT BRADLEY COMPANY



## BROKERAGE

Over 70 sales professionals in 7 offices



## MULTI-HOUSING MANAGEMENT

Over 4,400 units under management including: luxury, market rate, affordable, tax credit, senior, and student housing



## COMMERCIAL & FACILITY MANAGEMENT

11± million square feet managed



## REAL ESTATE TAX CONSULTING

Over \$6 million saved in tax liabilities since 2010

NEARLY  
**\$1 BILLION**

VALUE OF BROKERAGE  
TRANSACTIONS SINCE 2015

**300+**

PROFESSIONALS

**40+**

YEARS IN BUSINESS

## OFFICE LOCATIONS





# THE LEARNING EXPERIENCE

Academy of Early Education

