THE LEARNING EXPERIENCE

Pearland, TX

Long Term Net Lease | Inflation Hedge | No State Income Tax State

SUMMIT RE

THE LEARNING EXPERIENCE

3547 McHard Rd
Pearland, TX 77581

OFFERING SUMMARY

Price	$3,450,000
Cap Rate	8.51%
Net Operating Income	$293,426
Year Built	2017
Gross Leasable Area	10,000 SF
Lot Size	1.59 Acres

ANNUALIZED OPERATING DATA

Year(s)	Commencement	Annual	Increase
1-5	03/27/2017	$242,499	-
6-10	04/01/2022	$266,750	10.00%
11-16	04/01/2027	$293,426	10.00%
Option 1: 17-21	04/01/2033	$322,770	10.00%
Option 2: 22-26	04/01/2038	$355,048	10.00%
NET OPERATING INCOME		$293,426	

LEASE SUMMARY

Lease Term	16 Years
Lease Commencement	03/27/2017
Lease Expiration	03/31/2033
Remaining Term	7 Years
Lease Type	NN
Roof & Structure	Landlord
Increases	10% Every Five Years
Options	2 x 5 Years

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL**

JACKSON BREWER
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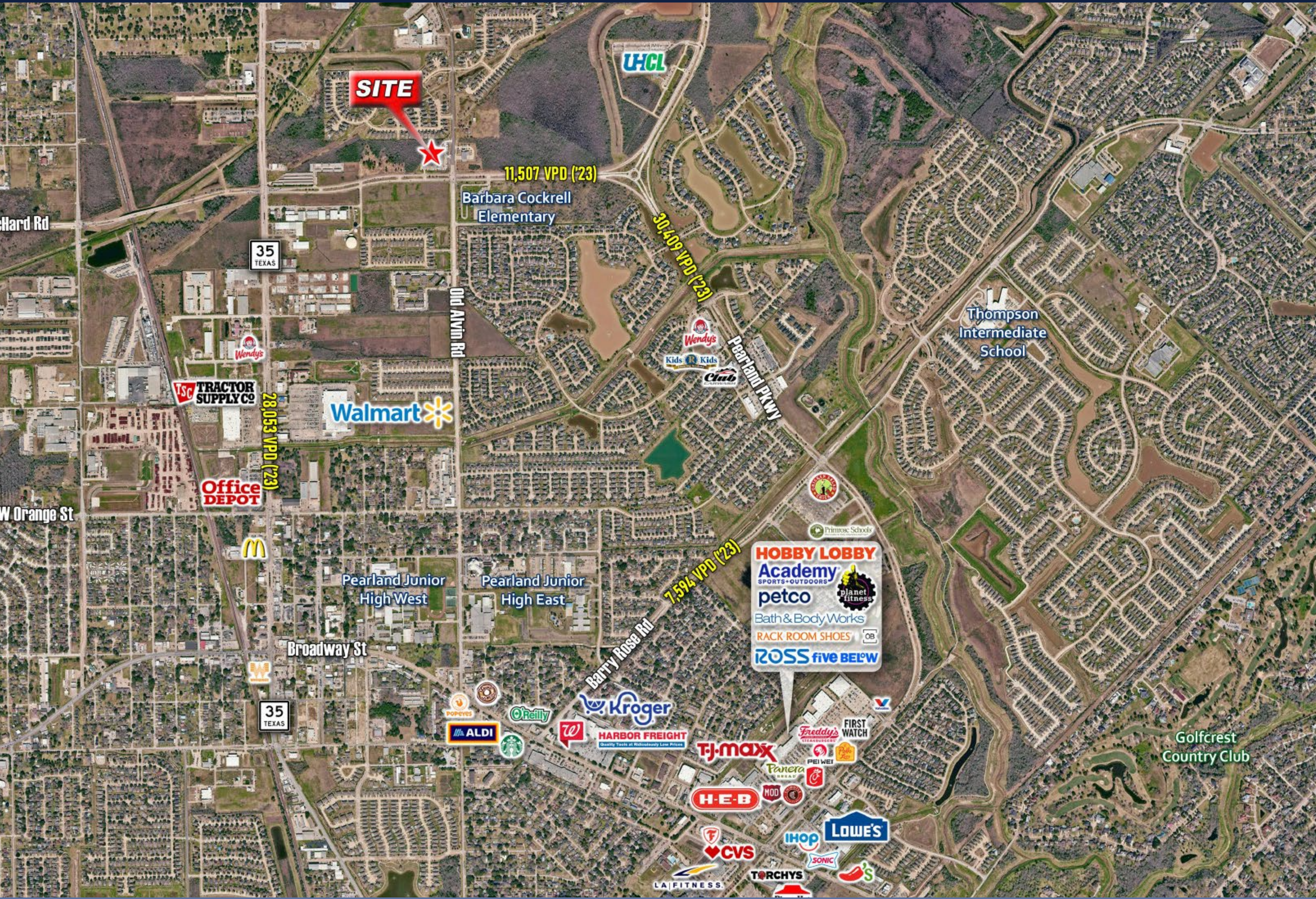
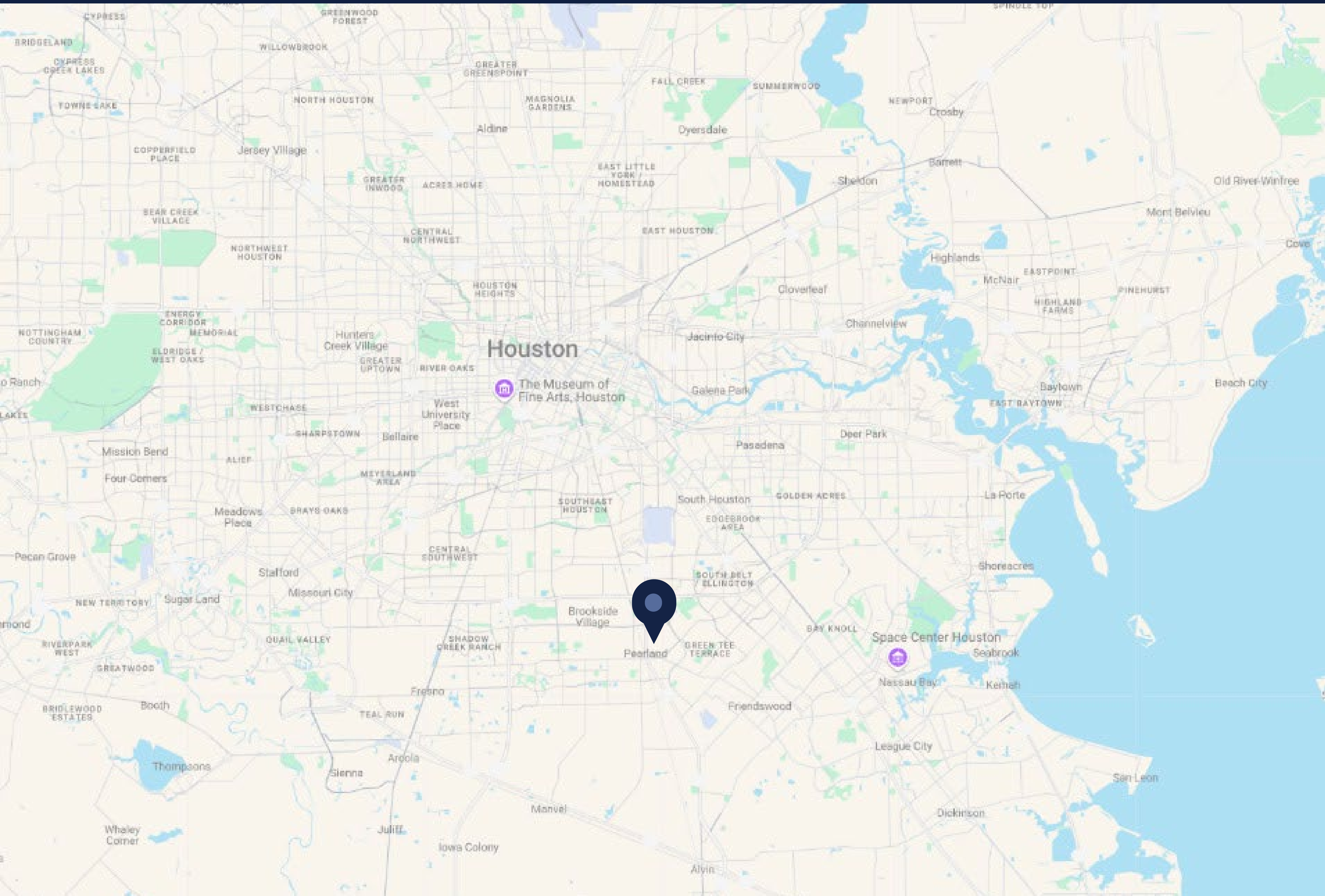
The Learning Experience is an early learning and childcare company with over 250 franchises across the United States. Based in Florida, The Learning Experience was founded in 2001 by CEO Richard Weissman and his family. The company combines child care and early childhood prekindergarten education for children between the ages of six weeks and six years. Programs include philanthropy, yoga, foreign language lessons, in addition to basic math, science and language skills. The Learning Experience develops its own curriculum which incorporates advanced technology used across all locations, and the locations themselves include playrooms designed to look like a small town.

COMPANY SUMMARY

Company	The Learning Experience
Ownership	Private
Number of Locations	600+ Locations
Years in Business	22 Years
Headquarters	Deerfield Beach, FL
Website	www.thelearningexperience.com

- **Long Term Net Lease** | 7+ Years on primary term with minimal landlord responsibilities
- **Inflation Hedge** | 10% Rent increases every 5 years
- **No State Income Tax State** | Texas is a no state income tax state
- **Established Location** | TLE has been operating at this location since 2017 with strong occupancy rates
- **Corporate Indemnification** | Both parties indemnify for breaches under the lease obligations
- **Outstanding Demographics** | $157,735 average household income in 1-mile radius
- **Dense Population** | Over 205,000 residents in a 5-mile radius
- **Strategically Located** | Adjacent to Barbara Cockrell Elementary


SITE
UHCL
11,507 VPD ('23)
Barbara Cockrell Elementary
35 TEXAS
30,409 VPD ('23)
Old Alvin Rd
Pearland Pkwy
Wendy's
Kids R Kids
Club Carwash
Thompson Intermediate School
TSC TRACTOR SUPPLY CO
Walmart
28,053 VPD ('23)
Office DEPOT
W Orange St
Primrose Schools
HOBBY LOBBY
Academy SPORTS + OUTDOORS
planet fitness
petco
Bath & Body Works
RACK ROOM SHOES
ROSS
five BELOW
7,594 VPD ('23)
Pearland Junior High West
Pearland Junior High East
Barry Rose Rd
Broadway St
35 TEXAS
Popeyes
O'Reilly
ALDI
Kroger
HARBOR FREIGHT
T.J.maxx
Freddy's
FIRST WATCH
Panera BREAD
PEI WEI
H-E-B
MOD
CVS
IHOP
LOWE'S
SONIC
TORCHYS
LA FITNESS
Golfcrest Country Club


CYPRESS
GREENWOOD FOREST
BRIDGELAND
WILLOWBROOK
CYPRESS CREEK LAKES
GREATER GREENSPOINT
FALL CREEK
SUMMERWOOD
TOWNE LAKE
NORTH HOUSTON
MAGNOLIA GARDENS
NEWPORT
Crosby
Aldine
Dyersdale
COPPERFIELD PLACE
Jersey Village
EAST LITTLE YORK / HOMESTEAD
Barrett
GREATER INWOOD
ACRES HOME
Sheldon
Old River-Winfree
BEAR CREEK VILLAGE
Mont Belvieu
CENTRAL NORTHWEST
EAST HOUSTON
NORTHWEST HOUSTON
Cove
Highlands
EASTPOINT
HOUSTON HEIGHTS
McNair
Cloverleaf
PINEHURST
HIGHLAND FARMS
ENERGY CORRIDOR
MEMORIAL
Channelview
NOTTINGHAM COUNTRY
Hunters Creek Village
Jacinto City
Houston
ELDRIDGE / WEST OAKS
GREATER UPTOWN
RIVER OAKS
The Museum of Fine Arts, Houston
Baytown
Beach City
Galena Park
West University Place
EAST BAYTOWN
WESTCHASE
SHARPSTOWN
Bellaire
Deer Park
Pasadena
Mission Bend
ALIEF
Four Corners
MEYERLAND AREA
La Porte
SOUTHEAST HOUSTON
South Houston
GOLDEN ACRES
Meadows Place
BRAYS OAKS
EDGEBROOK AREA
Pecan Grove
CENTRAL SOUTHWEST
Stafford
Shoreacres
SOUTH BELT / ELLINGTON
Missouri City
NEW TERRITORY
Sugar Land
Brookside Village
BAY KNOLL
Space Center Houston
RIVERPARK WEST
QUAIL VALLEY
SHADOW CREEK RANCH
Pearland
GREEN TEE TERRACE
Seabrook
GREATWOOD
Nassau Bay
Kemah
Fresno
BRIDLEWOOD ESTATES
Booth
TEAL RUN
Friendswood
League City
Thompsons
Arcola
Sienna
San Leon
Manvel
Dickinson
Whaley Corner
Juliff
Iowa Colony
Alvin

HOUSTON, TX

1st
Most-Populous City in the State of Texas

3rd
Best Global Cities of the Future
(Financial Times, 2020)

4th
Most-Populous City in the United States

7th
Largest Metro Economy in the United States

OVERVIEW

The Houston region is made up of 12 unique counties, and the region's geographic location makes it easy to move both goods and people around the globe. Houston's strategic, central location, coupled with the infrastructure of four of the country's largest ports, two international airports, and major highway and rail service, make this a dynamic hub for a large cross-section of industries. As these industries digitize, Houston is a hotbed of rapid technological development thanks to access to customers and expertise.

Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Only New York City is home to more Fortune 500 companies. The city is also home to the Texas Medical Center, the world's largest concentration of health care and research institutions, and NASA's Johnson Space Center. The Port of Houston ranks first in the U.S. in international waterborne tonnage handled and second in total cargo tonnage handled.

Houston is ranked third in the entire world in the Financial Times Cities of the Future global rankings. Houston secures the third spot for being "a reputable talent hub," boasting five of the world's Top 500 universities and placing second in the world in business expansion, with 53 new projects between 2015 and 2020. Houston has many cultural institutions and exhibits, which attract more than 7 million visitors a year to the Houston Museum District. The U.S. Bureau of Economic Analysis (BEA) estimates Houston's gross domestic product (GDP) at $512.2 billion in 2019, ranking it as the nation's seventh-largest metro economy. The Houston region has a GDP greater than 37 states and accounts for 27.8 percent of Texas' GDP. Once predominantly oil-and-gas focused, today Houston is a diverse, vibrant metro with a dynamic quality of life and a variety of growing industries.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	5,643	79,148	205,488
2024 Population	5,498	78,619	205,855
2028 Population Projection	6,045	82,901	216,420
Annual Growth 2024-2028	2.00%	1.10%	1.00%
Median Age	35.9	35.6	35.1
Bachelor's Degree or Higher	48%	27%	25%
U.S. Armed Forces	2	16	76
POPULATION BY RACE			
White	2,433	26,319	65,117
Black	562	10,453	38,060
American Indian/Alaskan Native	12	778	2,144
Asian	843	7,364	18,146
Hawaiian & Pacific Islander	5	42	125
Two or More Races	1,643	33,663	82,263
Hispanic Origin	1,834	39,554	96,855
HOUSING			
Median Home Value	$346,450	$241,128	$235,967
Median Year Built	2,004	1,997	1,992

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	1,747	25,460	68,268
2024 Households	1,703	25,190	68,223
2028 Household Projection	1,875	26,627	71,815
Annual Growth 2010-2024	0.50%	0.90%	1.00%
Annual Growth 2024-2028	2.00%	1.10%	1.10%
Owner Occupied	1,622	20,287	47,035
Renter Occupied	253	6,341	24,780
Avg Household Size	3.1	3.1	2.9
Avg Household Vehicles	2	2	2
Total Consumer Spending	$75.8M	$914.3M	$2.3B
INCOME			
Median Household Income	$137,418	$88,389	$75,708
< $25,000	27	2,867	9,794
$25,000 - 50,000	192	3,419	11,711
$50,000 - 75,000	257	4,691	12,361
$75,000 - 100,000	141	3,021	8,651
$100,000 - 125,000	158	3,368	7,863
$125,000 - 150,000	153	1,978	5,263
$150,000 - 200,000	335	2,967	6,554
$200,000+	439	2,879	6,025

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by th e seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Exclusively Listed

SUMMIT RE

SummitRE.io

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