THE LEARNING EXPERIENCE®

OFFERED FOR SALE
$4,467,000
7.50% CAP

3640 SW ARBORIDGE DR | LEE'S SUMMIT, MO (KANSAS CITY MSA)

CONFIDENTIAL OFFERING MEMORANDUM

Atlantic
CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of The Learning Experience in Lee's Summit, MO. The Learning Experience has over 13.5 years of lease term remaining with 8% increases every 5 years and two (2) five (5) year option periods. The asset is extremely well-situated for The Learning Experience, with nearby demographics and development projects that should provide an immediate customer base.

RENT SCHEDULE	TERM	ANNUAL RENT	RETURN
Year 1 - 5	12/4/2024 - 12/31/2029	$335,000	7.50%
Year 6 - 10	1/1/2030 - 12/31/2034	$361,800	8.10%
Year 11 - 15	1/1/2035 - 12/31/2039	$390,744	8.75%
Year 16 - 20 (Option 1)	1/1/2040 - 12/31/2044	$422,003	9.45%
Year 21 - 25 (Option 2)	1/1/2045 - 12/31/2049	$455,764	10.20%

NOI	$335,000
CAP	7.50%
PRICE	$4,467,000

ASSET SNAPSHOT

Tenant Name	The Learning Experience
Guarantor	The Learning Experience Corp. (Corporate)
Address	3640 SW Arboridge Dr, Lee's Summit, MO 64082
Building Size (GLA)	10,000 SF + 5,000 SF Play Area
Land Size	1.45 AC
Year Renovated	2024
Lease Type	Net
Lease Commencement Date	12/4/2024
Lease Expiration Date	12/31/2039
Remaining Term	13.4 Years
Rental Increases	8% Every 5 Years
Renewal Options	2 X 5
NOI	$335,000

25,250 PEOPLE IN 3 MILE RADIUS

$150,872 AHHI IN 3 MILE RADIUS

10,102 VPD ON U.S. ROUTE 150

INVESTMENT HIGHLIGHTS

LONG TERM LEASE WITH INDUSTRY LEADING TENANT

Tenant has 13.5 years of lease term remaining | 600+ locations | Estimated valuation equal to $448M | Acquired by Harvest Partners PE Firm in 2025

PROVEN SUCCESS WITH INTERNET-RESISTANT BRAND

Estimated system-wide sales exceeding $800M in 2026 | Average sales of approximately $2M per location | Only 1% of stores have closed after opening

HUGE GROWTH INDUSTRY

Day Care industry was valued at $65B in 2024 | Projected to reach $109B by 2033 | 10.8M enrolled in formal child care

TOP RANKED FRANCHISE

#1 Daycare and Early Education Franchise (Franchise Business Review) | #1 Children's Business Franchise (Entrepreneur Magazine) | #43 Franchise 500 Ranking List (Entrepreneur Magazine)

INFLATION HEDGE

Fixed 8% increases every 5 years provide a fixed hedge against inflation and consistent rent growth

ARBORWALK DEVELOPMENT

38 acre development to adhere to market growth | development will consist of class A apartments, senior living, restaurants, & retail

CLOSE PROXIMITY TO 18 ELEMENTARY SCHOOLS

Lee's Summit has 18 elementary schools within its district | Total enrollment of 7,423 students | provides immediate customer base for The Learning Experience

EXCELLENT DEMOGRAPHICS FIT FOR BUSINESS OPERATIONS

Population of 25,000+ and Avg HH of $150,000+ within 3 mile radius | Nearly 40% of households have children under 18 | Ranked #34 for Best Suburb to Raise a Family in Missouri

SITE PLAN

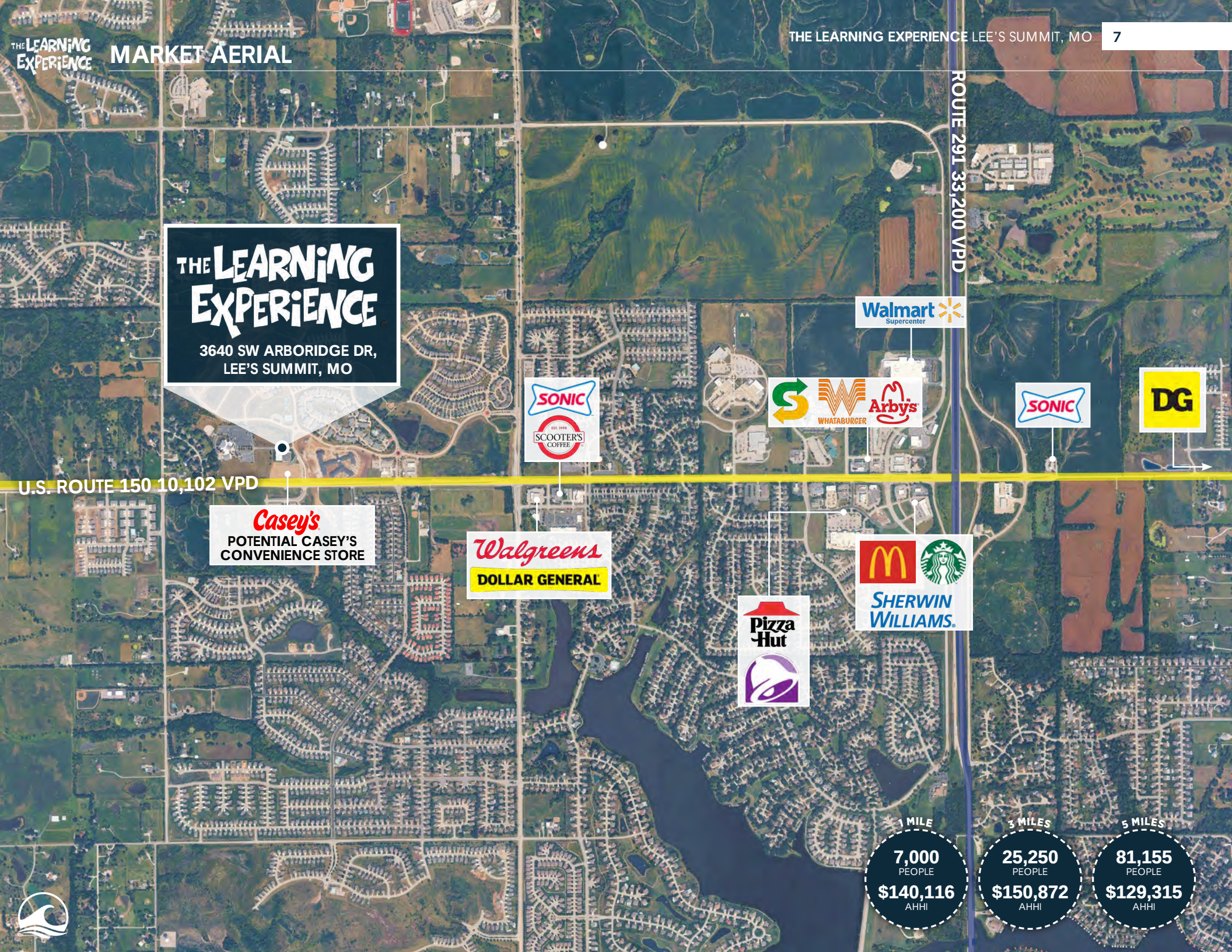
ARBORIDGE DR 1,000 VPD
THE LEARNING EXPERIENCE
10,000 SF + 5,000 SF
PLAY AREA

SOUTHEAST AERIAL

EAST AERIAL

INSPIRED HOMES AT PRYOR RIDGE
$450,000-$815,000
HAWTHORN RIDGE COMMUNITY
$325,000-$750,000
MANOR HOMES OF ARBORWALK APARTMENTS
$1,200-$3,000/MONTH
RAINTREE LAKES & BROOK'S FARM COMMUNITY
$430,000-$550,000
Walmart Supercenter
SONIC
WHATABURGER
Arby's
RAINTREE VILLAGE SENIOR LIVING COMMUNITY
$3,550-$5,990/MONTH
Casey's
POTENTIAL CASEY'S CONVENIENCE STORE
THE LEARNING EXPERIENCE
3640 SW ARBORIDGE DR, LEE'S SUMMIT, MO

MARKET AERIAL



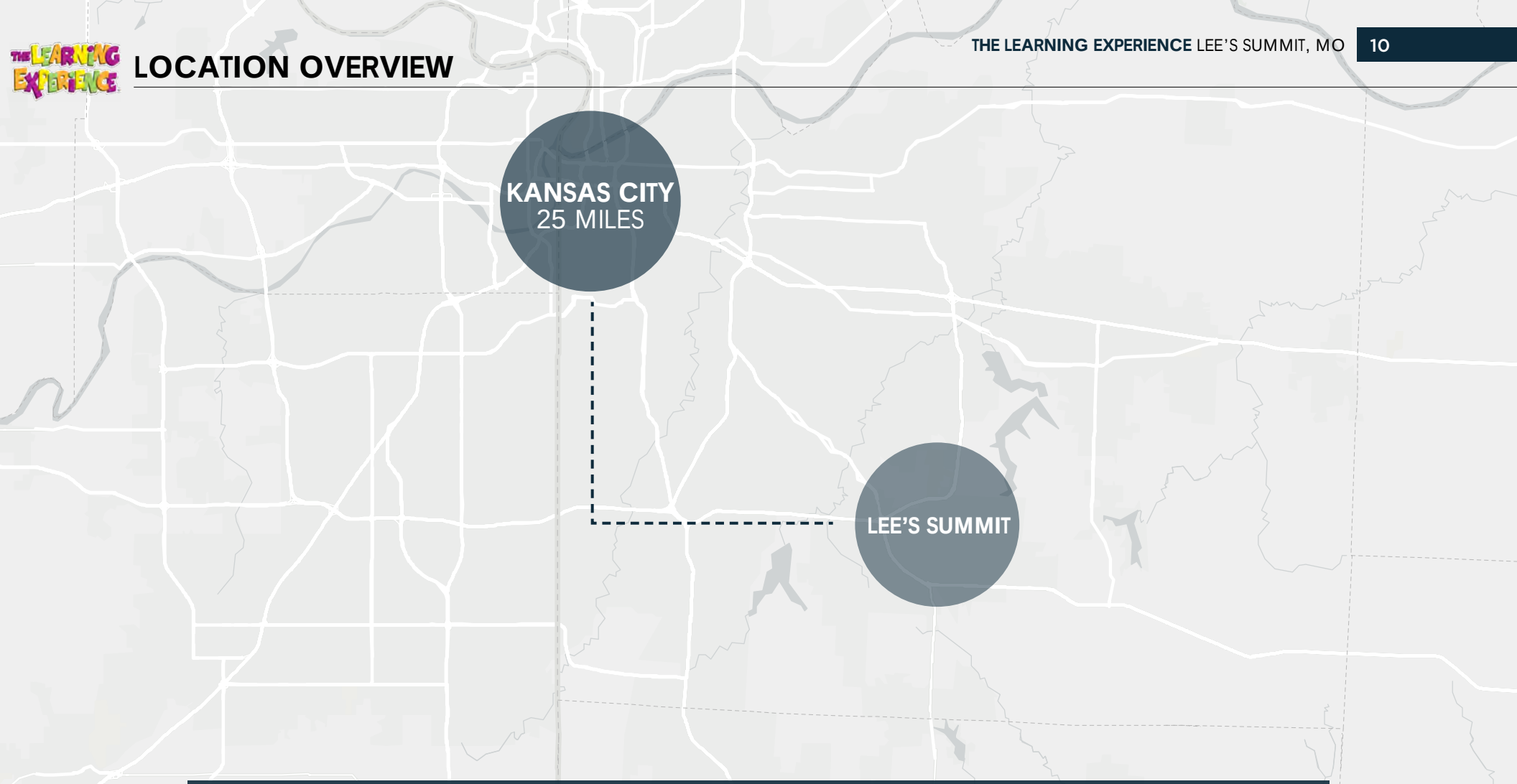
1 MILE	3 MILES	5 MILES
7,000 PEOPLE	25,250 PEOPLE	81,155 PEOPLE
$140,116 AHHI	$150,872 AHHI	$129,315 AHHI

LEE'S SUMMIT SCHOOLS

	SCHOOL	STUDENTS	DISTANCE FROM SITE
1	Cedar Creek Elementary	477	6.7 Miles
2	Greenwood Elementary	326	3.6 Miles
3	Hawthorn Hill Elementary	402	1.8 Miles
4	Hazel Grove Elementary	345	8.0 Miles
5	Highland Park Elementary	444	9.9 Miles
6	Lee's Summit Elementary	217	5.9 Miles
7	Longview Farm Elementary	405	6.2 Miles
8	Mason Elementary	505	15.1 Miles
9	Meadow Lane Elementary	462	7.9 Miles
10	Pleasant Lea Elementary	333	4.3 Miles
11	Prairie View Elementary	601	8.1 Miles
12	Richardson Elementary	432	10.5 Miles
13	Summit Pointe Elementary	541	1.6 Miles
14	Sunset Valley Elementary	304	6.2 Miles
15	Trailridge Elementary	430	1.4 Miles
16	Underwood Elementary	506	9.7 Miles
17	Westview Elementary	274	4.6 Miles
18	Woodland Elementary	419	8.3 Miles

PROPERTY PHOTOS

LOCATION OVERVIEW

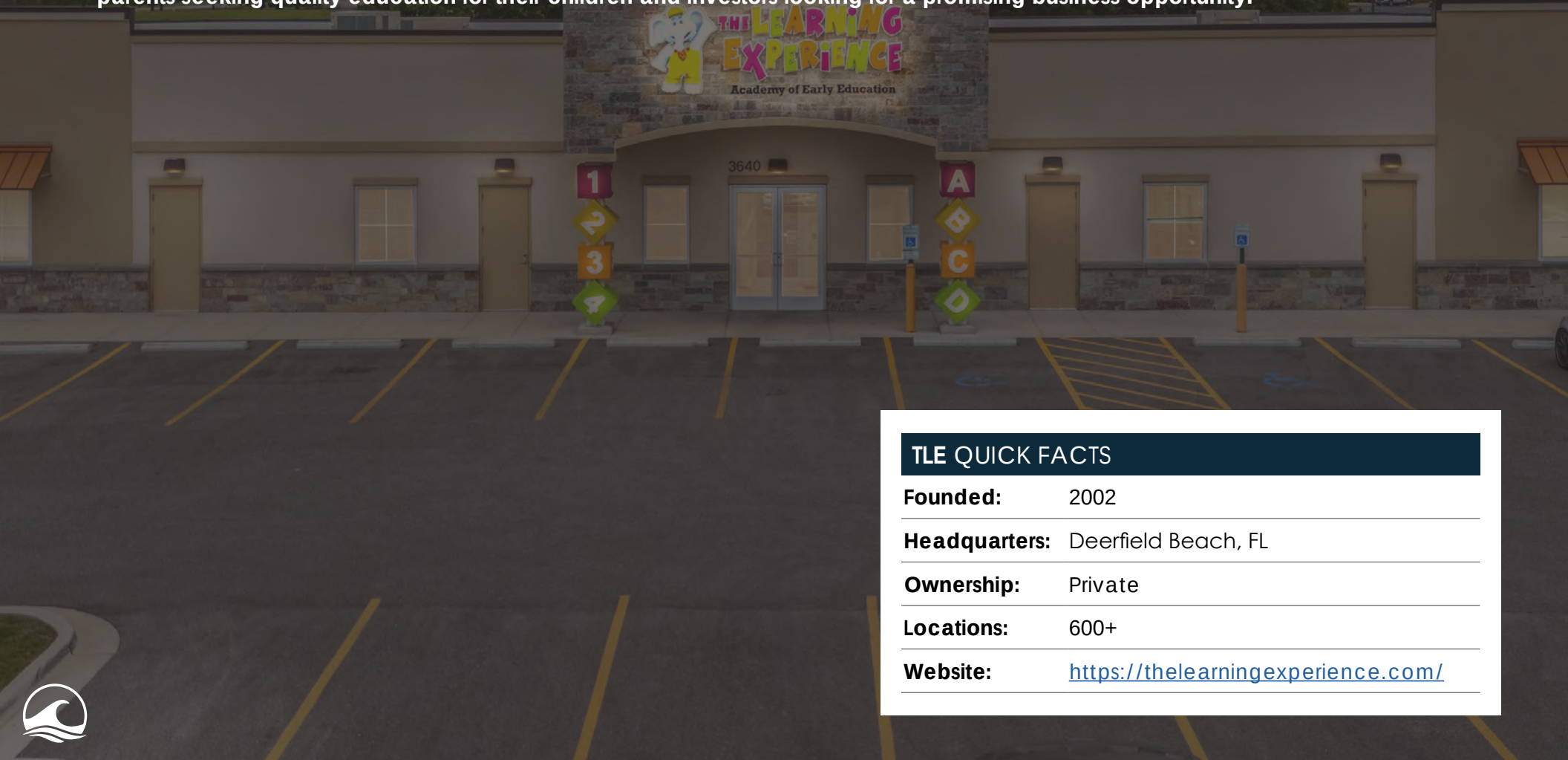


LEE'S SUMMIT, MO is one of the Kansas City MSA's fastest-growing and most affluent suburban communities, located just over 20 miles southeast of Downtown Kansas City. With a population exceeding 100,000 residents, the city has become a premier family-oriented suburb supported by strong household incomes, highly rated public schools, and sustained residential expansion. Lee's Summit benefits from direct connectivity to the greater metro area via Interstate 470, U.S. Highway 50, and Missouri Route 291, providing convenient access to major employment centers throughout the region. The city maintains a diverse economic base anchored by healthcare, education, professional services, and retail employment, while the nationally recognized Lee's Summit R-7 School District continues to drive residential demand and long-term population growth.

The subject property is strategically positioned within the rapidly expanding Highway 150 corridor, one of Lee's Summit's most active suburban growth nodes characterized by significant new residential development and continued commercial expansion. The surrounding trade area features strong consumer demographics, expanding rooftops, and a growing concentration of national retailers, restaurants, and service-oriented businesses catering to the area's affluent population base. Average household incomes exceed $150,000 within a three-mile radius, reinforcing the corridor's appeal to family-focused and necessity-based operators. Continued public and private investment throughout the market has further strengthened Lee's Summit's position as one of the Kansas City MSA's most desirable and supply-constrained suburban communities.

TENANT OVERVIEW

The Learning Experience (TLE) is a well-established early childhood education franchise that traces its origins back to Deerfield Beach, Florida, where it was founded in 2002. Known for its innovative and holistic approach to early learning, TLE provides a nurturing and engaging environment for children from infancy through kindergarten. Their programs emphasize not only cognitive development but also social, emotional, and physical growth. The Learning Experience places a strong emphasis on curriculum development and teacher training, ensuring that children receive high-quality educational experiences. With a commitment to fostering a love for learning, TLE has expanded its reach across the United States and internationally, making it a recognized and respected name in early childhood education.The Learning Experience boasts a network of over 500 locations in the United States, with additional centers planned for expansion. These centers offered a range of services, including infant care, preschool, pre-kindergarten, and kindergarten programs. TLE's financial performance was noteworthy, as the demand for quality early childhood education continued to rise. Its franchising model allowed for steady growth, and the organization's commitment to maintaining high educational standards helped it attract both parents seeking quality education for their children and investors looking for a promising business opportunity.



TLE QUICK FACTS	
Founded:	2002
Headquarters:	Deerfield Beach, FL
Ownership:	Private
Locations:	600+
Website:	https://thelearningexperience.com/

LEASE ABSTRACT

LESSEE:	The Learning Experience				
BUILDING SIZE:	10,000 SF + 5,000 SF Play Area				
LAND SIZE:	1.45 acres				
LEASE TERM:	Fifteen (15) Years				
RENT COMMENCEMENT DATE:	December 4, 2024				
EXPIRATION DATE:	December 31, 2039				
BASE RENT:	**Period (Lease Years)**	**Annual**	**Monthly**	**PSF**	
Year 1 - 5	12/4/2024 - 12/31/2029	$335,000	$27,917	$33.50	
Year 6 - 10	1/1/2030 - 12/31/2034	$361,800	$30,150	$36.18	
Year 11 - 15	1/1/2035 - 12/31/2039	$390,744	$32,562	$39.07	
Year 16 - 20 (Option 1)	1/1/2040 - 12/31/2044	$422,003	$35,167	$42.20	
Year 21 - 25 (Option 2)	1/1/2045 - 12/31/2049	$455,764	$37,980	$45.58	
SECURITY DEPOSIT:	None.				
GUARANTOR:	The Learning Experience Corp. (Corporate)				
RENEWAL TERM(S):	Tenant has two (2) five (5) year renewal options.				
PERMITTED USE:	Tenant may use the Leased Premises for a child care center and related educational, enrichment and child businesses and activities, including, without limitation, hot meal, snack service and birthday parties.				
TERMINATION OPTION(S):	None.				
REAL ESTATE TAXES:	Tenant shall reimburse Landlord for Real Estate Taxes on a monthly basis, by paying to Landlord 1/12th of Landlord's estimate of Real Estate Taxes for each tax year, and same shall be additional rent. Within 90 days following the end of each tax year, Landlord shall provide a statement to Tenant showing the total Real Estate Taxes for the prior tax year.				
COMMON AREA MAINTENANCE:	Beginning on the Rent Commencement Date, except as expressly provided herein, Tenant shall directly contract for and pay all of the costs and expenses in connecting with operating and maintaining the Leased Premises that are expressly the Tenant's responsibility as set forth herein.				
REPAIRS & MAINTENANCE:	Landlord, at its sole cost and expense, shall keep in good order, and shall be responsible for the maintenance, repair, and replacement of all portions of the Leased Premises that are not expressly the Tenant's responsibility hereunder, including, without limitation, (i) all exterior portions of the Leased Premises (excluding the store front, and the exterior portions of all doors, windows, and plate glass), (ii) all lines, pipes and wires located outside of the Leased Premises but serving the Leased Premises, (iii) all of the structural portions of the Leased Premises, including, without limitation, the foundations, bearing walls, support beams, columns, structural portions of the roof, underground utility lines, and the water tightness of the Building, and (iv) any part of the Leased Premises to the extent necessitated by the act or omission of Landlord, its agents, employees or contractors.				
UTILITIES:	Beginning on the Commencement Date, with the cooperation of the Landlord, Tenant shall take over the cost of all daily Utility usage for the Leased Premises.				
INSURANCE:	Tenant, at its sole cost and expense, shall obtain and maintain the following insurance policies: A. Special Form Cause of Loss insurance protecting the building against loss or damage by fire or other casualty under a standard all risk coverage endorsement for the full replacement value. B. Commercial General Liability insurance protecting against and all claims for damages to persons or property occurring in, on or about the Lease Premises. C. All Risk insurance covering all of Tenant's trade fixtures and all personal property from time to time in, on or upon the Leased Premises.				
ESTOPPEL CERTIFICATE:	Within 15 days following written request.				
ROFR:	Yes - 21 days after receipt of Landlord's Notice.				

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