

The Learning Experience - Murphy, TX

OFFERING MEMORANDUM



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**CURT GREEN
& COMPANY, LLC**
— COMMERCIAL REAL ESTATE —

OVERVIEW

- New 15-Year NNN Lease | 12 % Increases Every Five Years
- New Construction
- Fastest Growing Early Childhood and Education Franchise
- \$3,541,666.67 | 7.20 % Cap Rate
- Excellent Demographics | \$127,177 Average Household Income within 3 miles



Curt Green & Company is pleased to present for sale the single-tenant NNN leased building. The property will be newly constructed and come with builder's warranties. The tenant, The Learning Experience, is the fastest growing early childcare and education franchise in North America with over 35 years of experience. They are on a 15 year lease with 12% increases every five years with two five year optional terms.

The property is located at the SW corner of Village Drive and Brand Road in Murphy just off of FM 544 a thoroughfare from Wylie to Plano. The surrounding area is densely populated with an average household income over \$100,000.



TENANT PROFILE

The Learning Experience

History

The company is majority owned and operated by the Weissman family, pioneers in the for-profit child care business with over 30 years of management and operational experience. The Weissmans opened the first Learning Experience in 1980 in Boca Raton, FL which they ran as an independent Montessori educational center. At the time, this center was identified as the largest single operating pre-school in the southeast U.S. Richard Weissman, President of the company, joined his father in the business in 1986, at which time the Weissmans decided to expand their operations by developing the first branded child care franchise in the U.S. and, in 1987, co-founded the predecessor company. This predecessor company offered child care center franchises similar in nature to our current business model. Michael H. Weissman, Chairman, retired from the predecessor company in 1997, and Richard S. Weissman, President, retired in 1999. In December of 2001, after the expiration of their non-competition agreements from the predecessor company, the Weissmans re-formed The Learning Experience® brand for the purpose of developing, operating, managing and franchising child care development centers and related educational products under the brand name, "The Learning Experience®". TLE centers offer full and part-time education-based child care services for pre-school children and, in some cases, supplemental after-school educational child care and enrichment programs. Today TLE is the fastest growing child care company in the USA.

National Center for Education Statistics and the National Household Education Survey, 61% of children from birth through age three receive some form of child care.

Company Overview

The Learning Experience® is one of the leading child care companies in the for-profit education arena. As of December 2012, The Learning Experience® operated, franchised or had in development a total of 177 Learning Centers located in California, Colorado, Connecticut, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Michigan, North Carolina, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Texas and Virginia (93 franchised, 16 Company-owned and 68 in development).

The visionary model of TLE® is to develop centers under a consent and protected brand name The Learning Experience®. The core business is through child care learning centers that drive utilization through local demographics while contracting with both larger corporations within the area and nationally. Corporate

Each center is designed to provide space for between 140-220 children, depending on the size of the center.

sponsors represent the company's enrollment with the balance of enrollment from private pay parents. All franchised and Company owned child care centers are contractually required to use the same format, brands, curriculum, methods, procedures, plans and specifications and other programs developed by and for TLE centers. Each center is designed to provide

space for between 140-220 children, depending on the size of the center and the licensing requirements of the state and municipality. At the same time, the company continues to offer other

line extension programs for children within and outside the child care center, all with a unique and attractive customer proposition – to provide the best "educational" and educationally diverse model for all children, with uncompromising standards in a loving and nurturing environment.

