

THE
Boulder



GROUP

NET LEASED INVESTMENT OFFERING



**Children of America
750 N Mclean Blvd.
South Elgin, Illinois (Chicago MSA)**

CONFIDENTIAL OFFERING MEMORANDUM

www.bouldergroup.com

TABLE OF CONTENTS

- 1) Confidentiality & Disclaimer
- 2) Executive Summary
- 3) Property Overview
- 4) Aerial
- 5) Maps
- 6) Tenant Profile
- 7) Demographic Comparison Report
- 8) Location Overview
- 9) Contact Information



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively offer for sale a corporately guaranteed Children of America property located in South Elgin, Illinois. The property is located on a hard corner and benefited by two traffic signals. The property is located approximately 35 miles west from downtown Chicago along a primary north-south roadway servicing South Elgin. The property is located on the southwest corner of Mclean Boulevard and Bowes Road. Bowes Road connects directly with Randall Road and Mclean intersects with Interstate-90 four miles north of the property. Children of America caters to the abundance of housing communities in the immediately surrounding area. There are close to 50,000 residents within three miles of the subject property with an average household income over \$100,000.

Along Bowes Road, between Mclean Boulevard and Randall Road, are multiple residential developments that use Children of America as a source of primary daycare. Randall Road is located a mile west of the property and is the primary retail thoroughfare serving South Elgin. The retail trade area is highlighted by Target, Meijer, Menards, Lowes, Home Depot, Kohl's, and other national retailers.

Children of America is an expanding daycare operator nationwide. Currently there are 50 locations, with plans to open more. The Company started in 1999 and has grown to become a leading daycare provider. The building was built in 2009 as a built to suit for Children of America. The lease commenced in 2009 and has a primary term of 15 years with annual rental escalations of 2.5%.

Investment Highlights

- Located within the Chicago MSA
- Annual rental escalations of 2.5%
- Long term lease in a recently constructed building
- Benefited by two traffic signals
- Multiple residential developments in immediate area
- Children of America is an expanding retailer nationwide





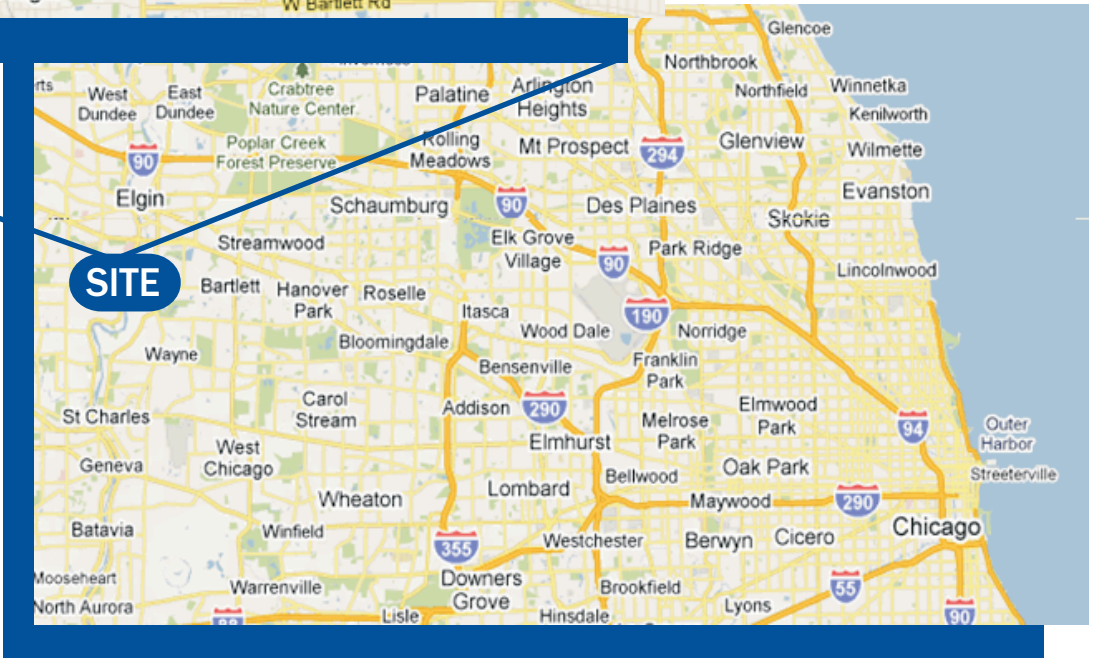
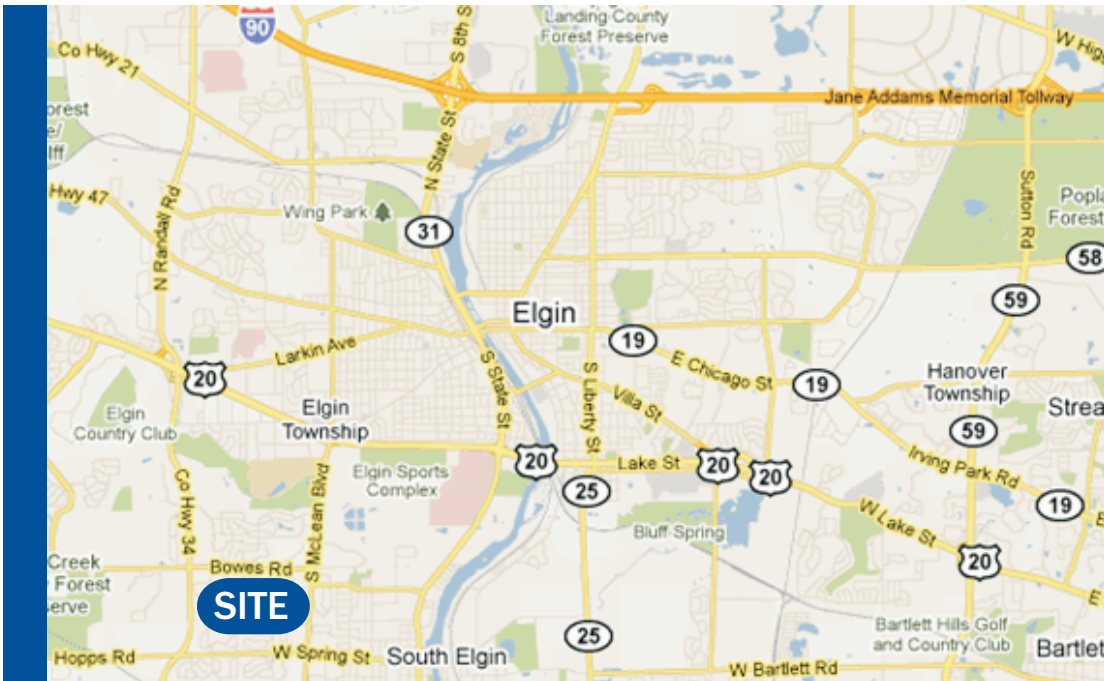
PROPERTY OVERVIEW

Price:	\$2,739,000
Cap Rate:	8.70%
Net Operating Income:	\$238,313
Rental Escalations:	2.5% Annually
Renewal Options:	Two 5-Year
Lease Commencement Date:	August 1, 2009
Lease Expiration Date:	July 31, 2024
Tenant:	Children of America
Year Built:	2009
Lease Type:	NNN
Rentable Square Feet:	10,000 (Plus 4,000 SF outdoor play area)
Land Square Feet:	39,640 SF
Guarantor:	Children of America, Inc.: Guarantor guarantees all obligations for the first five years of the lease and for up to \$250,000 thereafter.

AERIAL



MAPS





TENANT PROFILE



Established in 1999, Children of America has grown to be one of the nation's most respected childcare organizations providing early childhood education and development programs. Children of America enrolls children from six weeks to 12 years old. Children of America childcare centers are equipped with state-of-the-art security systems. Each location utilizes additional safeguarding measures such as assigning each child a Personal Identification

Number that signals their arrival and departure and an Internet access program, AlwaysCloseBy.com which allows parents to check-in on their children throughout the day via streaming video in classrooms and play areas.

The Company's "exclusive curriculum" developed by Dr. Vicki Folds, one of the nation's experts in child development, is one-of-a-kind and focuses on the development of the total child – physically, socially, emotionally and intellectually. Children of America provides stimulating curricula and enriching, individualized experiences in order to promote the academic and social development of children.

Website: www.childrenofamerica.com
Number of Locations: 50 with more opening this year
Company Originated: 1999

DEMOGRAPHIC COMPARISON REPORT

Population	1-mile	3-mile	5-mile
2009 Total Population	6,170	47,425	137,835
2009 Total Households	1,768	15,793	46,500
% Population Change 1990-2009	152.04%	138.11%	67.59%
% Household Change 1990-2009	145.90%	154.19%	65.72%
Income			
2009 Median Household Income	\$90,681	\$80,950	\$72,177
2009 Per Capita Income	\$32,935	\$33,979	\$31,690
2009 Average Household Income	\$114,936	\$102,037	\$93,934





LOCATION OVERVIEW



South Elgin is a vibrant and growing community and ranked as one of the “Best Places to Live in the United States” by Money magazine. Residents enjoy a high quality of life, excellent schools, safe streets, a strong economy and plenty of recreational, entertainment and shopping opportunities abound. Additionally, its location is ideal—situated near the scenic Fox River, South Elgin

is in close proximity to many major modes of transportation, and a trip to Chicago or neighboring towns is simple and hassle-free.

Located in Kane County, South Elgin lies between the suburbs of Elgin to the north and St. Charles to the south. Only 37 miles west of downtown Chicago, residents enjoy small-town comfort and familiarity while living less than an hour away from world-renowned cultural, recreational and educational opportunities. Traveling for business or pleasure is easy with convenient access to major highways and roads. I-90 and Randall Road are two main thoroughfares that are only minutes away from the heart of South Elgin. Route 19 and U.S. 20 pass east and west through the village, while Routes 31 and 25 make connections to the north and south.



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