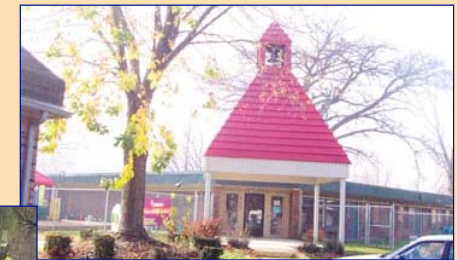




**CHAZANKIN**  
COMMERCIAL REAL ESTATE

## For Sale: *Triple-Net Leased Investments* *Kindercare Learning Centers – 8.25% CAP*



**5387 Burkhardt Rd.,  
Dayton, Ohio  
Now just \$632,121**

**1034  
N. Whitcomb Ave,  
Indianapolis, Ind.  
Now just \$683,030**

- **REDUCED PRICE - Excellent 8.25% CAP RATE, plus future increases!** •
- Two triple-net leased investment properties; NATIONAL CORPORATE LEASES on both properties run through June 30, 2019 (plus two five-year options).**

*Owner prefers to sell both locations together, but may separate*

*• Please, Do Not Disturb Occupants! •*

**HENRY CHAZANKIN, CCIM • ERIC CHAZANKIN • (707) 576-0777 • [www.qualityprop.com](http://www.qualityprop.com)**

*The information contained herein, while secured from sources deemed reliable, is not guaranteed. Interested parties should make their own investigation.*

## **Kindercare Learning Centers Basic Information**

**Address: 5387 Burkhardt Road, Dayton, Ohio**

**Tenant:** Knowledge Learning Corporation (following merger with original tenant Kindercare Learning Centers, Inc.).

**Building Area:** Approximately 4,600 square feet (more or less)

**Land Area:** Approximately 28,000 square feet (more or less)

**Lease Commencement:** December 14, 2001

**Lease End:** June 30, 2019

**Rent Increases:** 10% increase over prior rent each five years of lease term.

**Renewal Options:** Two five-year renewal options.

**Type of Lease:** Triple-Net.

**Price:** \$632,121

**Current Annual NNN Rent:** \$52,150

**CAP Rate:** 8.25%

**Address: 1034 North Whitcomb Avenue, Indianapolis, Indiana**

**Tenant:** Knowledge Learning Corporation (following merger with original tenant Kindercare Learning Centers, Inc.).

**Building Area:** Approximately 4,600 square feet (more or less)

**Land Area:** Approximately 25,000 square feet (more or less)

**Lease Commencement:** December 14, 2001

**Lease End:** June 30, 2019

**Rent Increases:** 10% increase over prior rent each five years of lease term.

**Renewal Options:** Two five-year renewal options.

**Type of Lease:** Triple-Net.

**Price:** \$683,030

**Current Annual NNN Rent:** \$56,350

**CAP Rate:** 8.25%

*The information contained herein, while secured from sources deemed reliable, is not guaranteed.  
Interested parties should make their own investigation.*

## CORPORATE FACT SHEET

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<b>Corporate Headquarters</b>	Knowledge Learning Corporation 650 N.E. Holladay St., Suite 1400 Portland, OR 97232 (800) 633-1488
<b>Founded</b>	1983
<b>Employees</b>	Over 45,000
<b>2007 Annual Revenues</b>	\$1.66 Billion
<b>Website</b>	www.knowledgelearning.com

### Company Profile

Knowledge Learning Corporation (KLC) is the nation's largest private provider of early childhood and school-age education and care, serving more than 250,000 children in the United States.

### Our Brands

Knowledge Learning Corporation's business lines include early childhood education and care operating under:

- KinderCare Learning Centers, Knowledge Beginnings, CCLC brands as the nation's leading private provider of early childhood education and care through approximately 1,800 community-based centers and employer partnerships
- KLC School Partnerships, a leading provider of pre-K-12 supplemental educational solutions, operating more than 600 programs nationwide across core offerings including Champions before- and after-school programs, summer camps and academic science programs

And, through our affiliation with KC Distance Learning, a leading provider of online learning solutions to school districts and online high school courses directly to families through Keystone National High School, the nation's largest online high school.

### Our History

Knowledge Learning Corporation began as Children's Discovery Centers in 1983 and expanded to more than 700 community centers and 450 on-site school programs following its acquisition of Children's World Learning Centers in 2003. In 2005, KLC joined forces with KinderCare Learning Centers, Inc. (KinderCare). KinderCare was founded in 1969 and operated over 1,250 centers. The KinderCare merger made KLC the nation's largest private provider of early childhood education and care.

### Recognizing Excellence In Education

Through the Knowledge Universe Early Childhood Educator Award Program, KLC annually recognizes five teachers who demonstrate exceptional skills in teaching young children. These award winners are chosen from over 40,000 early childhood educators from KinderCare Learning Centers, Knowledge Beginnings and CCLC. In addition, our School Partnerships Division sponsors the Excellence In Education Awards in conjunction with the National Afterschool Association.

### Accreditation

The National Association for the Education of Young Children and other prestigious associations have accredited more KLC centers than any other private provider.

### KLC In The Community

Knowledge Learning Corporation supports many outstanding organizations that provide and advocate for the physical, emotional and educational well-being of children.

- KLC and its employees have raised more than \$10 million for the March of Dimes since 2000.
- KLC partners with the University of Oregon on policy and foreign language projects and KLC underwrites scholarships at UO's College of Education and fellowships at the School of Law. These scholarships and fellowships go to students who will go on to advocate for children.
- KLC partners with Portland Public Schools on policy and programming fronts. Most recently, KLC adopted an extremely high-needs elementary school and provided backpacks and all school supplies needed for each of over 500 children.
- Dozens of KLC employees are SMART readers; these mentors visit schools weekly to read with at-risk children.

### Executive Management

Felicia Thornton  
*Chief Executive Officer, KU-U.S.*

Dr. Elanna Yalow, Ph.D., M.B.A.  
*Vice Chair of Knowledge Learning Corporation  
Executive Vice President, Knowledge Universe*

Miriam Liggett  
*Division Vice President –East, KinderCare Learning Centers*

Weldon Spangler  
*Division Vice President –West, KinderCare Learning Centers*

Ty Durekas  
*CEO, CCLC*

Shelley Lambert  
*Vice President – Operations, KLC School Partnerships*

Dr. Caprice Young  
*Interim President and CEO, KC Distance Learning*

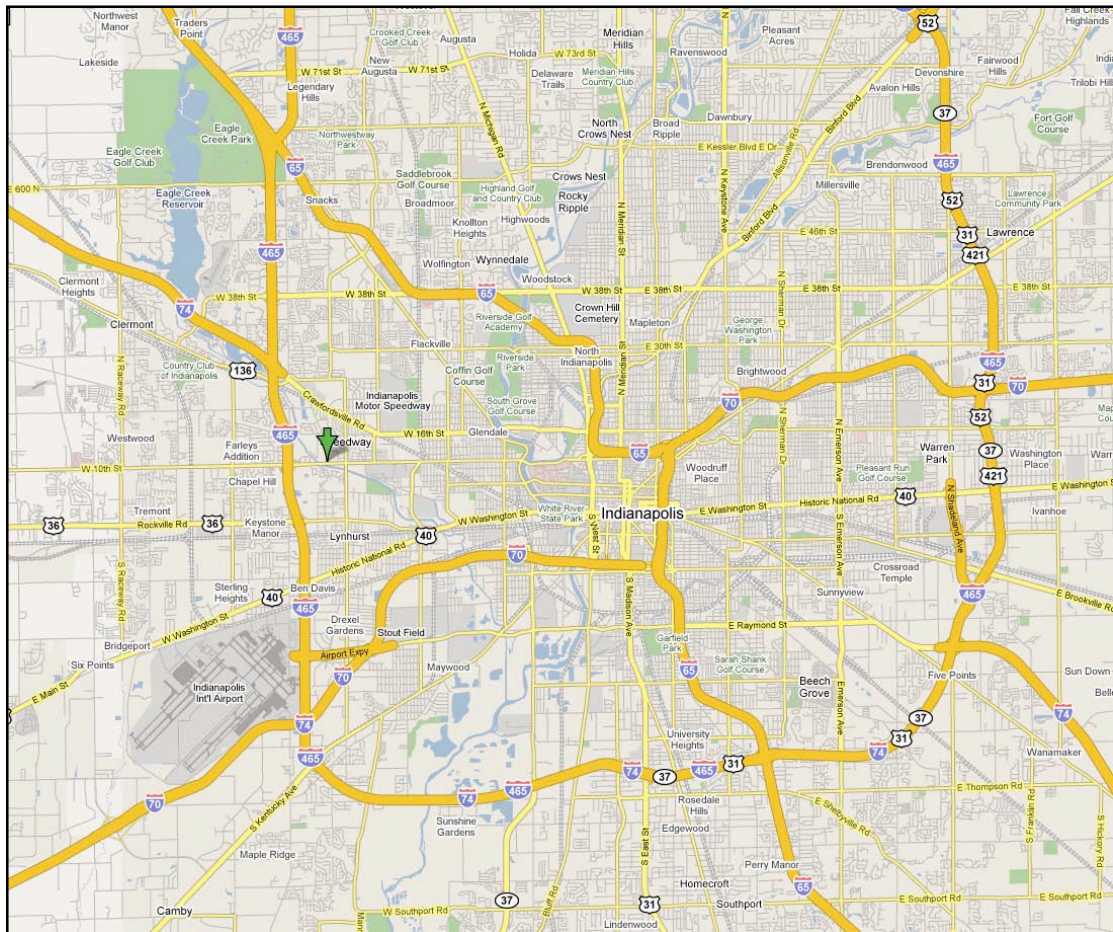
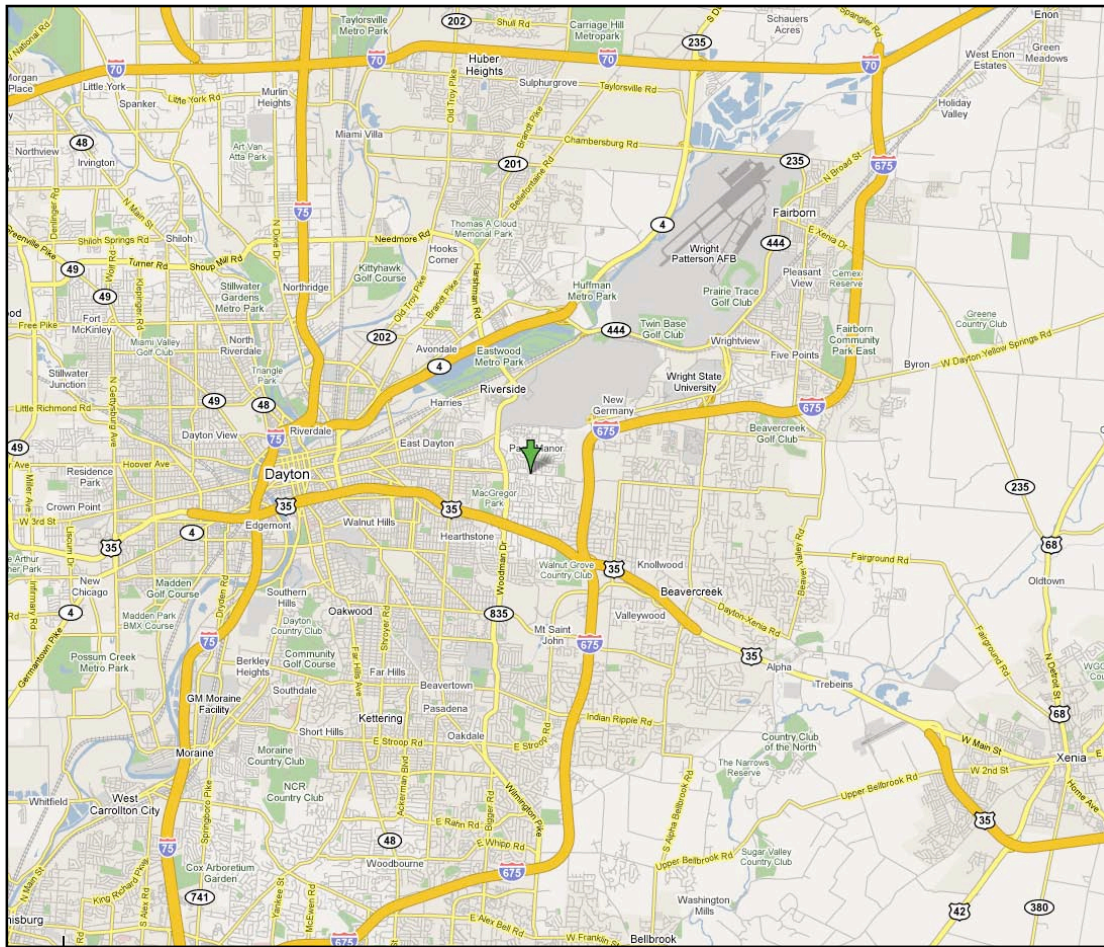
Jay Muskovich  
*Executive Vice President and Chief Financial Officer*

John Hnanicek  
*Executive Vice President and CIO*

Donna Lesch  
*Executive Vice President, Human Resources*

John Sims  
*Executive Vice President and General Counsel*







# Executive Summary

Prepared by

**Dayton Kindercare**  
Site Type: Radius

**5387 Burkhardt Rd**  
Dayton, OH 45431  
Radius: 1.0 mile

**5387 Burkhardt Rd**  
Dayton, OH 45431  
Radius: 3.0 mile

**5387 Burkhardt Rd**  
Dayton, OH 45431  
Radius: 5.0 mile

## 2007 Population

Total Population	13,354	80,478	196,297
Male Population	49.1%	49.4%	49.2%
Female Population	50.9%	50.6%	50.8%
Median Age	31.6	34.9	35.2

## 2007 Income

Median HH Income	\$44,495	\$43,714	\$46,868
Per Capita Income	\$20,540	\$22,929	\$26,014
Average HH Income	\$52,660	\$53,565	\$61,132

## 2007 Households

Total Households	5,245	34,439	81,110
Average Household Size	2.55	2.29	2.28
1990-2000 Annual Rate	-0.77%	-0.1%	-0.01%

## 2007 Housing

Owner Occupied Housing Units	54.4%	57.5%	56.7%
Renter Occupied Housing Units	34.6%	32.8%	33.2%
Vacant Housing Units	11.0%	9.6%	10.1%

## Population

1990 Population	16,116	86,299	199,608
2000 Population	13,908	82,192	196,281
2007 Population	13,354	80,478	196,297
2012 Population	13,102	79,777	196,159
1990-2000 Annual Rate	-1.46%	-0.49%	-0.17%
2000-2007 Annual Rate	-0.56%	-0.29%	0%
2007-2012 Annual Rate	-0.38%	-0.17%	-0.01%

In the identified market area, the current year population is 196,297. In 2000, the Census count in the market area was 196,281. The rate of change since 2000 was 0 percent annually. The five-year projection for the population in the market area is 196,159, representing a change of -0.01 percent annually from 2007 to 2012. Currently, the population is 49.2 percent male and 50.8 percent female.

## Households

1990 Households	5,769	34,677	79,512
2000 Households	5,340	34,346	79,452
2007 Households	5,245	34,439	81,110
2012 Households	5,194	34,496	81,747
1990-2000 Annual Rate	-0.77%	-0.1%	-0.01%
2000-2007 Annual Rate	-0.25%	0.04%	0.29%
2007-2012 Annual Rate	-0.2%	0.03%	0.16%

The household count in this market area has changed from 79,452 in 2000 to 81,110 in the current year, a change of 0.29 percent annually. The five-year projection of households is 81,747, a change of 0.16 percent annually from the current year total. Average household size is currently 2.28, compared to 2.33 in the year 2000. The number of families in the current year is 46,680 in the market area.

## Housing

Currently, 56.7 percent of the 90,229 housing units in the market area are owner occupied; 33.2 percent, renter occupied; and 10.1 percent are vacant. In 2000, there were 86,220 housing units— 55.5 percent owner occupied, 36.7 percent renter occupied and 7.8 percent vacant. The rate of change in housing units since 2000 is 0.63 percent. Median home value in the market area is \$112,945, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.32 percent annually to \$126,657. From 2000 to the current year, median home value changed by 3.25 percent annually.



Dayton Kindercare Site Type: Radius	5387 Burkhardt Rd Dayton, OH 45431 Radius: 1.0 mile	5387 Burkhardt Rd Dayton, OH 45431 Radius: 3.0 mile	5387 Burkhardt Rd Dayton, OH 45431 Radius: 5.0 mile
<b>Median Household Income</b>			
1990 Median HH Income	\$28,659	\$26,639	\$27,422
2000 Median HH Income	\$36,864	\$35,540	\$37,657
2007 Median HH Income	\$44,495	\$43,714	\$46,868
2012 Median HH Income	\$50,667	\$50,425	\$53,807
1990-2000 Annual Rate	2.55%	2.92%	3.22%
2000-2007 Annual Rate	2.63%	2.9%	3.06%
2007-2012 Annual Rate	2.63%	2.9%	2.8%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$11,466	\$12,038	\$13,303
2000 Per Capita Income	\$16,477	\$17,824	\$20,194
2007 Per Capita Income	\$20,540	\$22,929	\$26,014
2012 Per Capita Income	\$24,151	\$27,223	\$31,169
1990-2000 Annual Rate	3.69%	4%	4.26%
2000-2007 Annual Rate	3.09%	3.53%	3.56%
2007-2012 Annual Rate	3.29%	3.49%	3.68%
<b>Average Household Income</b>			
1990 Average Household Income	\$31,541	\$30,225	\$33,183
2000 Average Household Income	\$42,074	\$42,735	\$49,029
2007 Average HH Income	\$52,660	\$53,565	\$61,132
2012 Average HH Income	\$61,367	\$62,990	\$72,745
1990-2000 Annual Rate	2.92%	3.52%	3.98%
2000-2007 Annual Rate	3.14%	3.16%	3.09%
2007-2012 Annual Rate	3.11%	3.29%	3.54%

### Households by Income

Current median household income is \$46,868 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$53,807 in five years. In 2000, median household income was \$37,657, compared to \$27,422 in 1990.

Current average household income is \$61,132 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$72,745 in five years. In 2000, average household income was \$49,029, compared to \$33,183 in 1990.

Current per capita income is \$26,014 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$31,169 in five years. In 2000, the per capita income was \$20,194, compared to \$13,303 in 1990.

### Population by Employment

Total Businesses	327	2,949	10,238
Total Employees	4,410	30,980	114,072

Currently, 91.4 percent of the civilian labor force in the identified market area is employed and 8.6 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 91.7 percent of the civilian labor force, and unemployment will be 8.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 64.7 percent of the population aged 16 years or older in the market area participated in the labor force, and 1.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 60.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 21.2 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 81.1 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 19.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 17.7 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 30.1 percent were high school graduates only (28.6 percent in the U.S.)
- 6.9 percent had completed an Associate degree (6.3 percent in the U.S.)
- 14.3 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 9.3 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)



**Indianapolis Kindercare Locatin**  
**Site Type: Radius**

**1034 N Whitcomb Ave**  
**Indianapolis, IN 46224**  
**Radius: 1.0 mile**

**1034 N Whitcomb Ave**  
**Indianapolis, IN 46224**  
**Radius: 3.0 mile**

**1034 N Whitcomb Ave**  
**Indianapolis, IN 46224**  
**Radius: 5.0 mile**

### 2007 Population

Total Population	13,746	93,625	198,356
Male Population	48.6%	48.9%	48.9%
Female Population	51.4%	51.1%	51.1%
Median Age	32.0	33.5	33.4

### 2007 Income

Median HH Income	\$41,610	\$45,706	\$47,339
Per Capita Income	\$24,605	\$23,483	\$24,764
Average HH Income	\$51,221	\$54,798	\$58,209

### 2007 Households

Total Households	6,483	39,586	83,636
Average Household Size	2.10	2.33	2.32
1990-2000 Annual Rate	0.84%	0.56%	1.1%

### 2007 Housing

Owner Occupied Housing Units	30.7%	47.2%	49.3%
Renter Occupied Housing Units	59.4%	41.5%	38.8%
Vacant Housing Units	9.9%	11.3%	11.9%

### Population

1990 Population	12,338	91,893	179,538
2000 Population	13,754	95,955	196,562
2007 Population	13,746	93,625	198,356
2012 Population	13,804	93,022	200,859
1990-2000 Annual Rate	1.09%	0.43%	0.91%
2000-2007 Annual Rate	-0.01%	-0.34%	0.13%
2007-2012 Annual Rate	0.08%	-0.13%	0.25%

In the identified market area, the current year population is 198,356. In 2000, the Census count in the market area was 196,562. The rate of change since 2000 was 0.13 percent annually. The five-year projection for the population in the market area is 200,859, representing a change of 0.25 percent annually from 2007 to 2012. Currently, the population is 48.9 percent male and 51.1 percent female.

### Households

1990 Households	5,889	37,531	72,840
2000 Households	6,403	39,689	81,301
2007 Households	6,483	39,586	83,636
2012 Households	6,535	39,619	85,173
1990-2000 Annual Rate	0.84%	0.56%	1.1%
2000-2007 Annual Rate	0.17%	-0.04%	0.39%
2007-2012 Annual Rate	0.16%	0.02%	0.36%

The household count in this market area has changed from 81,301 in 2000 to 83,636 in the current year, a change of 0.39 percent annually. The five-year projection of households is 85,173, a change of 0.36 percent annually from the current year total. Average household size is currently 2.32, compared to 2.37 in the year 2000. The number of families in the current year is 46,641 in the market area.

### Housing

Currently, 49.3 percent of the 94,916 housing units in the market area are owner occupied; 38.8 percent, renter occupied; and 11.9 percent are vacant. In 2000, there were 89,181 housing units— 50.1 percent owner occupied, 41.0 percent renter occupied and 8.9 percent vacant. The rate of change in housing units since 2000 is 0.86 percent. Median home value in the market area is \$99,018, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 2.25 percent annually to \$110,682. From 2000 to the current year, median home value changed by 2.49 percent annually.





Indianapolis Kindercare Locatin Site Type: Radius	1034 N Whitcomb Ave Indianapolis, IN 46224 Radius: 1.0 mile	1034 N Whitcomb Ave Indianapolis, IN 46224 Radius: 3.0 mile	1034 N Whitcomb Ave Indianapolis, IN 46224 Radius: 5.0 mile
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### Median Household Income

1990 Median HH Income	\$24,367	\$26,355	\$26,802
2000 Median HH Income	\$33,911	\$36,569	\$37,489
2007 Median HH Income	\$41,610	\$45,706	\$47,339
2012 Median HH Income	\$48,045	\$53,405	\$55,978
1990-2000 Annual Rate	3.36%	3.33%	3.41%
2000-2007 Annual Rate	2.86%	3.12%	3.27%
2007-2012 Annual Rate	2.92%	3.16%	3.41%

### Per Capita Income

1990 Per Capita Income	\$14,094	\$12,590	\$13,001
2000 Per Capita Income	\$19,248	\$18,316	\$19,238
2007 Per Capita Income	\$24,605	\$23,483	\$24,764
2012 Per Capita Income	\$28,745	\$27,939	\$29,756
1990-2000 Annual Rate	3.17%	3.82%	4%
2000-2007 Annual Rate	3.44%	3.49%	3.54%
2007-2012 Annual Rate	3.16%	3.54%	3.74%

### Average Household Income

1990 Average Household Income	\$28,864	\$30,193	\$31,770
2000 Average Household Income	\$40,883	\$43,597	\$45,731
2007 Average HH Income	\$51,221	\$54,798	\$58,209
2012 Average HH Income	\$59,605	\$64,754	\$69,598
1990-2000 Annual Rate	3.54%	3.74%	3.71%
2000-2007 Annual Rate	3.16%	3.2%	3.38%
2007-2012 Annual Rate	3.08%	3.39%	3.64%

### Households by Income

Current median household income is \$47,339 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$55,978 in five years. In 2000, median household income was \$37,489, compared to \$26,802 in 1990.

Current average household income is \$58,209 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$69,598 in five years. In 2000, average household income was \$45,731, compared to \$31,770 in 1990.

Current per capita income is \$24,764 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$29,756 in five years. In 2000, the per capita income was \$19,238, compared to \$13,001 in 1990.

### Population by Employment

Total Businesses	368	3,612	8,440
Total Employees	4,484	49,544	108,552

Currently, 92.1 percent of the civilian labor force in the identified market area is employed and 7.9 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.4 percent of the civilian labor force, and unemployment will be 7.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 69.6 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 54.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 18.6 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 27.0 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 79.0 percent of the market area population drove alone to work, and 1.7 percent worked at home. The average travel time to work in 2000 was 22.2 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 21.6 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 32.4 percent were high school graduates only (28.6 percent in the U.S.)
- 6.1 percent had completed an Associate degree (6.3 percent in the U.S.)
- 13.1 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 6.4 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)