

FOR SALE

7% CAP RATE
ABSOLUTE NNN INVESTMENT

183 E. Main Street
Huntington, New York



LOCATION/TENANT PROFILE

The property is located in the exclusive and upscale community of Huntington, located on Long Island in the State of New York. The Tenant/Operator of the property is Knowledge Learning Corporation and this location is operated as a KinderCare Learning Center. Knowledge Learning Corporation (KLC) began as Children's Discovery Centers in 1983 and expanded to more than 700 community centers and 450 onsite 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 in 2005 operated over 1,250 centers. The KinderCare merger made KLC the leading national child care and education provider in the United States.

INVESTMENT HIGHLIGHTS

Price:	\$3,700,000	• Absolute NNN
Cap Rate:	7%	• No Landlord responsibilities
Net Operating Income:	\$259,200	• No existing debt on property
Lease Type:	15 Year - NNN	• Ideal 1031 Exchange investment
Rent Increases:	8% every 5 years	• Excellent retail location
Options:	Four-5 year extensions	• Upscale area and demographics

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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DEMOGRAPHICS

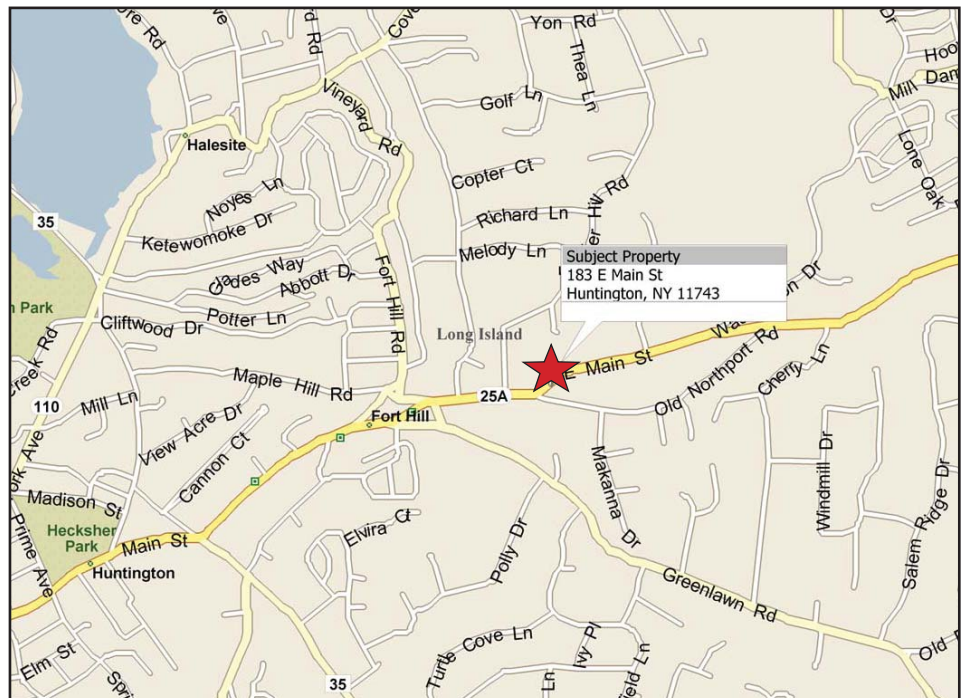
Total Population	1 Mile	3 Mile	5 Mile
2008	6,889	68,063	144,905
2013	6,948	68,758	146,369
Average HH Income	1 Mile	3 Mile	5 Mile
2008	\$177,715	\$136,874	\$138,008
2013	\$258,020	\$189,474	\$188,157

LEASE SUMMARY

- Land Size 95,832 SF (2.2 Acres)
- Building Size 10,564 SF
- Term 15 Years with 4 Five Year Options
- Lease Type Absolute NNN - No Landlord Responsibilities
- Lease Commencement December 2003
- Lease Termination December 2018
- Rent Increases Consumer Price Index, Max 8% every 5 years

YEARS	1-5	6-10	11-15	OPTION 1	OPTION 2
Base Rent	\$240,000	\$259,200	\$279,936	\$302,331	\$326,517

PROPERTY LOCATION



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