

CONFIDENTIAL OFFERING MEMORANDUM



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## Exclusively Offered By



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# 01

## EXECUTIVE SUMMARY

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# PROPERTY & LEASE DETAILS

## Offering Overview

Embree Capital Markets Group is pleased to present a build-to-suit The Learning Experience in San Antonio, TX. This is an opportunity for an investor to acquire a well-located TLE preschool with an attractive 15-year NN lease that features 12% rental increases every five years.



### PURCHASE PRICE

**\$5,925,925**



### CAP RATE

**6.75%**



### ANNUAL RENT

**\$400,000**



### LEASE TYPE

**NN (Landlord  
Responsible for  
Structure)**

## THE OFFERING

<b>Address</b>	21578 Bulverde Blvd. San Antonio, TX 78259
<b>Tenant</b>	CTA Bulverde, LLC.
<b>Guarantor*</b>	The Learning Experience Corp.

## SITE DESCRIPTION

<b>Year Built</b>	2024
<b>Building SF</b>	Approx. 10,000 SQFT
<b>Playground SF</b>	Approx. 5,160 SQFT
<b>Lot Size</b>	Approx. 0.86 Acres

## INVESTMENT SUMMARY

<b>Asset Class</b>	Single-Tenant, Net-Lease Preschool
<b>Ownership Interest</b>	Fee Simple
<b>Monthly Rent</b>	\$33,333.33
<b>Rent Commencement</b>	3.24.2024
<b>Lease Expiration</b>	3.31.2039
<b>Lease Term</b>	15-Years
<b>Renewal Options</b>	Two, 5-Year
<b>Lease Escalations</b>	12% Every 5-Years
<b>ROFR</b>	10-Business Days
<b>Estoppel</b>	15-Day Turnaround

\*The Corporate Guaranty has a maximum liability of \$750,000 and decreases by \$150,000 annually

\*\* 0.358 Acres of Additional Land For Sale Separately (\$305,000)

# PROPERTY & LEASE DETAILS

## RENT SCHEDULE

Lease Term	Annual Rent	Monthly Rent	Cap Rate
Year 1	\$400,000.00	\$33,333.33	6.75%
Year 2	\$400,000.00	\$33,333.33	6.75%
Year 3	\$400,000.00	\$33,333.33	6.75%
Year 4	\$400,000.00	\$33,333.33	6.75%
Year 5	\$400,000.00	\$33,333.33	6.75%
Year 6	\$448,000.00	\$37,333.33	7.56%
Year 7	\$448,000.00	\$37,333.33	7.56%
Year 8	\$448,000.00	\$37,333.33	7.56%
Year 9	\$448,000.00	\$37,333.33	7.56%
Year 10	\$448,000.00	\$37,333.33	7.56%
Year 11	\$501,760.00	\$41,813.33	8.47%
Year 12	\$501,760.00	\$41,813.33	8.47%
Year 13	\$501,760.00	\$41,813.33	8.47%
Year 14	\$501,760.00	\$41,813.33	8.47%
Year 15	\$501,760.00	\$41,813.33	8.47%
Option 1	\$561,971.20	\$46,971.20	9.48%
Option 2	\$629,407.74	\$52,450.65	10.62%



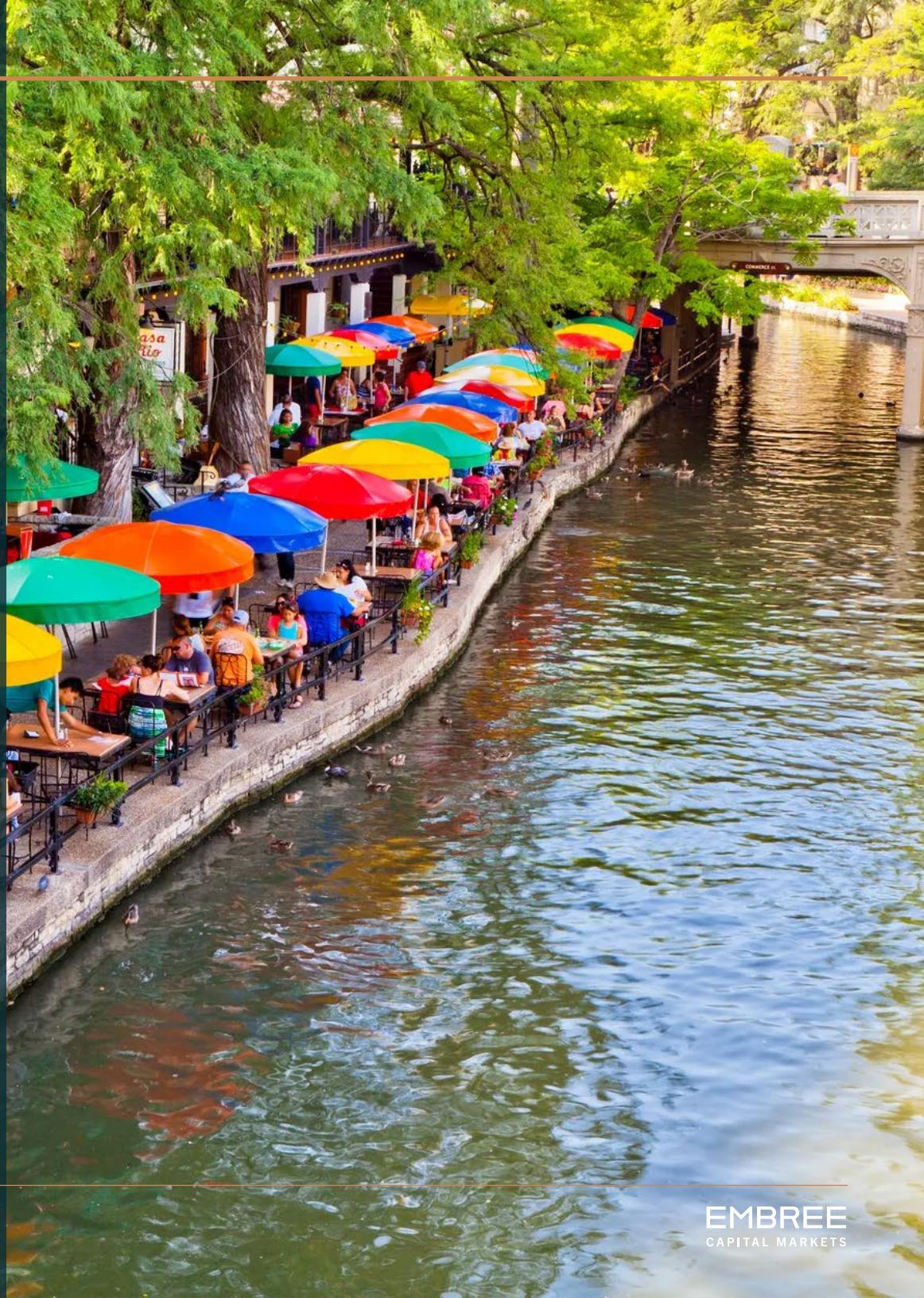
# AREA OVERVIEW

## San Antonio, TX

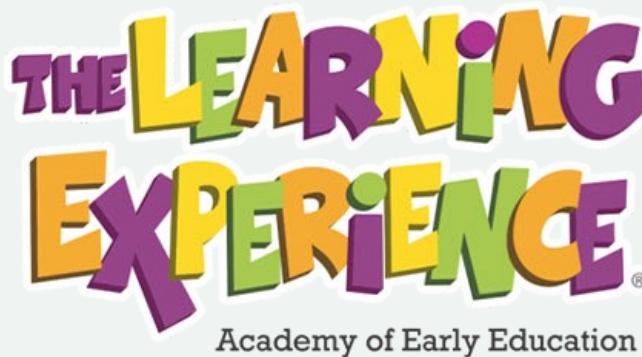
San Antonio, Texas is the seventh largest and one of the fastest growing cities in the United States. Located in the south-central part of the state, San Antonio is Texas' second-largest city and serves as an economic and cultural gateway to the American Southwest. The city lies about 140 miles northwest of Corpus Christi on the Gulf of Mexico and 150 miles northeast of the city of Laredo on the Mexican border. Several major freeways service the city, including Interstates I-10, I-35, I-37, and I-410; U.S. Routes 87, 90, and 281; and Texas State Highways 16 and 151.

The city hosts more than 39 million visitors each year, including over 31 million overnight guests. Home to the Spurs, the Alamo and 1.5 million people, San Antonio is a rapidly growing city with a rich culture. San Antonio offers a dynamic and thriving commercial real estate landscape that promises unparalleled investment potential. San Antonio's rich cultural heritage and vibrant tourism industry provide numerous opportunities for commercial real estate investment. The iconic River Walk, historic missions, and world-famous attractions draw millions of visitors each year, creating a strong demand for retail, hospitality, and entertainment establishments.

San Antonio boasts a resilient and diverse economy, making it a magnet for businesses seeking stability and growth. The city is home to a wide range of industries, including healthcare, technology, aerospace, and manufacturing. Notably, the healthcare sector is a cornerstone of the local economy, with the renowned South Texas Medical Center attracting medical professionals and investments from around the globe. Additionally, the city is home to several major corporations including USAA, Valero Energy, and H-EB, making it a prime location for investment and growth.



## COMPANY OVERVIEW



happy  
happens  
here.

The Learning Experience Corporation is a leading provider of child care and early childhood development services. The company offers full and part-time services for preschool children and supplemental after-school services for school-age children. The Learning Experience® (TLE®) is the nation's fastest growing early learning academy franchises, educating and enhancing the lives of more than 20,000 children ages 6 weeks to 6 years old. It has over 325 locations nationwide, including 210+ fully operational centers in 18 states and the remaining centers under various stages of development.

A family-run business, TLE founders, have more than 30 years of child care and preschool experience. The company has been distinguished as one of America's fastest-growing franchises and ranked #90 by Entrepreneur for top 500 franchises in 2017. The Learning Experience has successfully created one of the most trusted brands in the for-profit early childhood education industry. The foundation of The Learning Experience® was built on three key educational and core principles: cognitive, physical, and social. L.E.A.P.® (Learning Experience Academic Program) guarantees children will graduate TLE® with exceptional core academic skills that will start them on the path to a bright future.

At TLE®, each child develops at their own pace, so the curriculum is designed to provide experiences for children that promote academic competency along with a mastery of developmental tasks, no matter what learning stage they are in. At TLE®, children are taught to engage in a variety of controlled and safe activities that encourage them to adopt a healthy and active lifestyle at an early age. Healthy food choices are provided daily while teachers foster an awareness of proper nutrition. TLE® embraces important practical and real-world matters that most other early learning institutions often ignore. The proprietary Philanthropy Program lays the foundations for children to become respectful and wellmannered people by teaching them the value of selflessness, sharing and giving.

## TENANT OVERVIEW

325+ Locations

Boca Raton, FL  
Headquarters

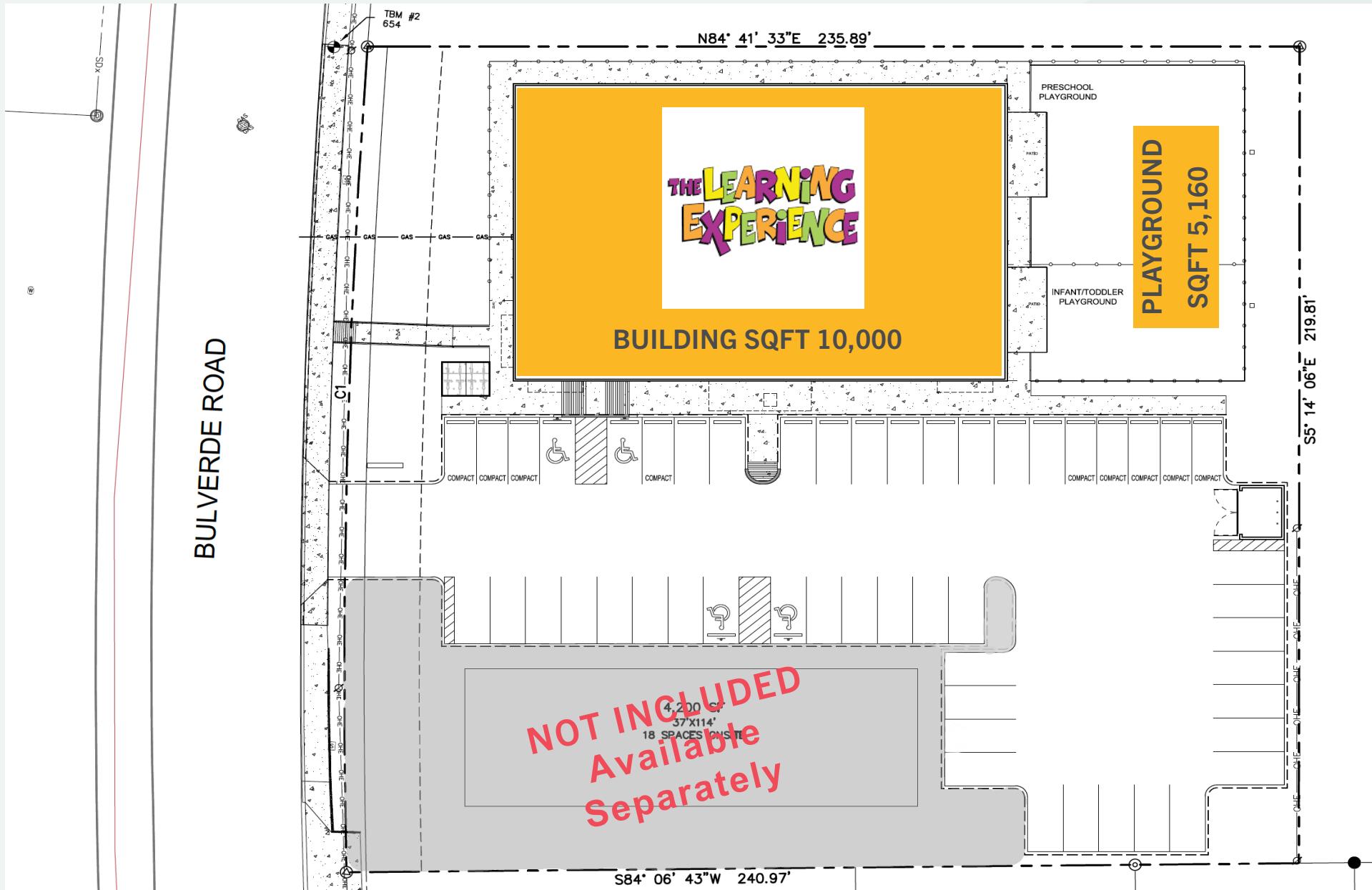
[www.TheLearningExperience.com](http://www.TheLearningExperience.com)

# 03

## MAPS & AERIALS

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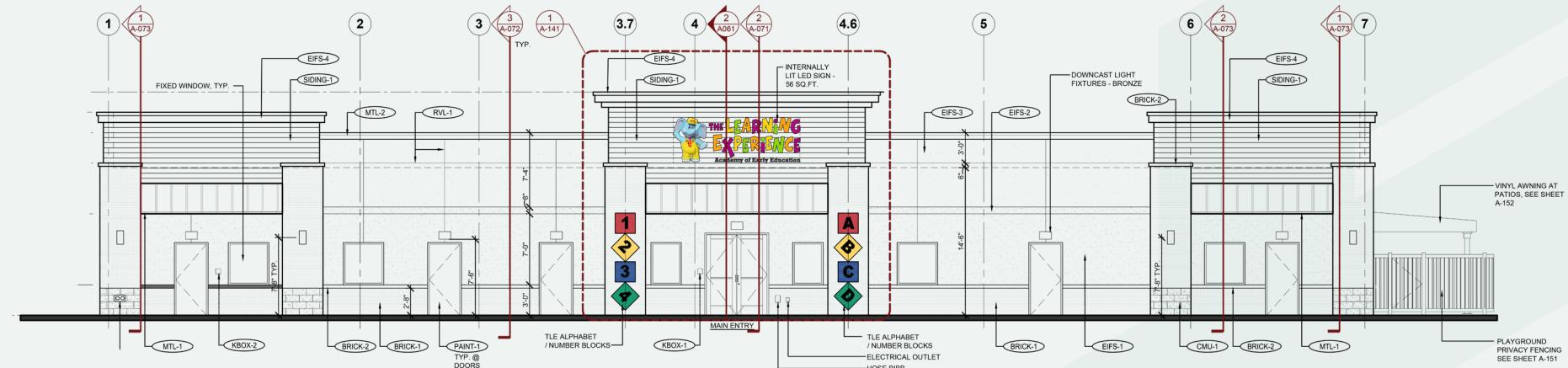
## SITE PLAN



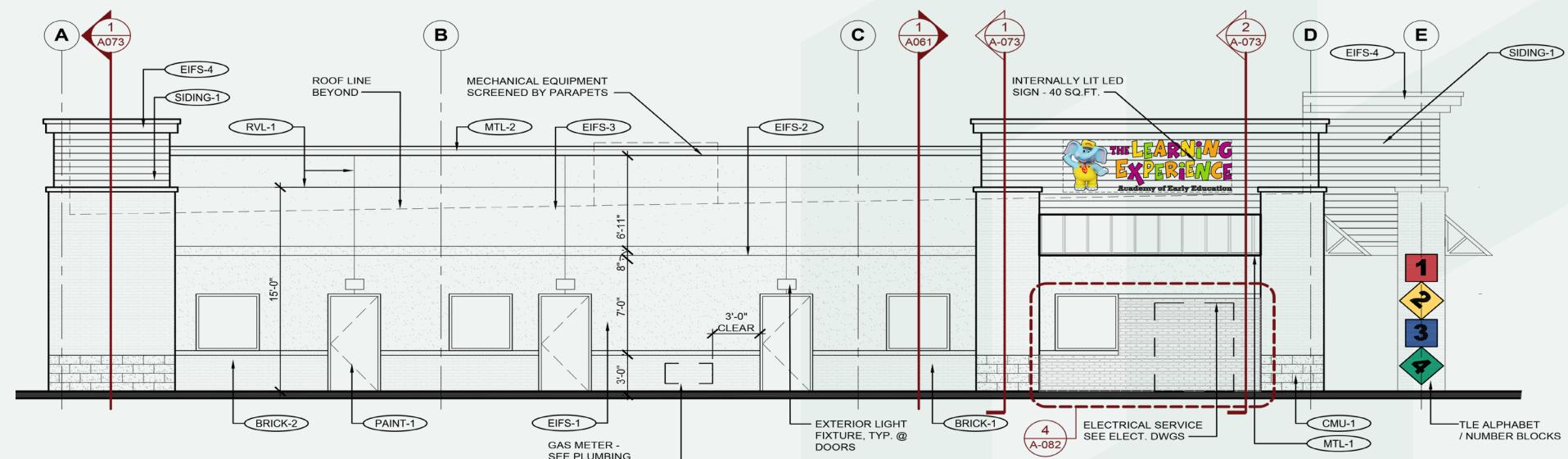
THE LEARNING EXPERIENCE SAN ANTONIO, TX

EMBREE  
CAPITAL MARKETS

# ELEVATIONS

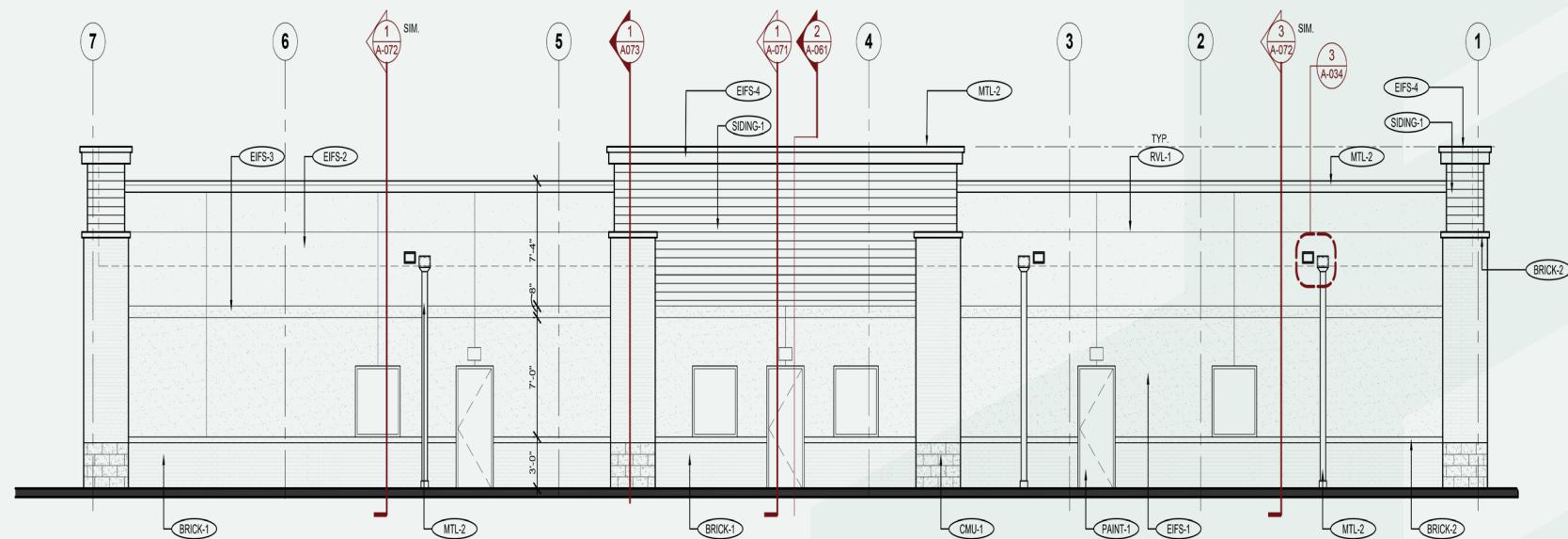


SOUTH ELEVATION

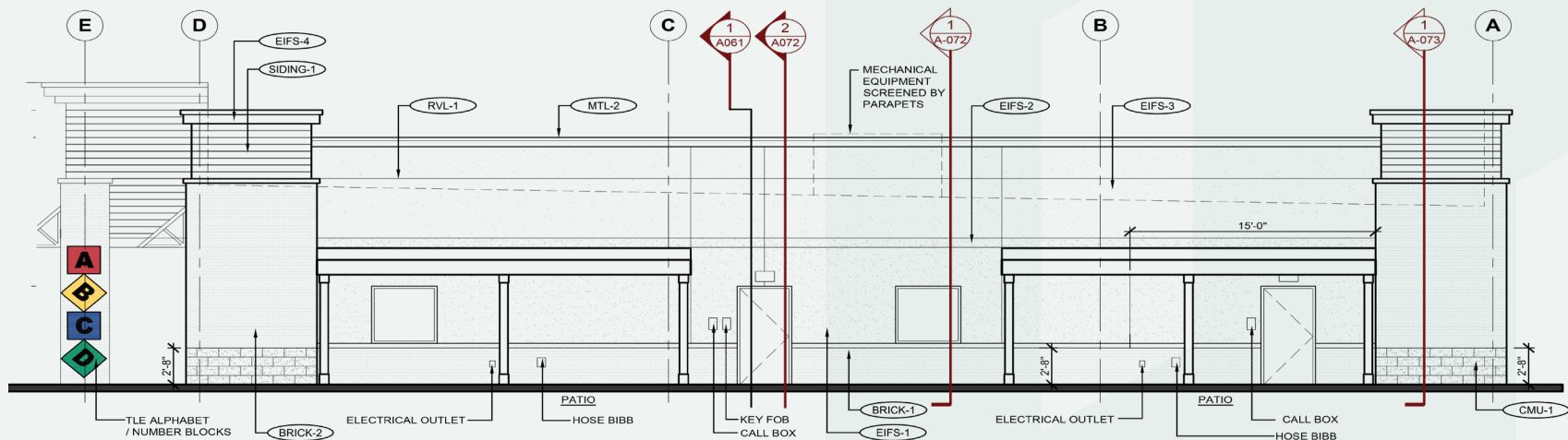


WEST ELEVATION

# ELEVATIONS



NORTH ELEVATION



EAST ELEVATION

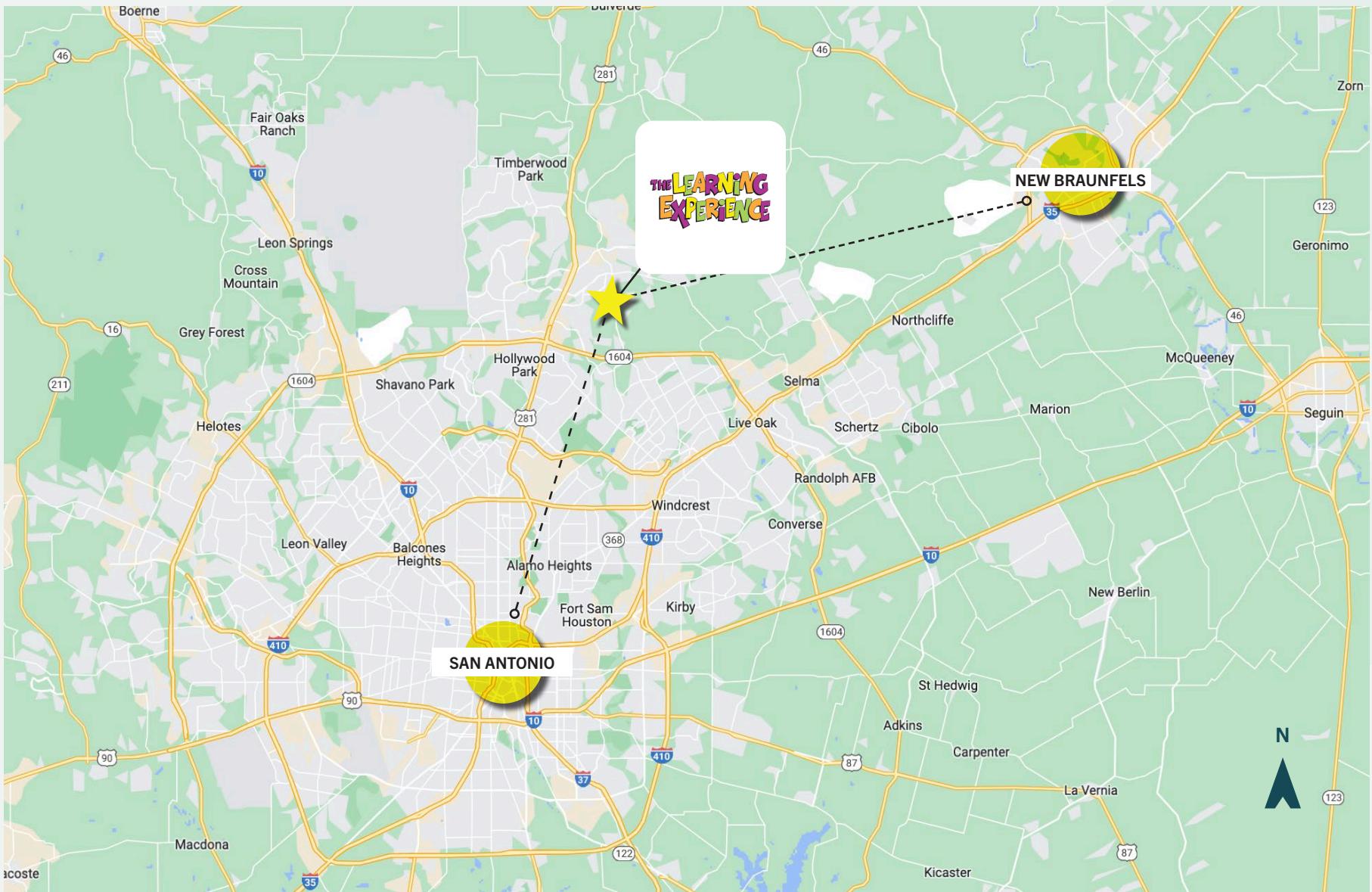
## SURROUNDING AERIAL



# LOCATION



## LOCAL CONTEXT



DOWNTOWN SAN ANTONIO (20 MI), NEW BRAUNFELS (25 MI)

# 04

## ANALYTICS

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# DEMOGRAPHIC ANALYSIS



POPULATION	3 MILE	5 MILES	10 MILES
<b>2028 Projection</b>	63,378	176,325	531,046
<b>2023 Estimate</b>	59,988	171,287	518,112
<b>2010 Census</b>	37,890	136,435	440,281
<b>Growth 2023-2028</b>	5.65%	2.94%	2.50%
<b>Growth 2010-2023</b>	58.32%	25.54%	17.68%



## HOUSEHOLDS

<b>2028 Projection</b>	22,940	64,404	206,825
<b>2023 Estimate</b>	21,660	62,525	202,018



## AVG. HOUSEHOLD INCOME

Average Household Income	\$118,226	\$109,228	\$98,334
Less than \$25,000	1,438	5,640	25,184
\$25,000 - \$50,000	3,149	9,570	38,202
\$50,000 - \$75,000	3,771	11,332	38,294
\$75,000 - \$100,000	3,061	8,963	27,940
\$100,000 - \$125,000	2,923	8,234	21,291
\$125,000 - \$150,000	1,849	5,166	14,345
\$150,000 - \$200,000	2,679	7,079	18,595
More than \$200,000	2,788	6,540	18,167

# ABOUT EMBREE GROUP

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Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 350+ national clients. The firm is headquartered near Austin, in Georgetown Texas. Over the past 46 years, Embree's executive team has developed, built, or transacted more than 20,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

### Contact Details

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