

# ABSOLUTE & CORPORATE BACKED 10-Year NNN Lease (2030) | KinderCare



Day Care has been at this location since 1995



ABSOLUTE & CORPORATE BACKED  
10-Year NNN Lease | KinderCare  
332 N Metro Dr, Appleton, WI 54913



**EXCLUSIVELY MARKETED BY**



**BJ DELHAMER**

Vice Principal

Insite Commercial Real Estate

[bjd@insitecommercialadvisors.com](mailto:bjd@insitecommercialadvisors.com)

D: 760.593.7653

CA License No. 01720232

**SCOTT REID**

Broker of Record

ParaSell, Inc.

[scott@parasellinc.com](mailto:scott@parasellinc.com)

D: 949.942.6585

A Licensed Wisconsin Broker #938545-91



## PROPERTY HIGHLIGHTS



- ABSOLUTE & CORP. BACKED NNN Lease with KinderCare Learning Centers
- Current Lease is through June 2030
- CAP RATE YEARS 1-5: 7.15%
- AVERAGE 10-YEAR CAP RATE: 7.5%
- AVERAGE 10-YEAR NOI: \$68,960
- KinderCare has resided at property for the last 26 years
- \$60,000 in improvements the last 2 years | Including new siding and complete interior painting
- SIGNIFICANT TRAFFIC FLOW | Adjacent to the Fox River Mall (Largest Mall in the Area)
- BUILDING SIZE 5,200 SF
- MUNICIPALITY TOWN OF GRAND CHUTE
- ACRES 0.52
- PARKING 25 SPACES
- PARCEL # 020 102328500
- ZONING COMMERCIAL
- YEAR BUILT 1988

# OFFERING SUMMARY



## INVESTMENT HIGHLIGHTS

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## EXECUTIVE SUMMARY

ABSOLUTE & CORP. BACKED NNN Lease | KinderCare Learning Centers | KinderCare has resided at property for the last 26 years | Current Lease is through June 2030 | \$60,000 in improvements the last 2 years | Including new siding and complete interior painting | CAP RATE YEARS 1-5: 7.15% • AVERAGE 10-YEAR CAP RATE: 7.5% • AVERAGE 10-YEAR

NOI: \$68,960 | SIGNIFICANT TRAFFIC FLOW | Adjacent to the Fox River Mall (Largest Mall in the Area) | In Association with ParaSell, Inc.? | 895 Dove St, Ste 300, Newport Beach, CA 92660 | P: 949.924.6578 | A Licensed Wisconsin Broker #938545-91

## PROPERTY FACTS

Sale Type	<b>Investment NNN</b>	Building Class	<b>C</b>	NOI	<b>\$68,960</b>
Sale Condition	<b>1031 Exchange</b>	Year Built	<b>1988</b>	Tenancy	<b>Single</b>
Property Type	<b>Retail</b>	Price	<b>\$950,000</b>	Building Height	<b>1 Story</b>
Property Subtype	<b>Day Care Center</b> ▾	Price Per SF	<b>\$166</b>	Building FAR	<b>0.25</b>
Building Size	<b>5,711 SF</b>	Cap Rate	<b>7.26%</b>	Land Acres	<b>0.52 AC</b>
Opportunity Zone	<b>No</b>				

## AMENITIES

- 24 Hour Access
- Tenant Controlled HVAC
- Monument Signage
- Air Conditioning
- Signage

# PICTURES



# PICTURES



# PROPERTY SPECIFICS



## Details

Property Type	Retail
Investment Type	Stabilized
Lease Type	Absolute NNN
Tenancy	Single
Lease Term	10 years
Lease Expiration	06/30/2030
Square Footage	5,711
Price/Sq Ft	\$166.35
Occupancy	100%
Units	1
Stories	1
Broker Co-Op	Yes
Lease Options	2
Subtype	Day Care/Nursery
Investment Sub Type	Core+
Tenant Credit	Corporate Guarantee
Brand/Tenant	KinderCare Learning Center
Lease Commencement	07/01/2020
Remaining Term	9.3 years
Net Rentable (sq ft)	5,711
Cap Rate	6.91%
NOI	\$65,676
Buildings	1
Lot Size (acres)	0.52
APN	10-2-3284-00

# RENT ROLL

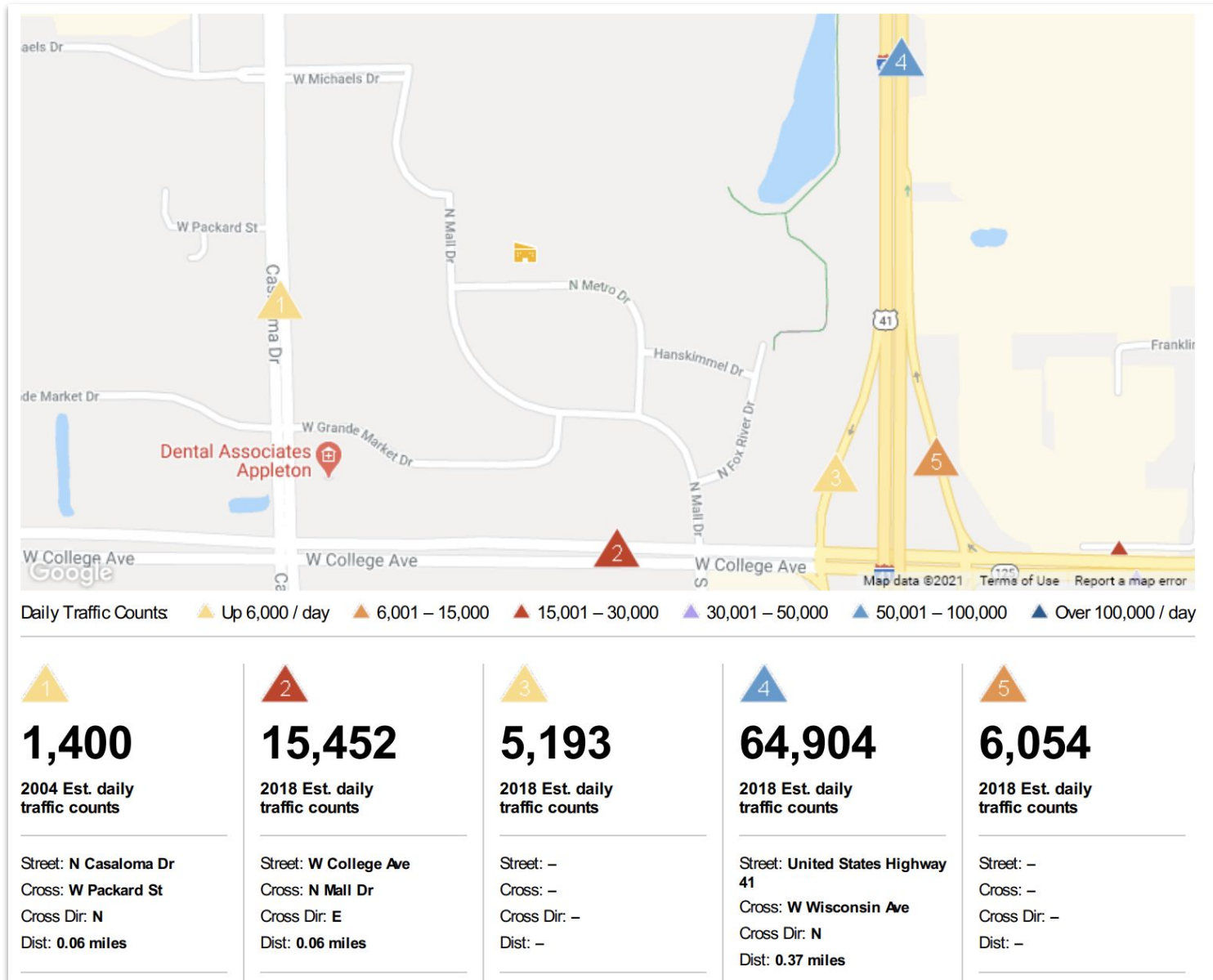


<b>Term</b>	<b>Monthly</b>	<b>Annual</b>
July 1, 2020 – June 30, 2025	\$5,473.04	\$65,676.48
July 1, 2025 – June 30, 2030	\$6,020.45	\$72,244.13

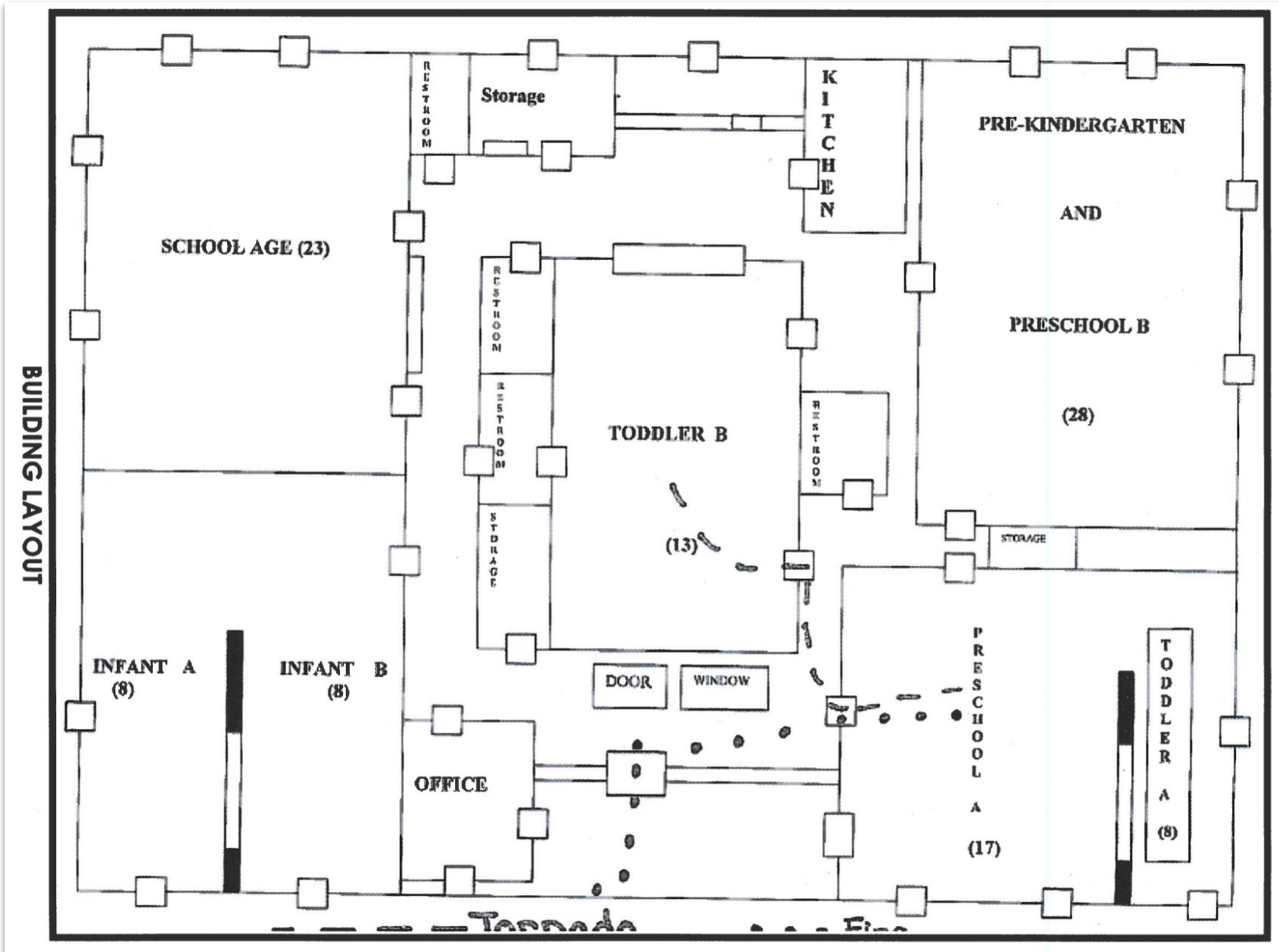




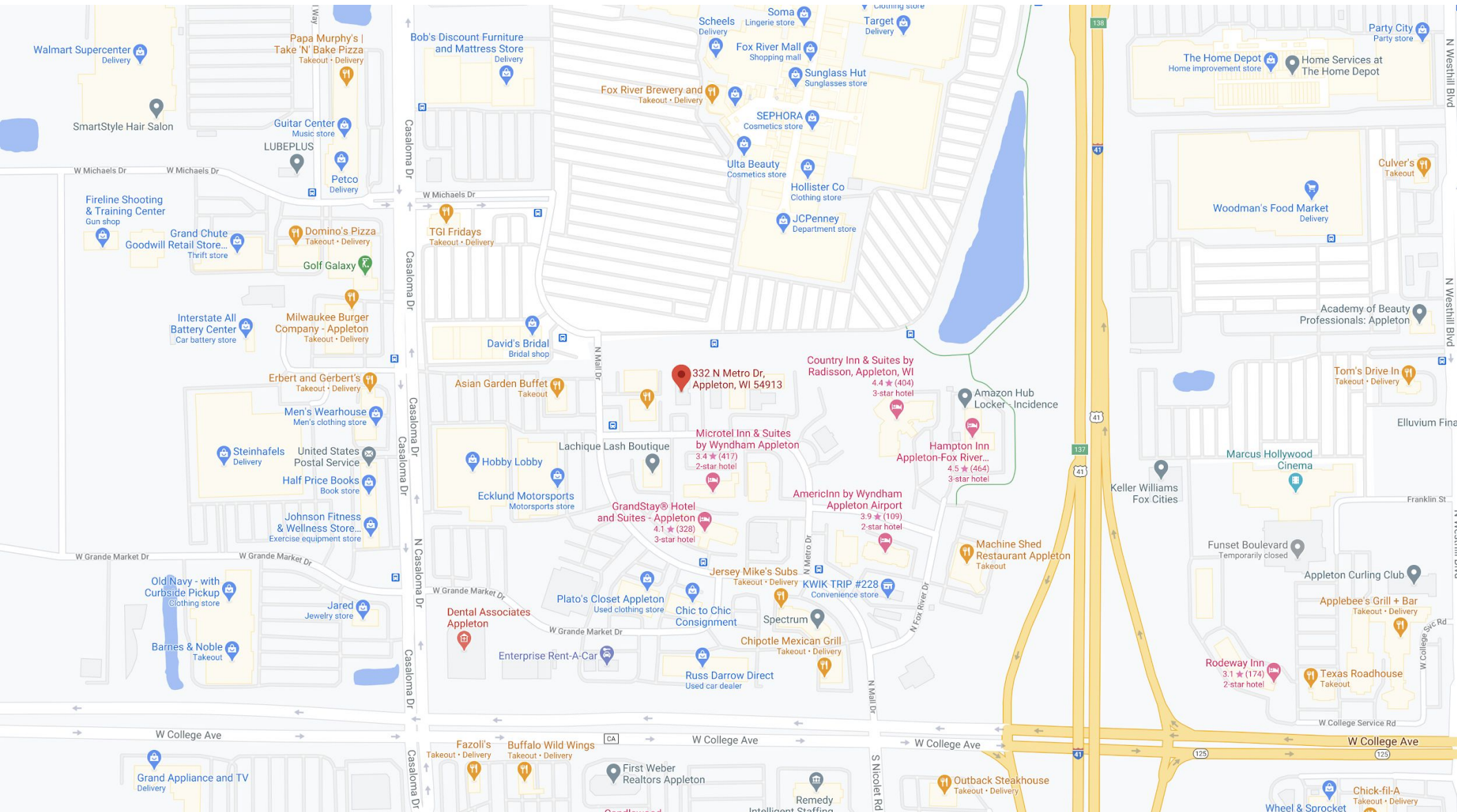
# Area Traffic Count(s)



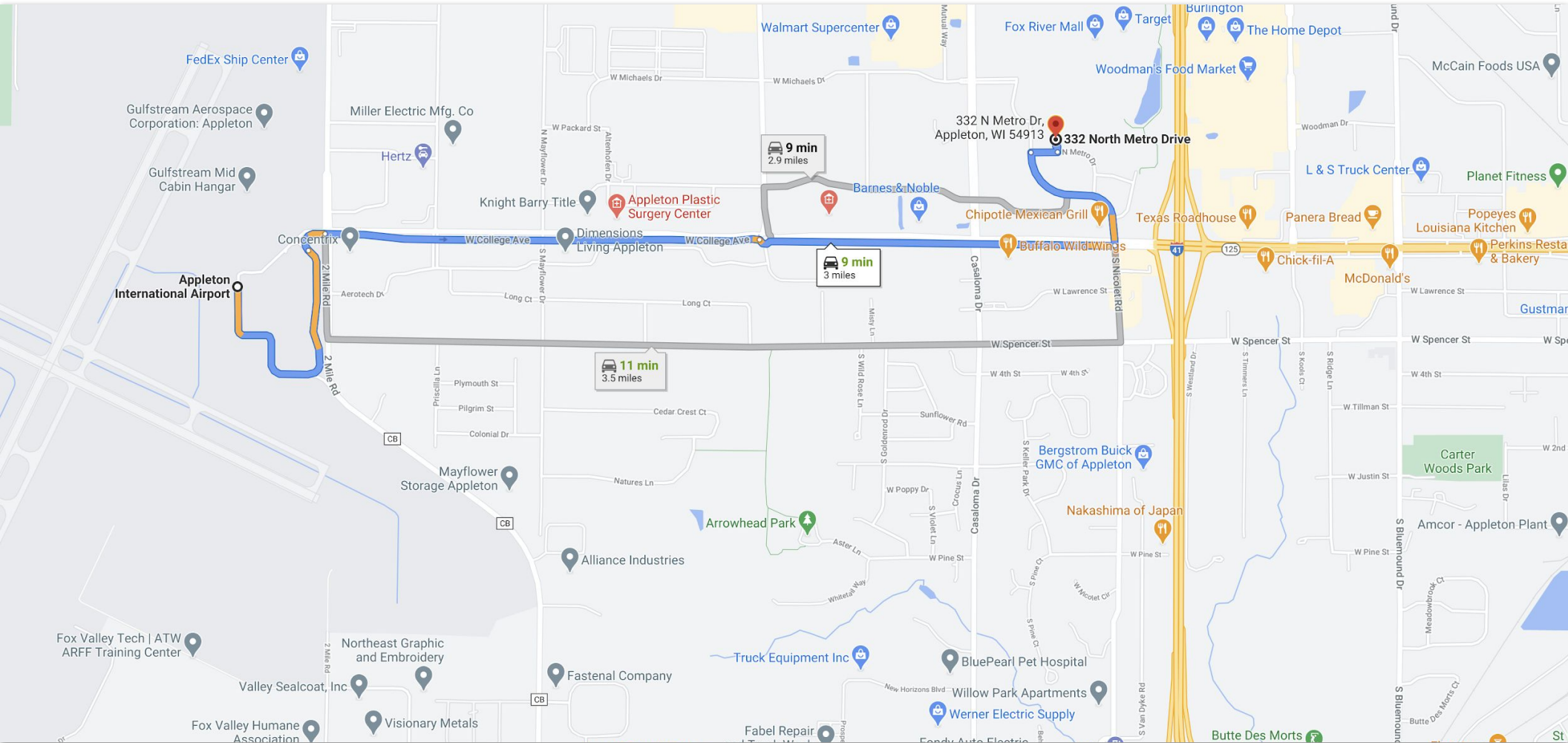
# FLOOR PLAN



# AERIAL VIEW OF SURROUNDING AREA



# MAJOR AIRPORTS



## AREA OVERVIEW



### APPLETON, WISCONSIN

Appleton is a city in Outagamie, Calumet, and Winnebago counties in the U.S. state of Wisconsin. One of the Fox Cities, it is situated on the Fox River, 30 miles (48 km) southwest of Green Bay and 100 miles (160 km) north of Milwaukee. Appleton is the county seat of Outagamie County. The population was 72,623 at the 2010 census. Of this figure, 60,045 resided in Outagamie County, 11,088 in Calumet County, and 1,490 in Winnebago County. Appleton is a part of the Fox Cities metropolitan area, the third largest in the state behind Milwaukee and Madison.

In 2019, Appleton was ranked 56th on the "Top 100 places to live in America" by Livability.com and 89th on a similar list created by Money Magazine.

Appleton serves as the heart of the Fox River Valley and is home to Lawrence University, the Fox Cities Exhibition Center, Fox Cities Performing Arts Center, Fox River Mall, Neuroscience Group Field at Fox Cities Stadium, Appleton International Airport, and the Valley's two major hospitals: St. Elizabeth Hospital and ThedaCare Regional Medical Center–Appleton (better known as "Appleton Medical Center"). It also hosts many regional events such as its Flag Day parade, Memorial Day parade, Christmas parade, Oktoberfest, Mile of Music, and others.



# AREA OVERVIEW



Income:  
**Median Household Income**  
**\$86,413**

Age:  
**Median Age**  
**40.2**

Population Stats:  
**Total Population**  
**21,646**

Segmentation:  
**1st Dominant Segment**  
**In Style**

## Consumer Segmentation

Life Mode

What are the people like that live in this area?

**GenXurban**  
Gen X in middle age; families with fewer kids and a mortgage

Urbanization

Where do people like this usually live?

**Metro Cities**  
Affordable city life, including smaller metros, satellite cities

## Top Tapestry Segments

	In Style	Green Acres	Professional Pride	Soccer Moms	Enterprising Professionals
% of Households	1,865 (22.0%)	1,525 (18.0%)	1,247 (14.7%)	1,211 (14.3%)	1,120 (13.2%)
% of Outagamie County	4,747 (6.3%)	7,007 (9.3%)	1,247 (1.7%)	7,408 (9.9%)	1,120 (1.5%)
Lifestyle Group	GenXurban	Cozy Country Living	Affluent Estates	Family Landscapes	Upscale Avenues
Urbanization Group	Metro Cities	Rural	Suburban Periphery	Suburban Periphery	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family	Multi-Units, Single Family
Household Type	Married Couples Without Kids	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	2.33	2.69	3.11	2.96	2.46
Median Age	41.1	43	40.5	36.6	34.8
Diversity Index	36.9	24	41.2	48.3	71.2
Median Household Income	\$66,000	\$72,000	\$127,000	\$84,000	\$77,000
Median Net Worth	\$128,000	\$226,000	\$540,000	\$252,000	\$78,000
Median Home Value	\$214,000	\$197,000	\$387,000	\$226,000	\$295,000
Homeownership	68.8 %	86.7 %	92 %	85.5 %	52.3 %
Employment	Professional or Management	Professional or Management	Professional or Management	Professional or Management	Professional or Management
Education	College Degree	College Degree	College Degree	College Degree	College Degree
Preferred Activities	Support arts, concerts, theaters, museums . Use coupons, mobile coupons	Are member of veterans' club, fraternal order . Do home improvement projects	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes	Go jogging, biking, target shooting . Visit theme parks, zoos	Gamble; visit museums . Buy trendy clothes online.
Financial	Hold retirement savings insurance policies	Bank, pay bills online	Hold 401(k) and IRA plans/securities	Carry high level of debt	Own 401(k) through work
Media	Carry, use smartphones	Watch TV by satellite	Read epicurean, sports, home service magazines	Shop, bank online	Watch movies, TV on demand; use tablets
Vehicle	Own late-model SUVs or trucks	Own truck/SUV	Own 2-3 vehicles	Own 2+ vehicles (minivans, SUVs)	Own or lease an imported sedan



# AREA OVERVIEW



## Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually



■ 54913

## Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually



■ 2019  
■ 2024 (Projected)

## Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually

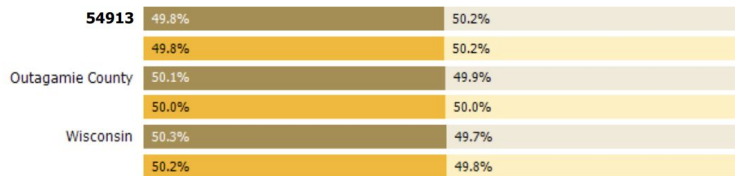


■ 2019  
■ 2024 (Projected)

## Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually

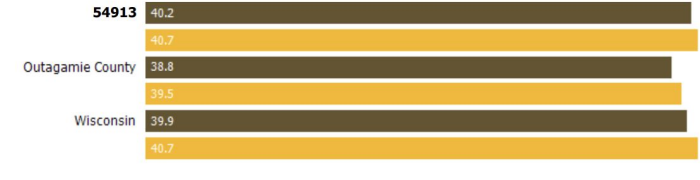


■ Women 2019  
■ Men 2019  
■ Women 2024 (Projected)  
■ Men 2024 (Projected)

## Appleton, WI 54913: Age Comparison

### Median Age

This chart shows the median age in an area, compared with other geographies.  
Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually

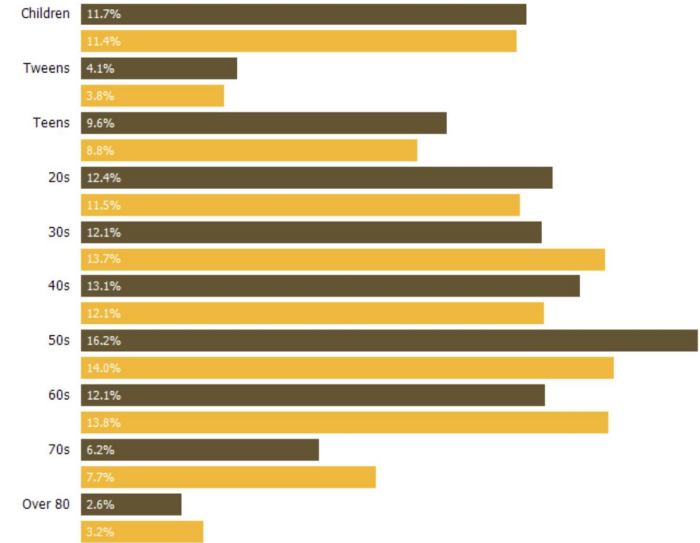


■ 2019  
■ 2024 (Projected)

### Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2019  
Update Frequency: Annually



■ 2019  
■ 2024 (Projected)

## Appleton, WI 54913: Economic Comparison

### Average Household Income

This chart shows the average household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019  
■ 2024 (Projected)



### Median Household Income

This chart shows the median household income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019  
■ 2024 (Projected)



### Per Capita Income

This chart shows per capita income in an area, compared with other geographies

Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually

■ 2019  
■ 2024 (Projected)



### Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies

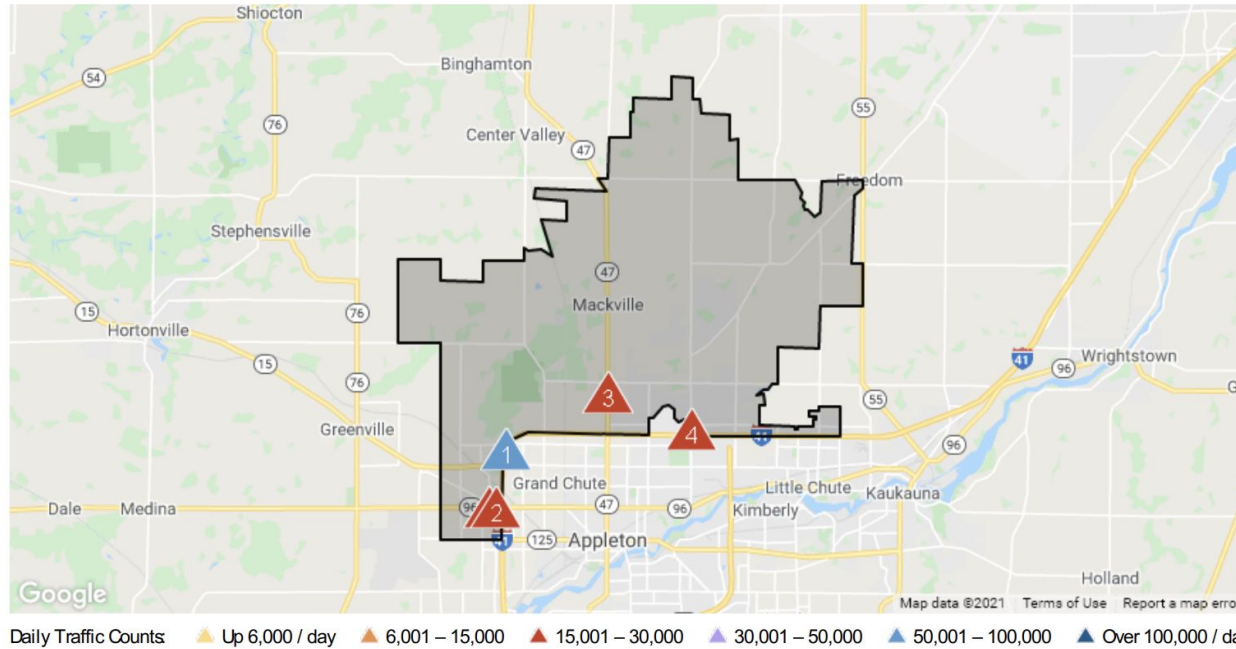
Data Source: U.S. Census American Community Survey via Esri, 2019

Update Frequency: Annually





## Traffic Counts



**1**  
**53,319**

2018 Est. daily traffic counts

Street: United States Highway 41  
Cross: W Capitol Dr  
Cross Dir: NE  
Dist: 0.12 miles

Historical counts

Year	Count	Type
2007	57,300	AADT
2004	62,200	AADT

**2**  
**29,906**

2018 Est. daily traffic counts

Street: W Wisconsin Ave  
Cross: W Brewster St  
Cross Dir: E  
Dist: 0.02 miles

Historical counts

Year	Count	Type
2016	27,700	AADT
2013	26,600	AADT

**3**  
**19,773**

2018 Est. daily traffic counts

Street: N Richmond St  
Cross: Utah Ave  
Cross Dir: N  
Dist: -

Historical counts

Year	Count	Type
2016	12,600	AADT
2013	13,100	AADT

**4**  
**17,260**

2018 Est. daily traffic counts

Street: N Ballard Rd  
Cross: E Evergreen Dr  
Cross Dir: N  
Dist: 0.1 miles

Historical counts

Year	Count	Type
2016	26,300	AADT
2013	22,300	AADT

**5**  
**16,724**

2018 Est. daily traffic counts

Street: W Wisconsin Ave  
Cross: W Greenville Dr  
Cross Dir: E  
Dist: 0.15 miles

Historical counts

Year	Count	Type
2016	18,000	AADT
2013	16,000	AADT

# BRAND PROFILE



## KinderCare Learning Centers

<b>Type:</b>	Incorporated, Private
<b>Industry:</b>	Early Childhood Education
<b>Founded:</b>	July 14, 1969; 51 years ago
<b>Founder:</b>	Perry Mendel
<b>Headquarters:</b>	Portland, Oregon, U.S.
<b>Number of locations:</b>	1,500 locations (2020)
<b>Key people:</b>	Tom Wyatt, CEO
<b>Number of employees:</b>	36,000
<b>Parent:</b>	KinderCare Education
<b>Website:</b>	<a href="http://www.kindercare.com">www.kindercare.com</a>

KinderCare Learning Centers is an American operator of for-profit child care and early childhood education facilities founded in 1969 and currently owned by KinderCare Education based in Portland, Oregon. The company provides educational programs for children from six weeks to 12 years old. KinderCare is the third-largest privately held company headquartered in Oregon. In 39 states and the District of Columbia, some 200,000 children are enrolled in more than 1,600 early childhood education community centers, over 600 before-and-after school programs,[5] and over 100 employer-sponsored centers.



# DISCLAIMERS



## CONFIDENTIALITY DISCLAIMER & EXCLUSIVE AGENCY MEMORANDUM

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This Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the Property by Seller/IC and their sources. Financial projections are provided as a reference and are based on assumptions made by Seller/IC and their sources. Prospective purchasers should make their own projections and reach their own conclusions of value. Certain portions of this Memorandum merely summarize or outline property information and are not intended to be complete descriptions.

This Memorandum was prepared on the basis of information available to the Seller and IC in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein is for general reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor IC guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as-is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors and should not rely upon such material provided by Seller or IC.

Neither Seller nor IC nor any of their respective officers, advisors, agents, shareholders or principals has made or will make any representation or warranties, express or implied, as to the accuracy or completeness of the Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Memorandum or the contents. Analysis and verification of the information contained in the Memorandum is solely the responsibility of the prospective purchaser.

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