

BROWN HARRIS STEVENS

Established 1873

Just Listed

**Nassau County Investment Offering
“The Learning Experience”**

Under Construction

901 S. Main St, Farmingdale, NY 11735

New 15 Year Lease – 12% Rent increases every 5 years



Representative Photo

For Further Information and Inspection Contact Exclusive Broker:

MICHAEL BARUCH

Lic. Associate Broker

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Brown Harris Stevens Commercial Real Estate, LLC

585 Stewart Avenue, Suite 790, Garden City, New York 11530

Tel 516.203.8100 Fax 516.203.8199 Website www.BHScommercial.com

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Investments Highlights

ADDRESS: 901 S. Main St.
Farmingdale, NY 11735–Corner Location

BUILDING SIZE: 10,800 Square Feet

COUNTY: Nassau

TOWN: Oyster Bay

LOT SIZE: 40,219 Square Feet (.92 Acres)

PARCEL ID: 2489-49-287-00-0004-0

LEASE TERM: 15 Year Base Term plus (2) 5-Year Options

GROSS RENT: Year 1- \$411,654.00

RENT ESCALATIONS: 12% Every 5 Years

NOI: \$345,000

PURCHASE PRICE: Upon Request

Year	Annual Rent	Monthly	Increase
1*	\$411,654.00	\$34,304.50	0.00%
2	\$411,654.00	\$34,304.50	0.00%
3	\$411,654.00	\$34,304.50	0.00%
4	\$411,654.00	\$34,304.50	0.00%
5	\$411,654.00	\$34,304.50	0.00%
6	\$461,052.48	\$38,421.04	12.00%
7	\$461,052.48	\$38,421.04	0.00%
8	\$461,052.48	\$38,421.04	0.00%
9	\$461,052.48	\$38,421.04	0.00%
10	\$461,052.48	\$38,421.04	0.00%
11	\$516,378.78	\$43,031.56	12.00%
12	\$516,378.78	\$43,031.56	0.00%
13	\$516,378.78	\$43,031.56	0.00%
14	\$516,378.78	\$43,031.56	0.00%
15	\$516,378.78	\$43,031.56	0.00%

Year	Rent Sq Ft	Annual Rent	Monthly	Increase
Option Term #1				
16	\$53.39	\$578,344.23	\$48,195.35	12.00%
17	\$53.39	\$578,344.23	\$48,195.35	0.00%
18	\$53.39	\$578,344.23	\$48,195.35	0.00%
19	\$53.39	\$578,344.23	\$48,195.35	0.00%
20	\$53.39	\$578,344.23	\$48,195.35	0.00%
Option Term #2				
21	\$59.79	\$647,745.54	\$53,978.79	12.00%
22	\$59.79	\$647,745.54	\$53,978.79	0.00%
23	\$59.79	\$647,745.54	\$53,978.79	0.00%
24	\$59.79	\$647,745.54	\$53,978.79	0.00%
25	\$59.79	\$647,745.54	\$53,978.79	0.00%

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About “The Learning Experience” Academy of Early Education

901 S. Main St, Farmingdale, NY 11735

The Learning Experience®, with more than 300 centers operating or under development, is one of the nation’s fastest-growing Academies of Early Education for children ages six weeks to six years old. With a greater national emphasis on educational development during the most crucial years of a child’s growth, The Learning Experience places a prominent focus on programs that advance scholastic preparation. The Learning Experience prepares children academically and socially via innovative scholastic and enrichment programs such as the L.E.A.P.® curriculum, a cutting-edge proprietary approach to learning which has 9 out of 10 of its children entering Kindergarten already reading. To complement the academic curriculum, The Learning Experience utilizes various enrichment programs crucial to advancing learning and overall balance, such as philanthropy, Yippee 4 Yoga™, Music 4 Me®, Movin’ N Groovin’®, manners and etiquette, and foreign language.

Business Wire

SAN FRANCISCO & DEERFIELD BEACH, Fla. -- July 2, 2018

Golden Gate Capital (“Golden Gate”), a leading private equity investment firm, today announced that it has acquired The Learning Experience, one of the nation’s largest and fastest-growing academies of early education for children six weeks to six years old. The Learning Experience, headquartered in Deerfield Beach, Florida, is led by Co-Founder, Chairman, and Chief Executive Officer Richard Weissman.

CEO & Chairman Richard Weissman says this latest investment and partnership will spur growth. The Learning Experience’s model for franchising has the franchisor procuring real estate for franchisees, who then take on leases. “Golden Gate has significant experience on the real estate front and an understanding of the real estate model, which our private equity groups just did not have a full understanding of,” says Weissman. Golden Gate’s portfolio includes a number of financial services firms, including Financial American Insurance Group, GGC Real Estate Holdings, and Williston Financial Group—a homeowner title insurance lender. Golden Gate also has experience in the multi-unit operation business as the owner of such brands as California Pizza Kitchen, Red Lobster and Eddie Bauer, to name a few. Another mode of expansion will come through acquisition of franchisee-owned locations, freeing those newly moneyed franchisees to take on more units, Weissman says. The brand has plans to expand overseas as well, and The Learning Experience expects to open its first shop in the UK in the second half of 2019.

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About "The Learning Experience" Academy of Early Education (continued) 901 S. Main St, Farmingdale, NY 11735

February 09, 2022 // Franchising.com // Deerfield Beach, Fla. - The Learning Experience, an educational childcare company, ranked among the top franchises in Entrepreneur magazine's highly competitive Franchise 500®, including No. 4 in the Child Services category.

Entrepreneur's Franchise 500 is the world's first, best and most comprehensive franchise ranking. The 43rd annual Entrepreneur Franchise 500 is a highly sought-after honor in the franchise industry. Recognized as an invaluable resource for potential franchisees, the 2022 Franchise 500 ranks The Learning Experience as No. 68 overall, up from No. 87 in 2021, for its outstanding performance in areas including unit growth, financial strength and stability, and brand power.

"We are honored to be recognized in the prestigious Entrepreneur Franchise 500 ranking for our company's high-performance attributes that have led to our growth to over 300 locations operating nationwide," says Richard Weissman, CEO and Chairman of The Learning Experience. "Our ability to remain stable and continue to expand, especially over the past couple years when so many industries were hit hard, is a glowing testament to our dedicated and talented franchisees and team members systemwide."

Over its 43 years in existence, the Franchise 500 has become both a dominant competitive measure for franchisors and a primary research tool for potential franchisees.

"The past year has been one of the most challenging for businesses in recent memory, which made putting together our 43rd annual Franchise 500 list more enlightening than ever," says Entrepreneur Editor in Chief Jason Feifer. "The companies named to this year's list showed us how being resilient, supportive, and nimble can help navigate extraordinary challenges and also underscore the grit and innovation that define entrepreneurship."

In Entrepreneur's continuing effort to best understand and evaluate the ever-changing franchise marketplace, the company's 43-year-old ranking formula continues to evolve as well. The editorial team researches and assesses several factors that go into the evaluation, including costs and fees, size and growth, support, brand strength, and financial strength and stability. Each franchise is given a cumulative score based on an analysis of more than 150 data points, and the 500 franchises with the highest cumulative scores become the Franchise 500 in ranking order.

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Demographics

901 S. Main St, Farmingdale, NY 11735

Population			
	2 Mile	5 Mile	10 Mile
2010 Population	66,137	369,912	1,032,300
2022 Population	65,716	362,743	1,012,868
2027 Population Projection	65,352	359,845	1,004,870
Annual Growth 2010–2022	-0.1%	-0.2%	-0.2%
Annual Growth 2022–2027	-0.1%	-0.2%	-0.2%
Median Age	41.5	42.4	41.7
Bachelor's Degree or Higher	31%	35%	38%
U.S. Armed Forces	64	195	453

Income			
	2 Mile	5 Mile	10 Mile
Avg Household Income	\$127,808	\$138,330	\$141,628
Median Household Income	\$104,483	\$115,117	\$116,287
< \$25,000	2,510	10,887	30,749
\$25,000 – 50,000	2,617	13,483	34,513
\$50,000 – 75,000	2,919	14,513	39,229
\$75,000 – 100,000	2,511	13,227	35,043
\$100,000 – 125,000	2,278	13,622	35,279
\$125,000 – 150,000	1,962	11,944	30,474
\$150,000 – 200,000	3,500	18,949	48,295
\$200,000+	3,634	24,070	71,456

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Property Photos

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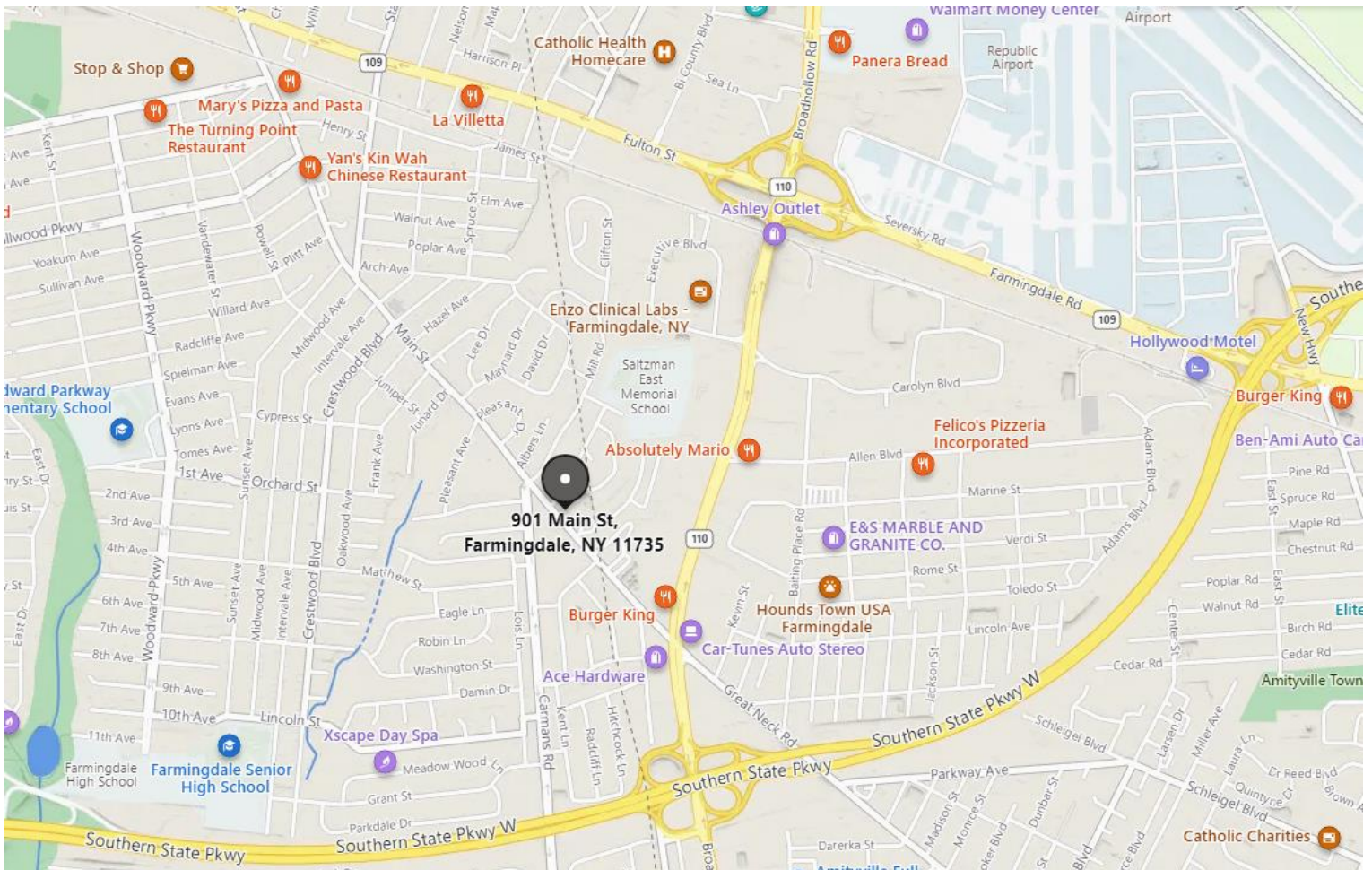
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Map View

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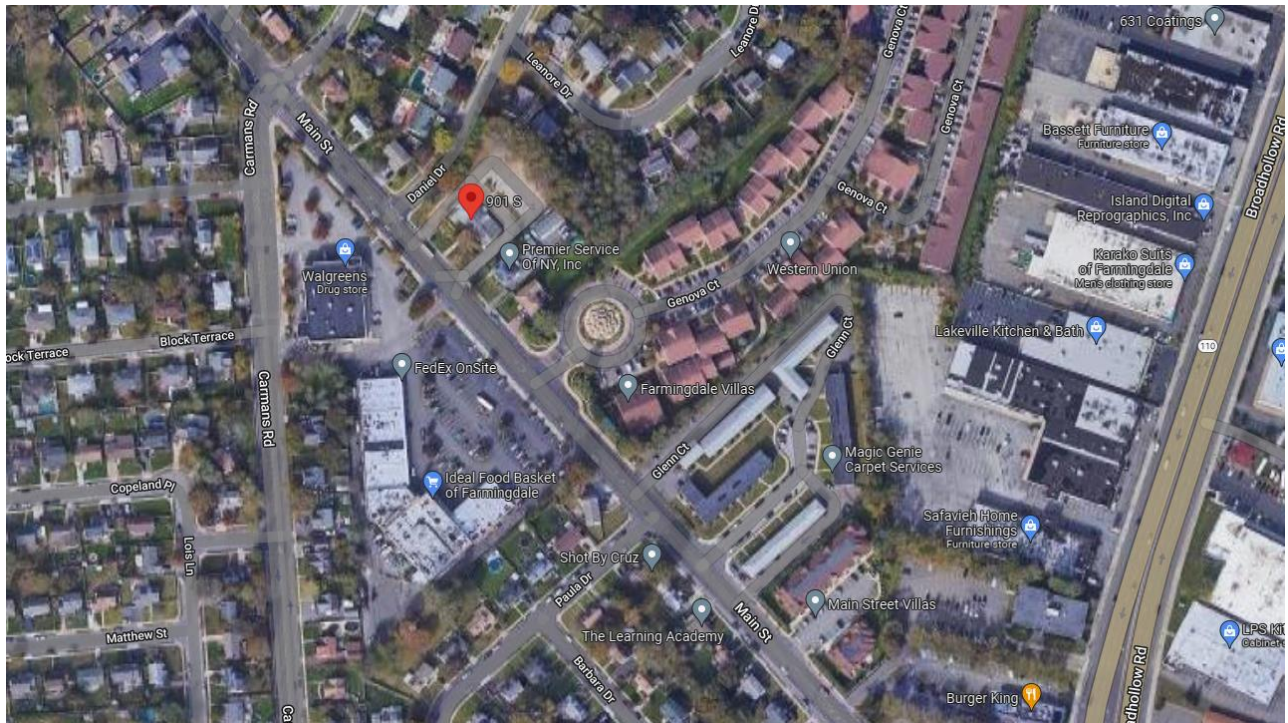
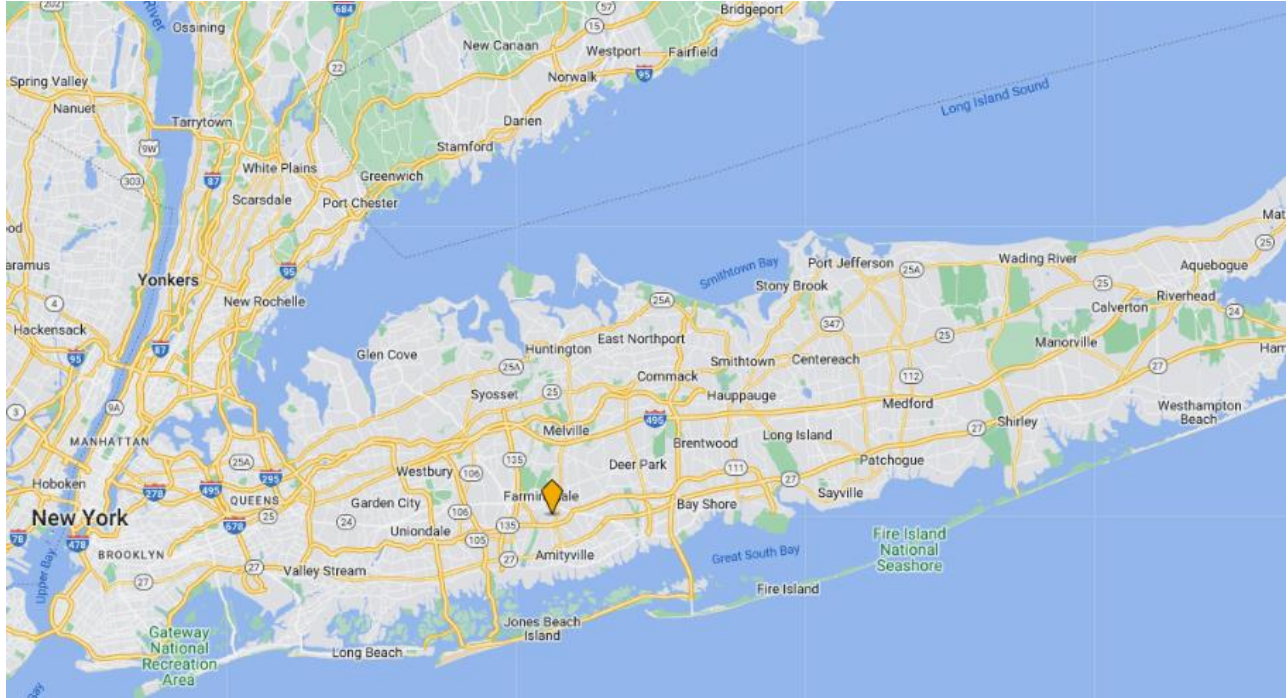
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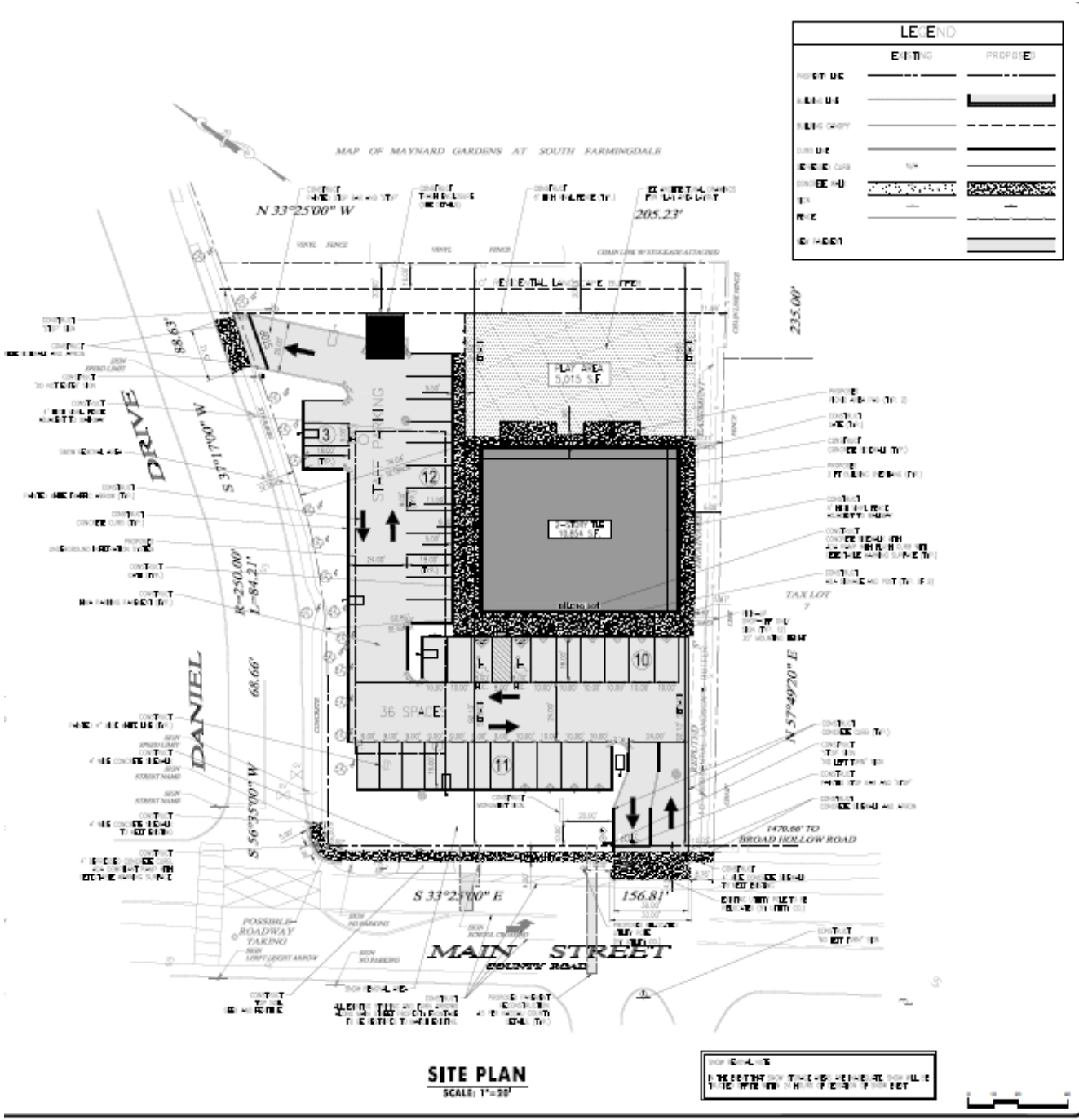


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Site Plan

901 S. Main St, Farmingdale, NY 11735



LE- END		
	EXISTING	PROPOSED
PAVEMENT	---	----
CONCRETE	----	-----
ASPHALT	-----	-----
GRAVEL	-----	-----
GRAVEL/CRUSHED STONE	-----	-----
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Jarmel Kizel
 ARCHITECTS AND ENGINEERS, INC.
 43 Charles Avenue
 Long Beach, NY 11561
 Tel: 516-434-0200
 Fax: 516-434-0201
 www.jarmelkizel.com

Architecture
 Engineering
 Interior Design
 Implementation Services

ISSUE		
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Project No:	118870-02-02	Date:	11/14/20
Drawn by:	A.P.A.	Approved by:	G.A.B.
Design Name:	SITE PLAN		
Drawing Number:	C-300	Sheet No.:	4 of 13
Draw Date:	AUGUST 27, 2014		

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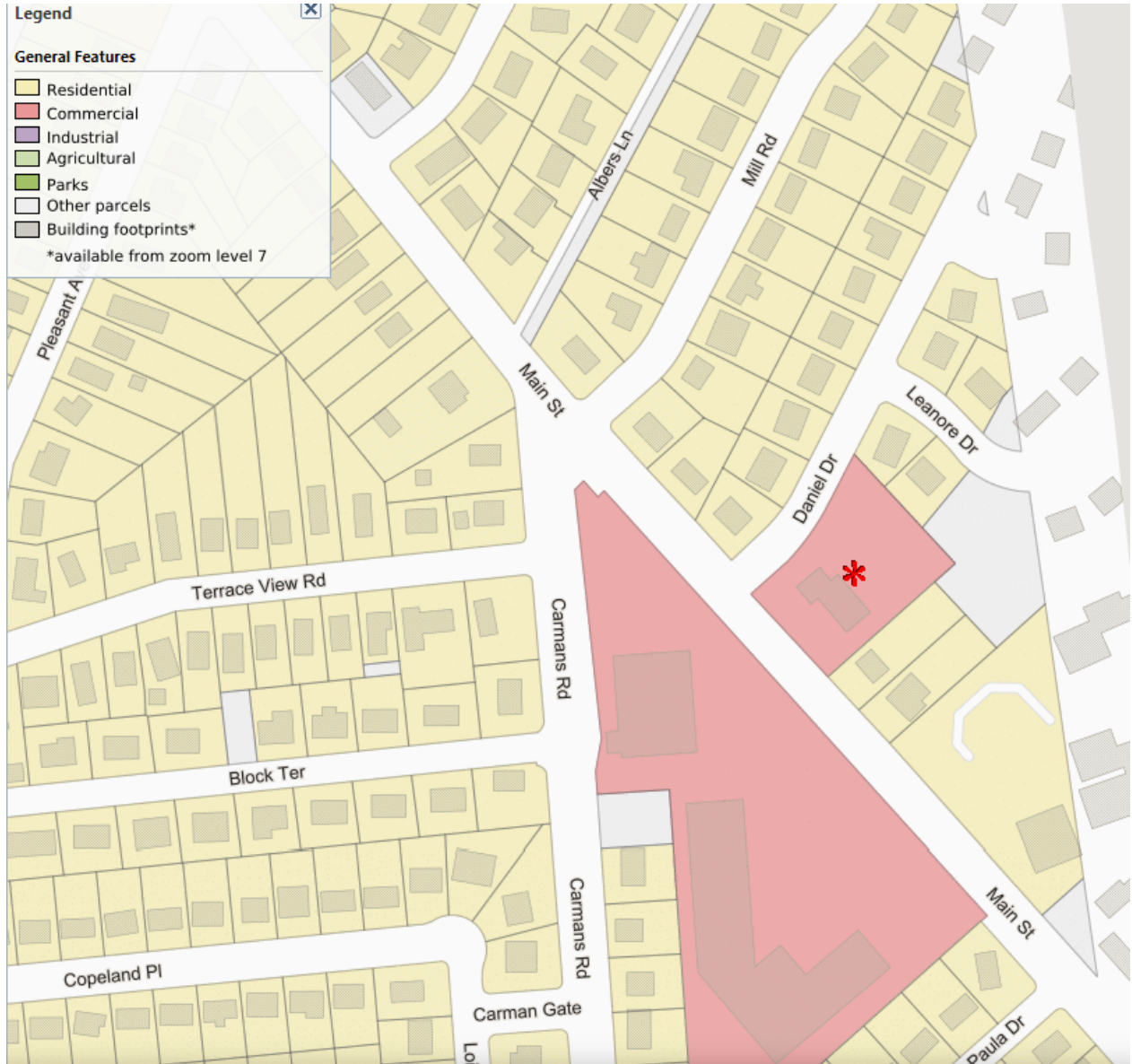
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Land Use Map

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