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# FOR SALE Two Net-leased Tutor Time Child Care Centers

## Tutor Time Child Care Center 850 E. Main Street, East Dundee, Illinois

- ▶ Lot Size: 1.16 acres / 235 feet on Main Street
- ▶ Zoning: Central Business District
- ▶ PIN: 03-26-228-004
- ▶ Annual Income: \$181,400.00
- ▶ Offering Price: \$2,350,000.00



## Tutor Time Child Care Center 234 W. Lake Street, Bloomingdale, Illinois



- ▶ Lot Size: 1.15 acre
- ▶ Zoning: Office Park Special Use Planned Development
- ▶ PIN: 02-29-401-027
- ▶ Annual Income: \$184,000.00
- ▶ Offering Price: \$2,350,000.00

**PROPERTY DESCRIPTIONS:** Both properties are one-story quality office buildings containing 10,000 sq.ft., which were completed in 2002. Interior finishes includes a vestibule, reception area, sprinkler room, eight classrooms, private office, laundry room, food preparation room, kitchen / lounge, playroom and eleven bathrooms. Each property also includes an enclosed +/- 5,000 sq.ft. outdoor play area.

**TERMS OF THE LEASES:** Both properties are net-leased to Tutor Time Learning Systems, Inc. (corporate) for a period of 15 years commencing on June 1, 2003, with tenant paying all real estate tax, insurance, utilities, etc. In addition, tenants are responsible for all maintenance and repairs including parking lot. The leases include annual CPI increases beginning year three for the balance of initial term, as well as the two 5-year options to renew.

*For additional information, including income, expenses, site plans and rent rolls, please call for a Confidentiality Agreement.*

**PAUL G. DEMIK, Principal**  
847/397-8900 Ext. 217

**EXCLUSIVE AGENT**

pdemik@dkrealty.com • www.dkrealty.com

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