



AEI 1031-TIC PROPERTY OFFERING



KinderCare

497 Big Bend Road, Ballwin, Missouri

An offering by America's most experienced sponsor of all-cash, high-quality net leased TIC properties

president's message

Robert Johnson



For real estate owners seeking high-quality replacement properties to complete their 1031 exchanges, net leased retail properties are one of the most sought-after assets. AEI has been specializing in commercial net lease property investments since 1974. In partnership with major american corporations, we've developed, owned, and managed more than 300 net lease properties in 36 states, representing the financial interests of more than 18,000 investors nationwide.

For TIC investors seeking direct asset ownership, a commercial, income property under long-term net lease to a name-brand corporate tenant is a very attractive choice. AEI is a leader in the TIC industry. We were the first company in America to offer securitized TIC investments in 1992. We were the first company to apply for, and receive, a favorable Private Letter Ruling from the IRS with respect to the qualification of our 1031-TIC offerings as "like-kind" exchanges.

"AEI is a national source for all-cash 1031-TIC exchanges."

Property owners from across the country look to AEI for their 1031 replacement properties and TIC purchases. Since 1992, we've completed more than 700 successful 1031-TIC exchanges. AEI is one of the most experienced sources of net lease property TIC offerings in the country.

Whether you choose to acquire part of a property - or all of it - for your 1031 exchange or TIC purchase, I believe that you will find no better source than AEI to meet all of your exchange and investment needs. Experienced, professional, and dependable are terms that apply to the expertise we provide to thousands of commercial property investors and owners across the country.

I invite you to contact one of our in-house specialists to see just how efficient and rewarding it is to work with AEI. If you call our toll-free 800 number, and ask for the 1031-TIC department, our receptionist will connect you to an experienced professional who can answer all of your exchange or investment questions and discuss the quality property described in this brochure.

Robert Johnson,
President

KinderCare

497 Big Bend Road, Ballwin, Missouri



TENANT

KinderCare Learning Centers, Inc. was founded in 1969 and provides education and care programs in early childhood education, school partnerships and distance learning. As of December 29, 2007, it operated 1,873 childcare centers with a total licensed capacity of approximately 248,000 and over 636 School Partnership before-and-after school programs. Highly qualified and experienced teachers and staff stay current on the most recent developments in education, thereby ensuring that each child receives the best care and education. KinderCare provides more staff development opportunities than any other childcare company in the country.

RENT INCREASES

On July 1, 2012, and each renewal option period thereafter, the rent for this property increases by the lesser of 10% of the prior year's scheduled rent or 200% of the CPI increase.

AREA INFORMATION

This property is located in the northwest corner of Big Bend Road and Reis Road. Ballwin, a suburb of St. Louis, is a dynamic community located in the heart of prestigious West St. Louis County. Ballwin is one-half hour from St. Louis-Lambert International Airport and 40 minutes from downtown St. Louis. This site is surrounded by single family housing neighborhoods which continue to expand. As of January, 2007, population within a 5-mile radius was approximately 153,000.

OFFERING PRICE

\$2,536,400

PROPERTY

- ★ Land: 47,306 sq. ft.
- ★ Building: +8,317 sq. ft.
- ★ Year Built: 1999

LEASE

Triple Net lease; The roof, structure, HVAC and parking lot are the responsibility of the Tenant. The primary lease term commenced June 14, 2002 and ends June 30, 2017, with three five-year renewal options.

ECONOMICS

- ★ MAI Appraisal: \$2,730,000
- ★ Annual Rent: \$158,524
- ★ Cap Rate: 6.25%

about AEI



Founded in 1970, AEI is the country's oldest sponsor of net lease real estate investment programs and a leader in the 1031-TIC exchange industry. AEI is a national source of high quality, commercial real estate for property owners engaged in 1031 tax-deferred property exchanges. As an institutional owner, AEI offers a portfolio of name-brand, net leased commercial retail properties and has specialized in developing and purchasing

this type of properties for more than 30 years. AEI is an expert in developing, evaluating and owning these types of assets.

WHY COME TO AEI FOR YOUR 1031 OR TIC PROPERTIES?

Exceptional service. If this is your first 1031 property exchange or TIC purchase, be assured that we make every effort to ensure that you fully understand the transaction.

Stability and quality. AEI offers quality, single tenant properties – freestanding real estate occupied by creditworthy corporate tenants under long term net leases.

Acquisition expertise. AEI performs institutional-grade due diligence on every property we develop, own, and offer for exchange. Acquiring your exchange property from AEI can significantly reduce this time-consuming, labor-intensive aspect of your property selection process and provide a higher level of expertise than you may be able to provide yourself or find elsewhere.

Post-purchase services. After your 1031 exchange is complete, AEI provides the following services:

- ★ Accounting and distribution of rental income
- ★ Year-end 1099 forms for tax reporting
- ★ Assisting with any questions you may have about your property
- ★ Monitoring lease compliance, tax and insurance payments, and property maintenance by the tenant.



AEI SAMPLE TENANTS

Quality Properties. Quality Performance. Since 1970.

AEI Exchange Services, Inc. ★ 1300 Wells Fargo Place ★ 30 East Seventh Street ★ St. Paul, MN 55101
 To learn more about AEI, call 1-800-234-1031 or visit aeifunds.com (username: AEI ★ password: buyaei)