2 FLORIDA CHARTER SCHOOL

INVESTMENT PORTFOLIC

















NNN INVESTMENT OPPORTUNITY

Colliers International is pleased to exclusively offer for sale to qualified investors a portfolio of two top performing Florida charter schools. The offering contains NNN lease structures with a weighted average remaining term of 13.6 years. The year 1 net operating income of July 2017 through June 2018 is \$1,905,397. The buildings total 99,239 square feet on 16.7 acres. The weighted average rent per square foot is \$18.26 NNN.

Florida is a national leader in school choice and the charter school environment shows no indication of slowing down. At the national level during the 2016-2017 school year, more than 329 new charter schools opened. An estimated 250,000 additional students are attending charter schools in the 2016-17 school year compared with the previous year. Enrollment in charter public schools has grown sixfold in the past 15 years.

INVESTMENT HIGHLIGHTS

- > Year 1 net operating income of \$1,905,397
- NNN portfolio with a weighted average of 13.6 years remaining
- > Effective rent of \$18.26 NNN

- > Multiple renewal options with defined increases
- Offered free and clear of any debt
- > Attractive financing options are available

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