

NNN Investment Opportunity

Colliers International is pleased to exclusively offer for sale to qualified investors a portfolio of six South Florida charter schools. The offering contains NNN lease structures with an average remaining term of 16.2 years. The in-place net operating income is \$5,846,458. The buildings total 270,862 square feet situated on more than 45 acres. The weighted average rent per square foot is \$21.58 PSF NNN. There are now almost 7,000 public charter schools enrolling an estimated 3.2 million students throughout the country. Enrollment in public charter schools has grown sixfold in the past 15 years. In Florida, during the 2017-18 school year, more than 302,000 students were enrolled in 661 charter schools.

Florida is a national leader in school choice and the charter school environment shows no indication of slowing down. Charter schools are tuition-free public schools created through an agreement or "charter" typically between the school and the local district school board. This agreement gives the charter school a measure of expanded freedom relative to traditional public schools in return for a commitment to higher standards of accountability. Since 1996, Florida charter schools have played a key role in increasing parental options in public education and providing innovative learning opportunities for students.

Portfolio Highlights

- > Year 1 estimated net operating income of \$5,846,458
- Top nationally recognized charter operators
- > NNN portfolio with an average of 16.2 years remaining
- > Annual rent increases
- Low rent per SF basis of \$21.58 PSF NNN

- > Multiple options with defined increases
- > Original leases of 20-25 years
- > Offered free and clear of any debt
- > Attractive financing options are available

TODD NOEL, CCIM

National Director Education Services Group MAIN +1 602 222 5190 todd.noel@colliers.com

COLLIERS INTERNATIONAL

2390 E. Camelback Rd, Suite 100 Phoenix, AZ 85016 MAIN +1 602 222 5000 colliers.com/greaterphoenix

ACHIKAM YOGEV

Senior Vice President Education Services Group MAIN +1 305 776 3066 achikam.yogev@colliers.com

COLLIERS INTERNATIONAL

801 Brickell Ave, Suite 850 Miami, FL 33131 MAIN +1 305 359 3690 colliers.com/southflorida

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