



Florida Charter School

Investment Portfolio

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.

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

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