

Ocean Studies Charter School

Investment Opportunity

Investment Opportunity

Colliers International is pleased to offer as an income investment opportunity the real estate and associated income from Ocean Studies Charter School, a free public charter school located in the heart of Tavernier, Florida that serves students from kindergarten through fifth grade. Ocean Studies is a potentially high-performing public school located in Tavernier in the Keys. The school offers an alternative to traditional education by providing authentic experiences in the unique Florida Keys environment, the use of best practices in education including Montessori methods, and a specialty in marine science education.

The Ocean Charter real estate offers the opportunity for either an investor seeking income from a school with stable returns combined with an impact investing strategy or a school seeking a new location to expand.

Furthermore, given the short term remaining on the lease, there is room for greater income potential or for the current or new school user to maximize the current use.

In the 2017-18 school year, more than six new charters were opened in Florida, which resulted in adding an additional 10,800 students. Charter school enrollment in Florida grew by almost seven percent from fall 2016 to fall 2017, demonstrating continued parental demand for high-quality educational options. Those options of charter schools are evaluated and assigned a school grade using the same standards and criteria as traditional public schools. The average charter school student's performance on state tests exceeded that of the average district school student in nearly every grade level and subject.

Portfolio Highlights

- > Net operating income of \$204,000
- > Top nationally recognized charter operators
- > Lease ends 6/30/2020
- > Serves grades K-5
- > Total lot size is 37,477 SF
- > 15 parking spaces
- > Gross building area is 16,090 SF

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

Property Website