



IMAGINE SCHOOLS

AZ & NV Portfolio

6738 W McDowell Rd, Phoenix, AZ
12050 N Bullard Ave, Surprise, AZ
6610 Grand Montecito Pkwy, Las Vegas, NV

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Colliers is pleased to exclusively offer for sale to qualified investors a portfolio of three high-performing charter schools strategically located in Arizona and Nevada that are subject to long-term, absolute NNN lease structures. The campuses operate as Imagine Schools and consist of $\pm 128,925$ square feet located on ± 13.85 acres. The leases are with Schoolhouse Finance, one of the nation's most prominent operators, offering an investor with an institutional-quality investment of reliable cash flow. Schoolhouse Finance and the Imagine Schools charter management organization provide the necessary checks and balances to maintain appropriate oversight, secure the cash flow, and assure optimal performance throughout the investment.

These campuses have long operational histories, having been open for between 14 and 18 years. Overall, the Portfolio provides a weighted average lease term ("WALT") of 6.7 years, with individual lease terms that range from 4.0 to 8.0 years. Each campus is strategically located, and within highly desirable growth markets of Phoenix and Las Vegas.



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Portfolio Highlights

A **strong** national operator

- Imagine School and Schoolhouse Finance are premier charter school operators, assuring optimal performance by each school and a secure cash flow

Purpose-built or extensively **renovated campuses**

- Two of the schools were purpose-built for grades K-5, and the Las Vegas school was fully renovated to accommodate a K-6 campus

Well-established, strategic, **high-demand**, **high-growth** locations

- The campuses are surrounded by new family-oriented residential communities, in the high growth areas of metro Phoenix and Las Vegas

High barriers to entry for other traditional and charter public schools

- There are scarce options near these campuses for other schools



High-performing charter school **portfolio**





Investment Highlights

Net Operating Income

- > Year 1 - July 2024 – June 2025: \$2,985,262
- > Year 2 – July 2025 – June 2026: \$3,059,556
- > Year 3 – July 2026 – June 2027: \$3,136,078

Annual Rental Growth

- > Rental growth averages 2.7% during the next 10 years

Absolute NNN leases with numerous reporting requirements

- > Require no landlord obligations and constant oversight of the tenants' performance

Well-established Campuses

- > Operational for 14, 17 and 18 years

Weighted Average Lease Term of **6.7 years**

- > Leases expire in 4, 7, and 8 years with renewal options of 5 and 10 years

Offered **free and clear** of any debt

- > Flexible financing options are available



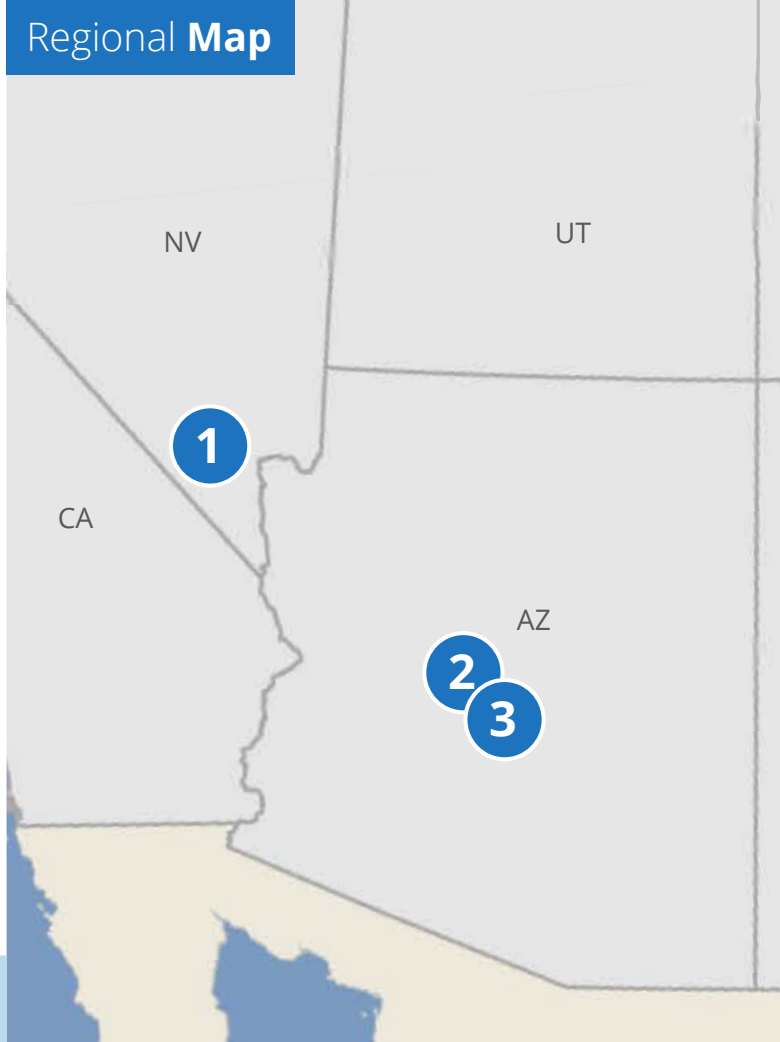
Imagine Schools

Imagine Schools and Schoolhouse Finance Inc.

Imagine Schools is the charter school manager and Schoolhouse Finance Inc. is the financial backstop for each location, providing institutional-quality management and credit security for this portfolio.

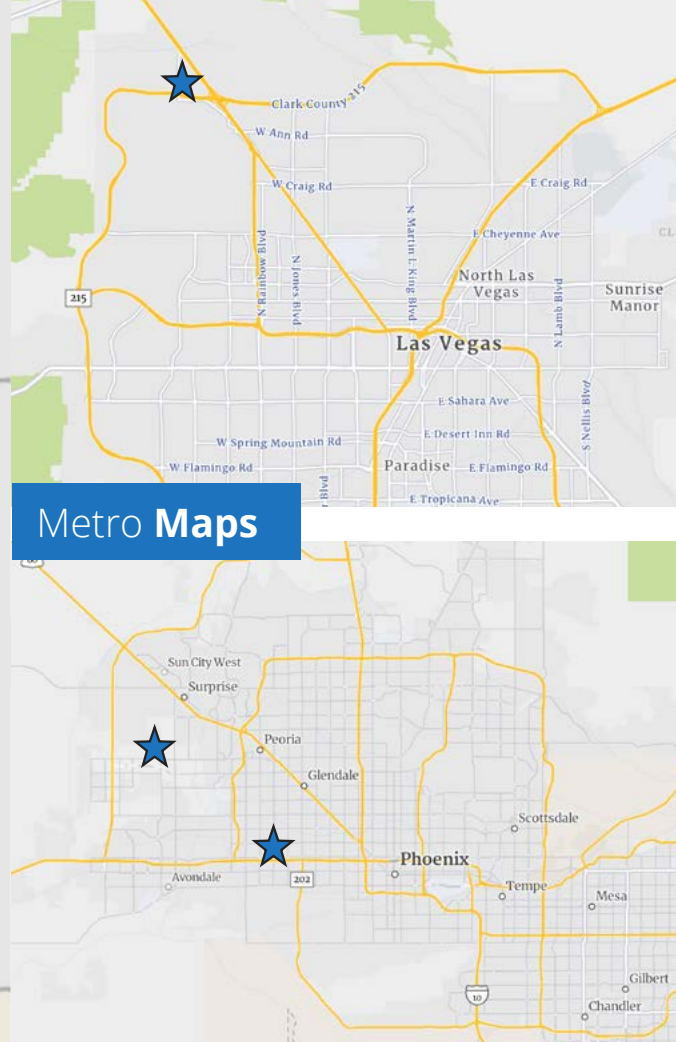


Regional Map



Three-Property Portfolio

- 1 Imagine Schools at Mountain View**
6610 Grand Montecito Pkwy,
Las Vegas, NV
- 2 Imagine Rosefield**
12050 N Bullard Ave, Surprise, AZ
- 3 Imagine School at Desert West**
6738 W McDowell Rd, Phoenix, AZ



Metro Maps



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The Nevada property to be
sold through the following:

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