



Orlando, FL Guidepost Montessori School

20-year corporate lease – 2% annual increases | Largest Montessori Conglomerate in the U.S.



DALINO INVESTMENTS LLC

728 Gear Lake Dr. Orlando, FL 32803

Investment Overview

GUIDEPOST MONTESSORI SCHOOL

PRICE
\$8,446,667

CAP
6%

LEASABLE SF
9,153 SF

LEASE TYPE
CORPORATE

LEASE TERMS
20 YEARS
+4-5 YEAR OPTIONS

YEAR BUILT
2022 (REMODEL)

LEASE –20-year NNN lease with corporate guarantee and 2% annual rent increases.

BACK-UP –Largest Montessori in the U.S. valued at \$125M

SECURITY– Education sector is resistant to e-commerce and economic fluctuations

LOCATION –Perfectly located

HIGH DEMAND - Unit level enrollments in excess of projections (Speak with Agent)

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Investment Snapshot

THE PROPERTIES

The investment comprises of 1 parcel, which includes a building and a parking lot. The building will host a daycare from toddlers to kindergarten. The building will host and tenanted to the primary campus for Guidepost Montessori, which is a highly sought-after school.

GUIDEPOST MONTESSORI BACKING

The Lease is fully guaranteed by Higher Ground Education (HGE), Guidepost's parent company. HGE has strong private equity backing and has over 85 locations in 7 states including high net-worth markets such as Chicago, Palo Alto, Laguna Hills, Brooklyn and Raleigh. Guidepost Montessori School, has executed a 20-year corporate lease with inflation-friendly annual rent increases of 2%. The tenant is responsible for all operating expenses and maintenance except for roof and structure. All these factors make the property an excellent investment into the rapidly growing education segment.

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Typical Interior Photos



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Income and expenses

PRICE **\$8,446,667**

CAPITALIZATION RATE 6%
 TOTAL RENTABLE AREA (SF) LOT 9,153
 SIZE (ACRES)

STABILIZED INCOME **PER SQUARE FOOT**

SCHEDULED RENT \$55.37 \$506,800
 EFFECTIVE GROSS INCOME \$55.37 \$506,800

LESS **PER SQUARE FOOT**

TAXES NNN \$0.00
 INSURANCE NNN \$0.00
 TOTAL OPERATING EXPENSES NNN \$0.00

EQUALS NET OPERATING INCOME **\$506,800**



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Lease abstract

TENANT		BUILDING SF	LEASE TYPE
GUIDEPOST MONTESSORI		9,153 SF	CORPORATE NNN
TERM		OPTIONS	
20 YEARS		4- 5-YEAR OPTIONS	
RENT			
BASE RENT			
DATE RANGE	MONTHLY RENT	ANNUAL RENT	
1-20 <i>2%ANNUAL INCREASES</i>	\$42,233	\$506,800	
OPTION RENTS			
DATE RANGE	MONTHLY RENT	ANNUAL RENT	
1. 21-25	\$62,757	\$753,078	
2. 26-30	\$69,288	\$831,459	
3. 31-35	\$76,500	\$917,988	
4. 36-49	\$84,462	\$1,013,544	



EXPENSES

- **TAXES**

Tenant directly responsible for all taxes

- **CAM**

Tenant directly responsible for all common area maintenance

- **INSURANCE**

Tenant directly responsible for maintaining insurance

- **UTILITIES**

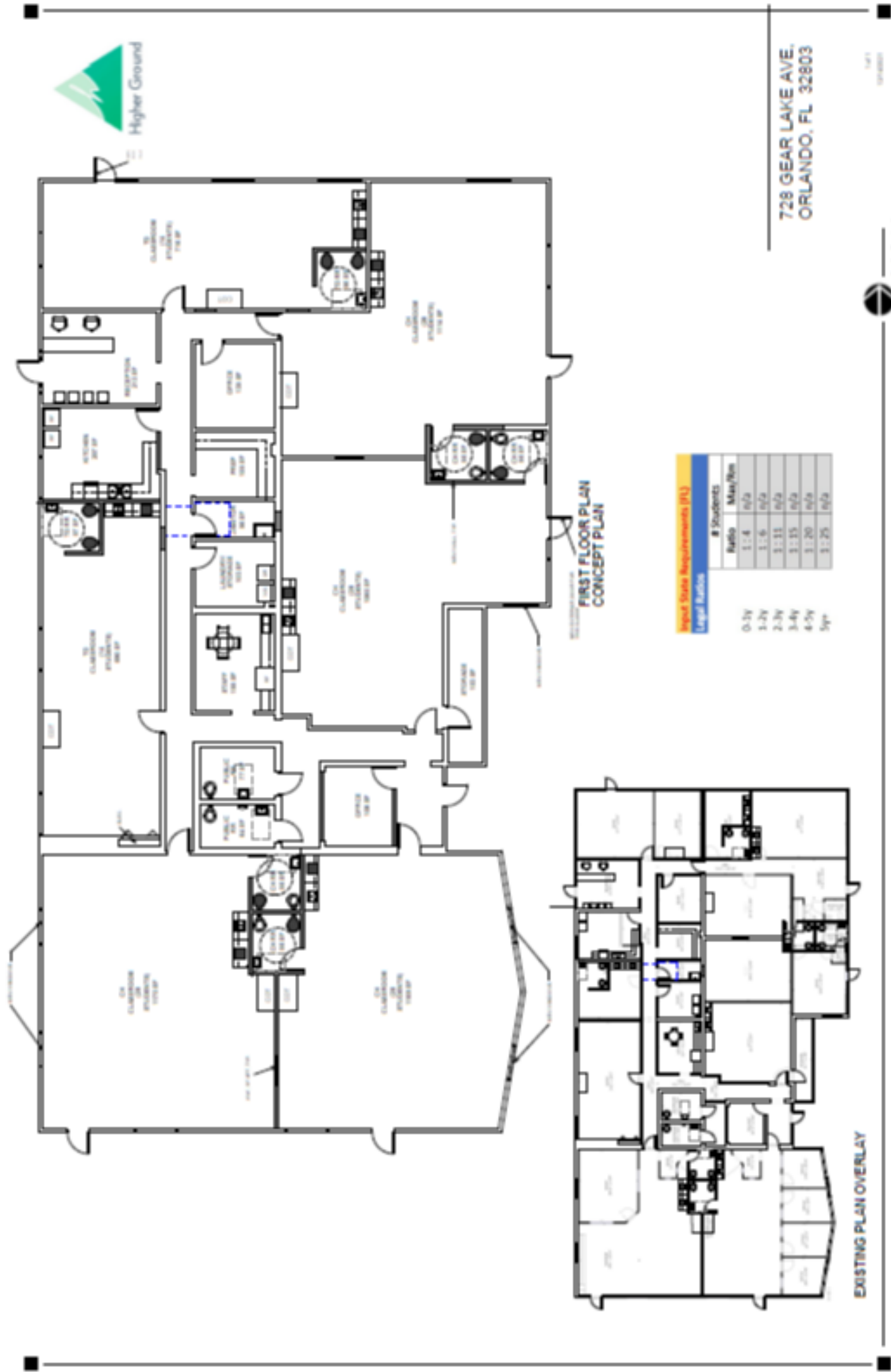
Tenant directly responsible for maintaining utilities

- **LANDLORD'S OBLIGATIONS**

Roof and Structure

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Concept Plans





Tenant Overview

ABOUT GUIDEPOST MONTESSORI

Guidepost Montessori is the largest Montessori in the United States. They have over 85 schools across the country including Hallandale, Palo Alto, Laguna Hills, Chicago, Brooklyn, Dallas, and Raleigh among others. What sets Guidepost Montessori apart is that its education approach draws from developmental psychology and learning theory which has been known to surpass traditional early education programs in every respect: self-control, manners, sociability, and academic learning. Project-based learning (PBL) and social-emotional learning (SEL) are two educational trends gaining widespread recognition today, which have always been a part of the Guidepost Montessori approach.

Higher Ground is based in Lake Forest, California, and its mission is to modernize and bring to the mainstream the Montessori movement combining it with cutting edge technology. The Montessori approach is a fast-growing segment that has been recently backed by Jeff Bezos (Founder and CEO of Amazon). Higher Ground has backing from Learn Capital, the largest venture capital group in the education technology sector, along with the Walton Foundation (Wal-Mart group) providing Guidepost Montessori a solid base and backing. They have raised over \$100M with their Series C and D raises in order to continue their expansion of schools across the globe.



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