



Palm Beach Gardens Guidepost Montessori

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



DALINO INVESTMENTS LLC

10300 & 10350 Riverside Dr. Palm Beach Gardens FL 33410

Investment Overview

GUIDEPOST MONTESSORI SCHOOL

PRICE
\$13,048,333

CAP
6%

LEASABLE SF
13,531SF

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 PROPERTY

The investment comprises of 2 parcels which includes two buildings with a parking lot and over 17,000 sq ft of playground and outdoor area. The building will host an elementary through high school. The buildings will host the primary campus for Guidepost Montessori, which is a highly sought-after preschool

GUIDEPOST MONTESSORI BACKING

The Lease is 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 **\$13,048,333**

CAPITALIZATION RATE 6%
 TOTAL RENTABLE AREA (SF) LOT 13,531
 SIZE (ACRES)

STABILIZED INCOME **PER SQUARE FOOT**

SCHEDULED RENT \$57.85 \$782,900
 EFFECTIVE GROSS INCOME \$57.85 \$782,900

LESS **PER SQUARE FOOT**

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

EQUALS NET OPERATING INCOME **\$782,900**



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Lease abstract

TENANT	BUILDING SF	LEASE TYPE
GUIDEPOST MONTESSORI	13,531SF	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 IN YEARS 1-20</i>	\$65,241	\$782,900

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1. 21-25	\$96,946	\$1,163,348
2. 26-30	\$107,035	\$1,284,430
3. 31-35	\$118,176	\$1,418,115
4. 36-49	\$130,476	\$1,565,714



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



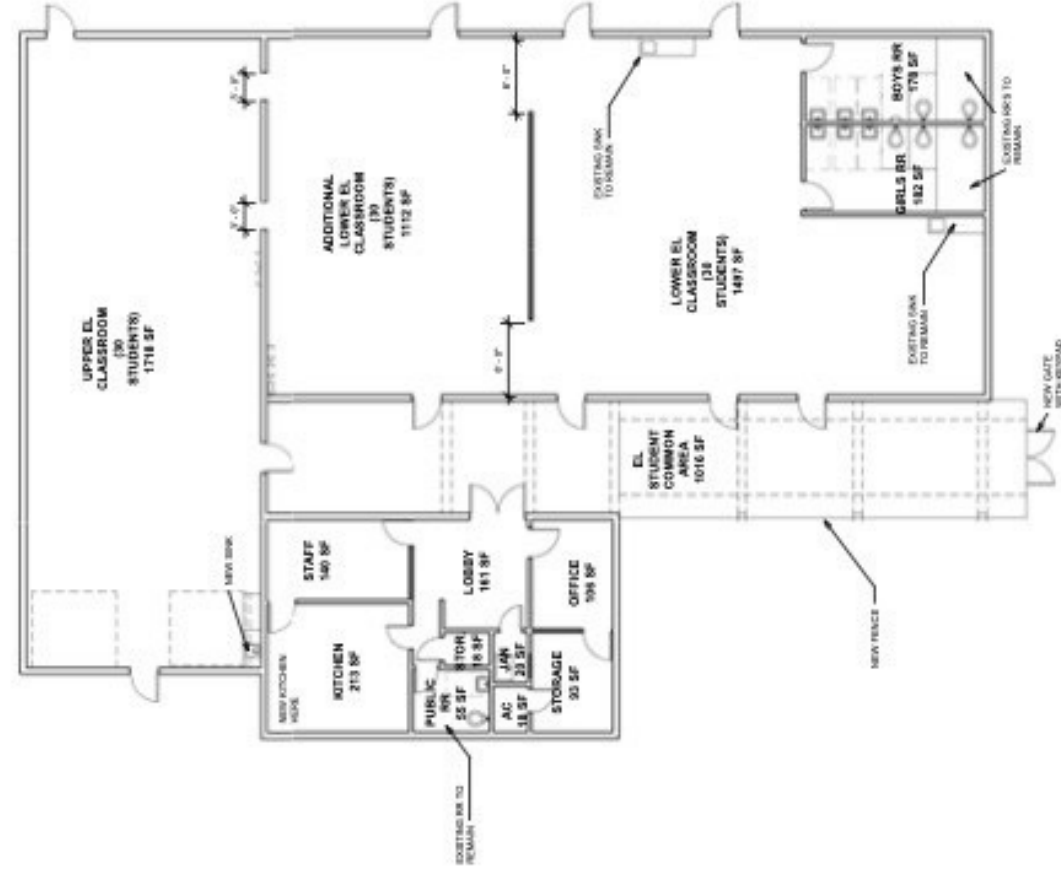
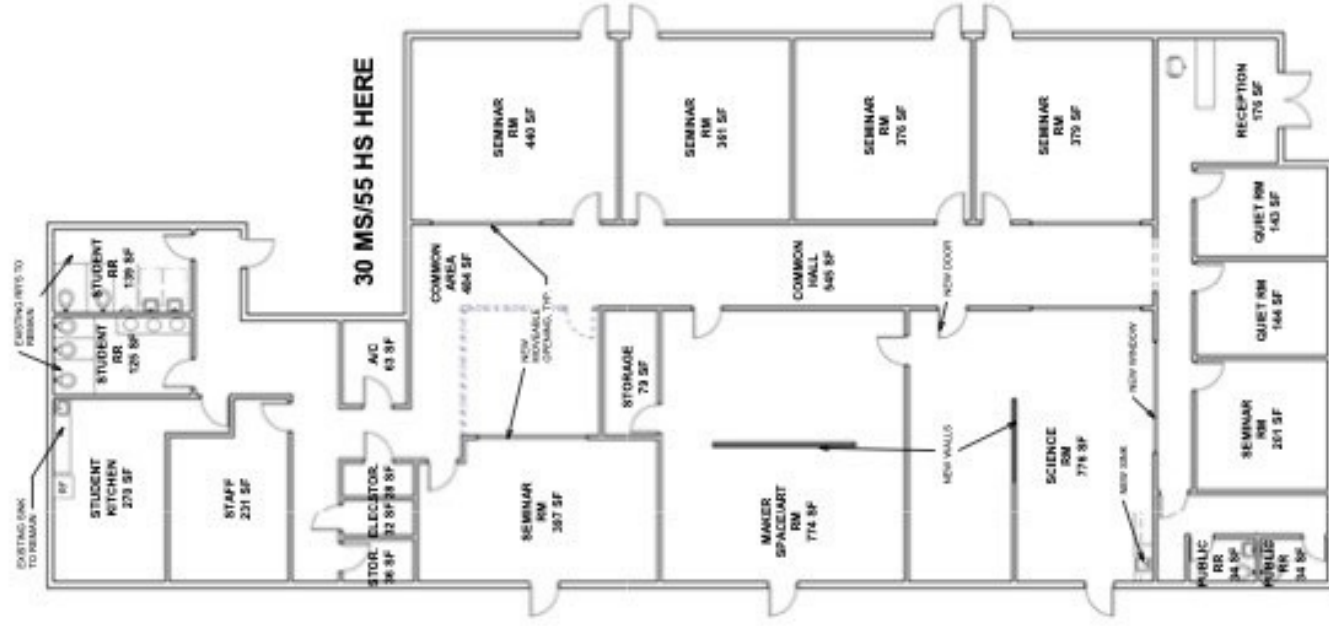
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PALM BEACH
GARDENS, FL 33410

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04/10/2022



1/16" = 1'-0"

Concept Plans



Input State Requirements (FL)

Legal Ratios	# Students	
	Ratio	Max/Rm
0-1y	1:4	n/a
1-2y	1:6	n/a
2-3y	1:11	n/a
3-4y	1:15	n/a
4-5y	1:20	n/a
5y+	1:25	n/a

STUDENT COUNTS SS:
 90 ELEMENTARY
 30 MIDDLE SCHOOL
 55 HIGH SCHOOL
 175 TOTAL STUDENTS

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 03/10/2022





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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