Hallandale, FL Guidepost Montessori School

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

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214 E Hallandale Bch Blvd. Hallandale Bch, FL 33009

Investment Overview

GUIDEPOST MONTESSORI SCHOOL

PRICE
$15,486,153

CAP
6.5%

LEASABLE SF
19,968 SF

LEASE TYPE
CORPORATE

LEASE TERMS
20 YEARS
+ 2-5 YEAR OPTIONS

YEAR BUILT
REF/ 2020

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

BACK-UP – Largest Montessori in the U.S. valuated 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)

Investment Snapshot

THE PROPERTY

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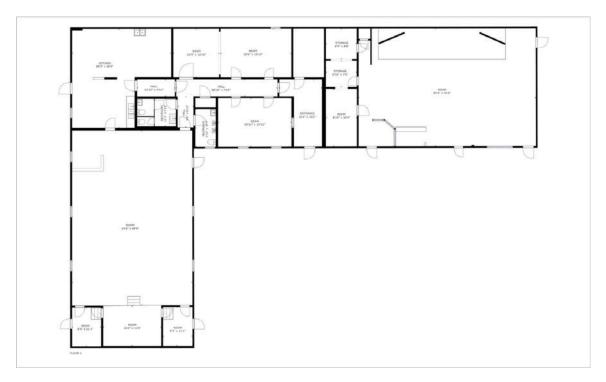
GUIDEPOST MONTESSORI BACKING

The Lease is guaranteed by Higher Ground Education (HGE), Guidepost's parent company. HGE has strong private equity backing and has over 90 locations worldwide, and 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 .

Concept Plans

214 Hallandale Beach Blvd.
Hallandale Beach, FL
33009

Typical Interior Photos

Income and expenses

PRICE	$15,486,153	
CAPITALIZATION RATE	6.5%	
TOTAL RENTABLE AREA (SF) LOT	19,968	
SIZE (ACRES)	1.57	

STABILIZED INCOME	PER SQUARE FOOT	
SCHEDULED RENT	$50.41	$1,006,600
EFFECTIVE GROSS INCOME	$50.41	$1,006,600

LESS	PER SQUARE FOOT	
TAXES	NNN	$0.00
INSURANCE	NNN	$0.00
TOTAL OPERATING EXPENSES	NNN	$0.00

EQUALS NET OPERATING INCOME	$1,006,600

Lease abstract

TENANT	BUILDINGSF	LEASETYPE
GUIDEPOST MONTESSORI	19,968 SF	CORPORATE NNN

TERM	OPTIONS
20 YEARS	2-5 YEAR OPTIONS

RENT

BASERENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1-20	$83,883	$1,006,600
2% ANNUAL INCREASES IN YEARS 1-20		

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
1. 21-25	$124,646	$1,495,755
2. 26-30	$137,619	$1,651,434

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

Tenant Overview

ABOUT GUIDEPOST MONTESSORI

Guidepost Montessori is the largest Montessori in the United States They have over 90 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.

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