

SINGLE TENANT NET LEASE OPPORTUNITY



O2B KIDS EARLY CHILDHOOD EDUCATION CENTER
15565 GOLDEN ISLE BLVD., ORLANDO, 32828 FL
28.5455208, -81.1521378



ORLANDO, FL



PRICE UPON REQUEST



NOI \$389,487.13

O2B Kids was founded in 1998 based on the concept of "learning through play". The simple goal of this "new learning playground" is to help children find undiscovered passions, develop important life-skills, make new friends and experience daily laughter on their way to becoming responsible, respectful citizens of the world! With 46+ Centers and growing, they are working to expand this philosophy of education throughout the Southeast U.S.



20 YEAR TRIPLE NET LEASE WITH FOUR 5-YEAR RENEWAL OPTIONS

5% INCREASES EVERY 5 YEARS BEGINNING YEAR 6

CORPORATE GUARANTEE



STRONG TENANT, PROVIDING ESSENTIAL SERVICES

46+ LOCATIONS IN THE SOUTHEAST

TENANT IS WELL ESTABLISHED IN THE LOCAL AND REGIONAL MARKET



FRONTING GOLDEN ISLE BLVD., JUST OFF AVALON PARK BLVD

TRAFFIC OF 20,100 ON S. AVALON PARK BLVD.- ACCESS TO GOLDEN ISLE AT SIGNAL



SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH 4,120 CHILDREN UNDER AGE OF 5 IN A 3 MILE RADIUS

HIGH MEDIAN INCOME OF \$90,643 IN A 1 MILE RADIUS

HIGH POPULATION OF 73,542 IN A 3 MILE RADIUS



NEW, HIGH QUALITY UPGRADED CONSTRUCTION

OPENING JUNE 2023



SWIFTCREEK
COMMERCIAL

EXCLUSIVELY LISTED BY:

AMBER CRAWFORD, CCIM
BROKER / OWNER
LIC. REAL ESTATE BROKER
FLORIDA, GEORGIA, ARKANSAS

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SwiftCreekRealty.net



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OVERVIEW



TENANT SUMMARY

TENANT: O2B KIDS

FOUNDED IN 1998, OFFERS AN ACCREDITED CURRICULUM FOR PRESCHOOL

VIRTUAL CURRICULUM THROUGH PROPRIETARY SOFTWARE

LESSEE: O2B EARLY EDUCATION HOLDING, INC.

CAPTURES ALL OPERATING ACTIVITY ASSOCIATED WITH EVERY O2B KIDS SCHOOL/LOCATION

OPERATES 46+ EARLY CHILDHOOD EDUCATION CENTERS IN FLORIDA AND GEORGIA, AND GROWING

CAPITAL PARTNER: SPIRE CAPITAL

SPIRE HAS INVESTED IN 26 PLATFORM COMPANIES AND CONSUMMATED OVER 90 ADD-ON ACQUISITIONS IN EDUCATION, TECHNOLOGY-ENABLED BUSINESS SERVICES, MEDIA & COMMUNICATIONS

SPIRE GREW RAINBOW EARLY EDUCATION FROM 30 LOCATIONS TO OVER 120 LOCATIONS IN A 6 YEAR PERIOD



LEASE SUMMARY

20 YEAR INITIAL TERM

ABSOLUTE NET LEASE

TENANT RESPONSIBLE FOR INSURANCE, UTILITIES, SALES TAX AND PROPERTY TAX, ROOF, STRUCTURE AND MAINTENANCE

FOUR 5-YEAR LEASE RENEWAL OPTIONS

5% RENT INCREASES EVERY 5 YEARS BEGINNING IN YEAR 6

THE TENANT



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BUILDING/SITE SUMMARY

BUILDING SIZE: 11,518 SQUARE FEET

CONSTRUCTION: CONSTRUCTION COMPLETION JUNE 2023

BUILDING MATERIAL TYPE: METAL FRAMING

EXTERIOR: 7" CEMENTITIOUS LAP SIDING AND EIFS

ROOF: TPO OVER RIGID INSULATION

HVAC: GROUND MOUNTED, SURROUNDED BY FENCING

PARKING: ASPHALT

ADDITIONAL UPGRADES: +/-13,408 SF OUTDOOR PLAY AREA



LOCATION SUMMARY

PART OF THE RAPIDLY GROWING ORLANDO MSA

WITHIN 3 MILES OF 7 ELEMENTARY SCHOOLS- POOL OF CLIENTS FOR AFTERSCHOOL PROGRAMS

SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH 4,120 CHILDREN UNDER AGE 5 IN A 3 MILE RADIUS

ORLANDO, FLORIDA IS ONE OF THE FASTEST GROWING CITIES IN THE COUNTRY

20,100 VEHICLES PER DAY ON S. AVALON PARK BLVD., PROVIDING ACCESS TO GOLDEN ISLE BLVD AT SIGNAL

THE REAL ESTATE

THE TENANT



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LEASE SUMMARY

TENANT:	O2B KIDS
LESSEE:	O2B EARLY EDUCATION HOLDING, INC
CAPITAL PARTNER:	SPIRE CAPITAL
PRIMARY TERM:	20 YEARS
LEASE START:	PROJECTED JUNE 2023
ANNUAL RENT:	\$389,487.13
RENT INCREASES:	5% RENT INCREASES EVERY 5 YEARS
RENEWAL OPTIONS:	FOUR (4), FIVE (5) YEAR RENEWAL OPTIONS
LANDLORD EXPENSES:	NONE
TENANT EXPENSES:	INSURANCE, UTILITIES, SALES TAX AND PROPERTY TAX, ROOF, STRUCTURE AND MAINTENANCE



RENT SCHEDULE

LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
MONTHS 1-60	\$389,487.13	\$32,457.26	
MONTHS 61-120	\$408,961.49	\$34,080.12	5%
MONTHS 121-180	\$429,409.56	\$35,784.13	5%
MONTHS 181-240	\$450,880.04	\$37,573.34	5%
1ST OPTION (241-300)	\$473,424.05	\$39,452.00	5%
2ND OPTION (301-360)	\$497,095.25	\$41,424.60	5%
3RD OPTION (361-420)	\$521,950.01	\$43,495.83	5%
4TH OPTION (421-480)	\$548,047.51	\$45,670.63	5%



THE TENANT



www.o2bkids.com

 PROVIDING
ESSENTIAL SERVICES

 NATIONALLY
ACCREDITED
SCHOOL ASSOCIATION
FOR EARLY LEARNING
LEADERS


 PRESCHOOL,
AFTERSCHOOL AND
ACTIVITY CLASSES FOR
CHILDREN AGED 0-13

 INVESTED IN BY
SPIRE CAPITAL IN
2018



www.spirecapital.com

 O2B KIDS WAS INVESTED
IN BY SPIRE CAPITAL IN
2018, WITH A VIEW
TOWARD EXPANSION

 PRIVATE EQUITY FIRM
WITH A PROVEN
TRACK RECORD IN
THE EARLY CHILDHOOD
SECTORS

 MANAGED OVER \$900
MILLION IN PRIVATE
EQUITY COMMITMENTS
SINCE ITS FOUNDING



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O2B Kids is a best-in-class early childhood education and care provider that currently operates 46+ locations (and growing) throughout Florida and Georgia, with a 24-year track record.

- Offers accredited preschools, after school enrichment programs, membership-based programs, summer camps, and special events.
- These programs educate over 5,000 children annually
- Employs a workforce, known as the Fun Crew, of over 400 people.
- All O2B Schools are designated by the State of Florida as Gold Seal Quality and applicable schools are accredited by The National Accreditation Commission ("NAC") for Early Care and Education Programs.

In addition to physical locations, O2B Kids offers a proprietary and accredited virtual learning curriculum called FunnyDaffer, (www.FunnyDaffer.com). Funny Daffer is available through a monthly subscription model.

- FunnyDaffer provides children of all ages with a full day of fun featuring educational plans for every day of every week of the year
- FunnyDaffer has over 10,000 lessons available in Math, Art, Fitness, and other subjects.

The company has successfully operated through dedication to their Core Purpose: "We exist to help parents grow happy, successful kids. O2B Kids is a place that opens minds, improves self-confidence, develops social skills, and strengthens bodies. O2B Kids helps children discover hidden talents and promotes a passion for discovery. Friendships are developed and life lessons are learned. O2B Kids encourages kids to try new things and teaches respect for people, property, and ideas".

O2B Kids continues their growth in the Southeast through both new build locations as well as acquiring existing and/or operating schools.

- <https://spirecapital.com/companies/o2b-kids/>
- <https://spirecapital.com/o2b-kids-acquires-brookside-academy/>
- <https://spirecapital.com/spire-capital-portfolio-company-o2b-kids-expands-with-the-acquisition-of-children-of-tomorrow/>
- <https://spirecapital.com/spire-capital-portfolio-company-o2b-kids-expands-with-the-acquisition-of-home-away-from-home/>
- <https://spirecapital.com/spire-capital-partners-portfolio-company-o2b-kids-expands-its-georgia-footprint-with-the-quisition-of-cedars-preschool/>

Spire is a middle-market private equity firm founded in 2000 and investing out of its third fund, which includes total commitments of \$900 million since its founding. Spire has a long track record of acquiring and investing in growing companies and partnering with management teams to increase shareholder value. Since inception, Spire and its predecessor funds have invested in 26 platform companies and consummated over 90 add-on acquisitions across focus sectors, which include education, technology-enabled business services, media and communications.

Spire has a track record of success in the early childhood education sector. Namely, Spire invested in Rainbow Early Education and over the course of six years, aided in growing the business from 30 to 120+ locations. Spire's Initial Investment Date into Rainbow was May 4, 2010, with an exit in June of 2016.

THE REAL ESTATE



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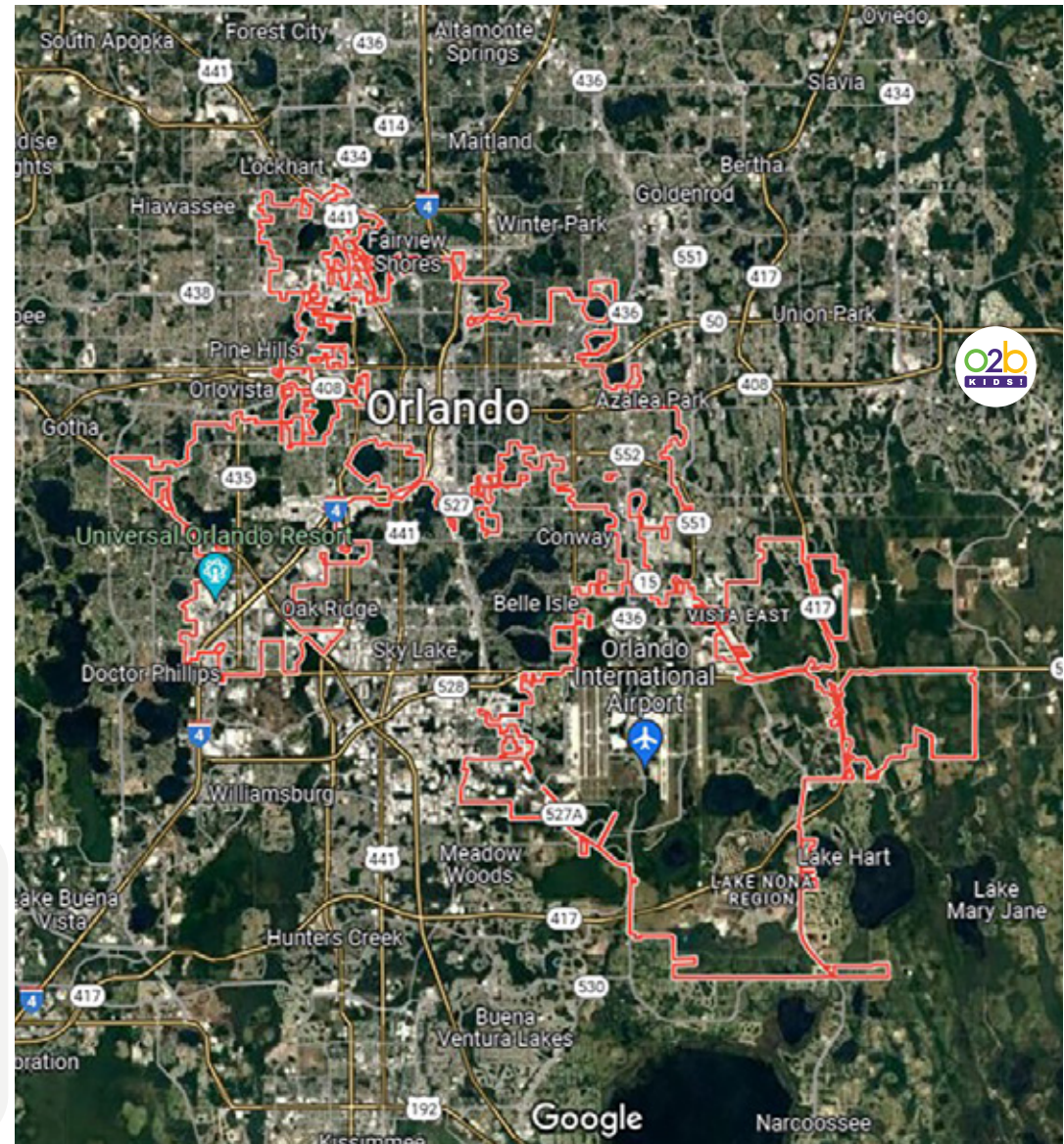
MARKET OVERVIEW

The site is located in Orlando, in Central Florida. Orlando is home to more than a dozen theme parks, including Disney World and Universal Studios. The current Orlando MSA (made up of Lake, Orange, Osceola and Seminole Counties) has a population of 2,509,831 as of July 2017; many of which enjoy the world famous restaurants, high-end outlets, amazing concerts and sporting events that Orlando has to offer. In 2021 Orlando had one of the fastest growth rates in the country. It has been named one of Forbes Best Places to Retire (2021) and was #23 on Forbes Best Place for Business and Careers (2019).

The largest industries in Orlando are Retail Trade, Health Care & Social Assistance, and Accommodation and Food Services. The top 5 employers in the MSA are Walt Disney World Resort (58,479 employees), AdventHealth (37,000 employees), Universal Orlando + Resort (21,143 employees), Orlando Health (19,657 employees) and Orlando International Airport (15,783 employees).

ORLANDO FACTS

- ✓ 23RD LARGEST METRO IN THE U.S
- ✓ MORE THAN 150 INTERNATIONAL COMPANIES REPRESENTING APPROXIMATELY 20 COUNTRIES HAVE FACILITIES IN METRO ORLANDO
- ✓ HOME TO THE 7TH LARGEST RESEARCH PARK IN THE U.S., CENTRAL FLORIDA RESEARCH PARK, WHICH EMPLOYS 8,500 PEOPLE ON 1,027 ACRES OPERATED BY UCF
- ✓ AN ENGINEERING AND MANUFACTURING HUB FOR HIGH-TECH, AVIATION AND AEROSPACE INDUSTRIES



THE REAL ESTATE

TRADE AREA

The area is home to several colleges and universities. The University of Central Florida is approximately 5 miles away from our site. UCF is a state university that has more students enrolled on campus than any other U.S. College or University. As of 2017, the University of Central Florida has over 66,000 students enrolled. Valencia College is a public state college that has a longstanding partnership with the University of Central Florida allowing streamlined admission which means students can stay in the area to complete their education. Valencia College East Campus is 6 miles west of the site. This campus has the highest enrollment of Valencia's Florida campuses with 28,688 students. There is no student housing, so students must find housing in the area. Avalon Park is an 1,860-acre neighborhood located 2.2 miles South from the O2B site. There are plans to expand Avalon Park to include approximately 3,400 Single family units, 1,431 multi-family units, and more than half a million square feet of commercial space. The median household income for the market area is \$90,643 within 1 mile. There are 24,373 households and a total population of 73,542 in a 3 mile radius. There are 4,120 children under the age of 5 in a 3 mile radius.

TRAVEL

The site is surrounded by single family homes, providing a pool of potential clients in the immediate area. In a 5 mile radius, there are 46,362 households with 7,181 children under the age of 5. There are an additional 8,000 children between the ages of 5 and 9 years. There are five Elementary schools in the area: Camelot Elementary School .73 miles to the North (700 students), Castle Creek Elementary School .88 miles to the South (832 students), Timber Lakes Elementary School 1.25 miles South (941 students), Sunrise Elementary School 1.51 miles Northwest (526 students) and Waterford Elementary School 2.63 miles Northwest (723 students). Golden Isle Blvd. is accessible by way of Avalon Park Blvd. which has 20,100 vehicles per day. Traffic traveling in all directions must stop at this lighted intersection. Avalon Park Blvd. is commonly used by area residents to travel north and south, to and from E. Colonial Dr. and S. Alafaya Trail. E. Colonial Drive (aka State Rd. 50) stretches from Weeki Wachee in Hernando County to Titusville.



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BUILDING/SITE SUMMARY

CONSTRUCTION: CONSTRUCTION COMPLETION JUNE 2023

BUILDING SIZE: 11,518 SQUARE FEET

EXTERIOR FINISH: 7" CEMENTITIOUS LAP SIDING AND EIFS

ROOF: TPO OVER RIGID INSULATION

HVAC: GROUND MOUNTED, SURROUNDED FENCING

FLOORS: CARPET, LUXURY VINYL TILE

PARKING: ASPHALT

ARCHITECTURAL ACCENTS: BRONZE STOREFRONT, GLAZED WINDOWS

ADDITIONAL UPGRADES: +/-13,408 SF OUTDOOR PLAYGROUND AREA

YEAR BUILT: 2023

SHARED FACILITIES: SHARED DRAINAGE, SHARED ACCESS

BUILDING PHOTOS

o2b
KIDS!
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PHOTOS FROM ANOTHER LOCATION



DEMOGRAPHICS



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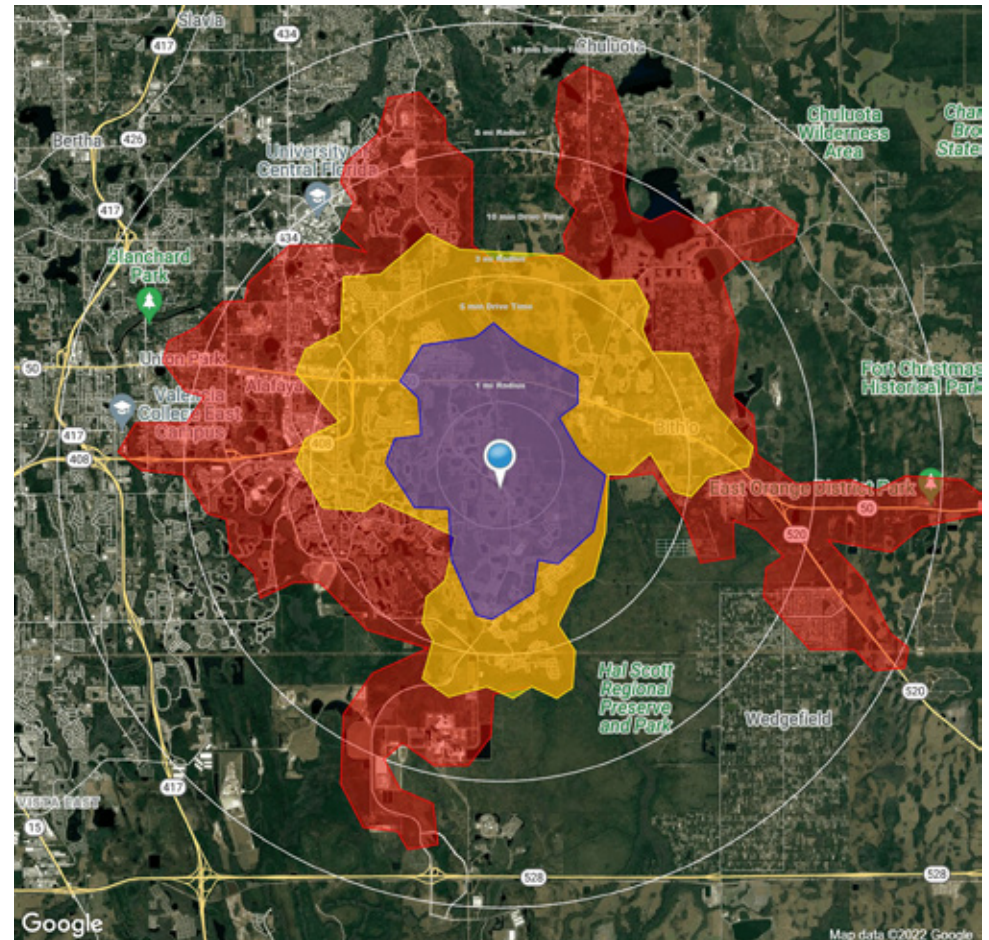
DEMOGRAPHICS SUMMARY

CATEGORY	5 MINUTE DRIVE	10 MINUTE DRIVE	15 MINUTE DRIVE
POPULATION	31,576	74,291	147,782
HOUSEHOLDS	10,527	24,399	47,023
POPULATION MEDIAN AGE	34.1	33.3	31.1

\$90,643
 MEDIAN HOUSEHOLD INCOME
 1 MILE RADIUS

257,320
 EST. POPULATION
 7 MILE RADIUS

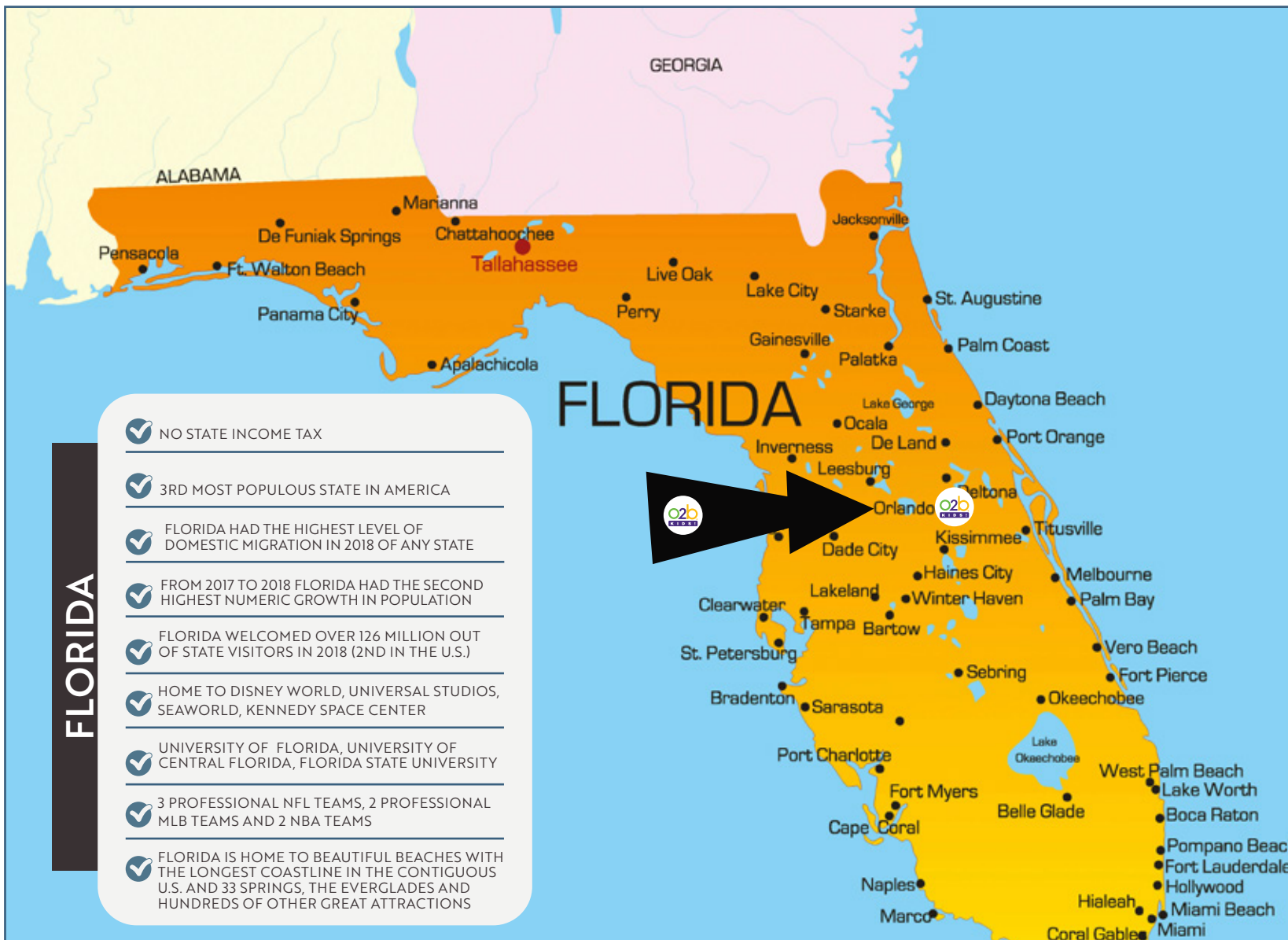
82,390
 EST. HOUSEHOLDS
 7 MILE RADIUS



AREA MAP



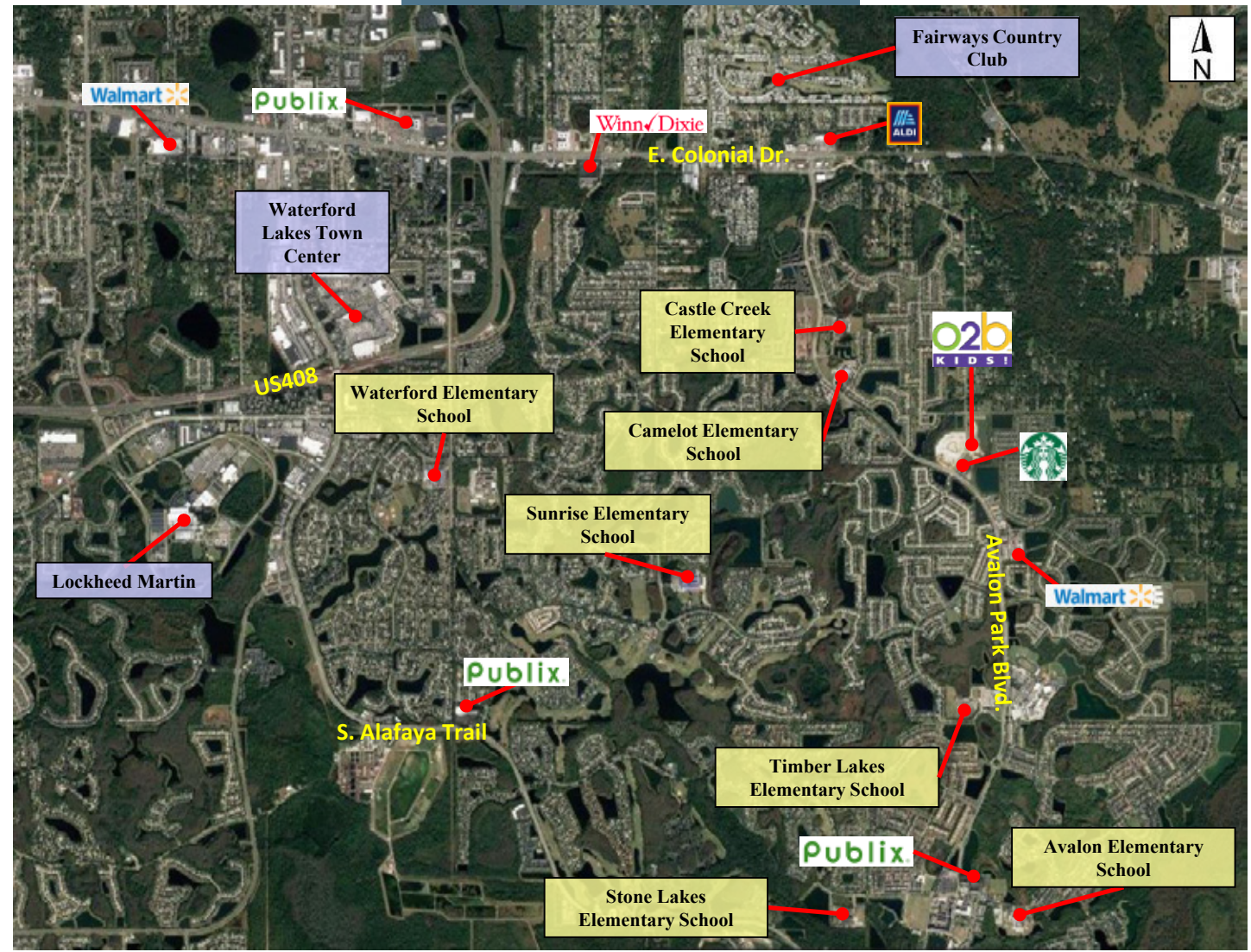
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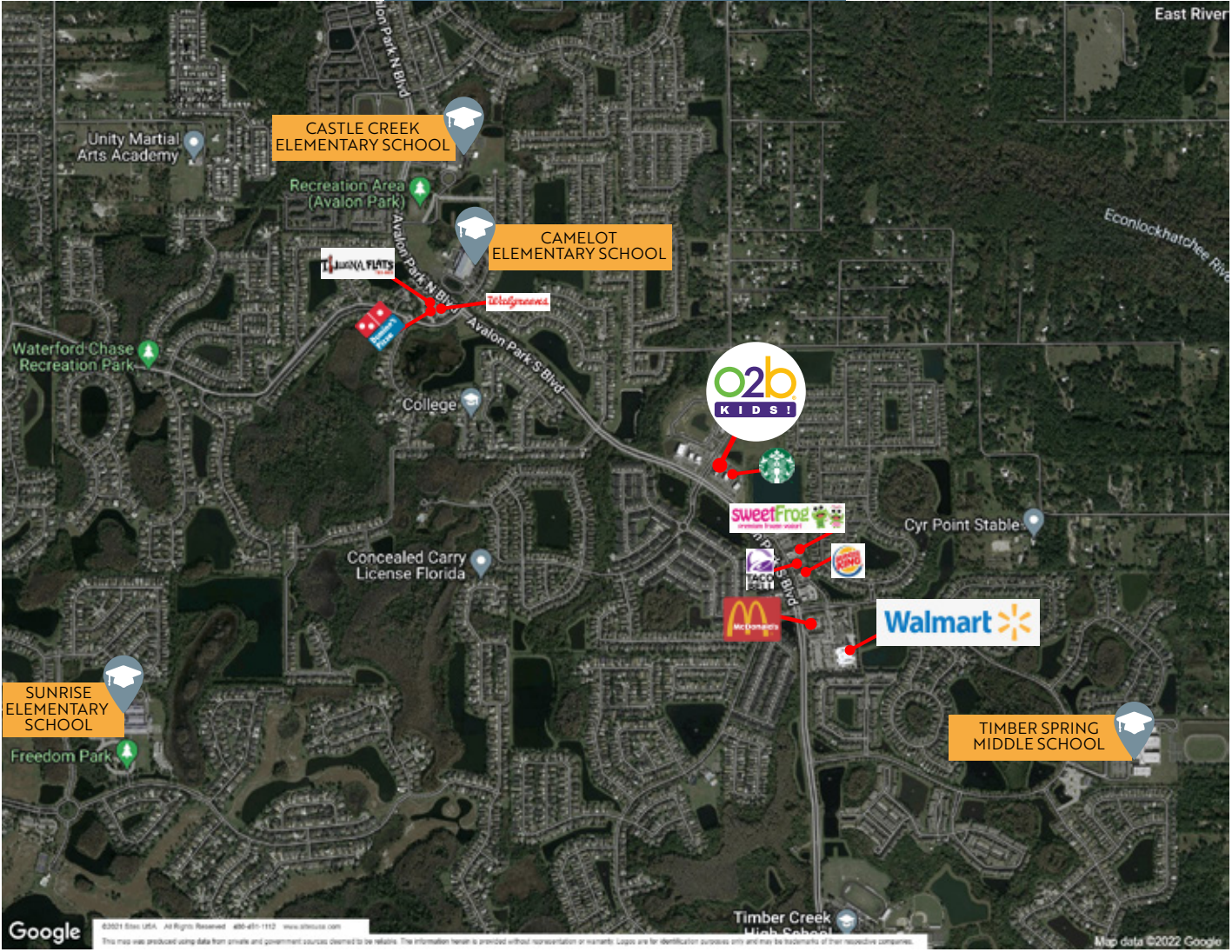
TRADE AREA OVERVIEW



AREA MAP

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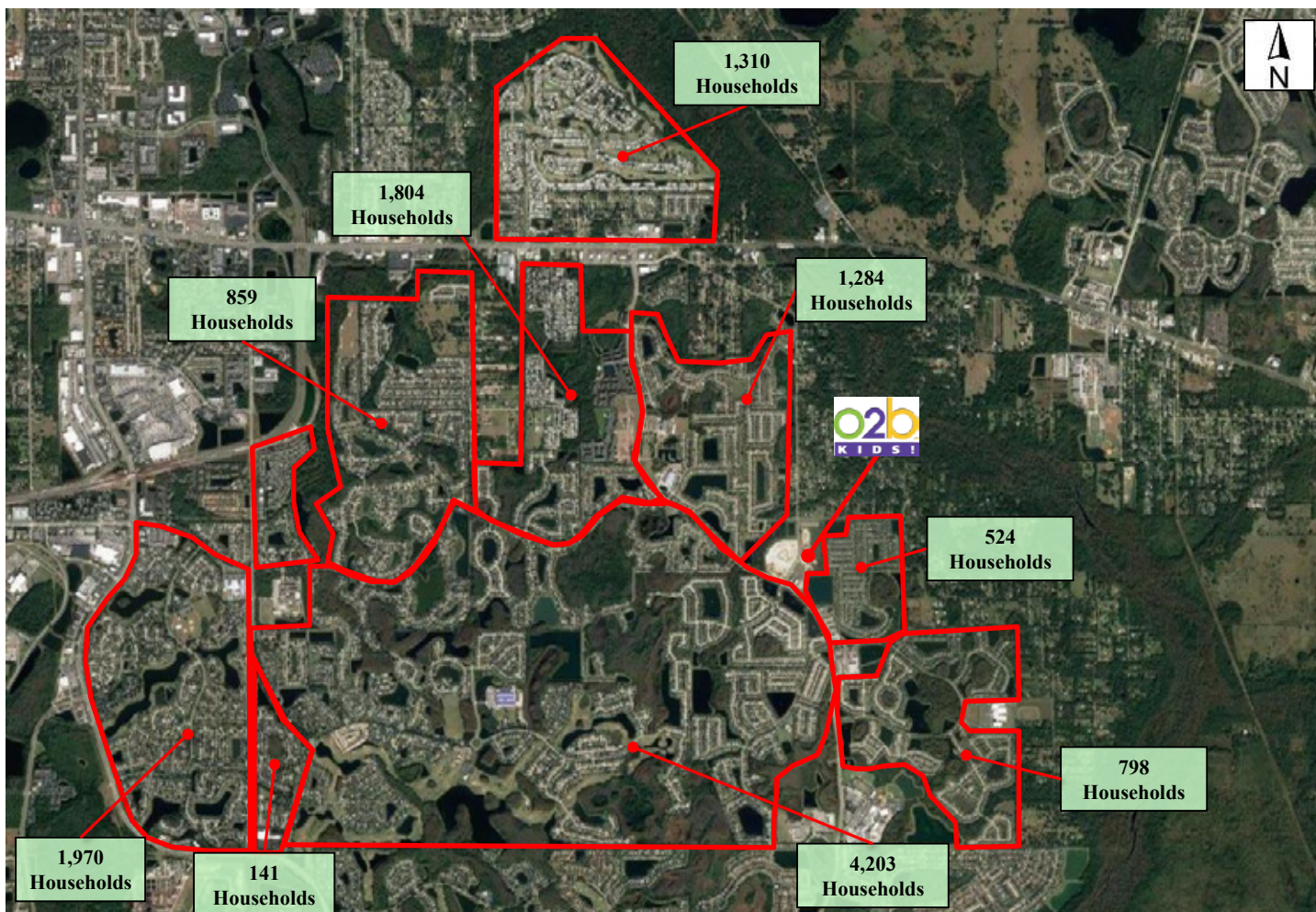
TRADE AREA OVERVIEW



AREA MAP



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AREA RESIDENTIAL

RESIDENTIAL
SURROUNDING
THE SITE

73,452 POPULATION
WITHIN A 3 MILE RADIUS
(4,120 UNDER AGE 5 &
4,831 AGES 5-9)

AREA MAP

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AREA SCHOOLS

Castle Creek Elementary School
 [832 Students]
 0.94 miles Northwest

Camelot Elementary School
 [700 Students]
 0.76 miles Northwest

Waterford Elementary School
 [723 Students]
 2.63 miles Northwest

Proposed O2B KIDS!

Timber Lakes Elementary School
 [941 Students]
 1.23 miles South

Sunrise Elementary School
 [526 Students]
 1.51 miles Southwest

Stone Lakes Elementary School
 [855 Students]
 2.44 miles Southwest

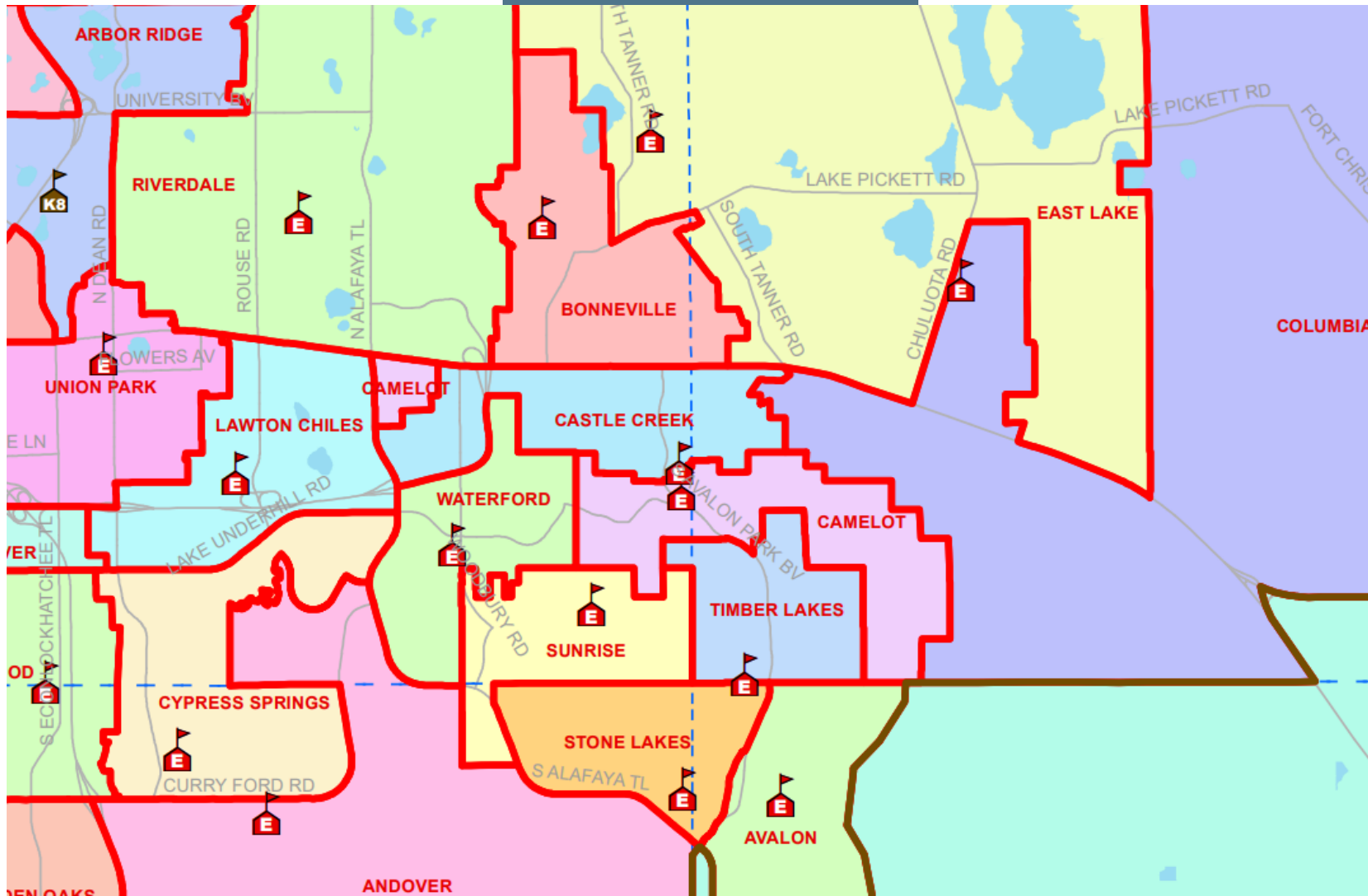
Avalon Elementary School
 [933 Students]
 2.21 miles Northwest

AREA MAP



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AREA SCHOOL ZONES

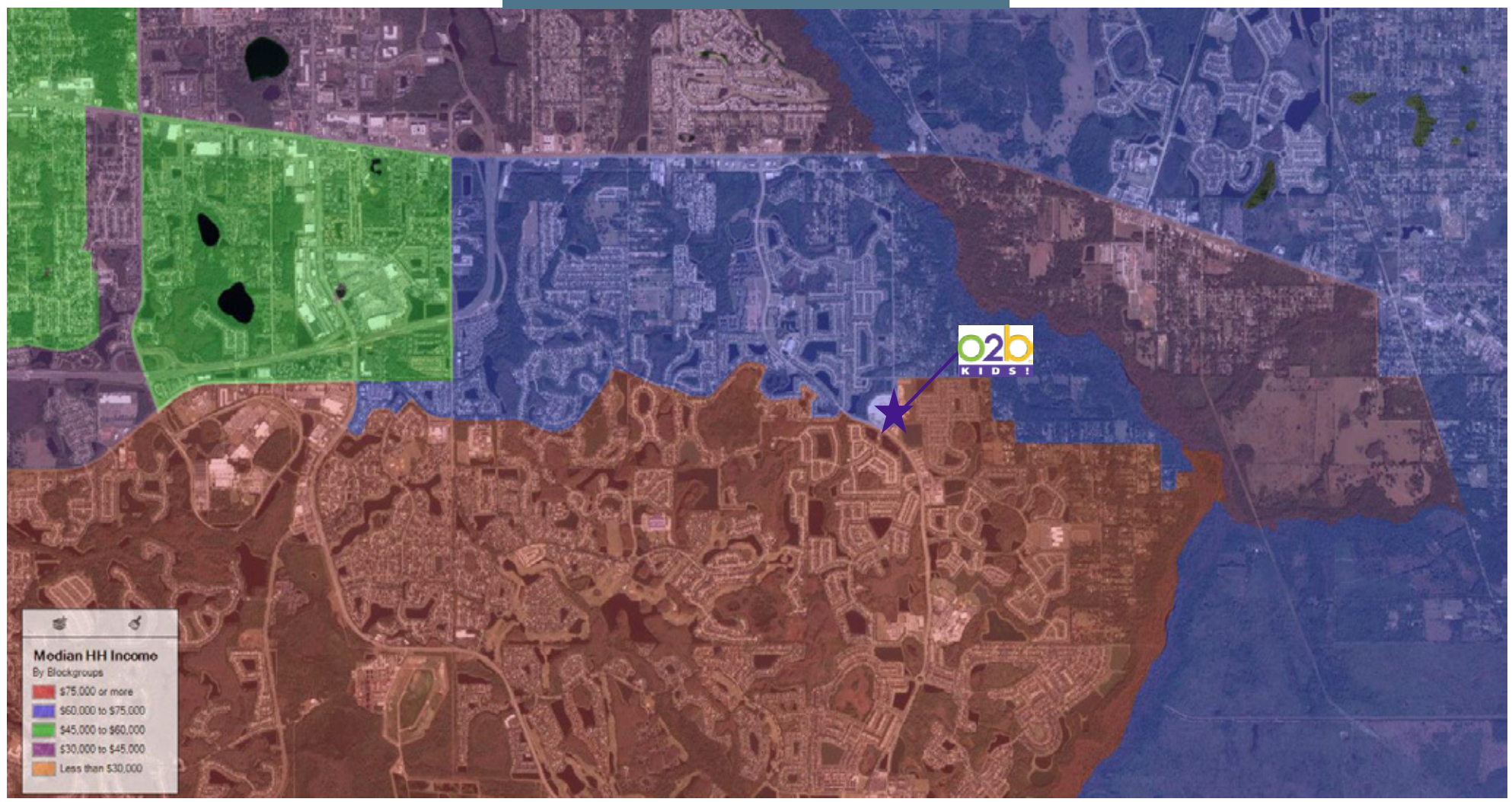


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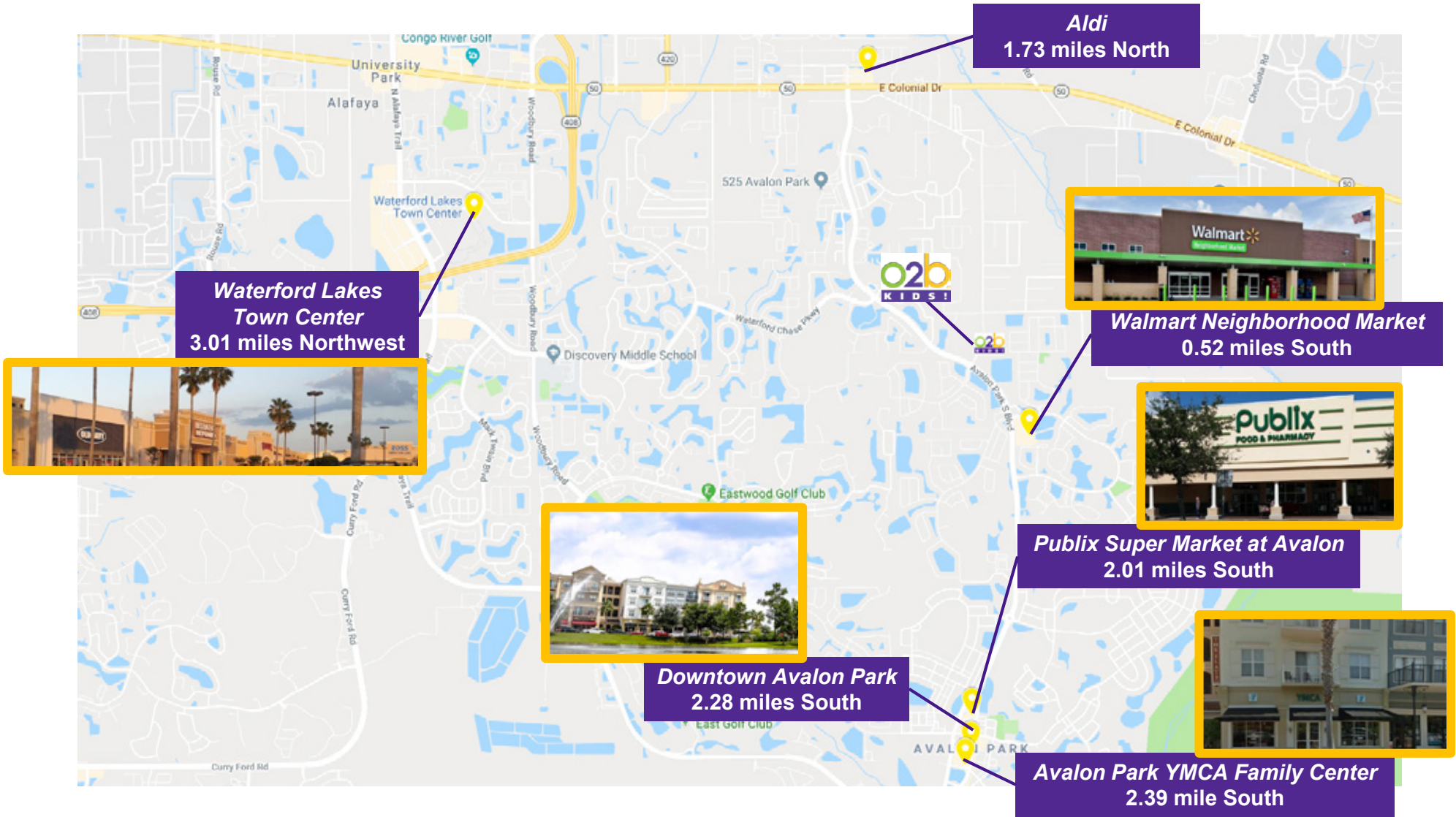
MEDIAN HOUSEHOLD INCOME



AREA MAP



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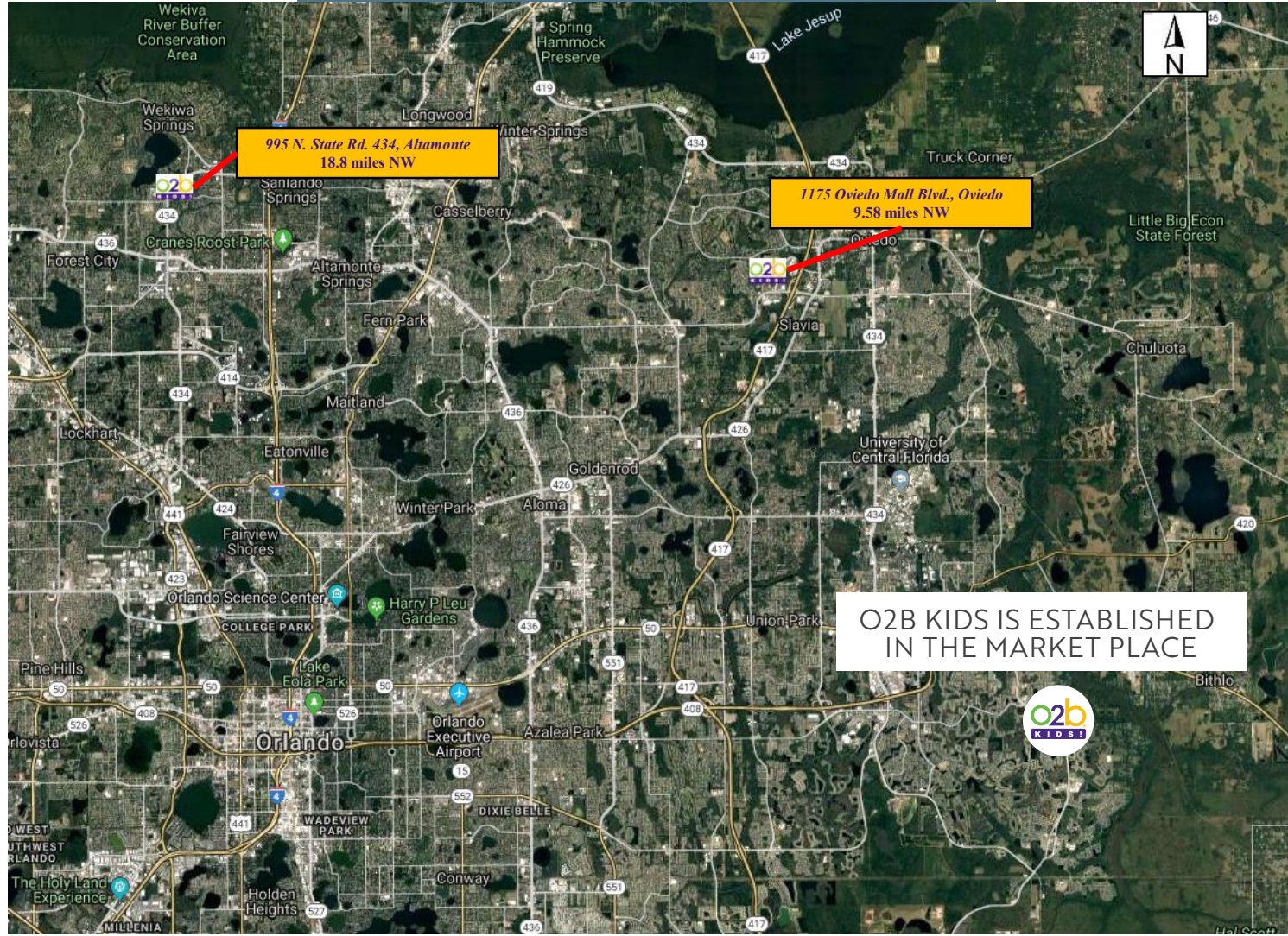
LOCAL TRADE AREA



AREA MAP

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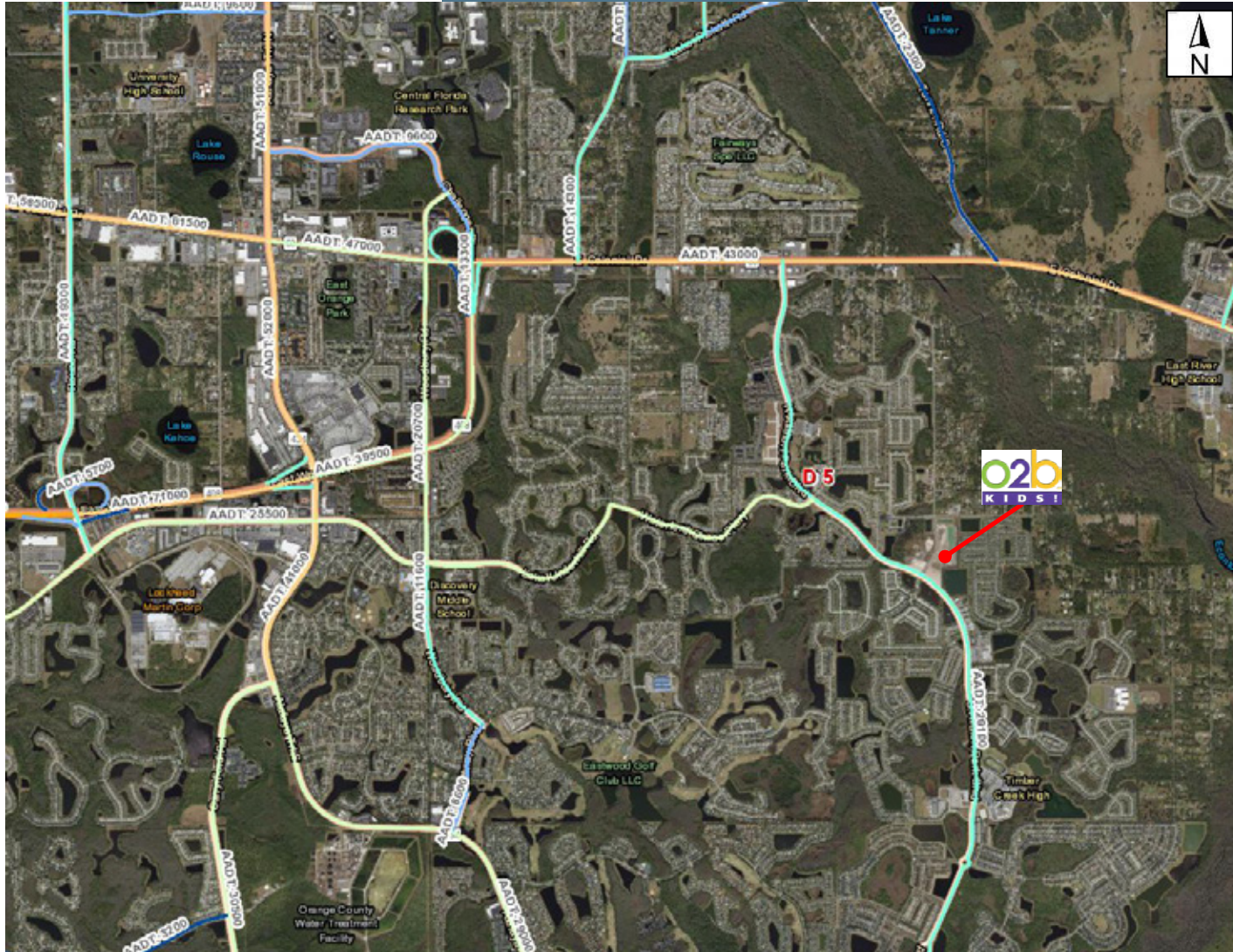
SURROUNDING O2B KIDS LOCATIONS



AREA MAP

o2b O2B KIDS EARLY CHILDHOOD EDUCATION CENTER
KIDS! 15565 GOLDEN ISLE BLVD., ORLANDO, 32828 FL
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TRAFFIC PATTERN



SITE PLAN



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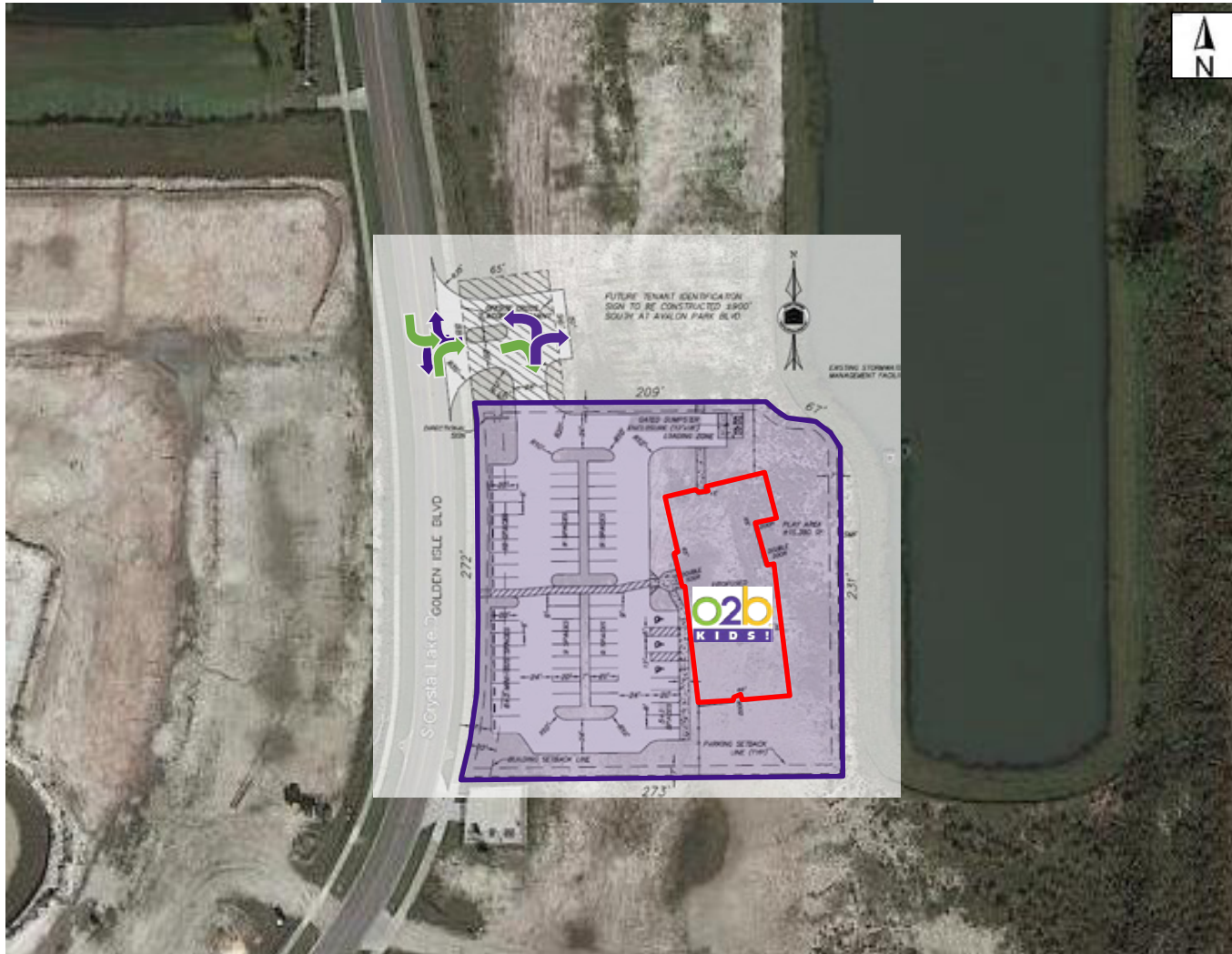


SITE PLAN



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SITE PLAN OVERLAY



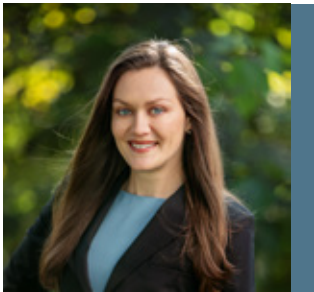


ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.



AMBER
CRAWFORD, CCIM
 BROKER / OWNER
 LIC. REAL ESTATE BROKER
 FLORIDA, GEORGIA, ARKANSAS

GET IT DONE.

We deliver! Our mindset of "not accepting no as an answer" has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

AT OUR CORE

COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =
SOLVES PROBLEMS & EARNS BIG RESULTS
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM