

SINGLE TENANT NET LEASE OPPORTUNITY



O2B KIDS EARLY CHILDHOOD EDUCATION CENTER
7383 SW 17TH PLACE, GAINESVILLE, FL 32607
29.637842, -82.420957



GAINESVILLE, FL



\$10,398,462.67



\$623,907.76



6.0% CAP RATE

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 26+ Centers and growing, they are working to expand this philosophy of education throughout the Southeast U.S.

<p>20 YEAR TRIPLE NET LEASE WITH FOUR 5-YEAR RENEWAL OPTIONS</p> <p>2% INCREASES ANNUALLY BEGINNING IN YEAR 6</p> <p>CORPORATE GUARANTEE</p>	<p>STRONG TENANT, PROVIDING ESSENTIAL SERVICES</p> <p>26+ LOCATIONS IN THE SOUTHEAST</p> <p>RELOCATION OF O2B KIDS' FLAGSHIP LOCATION ("THE SUPERCENTER") AFTER 23 YEARS IN BUSINESS</p>	<p>20,500 VEHICLES PER DAY</p> <p>EASY ACCESS TO I-75</p> <p>LOCATED IN MARKETS WEST, A NEW HIGH-END COMMERCIAL DEVELOPMENT</p>	<p>ADJACENT TO GROWING RESIDENTIAL AREA</p> <p>LOW COMPETITION IN THIS MARKET</p> <p>ESTABLISHED MARKET FOR O2B KIDS WITH MANY THRIVING LOCATIONS</p>	<p>NEW, HIGH QUALITY UPGRADED CONSTRUCTION</p> <p>27,024 SF STATE OF THE ART FACILITY WITH A TOTAL FOOTPRINT OF 47,000 SF +/- SF (INCLUDING 13,528 SF OUTDOOR PLAYGROUND)</p> <p>COMPLETION LATE 2021</p>
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THE OFFERING

THE REAL ESTATE



BUILDING/SITE SUMMARY

BUILDING SIZE:	27,024 SQUARE FEET
FOOTPRINT:	47,222 TOTAL SQUARE FEET INCLUDING SIDEWALKS, TURF AREA, & A TOTAL OF 13,528 SF OUTDOOR PLAYGROUND
CONSTRUCTION	CONSTRUCTION COMPLETE LATE 2021
BUILDING MATERIAL TYPE:	METAL STUD FRAME
EXTERIOR:	HARDIE LAP SIDING SMOOTH, CULTURED STONE - PRO/FIT LEDGESTONE
ROOF:	TPO MEMBRANE ROOFING
PARKING:	ASPHALT, 74 UNRESERVED PARKING SPACES
FLOORS:	LUXURY VINYL TILE
SHARED FACILITIES:	BENEFITS FROM SHARED EFFICIENCIES INCLUDING: SHARED ACCESS, SHARED STORMWATER, SHARED PARKING



LOCATION SUMMARY

LOW COMPETITION IN THIS MARKET
ADJACENT TO GROWING RESIDENTIAL AREA, ELEMENTARY SCHOOLS
NEAR MAJOR TRANSPORTATION ROUTES - EASY ACCESS TO I-75
LOCATED IN MARKETS WEST, A NEW HIGH-END COMMERCIAL MIXED-USE DEVELOPMENT ON BUSY TOWER RD.
20,500 VEHICLES PER DAY ON TOWER ROAD



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THE PROPERTY

The O2B Kids Supercenter is an exceptional build-to-suit one-story Class A early childhood education building with 27,204 rentable square feet complemented by 74 unreserved parking spaces and ideally situated off of SW 75th Street (Tower Road) in Markets West, Gainesville's newest commercial mixed-use development by Concept Companies. The property features an enrollment capacity of 425 kids. To be completed in late 2021, extensive investments have been made within the facility to accommodate the immersive hands-on and play-based learning model that is the O2B Kids experience.

The property consists of a fee-simple property within Markets West South and is being sold as a condominium interest.

LOCATION

Part of Markets West, a 16-Acre master-planned commercial mixed-use project developed by Concept Companies, Inc. in West Gainesville along busy Tower Road (a north to south corridor)

This new O2B Kids Supercenter is located less than three miles west of the University of Florida, two miles south of North Florida Regional Medical Center, and three miles south of Santa Fe College.

A strong population of 137,409 and the median age of 32.8 years within five miles of the property provides a strong demographic base for the continued success of this O2B Kids Supercenter relocation.

The property's close proximity to Gainesville's primary residential areas and its ease of access to the areas of major employers, offers high-quality amenities to staff and customers.

THE OFFERING

THE TENANT



TENANT SUMMARY

TENANT: O2B KIDS

FOUNDED IN 1992, OFFERS AN ACCREDITED CURRICULUM FOR PRESCHOOL

VIRTUAL CURRICULUM THROUGH PROPRIETARY SOFTWARE

LESSEE & GUARANTOR: O2B EARLY EDUCATION HOLDING, INC.

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

OPERATES 26+ 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 TRIPLE NET LEASE

FOUR 5-YEAR LEASE RENEWAL OPTIONS

2% RENT INCREASES ANNUALLY BEGINNING IN YEAR 6



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RELOCATION OF EXISTING FLAGSHIP LOCATION

The property is being developed to expand O2B Kids' presence in Gainesville and to serve as the organization's flagship facility, the O2B Kids Supercenter.

This facility is replacing their existing O2B Kids flagship location, the "Supercenter" at 6680 W Newberry Rd, Gainesville, FL 32605, which was built for and has been continually operated as an O2B Kids since 1998. The new flagship location is a relocation of an existing facility from where O2B has done business for over 23 years.

As a result of the relocation, this new flagship location will have a strong enrollment on day one.

THE TENANT

O2B Kids is a privately held company that operates in 26 locations throughout Florida and Georgia. The company has successfully operated for over 23 years 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."

The dedicated O2B Kids corporate management team is officed in a separate building also within Markets West.

THE INVESTMENT

This offering is a rare opportunity to acquire a newly developed flagship facility for a best-in-class service provider with a long term lease in a demographically desirable market.

The investment offers a year one net operating income of \$623,907 under a 20-year term.

The absolute net lease includes two percent annual rental escalations beginning year six of the lease term.

The lease contains four, five-year options with two percent annual rental escalations throughout the extended lease term.

THE TENANT



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LEASE SUMMARY

TENANT:	O2B KIDS
LESSEE:	O2B EARLY EDUCATION HOLDING, INC
GUARANTOR:	O2B EARLY EDUCATION HOLDING, INC (CORPORATE ENTITY CAPTURES ALL OPERATING ACTIVITY ACROSS EVERY O2B KIDS LOCATION)
PRIMARY TERM:	20 YEARS
RENT COMMENCEMENT:	4TH QUARTER
ANNUAL RENT:	\$623,907.76
RENT INCREASES:	2% RENT INCREASES ANNUALLY BEGINNING IN YEAR 6
RENEWAL OPTIONS:	FOUR (4), FIVE (5) YEAR RENEWAL OPTIONS
LANDLORD RESPONSIBILITIES:	NONE
TENANT RESPONSIBILITIES:	INSURANCE, UTILITIES, SALES TAX AND PROPERTY TAX, ROOF, STRUCTURE AND MAINTENANCE

	LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
 RENT SCHEDULE	MONTHS 1-60	\$623,907.76	\$51,992.31	
	YEAR 6	\$636,385.92	\$53,032.16	2%
	YEAR 7	\$649,113.63	\$54,092.80	2%
	YEAR 8	\$662,095.91	\$55,174.66	2%
	YEAR 9	\$675,337.82	\$56,278.15	2%
	YEAR 10	\$688,844.58	\$57,403.72	2%
	YEAR 11	\$702,621.47	\$58,551.79	2%
	YEAR 12	\$716,673.90	\$59,722.83	2%
	YEAR 13	\$731,007.38	\$60,917.28	2%



RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
YEAR 14	\$745,627.53	\$62,135.63	2%
YEAR 15	\$760,540.08	\$63,378.34	2%
YEAR 16	\$775,750.88	\$64,645.91	2%
YEAR 17	\$791,265.90	\$65,938.82	2%
YEAR 18	\$807,091.22	\$67,257.60	2%
YEAR 19	\$823,233.04	\$68,602.75	2%
YEAR 20	\$839,697.70	\$69,974.81	2%
1ST OPTION PERIOD YEAR 21	\$856,491.65	\$71,374.30	2%
YEAR 22	\$873,621.49	\$72,801.79	2%
YEAR 23	\$891,093.92	\$74,257.83	2%
YEAR 24	\$908,915.80	\$75,742.98	2%
YEAR 25	\$927,094.11	\$77,257.84	2%
2ND OPTION PERIOD YEAR 26	\$945,635.99	\$78,803.00	2%
YEAR 27	\$964,548.71	\$80,379.06	2%
YEAR 28	\$983,839.69	\$81,986.64	2%
YEAR 29	\$1,003,516.48	\$83,626.37	2%
YEAR 30	\$1,023,586.81	\$85,298.90	2%
3RD OPTION PERIOD YEAR 31	\$1,044,058.55	\$87,004.88	2%
YEAR 32	\$1,064,939.72	\$88,744.98	2%
YEAR 33	\$1,086,238.51	\$90,519.88	2%
YEAR 34	\$1,107,963.28	\$92,330.27	2%
YEAR 35	\$1,130,122.55	\$94,176.88	2%
4TH OPTION PERIOD YEAR 36	\$1,152,725.00	\$96,060.42	2%
YEAR 37	\$1,175,779.50	\$97,981.62	2%
YEAR 38	\$1,199,295.09	\$99,941.26	2%
YEAR 39	\$1,223,280.99	\$101,940.08	2%
YEAR 40	\$1,247,746.61	\$103,978.88	2%

THE TENANT

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 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

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

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

O2B Kids is a best-in-class early childhood education and care provider that currently operates 26 locations (and growing) throughout Florida and Georgia, with a 22-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 was invested in by Spire Capital in 2018, with a view toward expansion in the Southeast.

 <https://spirecapital.com/spire-capital-invests-in-o2b-kids/>

 <https://spirecapital.com/companies/o2b-kids/>

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/spire-capital-portfolio-company-o2b-kids-expands-with-the-acquisition-of-home-away-from-home/>

 <https://spirecapital.com/o2b-kids-acquires-brookside-academy/>

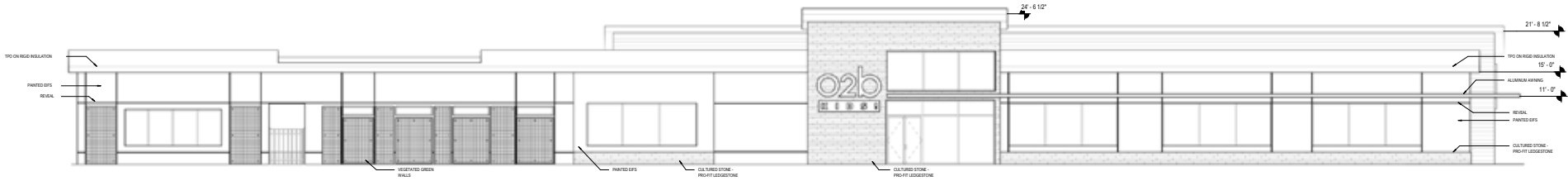
Spire is a middle-market private equity firm founded in 2000 and investing out of its third fund, which includes total commitments of \$900 million since its founding. Spire has a long track record of acquiring and investing in growing companies and partnering with management teams to increase shareholder 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: EXTERIOR PLANS



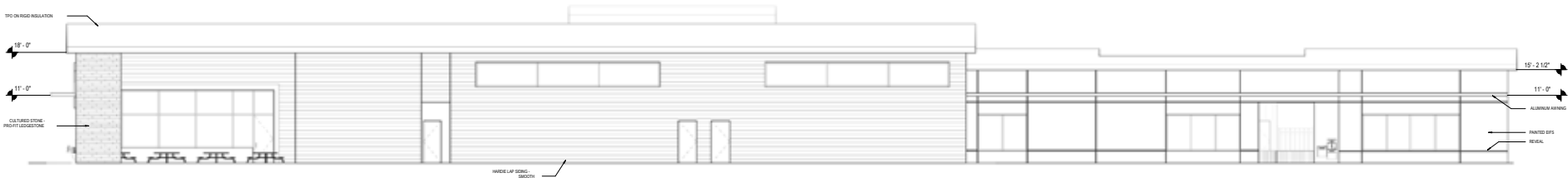
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1 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



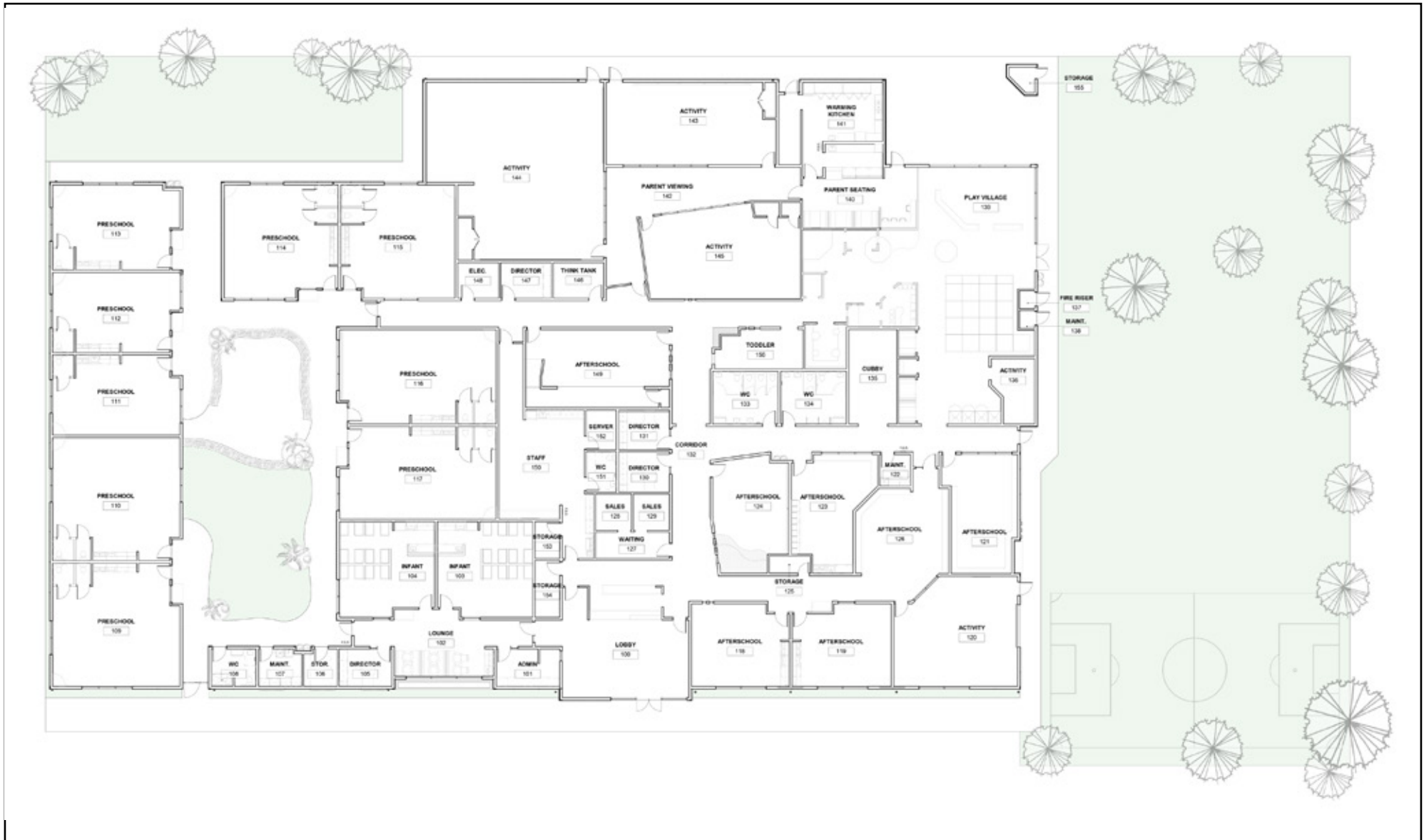
3 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



THE REAL ESTATE: FLOOR PLAN



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THE REAL ESTATE: EXTERIOR RENDERINGS



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20

THE REAL ESTATE: INTERIOR RENDERINGS



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LOBBY



LOBBY



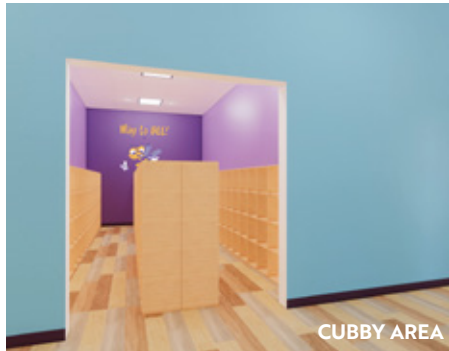
INFANT ROOM



FITNESS



ART ROOM



CUBBY AREA



FOURS ROOM



GYM



DANCE ROOM



CLASS ROOM



HUB



LIBRARY

MARKETS WEST

MARKETS WEST

Markets West is a 16.5 acre mixed-use development featuring readily available office, medical, and retail sites for sale, for lease, or build-to-suit in Gainesville, FL. Markets West is part of a 135 acre master development, featuring commercial, 300 +/- single family residential properties and 300+/- multi-family units. This mixed-use development features full access from both Tower Road and S.W. 24th Ave. and will include a new east-west road to connect Tower Road and S.W. 24th Ave., which will provide easier access and less congestion. Markets West is located in the heart of southwest Gainesville's Residential population, centrally located between Newberry Road and Archer Road, and proximate to many national retailers, restaurants, and more.

Markets West includes entitlements for over 70,000 square feet across 15 Buildings and is substantially built out. Current tenants include North Florida Regional Internal Medicine, Sherwin Williams, Numa Speed Elite, Campbell Spellicy Engineering and Dollar General. Development is currently underway by Concept Companies for a corporate headquarters for Tower Hill Insurance Group, Concept Companies' own office, Level Architecture + Interiors, Marcos Pizza, and more.

Markets West offers a walkable experience with the convenience of Gainesville's most active North-South arterial road, SW 75th Street. With three full-movement intersections and a new East-West road connection to SW 24th avenue, it is easily accessible by Gainesville's most affluent communities.

CURRENT TENANTS OR UNDER CONSTRUCTION:

North Florida Regional Internal Medicine	Tower Hill Insurance
Fast Track C-Store	Campbell Spellicy Engineering
Dollar General	Concept Companies
Sherwin Williams	Swift Creek Realty
Marco's Pizza	Level Architecture
Numa Speed Elite	



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MARKETS WEST



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UNDER CONSTRUCTION



EXISTING FACILITY



UNDER CONSTRUCTION



EXISTING FACILITY



EXISTING FACILITY



EXISTING FACILITY



EXISTING FACILITY



UNDER CONSTRUCTION

UNDER CONSTRUCTION

MARKETS WEST

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MARKET OVERVIEW



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TRADE AREA

Within the immediate vicinity existing commercial and retail includes North Florida Regional Internal Medicine, Tower Hill Insurance, Concept Companies, Level Architecture, Numa Speed, Swift Creek Realty, Campbell Spellicy Engineering, Exxon Gas, Sherwin Williams and Dollar General within Markets West itself. Located nearby, Home Depot, CVS, Walgreens, The Oaks Mall, North Florida Regional Medical Center, and Newberry Square shopping center bring much traffic to the area. Education facilities nearby create a large pool of afterschool and summer camp customers, including Lawton M. Chiles Elementary, Myra Terwilliger Elementary, Hidden Oak Elementary, Meadowbrook Elementary, Kimball Wiles Elementary, and Elementary 1 (a new school being developed on SW 122nd St.). O2B offers afterschool program transportation from these schools to the flagship school. In addition, Markets West is located across Tower Road (SW 75th St.) from Oak Hall, a large private school.

The area is surrounded by sizable residential developments including Haile Plantation, Sunrise, Cobblefield, Grand Oaks (a new residential development with 126 houses in phase I which adjoins Markets West) and many more. Population in this area is growing rapidly making the relocation of the center to this area very timely.

TRAVEL

The site is within 1.5 miles South of Newberry Road, a main East-West route through the center of Gainesville, which provides an access to I-75. An additional access to I-75 is Archer Road which is accessed by traveling south from the site. 24th Avenue provides a direct route to NW 122nd Route (Parker Rd) and many expanding residential developments

EMPLOYMENT

The Gainesville MSA possesses a highly educated workforce of 143,000 with nearly 35% of Gainesville residents having at least a bachelor's degree or higher, about (6%) higher than the national average. The city's affordability and accessibility combined with the highly skilled workforce have created a highly innovative economy with top industry clusters in life sciences, biotechnology, healthcare, and information technology.

Gainesville boasts a young population with a median age of 26.3, providing an abundance of skilled labor and trend-setting university students enrolled at the University of Florida and Santa Fe College.

EMPLOYER	# OF EMPLOYEES
University of Florida	30,919
UF Health	26,500
Veterans Affairs Medical Center	5,800
Alachua County School Board	4,200
City of Gainesville	2,270
Publix Supermarket	2,160
North Florida Regional Medical Center	2,100
Gator Dining Services	1,200
Nationwide Insurance	800
Santa Fe College	1000
Walmart Distribution	738
Dollar General Distribution Center	600
RTI Surgical	518

MARKET OVERVIEW



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ECONOMY

The Gainesville MSA includes Alachua County and Gilchrist County. However, due to the interconnectedness of Florida's regional economies and the regular movements of the workforce, Gainesville also leverages the workforce and companies of outlying areas beyond the Gainesville MSA. The MSA has a population of 328,304 and the region has access to a broader workforce of 4,480,797.

The Gainesville region has undergone a dramatic economic renaissance and has become a global business destination, attracting international investments and cultivating a roster of companies that do business around the world. In 2015, Merieux NutriSciences entered the Gainesville economy and in 2016, Dutch software company Vanad Group made Gainesville its United States' headquarters. Financial services giant, Nationwide Mutual Insurance Co. is making a 74 million dollar upgrade to its Gainesville campus, where it will add 350 jobs to its 950-member workforce. The area contains access to four major highways: I-75, U.S. 301, S.R. 26 and U.S. 441. The cities of Orlando, Tampa, and Jacksonville can be reached within a two-hour drive, while St. Augustine, Ocala, and Lake City are within a one-hour drive. CSX Transportation provides Gainesville with daily freight service, while Amtrak offers train-to-bus passenger service direct to Atlanta, Charlotte, Miami, and Dallas Fort Worth. The Jacksonville Port Authority is only 80 miles away.

The City of Gainesville is located in Alachua County and the MSA is home to the 52,367 (2017) student flagship campus of the University of Florida, Santa Fe College, and major healthcare providers including University of Florida Healthcare and North Florida Regional Medical Center. Midway between Miami and Atlanta and 90 miles from two coasts, Gainesville is ideal for business and attractive for residents.

Gainesville is the largest municipality in Alachua County, Florida. It is home to both the University of Florida and Santa Fe College. In addition to the major economic drivers of the colleges, Shands Hospital at The University of Florida, the VA Hospital, and North Florida Regional Medical Center are highly acclaimed hospitals in Gainesville.

EDUCATIONAL INSTITUTIONS

UNIVERSITY OF FLORIDA

Gainesville has been home to the University of Florida for more than a century. The University is the nation's fifth-largest by enrollment with over 52,367 students. The University of Florida and its related entities generate nearly \$16.91 billion for Florida annually. The University is deeply rooted in the city's economy through start-up incubators and research partnerships with companies in the healthcare, technology, and food and agriculture industries.

SANTA FE COLLEGE

Santa Fe College is a public community college in Gainesville, Florida. It is part of the Florida College System. Santa Fe College is accredited by the Southern Association of Colleges and Schools and winner of the 2015 Aspen Prize as the top community college in the nation. The school reported a current enrollment of 14,324 students, many of whom are enrolled part-time.

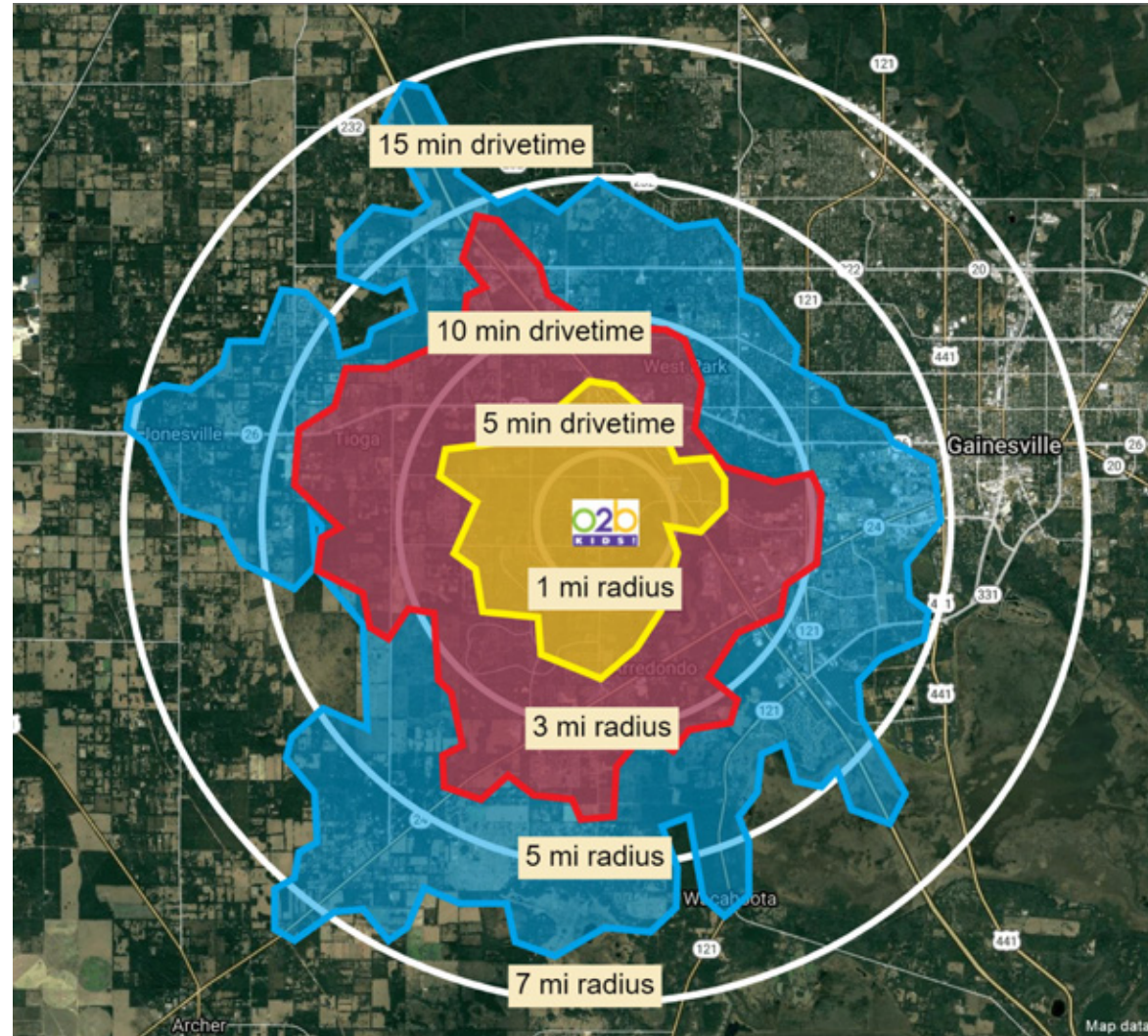


DEMOGRAPHICS

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DEMOGRAPHICS SUMMARY

CATEGORY	1 MILE RADIUS	3 MILE RADIUS	5 MINUTE DRIVE	10 MINUTE DRIVE
POPULATION	9,990	61,687	27,476	63,222
HOUSEHOLDS	4,240	26,939	11,822	27,147
POPULATION MEDIAN AGE	31.5	33.4	32.5	33.9
AVG. HH INCOME	\$63,523	\$77,161	\$74,030	\$81,157
MEDIAN HOME VALUE	\$182,884	\$239,905	\$242,674	\$244,879



\$70,242
 MEDIAN HOUSEHOLD INCOME
 10 MINUTE DRIVE

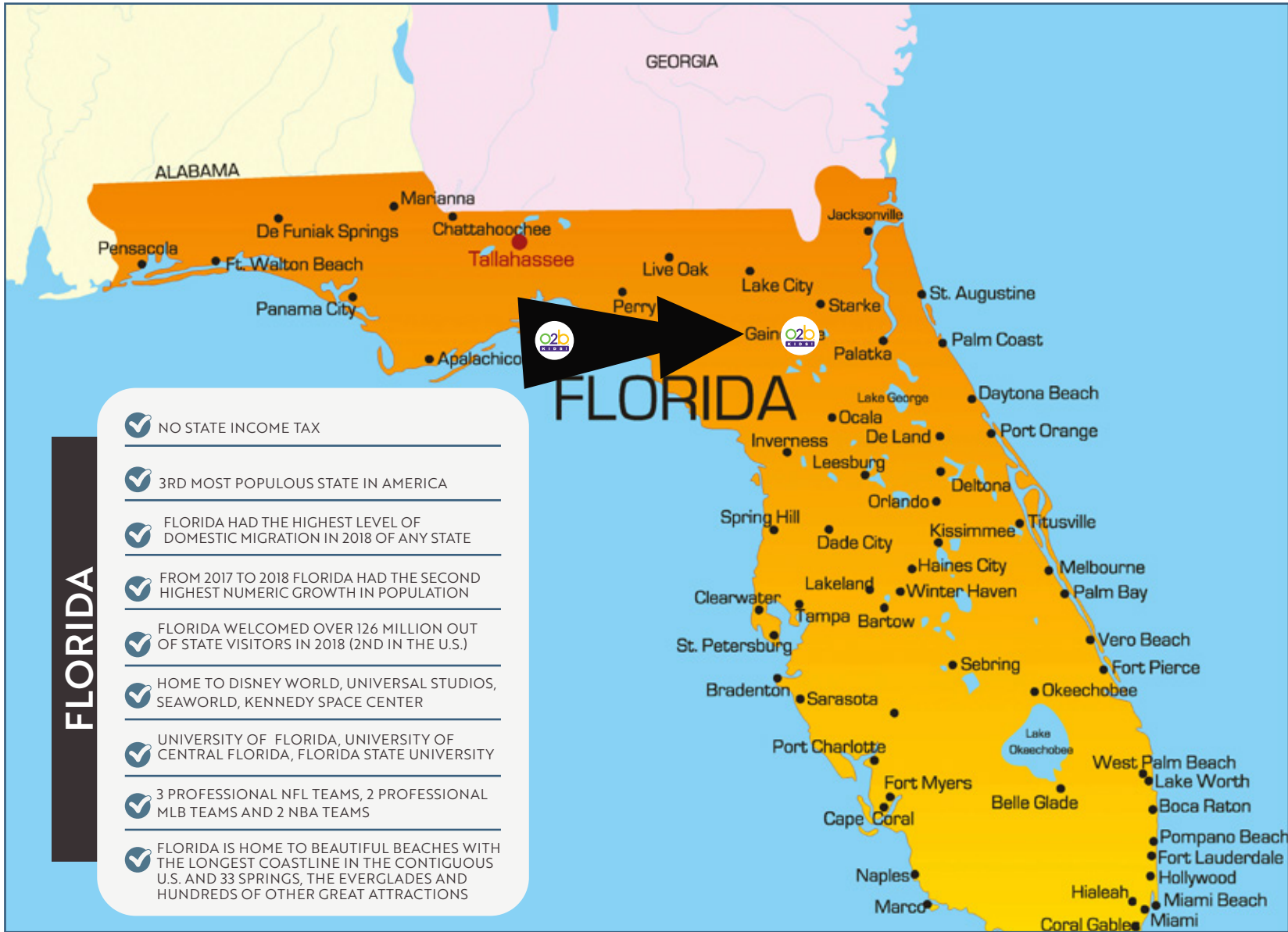
57,499
 EST. HOUSEHOLDS
 5 MILE RADIUS

137,409
 EST. POPULATION
 5 MILE RADIUS

AREA MAP

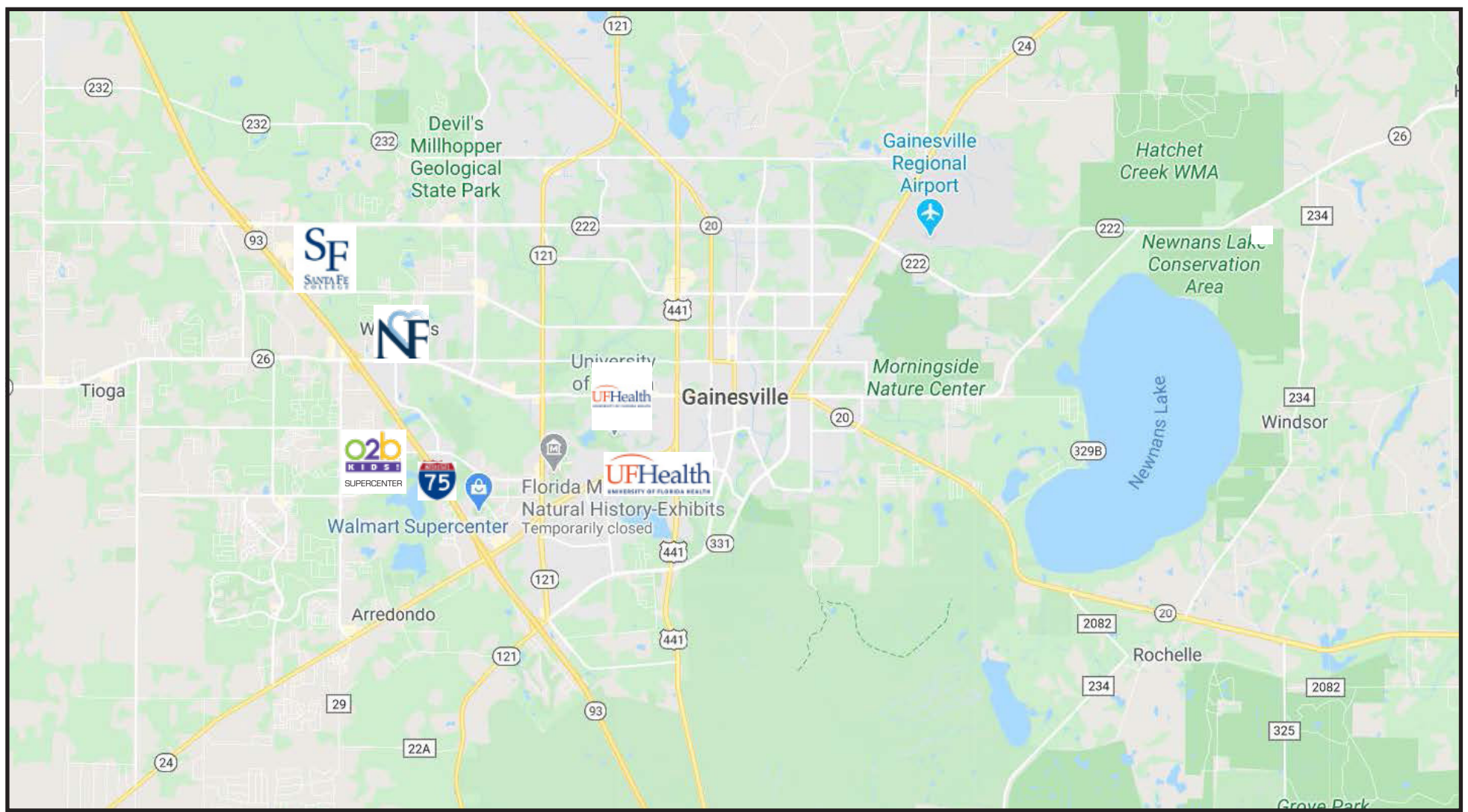


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AREA MAP

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AREA MAP

o2b KIDS! O2B KIDS EARLY CHILDHOOD EDUCATION CENTER
7383 SW 17TH PLACE, GAINESVILLE, FL 32607
29.637842, -82.420957



TRADE AREA OVERVIEW

AREA MAP



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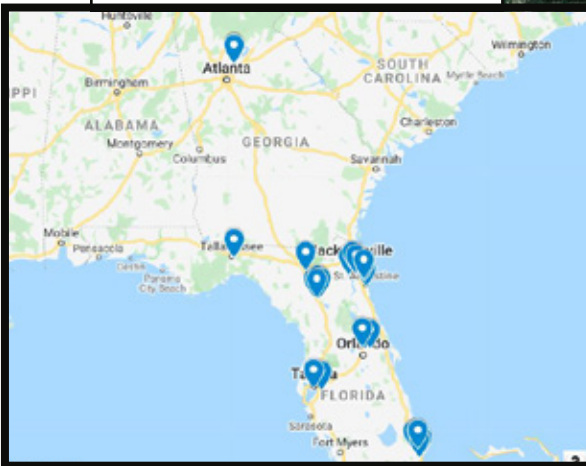


AREA MAP: ESTABLISHED PRESENCE IN THE MARKET

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REGIONAL PRESENCE



AREA MAP: TRAFFIC PATTERN

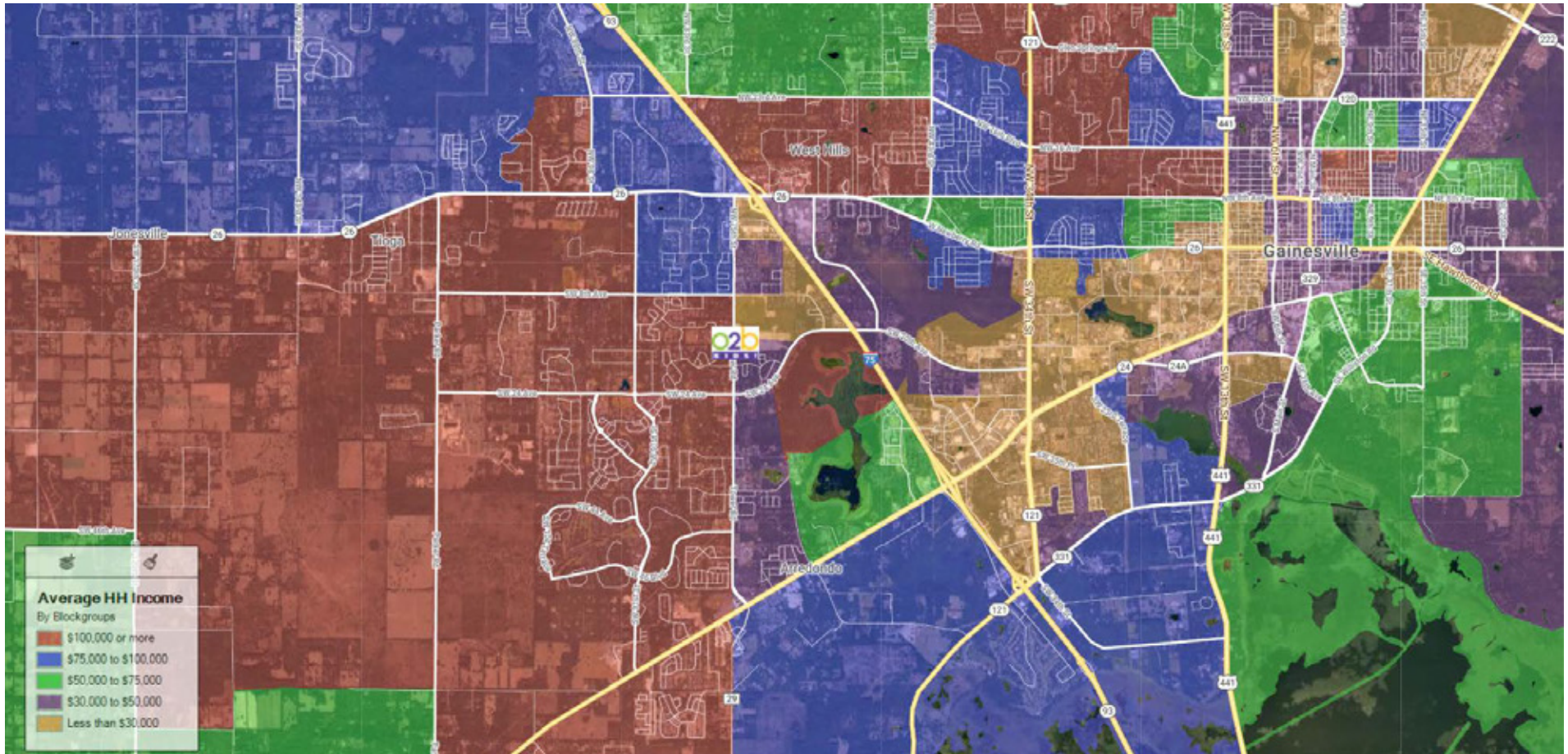


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AREA MAP: SURROUNDING HOUSEHOLD INCOMES

o2b
KIDS!
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AREA MAP: AREA RESIDENTIAL



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AREA RESIDENTIAL

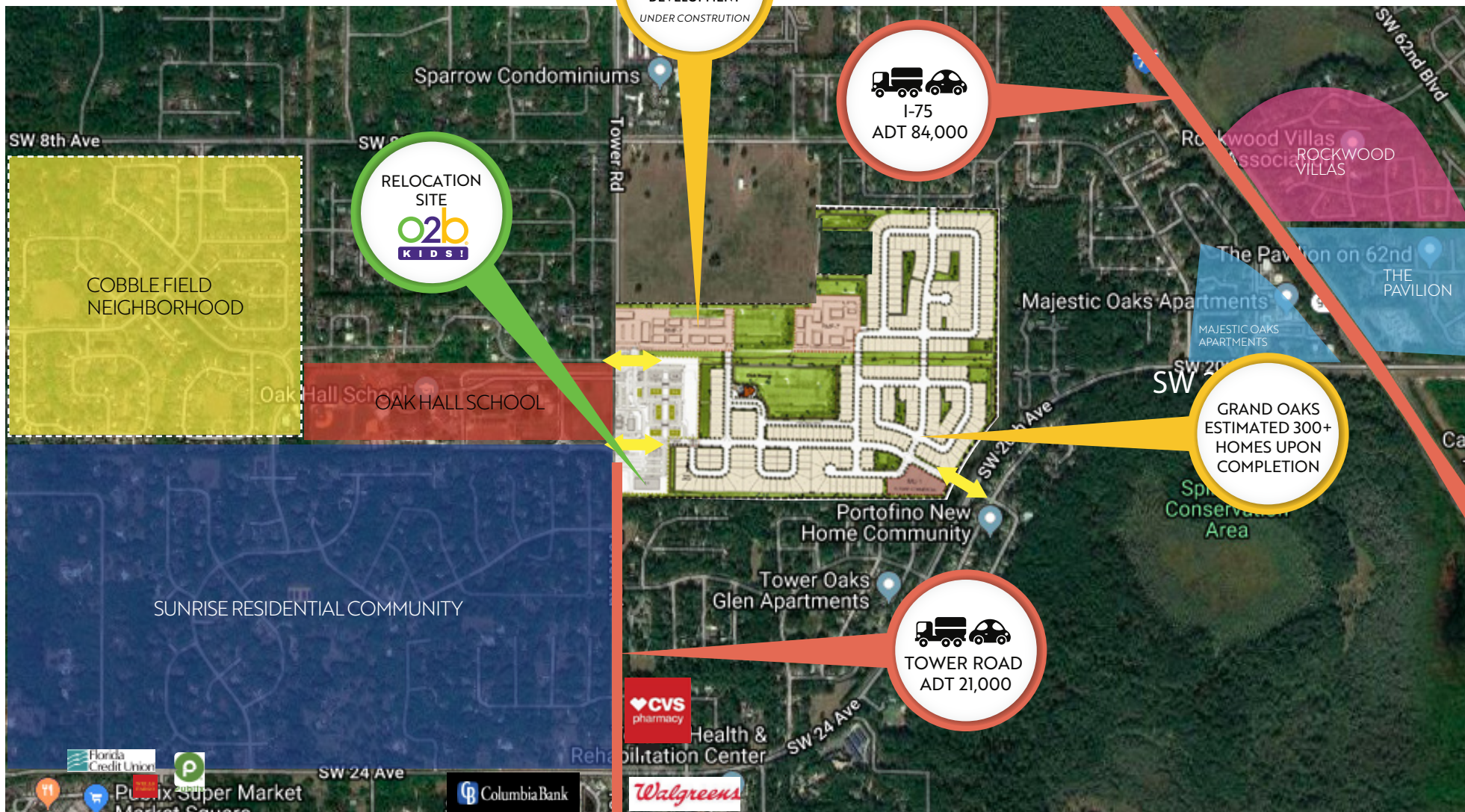
RESIDENTIAL SURROUNDING THE SITE

137,409 POPULATION WITHIN A 5 MILE RADIUS
(6,527 UNDER AGE 5 & 6,344 AGES 5-9)

AREA MAP: SITE PLAN OVERLAY



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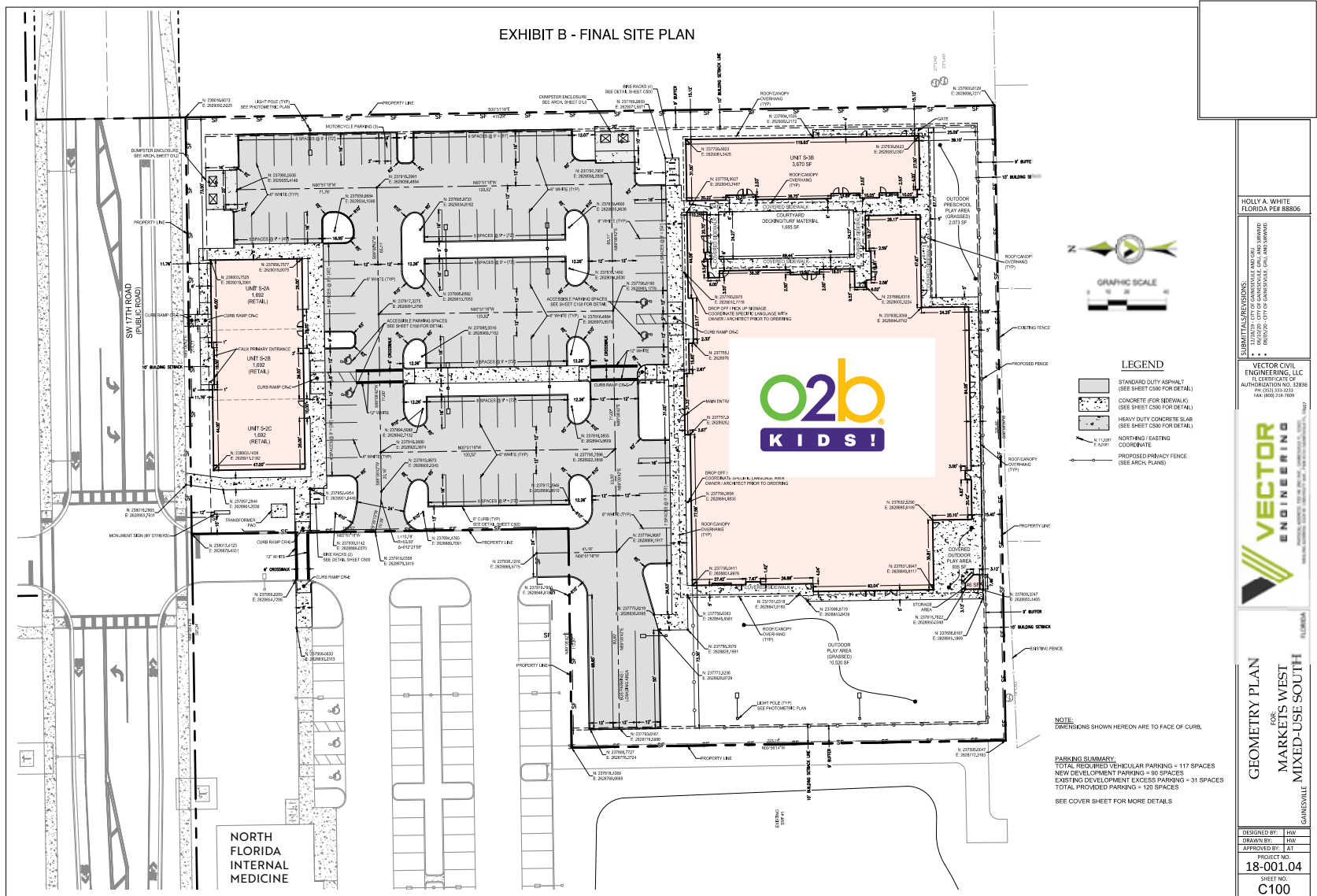


SITE PLAN: MARKETS WEST SOUTH



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EXHIBIT B - FINAL SITE PLAN



SUBMITTALS/REVISIONS:
 1. PLAN AND ARCH. SHEETS
 2. 3000 - CITY OF GAINESVILLE GRU AND DIRMW
 3. 3000 - CITY OF GAINESVILLE GRU AND DIRMW
 4. 3000 - CITY OF GAINESVILLE GRU AND DIRMW

HOLLY A. WHITE
 FLORIDA P.E.# 88806

VECTOR CIVIL
 ENGINEERING, LLC
 FL CERTIFICATE OF
 ALLOCATION NO. 33834
 P.O. BOX 333-3233
 TALLahassee, FL 32309

VECTOR
 ENGINEERING
 FLORIDA

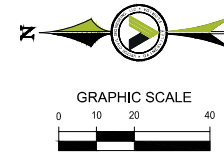
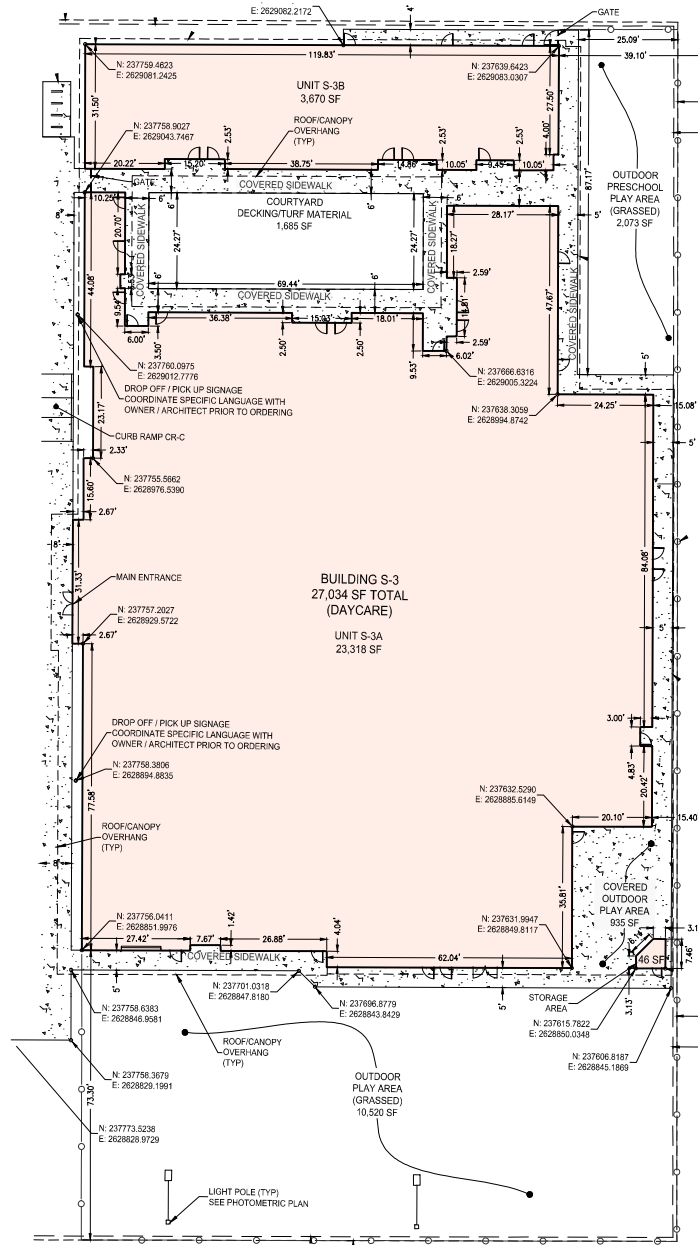
GEOMETRY PLAN
 FOR:
 MARKETS WEST
 MIXED-USE SOUTH
 GAINESVILLE, FLORIDA

DESIGNED BY:	HW
DRAWN BY:	HW
APPROVED BY:	JAT
PROJECT NO.:	18-001.04
SHEET NO.:	C100

SITE PLAN: O2B KIDS



O2B KIDS EARLY CHILDHOOD EDUCATION CENTER
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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.

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.



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



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