

SINGLE TENANT NET LEASE OFFERING

EARLY EDUCATION FACILITY | 20 YEAR NNN CORPORATE LEASE



1885 SE 25TH AVE. OCALA, FL 34471
29.16889, -82.10266

HIGHLIGHTS



PRICE UPON REQUEST



\$408,256.67



**20 YEAR INITIAL TERM
ABSOLUTE NET LEASE**



**2% RENT INCREASES ANNUALLY
BEGINNING IN YEAR 6**



**CORPORATE
GUARANTEE**



STRONG TENANT, PROVIDING ESSENTIAL SERVICES
TENANT IS WELL ESTABLISHED IN THE LOCAL AND REGIONAL MARKET
TOP EARLY EDUCATION BRAND
INC. MAGAZINE'S TOP 5,000 FASTEST-GROWING PRIVATE COMPANIES IN U.S. (3RD CONSECUTIVE YEAR)
#19 ON THE EXCHANGE'S TOP 50 LARGEST FOR-PROFIT CHILD CARE ORGANIZATIONS
STRONG PRIVATE EQUITY BACKING
NATIONALLY ACCREDITED



#1 FASTEST-GROWING METRO IN THE U.S.
U.S. CENSUS BUREAU
4% GROWTH 2023-2024
OCALA MSA, HORSE CAPITAL OF THE WORLD
MARION COUNTY SCHOOL DISTRICT
ONE OF FLORIDA'S LARGEST IN BOTH BUDGET AND STUDENT ENROLLMENT



NEAR SIGNALIZED INTERSECTION
EXCELLENT TRAFFIC VISIBILITY
FRONTING S.E. 25TH AVE. (17,600 AADT)
JUST OFF S.E. MARICAMP RD. (36,500 AADT)



MARION COUNTY SCHOOL DISTRICT
ONE OF FLORIDA'S LARGEST IN BOTH BUDGET AND STUDENT ENROLLMENT



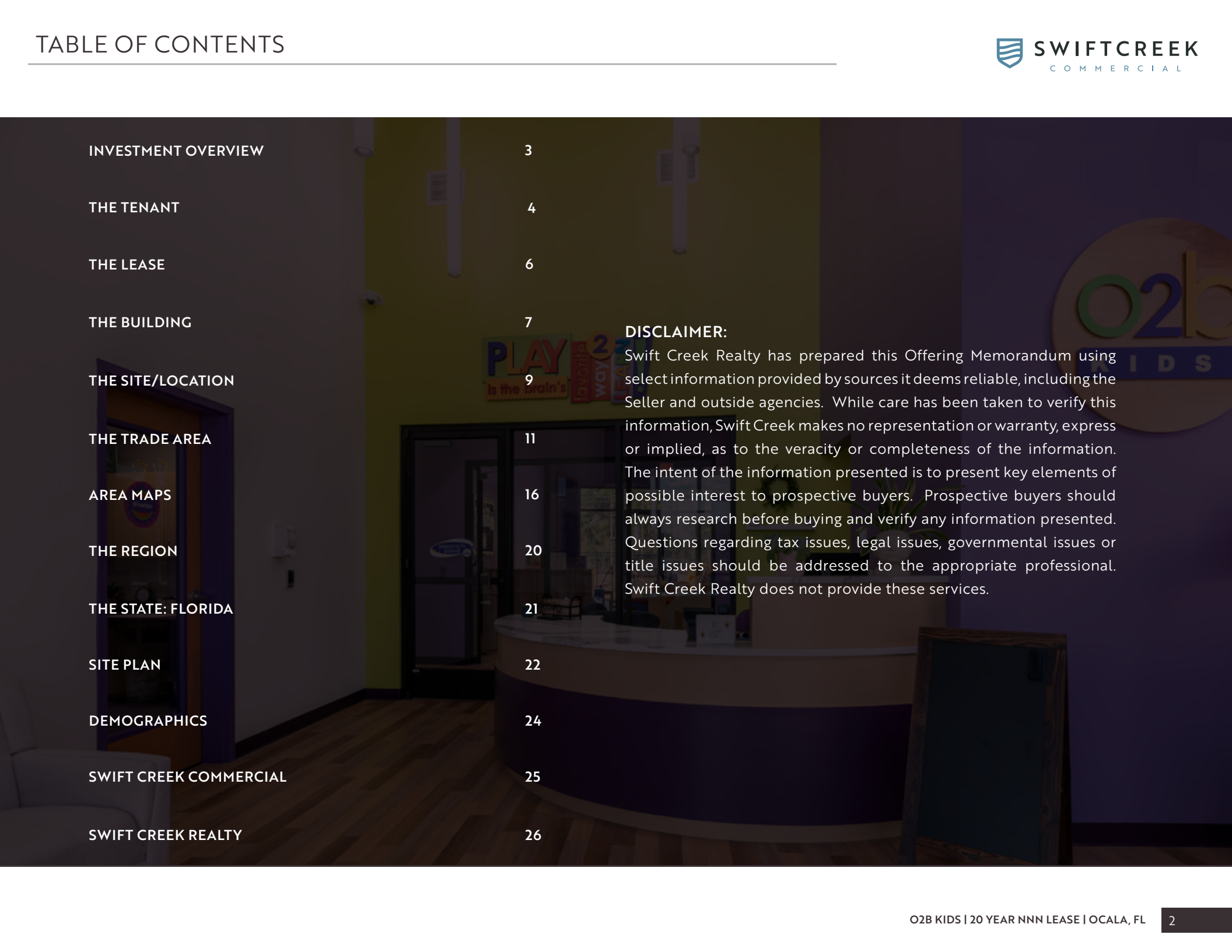
HIGH QUALITY, NEW CONSTRUCTION
ELABORATE CONSTRUCTION DETAILS
SUPERIOR FINISHES



SWIFTCREEK
C O M M E R C I A L

AMBER CRAWFORD
BROKER / OWNER

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SwiftCreekRealty.net

A background image of a children's play area. It features a curved white reception desk with a blue base, a play structure with a sign that says "PLAY is the brain's way 2 learn", and a large circular logo on the wall that says "O2B KIDS".

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*SIMILAR LOCATION- REPRESENTATIVE INTERIOR PHOTO



OFF CORNER AT SE 25TH AVE (17,600 AADT) AND SE MARICAMP RD (35,500 AADT), A SIGNALIZED INTERSECTION, MAXIMIZING EASY ACCESS IN ALL DIRECTIONS.

PRIME VISIBILITY ALONG SE 25TH AVE FROM SE MARICAMP RD, PLACING THE SITE ALONG ONE OF OCALA'S MOST TRAVELED CORRIDORS.

ADJACENT TO BRAND-NEW 7-ELEVEN, FRONTING S.E. MARICAMP ROAD, WITH SHARED ACCESS AND INTER-CONNECTIVITY I-75, THE MAJOR NORTH-SOUTH ARTERY, IS APPROXIMATELY FIVE (5) MILES TO THE WEST, OFFERING EASY REGIONAL AND LOCAL ACCESS TO LARGER FLORIDA MARKETS.

\$19 MILLION U.S. DOT "SAFE STREETS & ROADS FOR ALL" GRANT WILL FUND THE COMPREHENSIVE UPGRADE AND MODERNIZATION OF NINE MILES OF MARICAMP ROAD.

S.E. MARICAMP ROAD DESIGNATED FOR FUTURE INTELLIGENT TRANSPORTATION SYSTEMS (ITS) IMPLEMENTATION

NEW TURN LANES AND SIGNAL RETIMING UNDERWAY NEARBY



**MEDIAN HOUSEHOLD INCOME \$88,758 WITHIN 1 MILE
AVERAGE HOUSEHOLD INCOME \$124,058 WITHIN 1 MILE
POPULATION OF 48,476 WITHIN A 3-MILE RADIUS
POPULATION OF 102,499 WITHIN A 5-MILE RADIUS**



LOCATED IN THE OCALA MSA, HOME TO MAJOR RETAILERS, FINANCIAL INSTITUTIONS, AND MAJOR HEALTHCARE NETWORKS

OCALA IS THE "HORSE CAPITAL OF THE WORLD," THANKS TO ITS BILLION-DOLLAR EQUESTRIAN INDUSTRY (ANCHORED BY THE WORLD EQUESTRIAN CENTER), WHICH ATTRACTS WEALTHY VISITORS AND ENSURES STRONG ECONOMIC STABILITY.

OCALA RANKED #1 FASTEST-GROWING METRO IN THE U.S. BASED ON RECENT CENSUS POPULATION GROWTH.

THE LOCATION OFFERS A CONTINUOUS CUSTOMER FLOW FOR AN EARLY EDUCATION CENTER, DUE TO ITS IMMEDIATE PROXIMITY TO SEVERAL K-12 EDUCATIONAL FACILITIES WITHIN THE MARION SCHOOL DISTRICT:

- SOUTH OCALA ELEMENTARY SCHOOL (1.23 MILES NORTH OF SITE)
- WARD-HIGHLANDS ELEMENTARY SCHOOL (1.16 MILES NORTH OF SITE)
- HILLCREST OCALA PUBLIC SCHOOL (0.54 AWAY FROM SITE)



UNDER CONSTRUCTION

HIGHLY DETAILED CONSTRUCTION & FINISHES

OPENING PROJECTED FOR LATE 3RD QTR 2026

11,060 SQUARE FOOT BUILDING

15,000 SQUARE FOOT PLAYGROUND SPACE



*SIMILAR LOCATION- STORE UNDER CONSTRUCTION

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



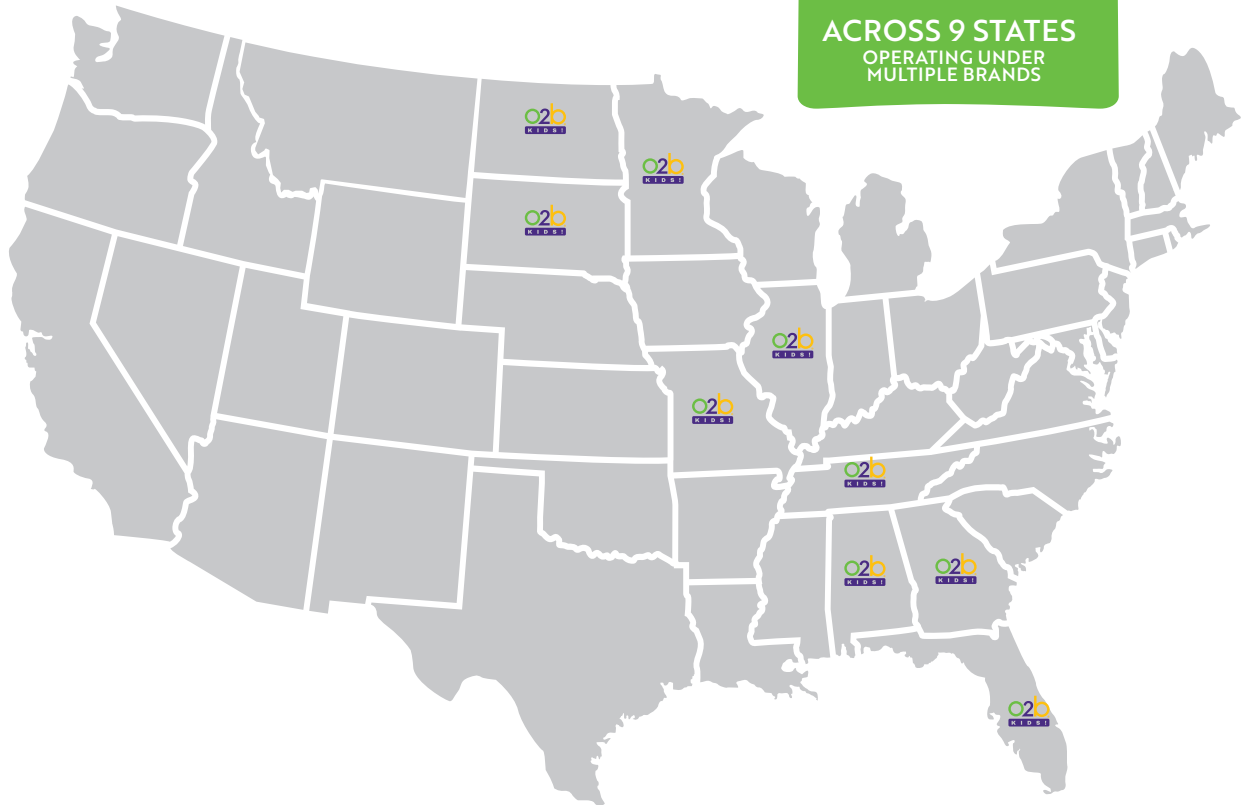
TENANT SUMMARY

TENANT: O2B KIDS

- ✓ FOUNDED IN 1998, OFFERS AN ACCREDITED CURRICULUM FOR PRESCHOOL
- ✓ OPERATES SCHOOLS THAT ARE NATIONALLY ACCREDITED (OR ACTIVELY PURSUING ACCREDITATION) AND OFTEN HOLD GOLD SEAL QUALITY DESIGNATION IN STATES LIKE FLORIDA
- ✓ UTILIZES PROPRIETARY TECHNOLOGY (BEEKEEPER) TO ENHANCE OPERATIONAL EFFICIENCY, SECURITY, AND PARENT ENGAGEMENT, POTENTIALLY REDUCING ADMINISTRATIVE OVERHEAD AND INCREASING COMPETITIVE DIFFERENTIATION.
- ✓ O2B KIDS' ACCREDITED, PROPRIETARY VIRTUAL LEARNING CURRICULUM, IS AVAILABLE (FUNNYDAFFER.COM) WORLDWIDE THROUGH A MONTHLY SUBSCRIPTION
- ✓ PRESCHOOL, AFTERSCHOOL AND ACTIVITY CLASSES FOR CHILDREN AGED 0-13

CAPITAL PARTNER: SPIRE CAPITAL

- ✓ SPIRE CAPITAL'S INITIAL PRIVATE EQUITY INVESTMENT IN O2B KIDS, IN 2018, ACCELERATED THE COMPANY'S MULTI-STATE GROWTH
- ✓ SPIRE HAS INVESTED IN 26 PLATFORM COMPANIES AND CONSUMMATED OVER 90 ADD-ON ACQUISITIONS IN EDUCATION, TECHNOLOGY-ENABLED BUSINESS SERVICES, MEDIA & COMMUNICATIONS
- ✓ PRIVATE EQUITY FIRM WITH A PROVEN TRACK RECORD IN THE EARLY CHILDHOOD SECTORS
- ✓ MANAGE OVER \$900 MILLION IN PRIVATE EQUITY COMMITMENTS SINCE ITS FOUNDING



RECENT O2B KIDS ACQUISITIONS



- | | | |
|-------------------------|---------------------------|-----------------------------|
| ALABAMA
3 LOCATIONS | MINNESOTA
10 LOCATIONS | NORTH DAKOTA
3 LOCATIONS |
| FLORIDA
38 LOCATIONS | MISSOURI
9 LOCATIONS | SOUTH DAKOTA
3 LOCATIONS |
| GEORGIA
3 LOCATIONS | ILLINOIS
2 LOCATIONS | TENNESSEE
1 LOCATIONS |

LEARN MORE ABOUT O2B KIDS AT
WWW.O2BKIDS.COM/COMPANY-OVERVIEW



70+ LOCATIONS



#19 ON THE EXCHANGE'S TOP 50 LARGEST FOR-PROFIT CHILD CARE ORGANIZATIONS

1 OF ONLY 2 IN THE TOP 50 WITH HEADQUARTERS IN FLORIDA

1ST IN CLASS OPERATOR

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



PROVIDING ESSENTIAL SERVICES



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

NATIONAL ACCREDITED SCHOOL AND ACTIVITY CLASSES FOR CHILDREN 0-13



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.

WHY O2B KIDS?

O2B Kids is a best-in-class early childhood education and care provider that currently operates 70+ locations as 01/19/2024 (and growing) throughout Alabama, Florida, Georgia, Minnesota and Missouri with a 28-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://o2bkids.com/stories/o2b-kids-opens-new-location-at-tampa-general-hospital/>

<https://o2bkids.com/stories/o2b-kids-opens-2-new-schools-in-minnesota/>

<https://o2bkids.com/stories/o2b-kids-celebrates-the-opening-of-o2b-kids-wentzville/>

<https://o2bkids.com/stories/o2b-early-education-recognized-on-inc-5000-list-for-third-consecutive-year/>

<https://spirecapital.com/spire-capital-partners-portfolio-company-o2b-kids-expands-its-georgia-footprint-with-the-acquisition-of-cedars-preschool/>

<https://spirecapital.com/spire-capital-portfolio-company-o2b-kids-expands-with-the-acquisition-of-children-of-tomorrow/>



TENANT:	O2B KIDS
LESSEE:	O2B EARLY EDUCATION HOLDING, INC CAPTURES ALL OPERATING ACTIVITY ASSOCIATED WITH EVERY O2B KIDS SCHOOL/LOCATION
CAPITAL PARTNER:	SPIRE CAPITAL
PRIMARY TERM:	20 YEARS
LEASE START:	LATE 2026
ANNUAL RENT:	\$408,256.67
RENT INCREASES:	2% RENT INCREASES ANNUALLY BEGINNING IN YEAR 6
RENEWAL OPTIONS:	THREE (3), FIVE (5) YEAR RENEWAL OPTIONS CONTINUED 2% ANNUAL INCREASES
LANDLORD EXPENSES:	NONE
TENANT EXPENSES:	INSURANCE, UTILITIES, PROPERTY TAXES, ROOF, STRUCTURE, PARKING AND MAINTENANCE

LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
MONTHS 1-60	\$408,256.67	\$34,021.39	
YEAR 6	\$416,421.80	\$34,701.82	2%
YEAR 7	\$424,750.24	\$35,395.85	2%
YEAR 8	\$433,245.24	\$36,103.77	2%
YEAR 9	\$441,910.15	\$36,825.85	2%
YEAR 10	\$450,748.35	\$37,562.36	2%
YEAR 11	\$459,763.32	\$38,313.61	2%
YEAR 12	\$468,958.59	\$39,079.88	2%
YEAR 13	\$478,337.76	\$39,861.48	2%
YEAR 14	\$487,904.51	\$40,658.71	2%
YEAR 15	\$497,662.60	\$41,471.88	2%
YEAR 16	\$507,615.85	\$42,301.32	2%
YEAR 17	\$517,768.17	\$43,147.35	2%
YEAR 18	\$528,123.54	\$44,010.29	2%
YEAR 19	\$538,686.01	\$44,890.50	2%
YEAR 20	\$549,459.73	\$45,788.31	2%
1st OPTION PERIOD			
YEAR 21	\$560,448.92	\$46,704.08	2%
YEAR 22	\$571,657.90	\$47,638.16	2%
YEAR 23	\$583,091.06	\$48,590.92	2%
YEAR 24	\$594,752.88	\$49,562.74	2%
YEAR 25	\$606,647.94	\$50,553.99	2%
2nd OPTION PERIOD			
YEAR 26	\$618,780.89	\$51,565.07	2%
YEAR 27	\$631,156.51	\$52,596.38	2%
YEAR 28	\$643,779.64	\$53,648.30	2%
YEAR 29	\$656,655.24	\$54,721.27	2%
YEAR 30	\$669,788.34	\$55,815.70	2%
3rd OPTION PERIOD			
YEAR 31	\$683,184.11	\$56,932.01	2%
YEAR 32	\$696,847.79	\$58,070.65	2%
YEAR 33	\$710,784.74	\$59,232.06	2%
YEAR 34	\$725,000.44	\$60,416.70	2%
YEAR 35	\$739,500.45	\$61,625.04	2%



BUILDING SUMMARY

CONSTRUCTION NEW-UNDER CONSTRUCTION	
BUILDING SIZE	11,060 SQUARE FEET
PLAY GROUND SIZE	15,000 SQUARE FEET
BUILDING MATERIAL	WOOD FRAMING WITH EIFS
EXTERIOR MATERIAL	EIFS, BRICKS WAINSCOTTING ON FRONT AND BACK, FIBERGLASS WINDOW SYSTEM
ROOF	60 MIL TOP - 20 YR WARRANTY
FLOORS	LUXURY VINYL PLANKS & CARPET TILES
PARKING	ASPHALT, 68 SPACE

*RENDERING FROM CONSTRUCTION PLAN



2 BUILDING ELEVATION - WEST



*RENDERING FROM CONSTRUCTION PLAN



*SIMILAR LOCATION-STORE UNDER CONSTRUCTION

REPRESENTATIVE EXTERIOR/INTERIOR PHOTOS



THE SITE/LOCATION

The site is situated within established **residential areas** characterized by **strong population** growth and **high incomes**. The average household income within one mile is **\$124,068**.

The surrounding area is a dynamic mix of local businesses and national retail chains, all catering to a growing residential population. The commercial vitality of this trade area is directly fueled by ongoing residential development, creating a continuous need for retail, dining, and service-oriented businesses. Being located within Ocala's most dense commercial hub, combined with its exposure to dense family demographics and exceptional retail synergy, positions the site as a highly stable investment asset.

HIGH-VISIBILITY SITE WITH STRONG TRAFFIC FLOW

- Prime visibility fronting S.E. 25th Ave offering high traffic and excellent visibility
- Easy access from S.E. Maricamp Rd, with 36,500 AADT, one of Ocala's most traveled corridors
- Signalized intersection at S.E. Maricamp Rd and S.E. 25th Ave (AADT 17,600 AADT), delivering strong visibility and easy access to the site



SITE SUMMARY

ACREAGE: 5.1 ACRES

COUNTY: MARION COUNTY, FLORIDA

PARCEL: 29509-000-27

ADDRESS: 1885 SOUTHEAST 25TH AVENUE , OCALA, FL



KEY INFRASTRUCTURE AND SAFETY IMPROVEMENTS

- Planned intersection improvements at **Maricamp Rd & SE 25th Ave**, including a westbound right-turn lane, to improve traffic flow and safety.
- Ongoing FDOT safety project on SR 464 (Maricamp Rd) includes sidewalks, bike lanes, upgraded pedestrian signals, and better intersection lighting.
- **Intersection upgrades** designed to increase visibility, reduce congestion, and improve turning movements for daily commuters.
- S.E. Maricamp Road has been identified for the implementation of future **Intelligent Transportation Systems (ITS)**, which will further optimize traffic management and accessibility for the site.



Situated within the primary retail and residential corridor of Ocala, Marion County, Florida. The immediate trade area is defined by exceptional commercial density, anchored by multiple national retailers, medical facilities, and robust residential growth. The location benefits from high daily traffic counts and is positioned as a critical service hub for families and commuters in Ocala.

Interstate 75 (I-75): The major north-south artery connecting the trade area to larger Florida markets is approximately five (5) miles to the west, providing easy access for regional and local travelers.

Local Corridors: Located on a highly trafficked primary road, the site is surrounded by established commercial centers and neighborhoods, ensuring easy local access.

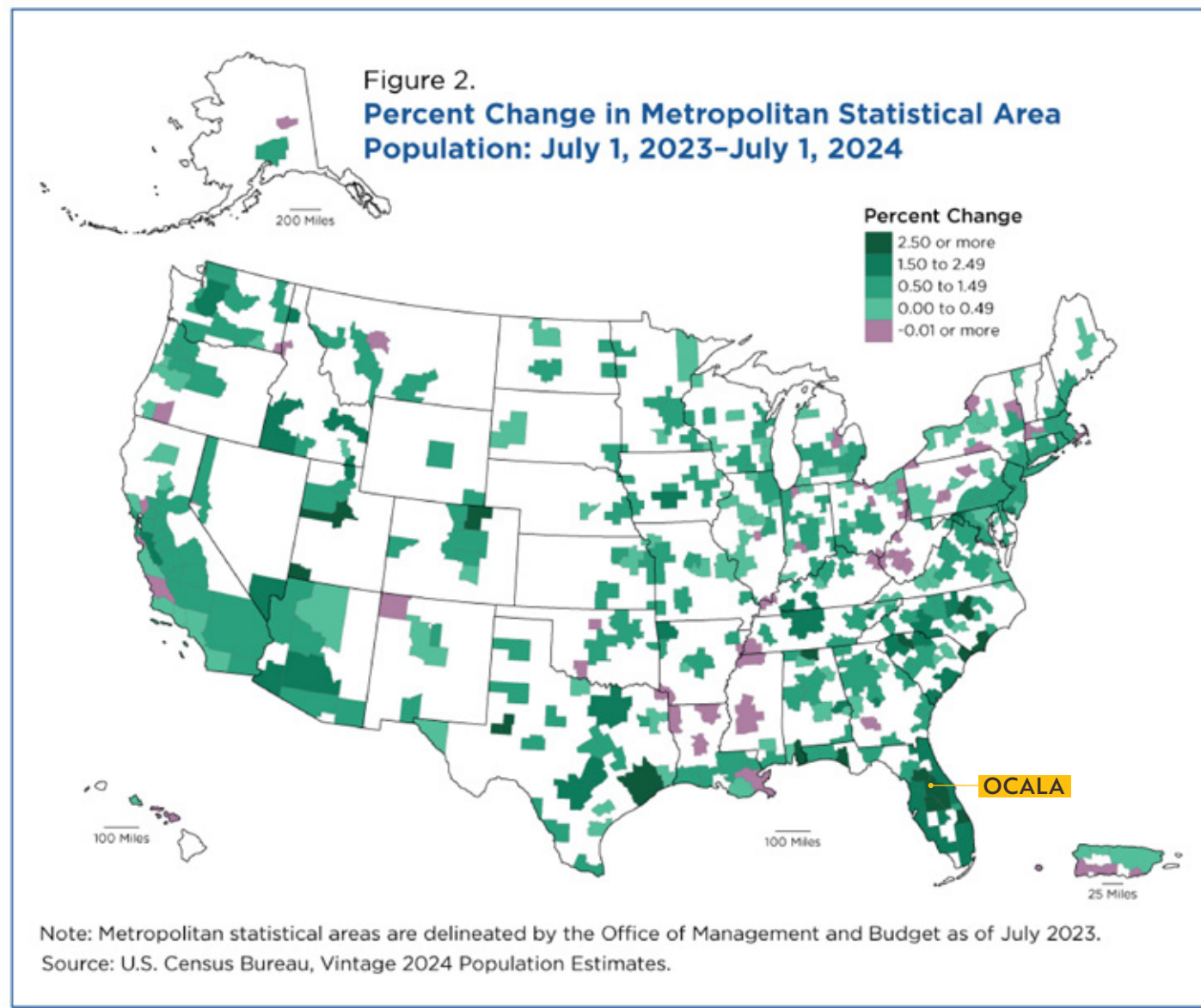
Strategic Location: Located in the growing Ocala Metropolitan Statistical Area (MSA), with close proximity to major retailers, financial institutions, and healthcare providers.

The immediate vicinity of the site is characterized by an exceptional concentration of high-performing national and regional tenants, which drive significant consumer traffic to the area.

- **Grocery Anchors:** Multiple Publix locations, including one directly adjacent or nearby to the property, which is a powerful foot traffic generator.
- **National Retail & Dining:** The area features strong quick-service and full-service dining options such as McDonald's, Golden Corral, Starbucks, Chick-fil-A, Waffle House, and IHOP.
- **Major Retailer:** The presence of Paddock Mall, Hobby Lobby, and Lowe's confirms the location as a key regional shopping destination.
- **Proximity to Community Anchors:** The property is near several key community amenities, including the Frank DeLuca YMCA Family Center, Ocala Golf Club, and Jervey Gantt Aquatic Fun Center, enhancing its appeal to families.



The immediate proximity to several K-12 educational facilities, including South Ocala Elementary School, Ward-Highlands Elementary School, and Hillcrest Ocala Public School, provides a continuous flow of parents and children to serve as a customer base for the location.



This new O2B Kids Early Education Center is strategically located in **Ocala, Marion County, Florida**. This location is within the rapidly expanding **Ocala Metropolitan Statistical Area (MSA)**, which, with an estimated population of 428,905, was recently named the **nation's fastest-growing metro area** by the U.S. Census Bureau **by percentage of growth (4%) from July 2023 to July 2024**. This remarkable growth indicates a strong and increasing demand for services like early education.

The Ocala Metropolitan Statistical Area (MSA) has a growing population of **428,905 as of July 1, 2024**. Ocala is acknowledged as the **Horse Capital of the World**. Many people travel to the area to participate in equestrian training and competitions. World-famous equestrian venues in the area include:

- Golden Ocala Golf and Equestrian Club (9.81 miles northwest), a major international competition destination

- World Equestrian Center is the largest equestrian complex in the United States. (9.42 miles northwest of the site)

- HIT Post Time Farm is a competition ring and home to the Great American \$1 Million Grand Prix, the Crown Jewel of the HITS Ocala Winter Circuit. (17.3 miles northwest)

Ocala, Florida Is Home To Many Major Employers:

- › Marion County Public Schools
- › Marion County Sheriff's Office
- › Winco Manufacturing (Medical furnishings)
- › Taylor Bean & Whitaker (Finance)
- › Jenkins Auto Group
- › Munroe Regional Medical Center
- › HCA Florida Hospitals
- › AdventHealth Ocala
- › Walmart
- › Publix Supermarkets

Other Local Businesses Include:

- › Dollar Tree, which opened its new \$1.7 million 1,200,000 square foot distribution center in August 2020, adding 500 more jobs to the area (12 miles northwest of the site)
- › X35 Marion County Airport, which is home to several businesses, including Central Florida Skydiving, Red Sky Aviation, National Parachute Test Center, DAB Construction, Pratt Aviation, Fowler Aviation, TEC, and x35 Aero Club.

Nearby Outdoor Recreation Venues Bring Visitors To The Area. Some Of The Attractions In Close Proximity To The Site Are:

- Enchanted Oaks Farm and Lakehouse, a popular destination for weddings, glamping, and getaways, located 12.8 miles east of the site.

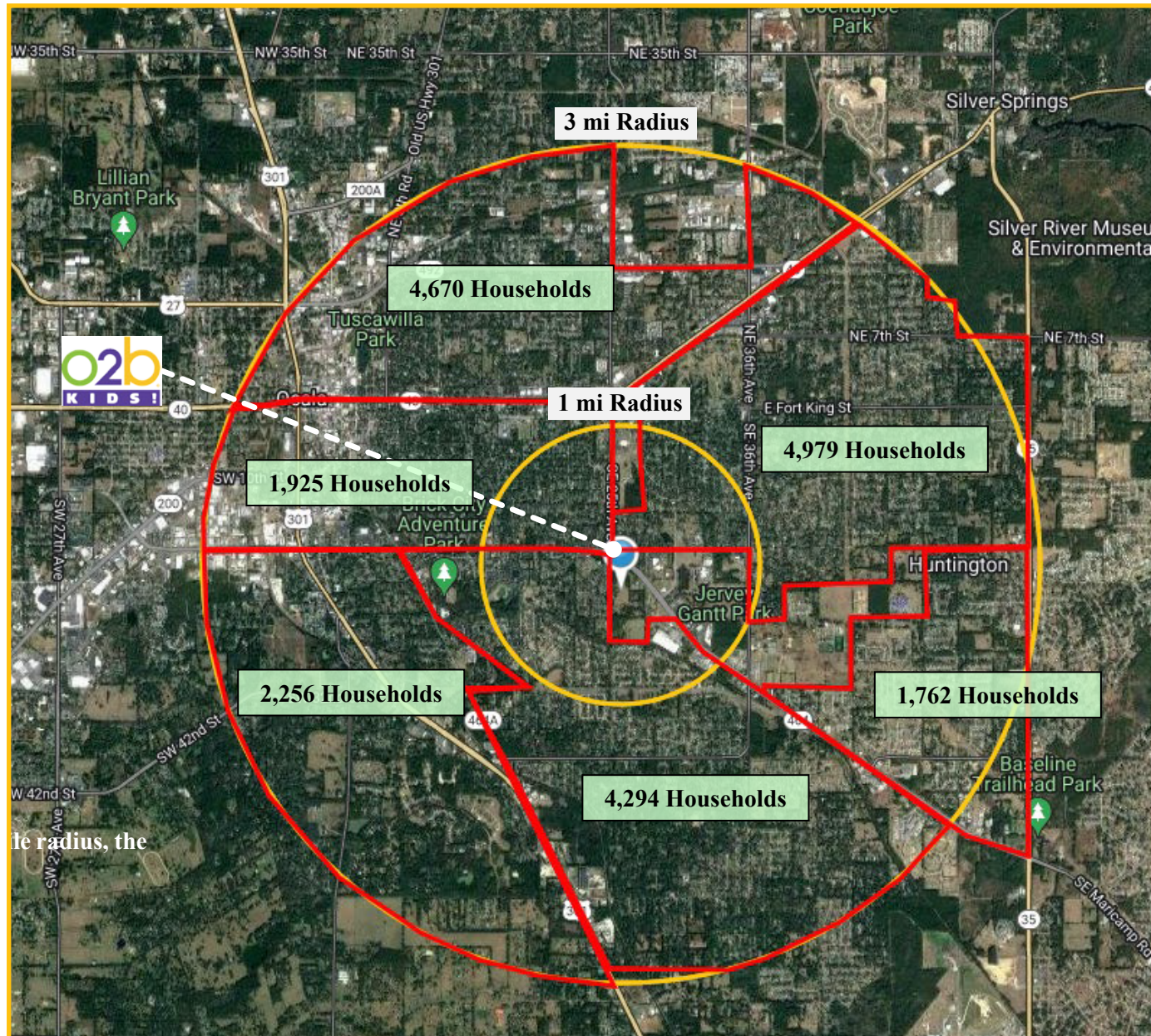
- The Preserve Golf Club, approximately 7.09 miles northwest of the site, a popular par 71 championship golf course.

- Silver Springs State Park, 3.92 miles north of the site, is famous for the beautiful, clear springs and is a destination for canoeing and camping.

- Ocala's Downtown Square (2.69 miles north) is an eclectic blend of restaurants, boutiques, salons, and art & cultural exhibits

Ocala's central location in Florida also provides crucial logistical access to the greater Orlando and Tampa metropolitan areas via major corridors, such as I-75 AND U.S. 301.





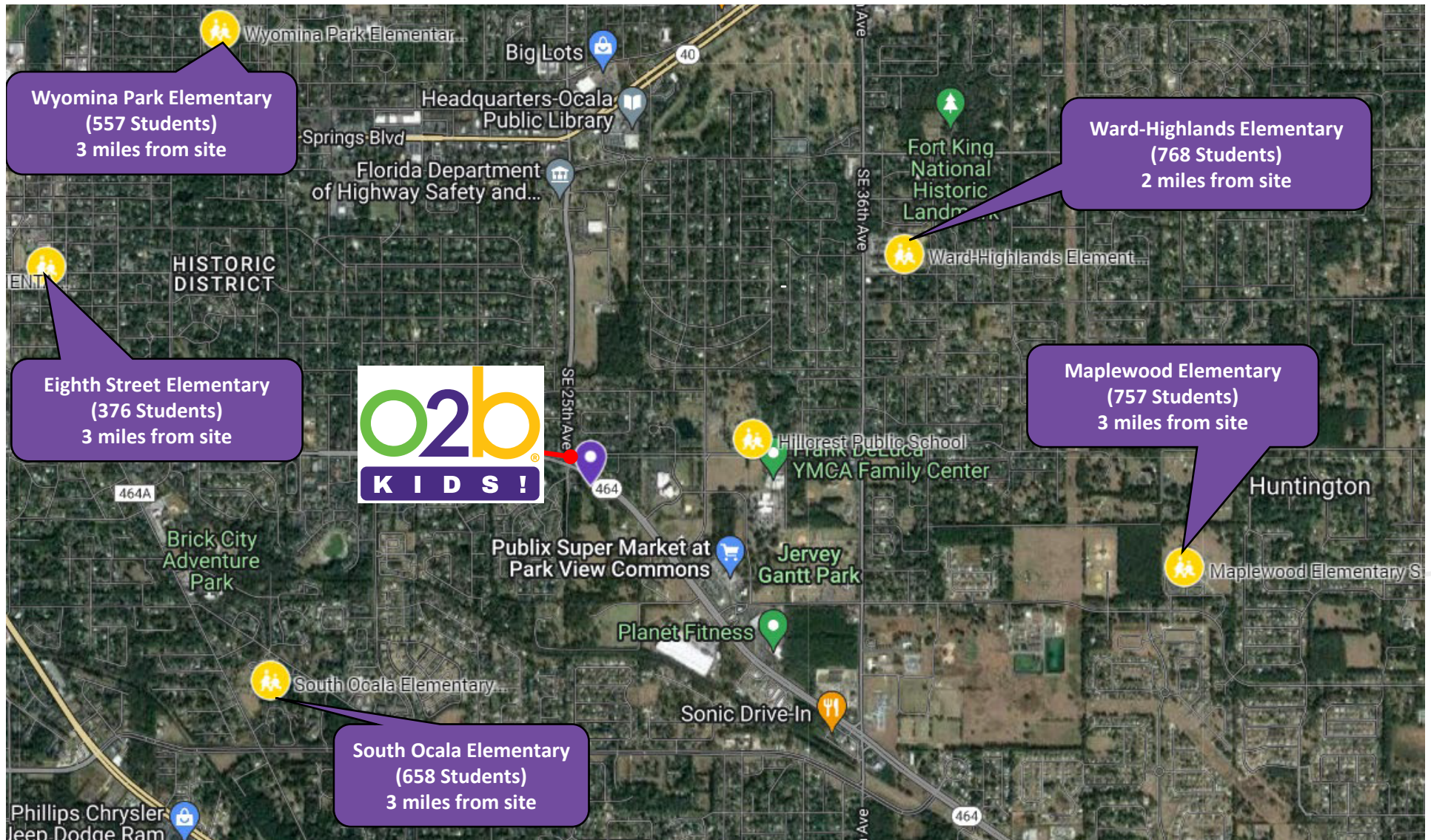
AREA RESIDENTIAL

RESIDENTIAL SURROUNDING THE SITE

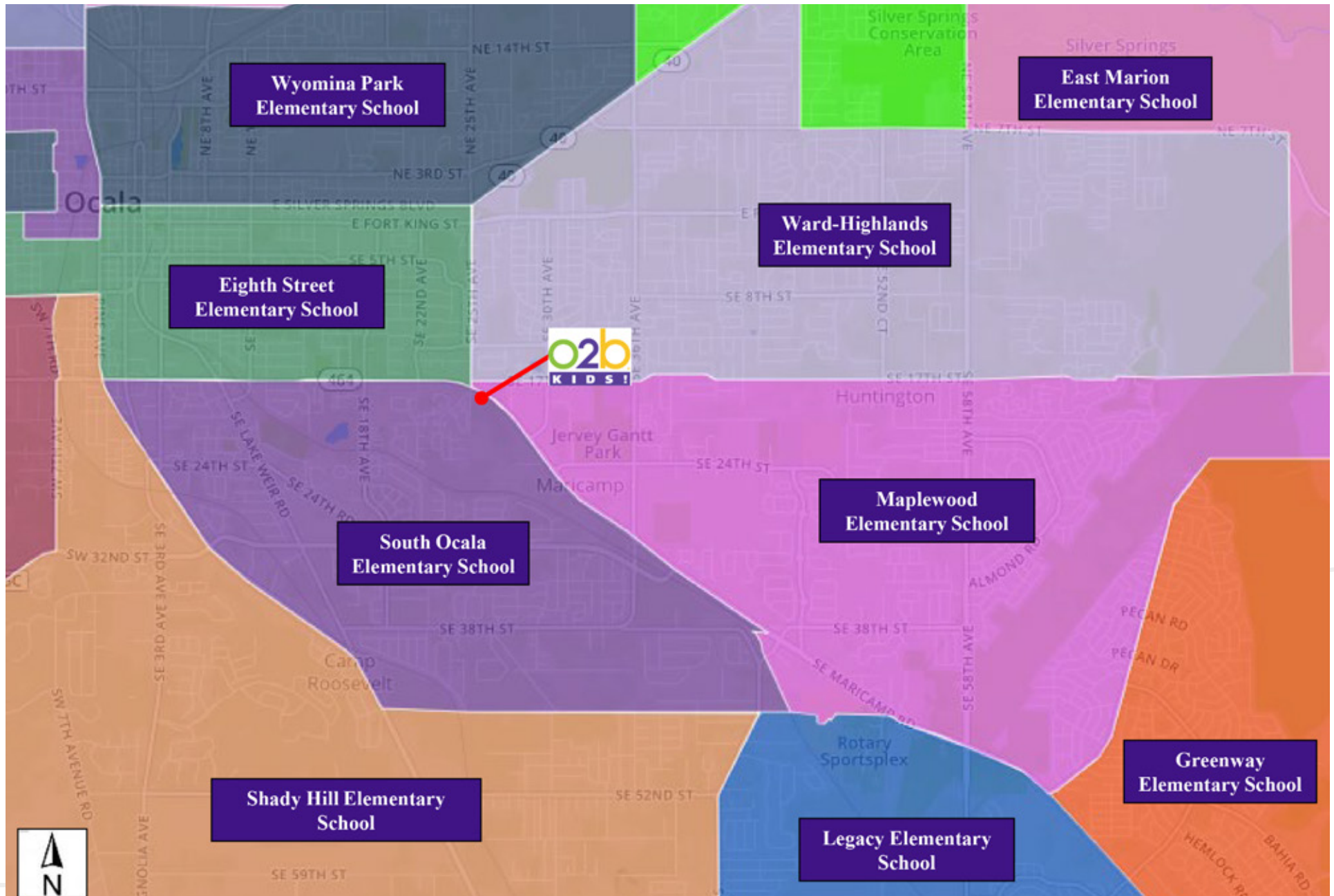
5,270 POPULATION
WITH IN 1 MILE RADIUS

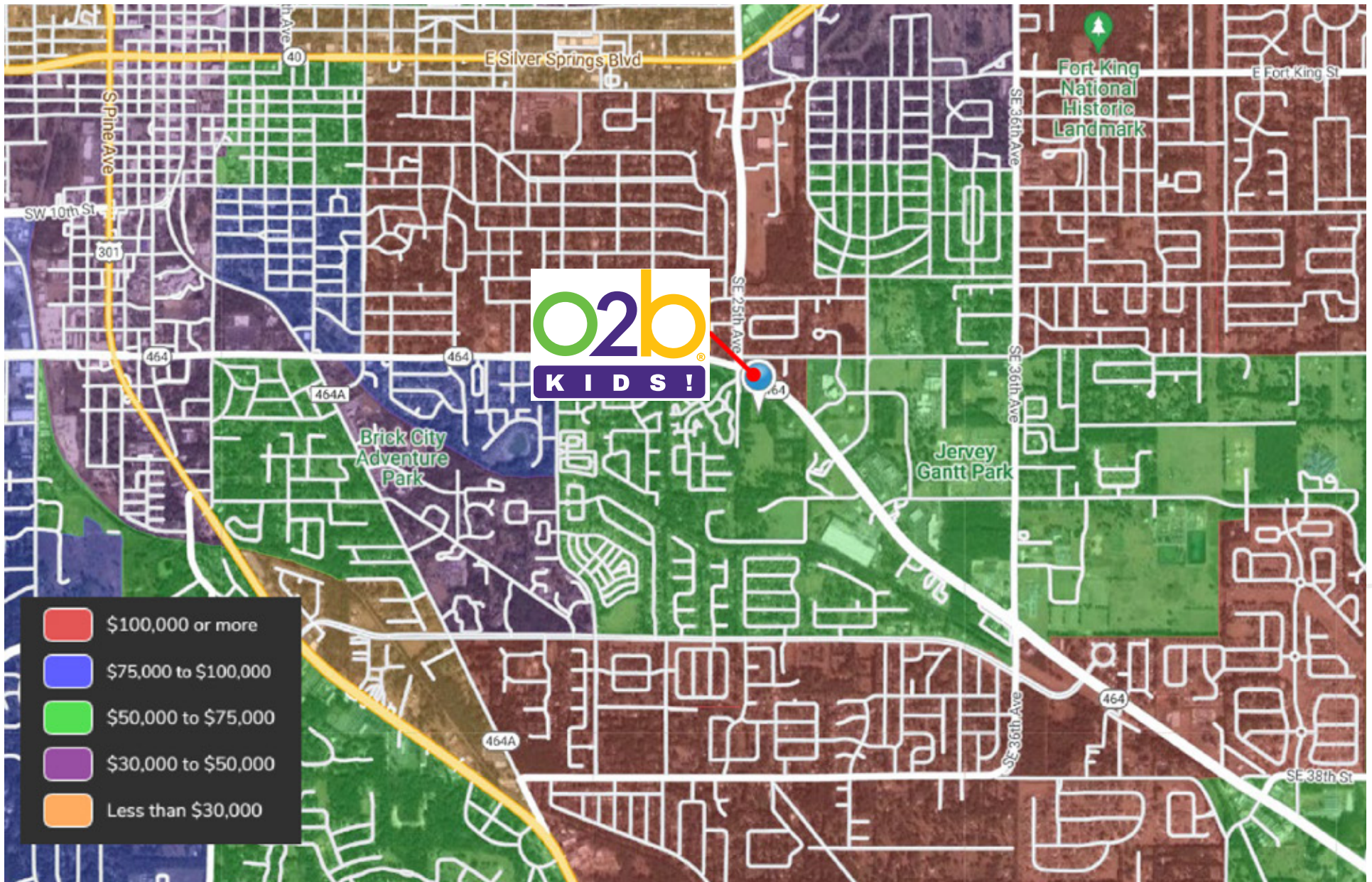
THE AVERAGE HH INCOME
IS \$124,068

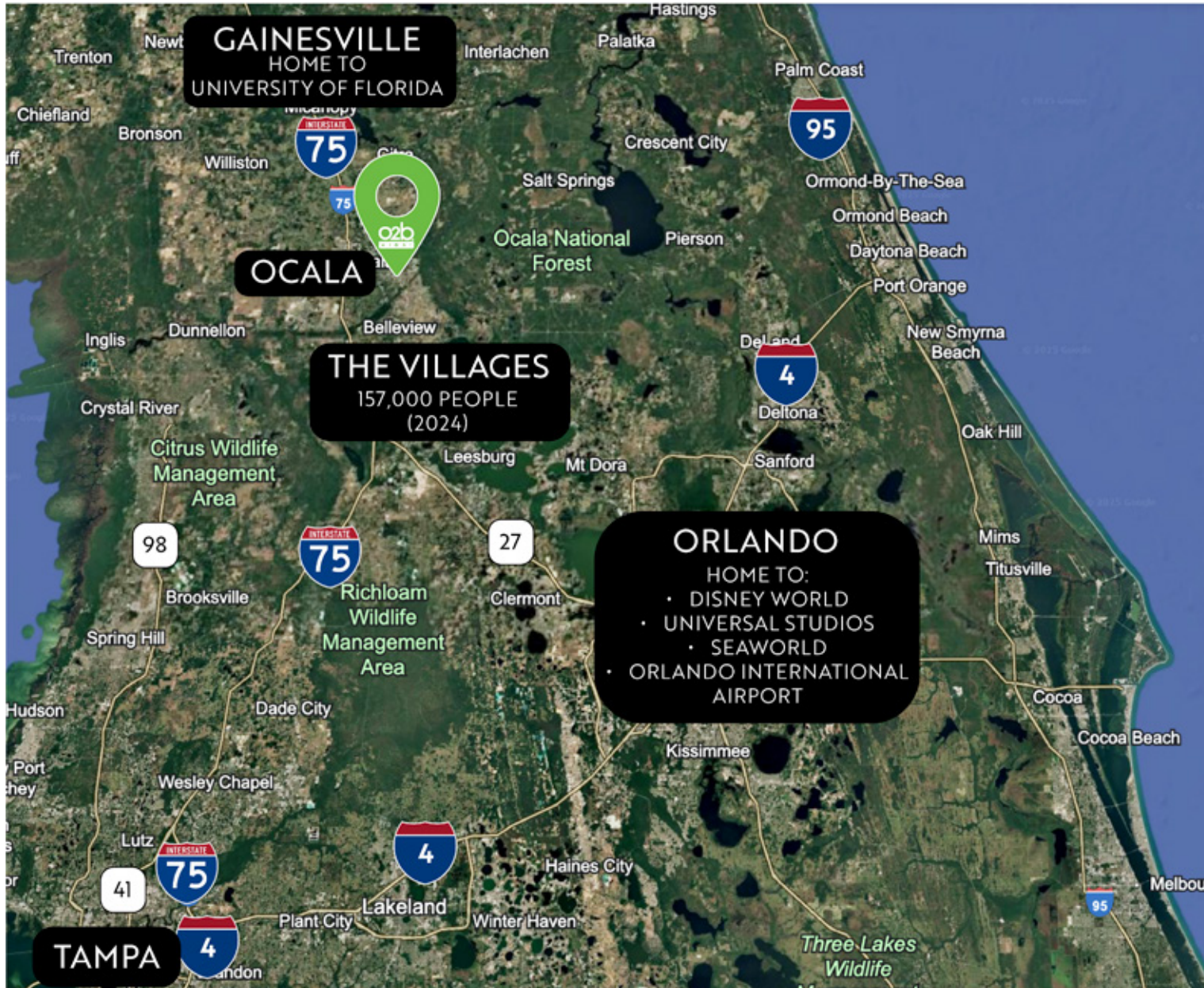
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AREA MAP: AREA SCHOOLS ZONES

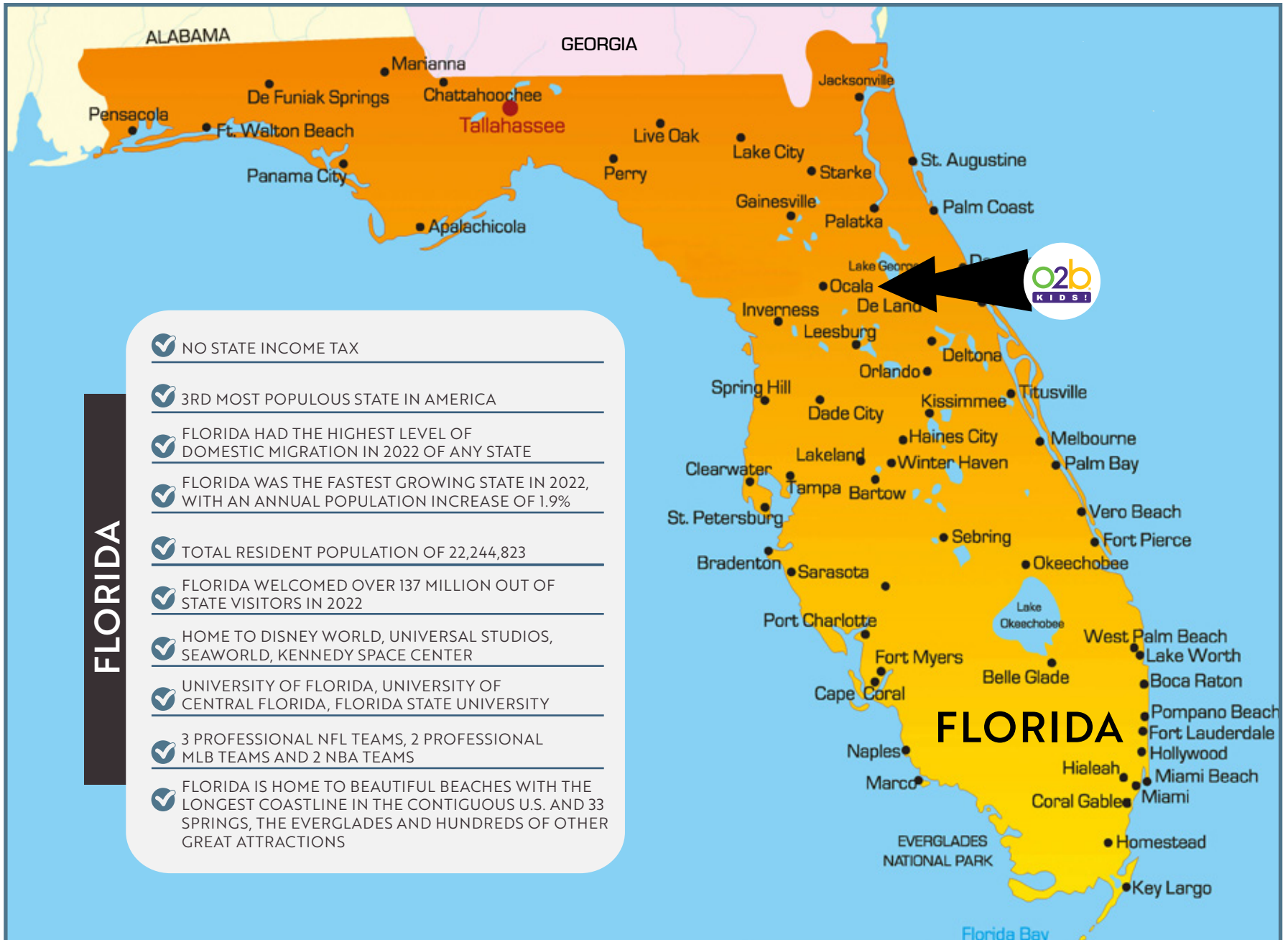


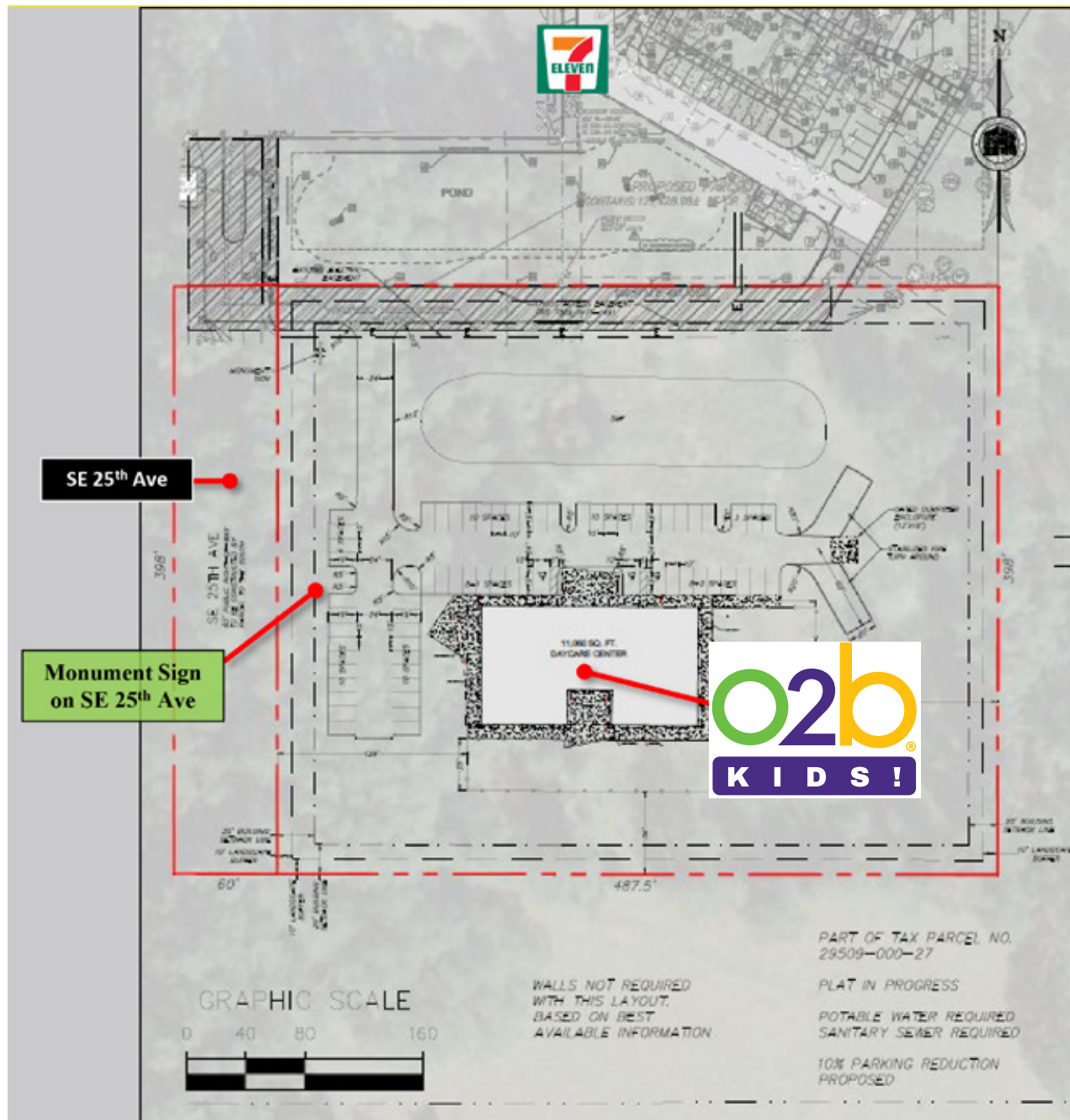




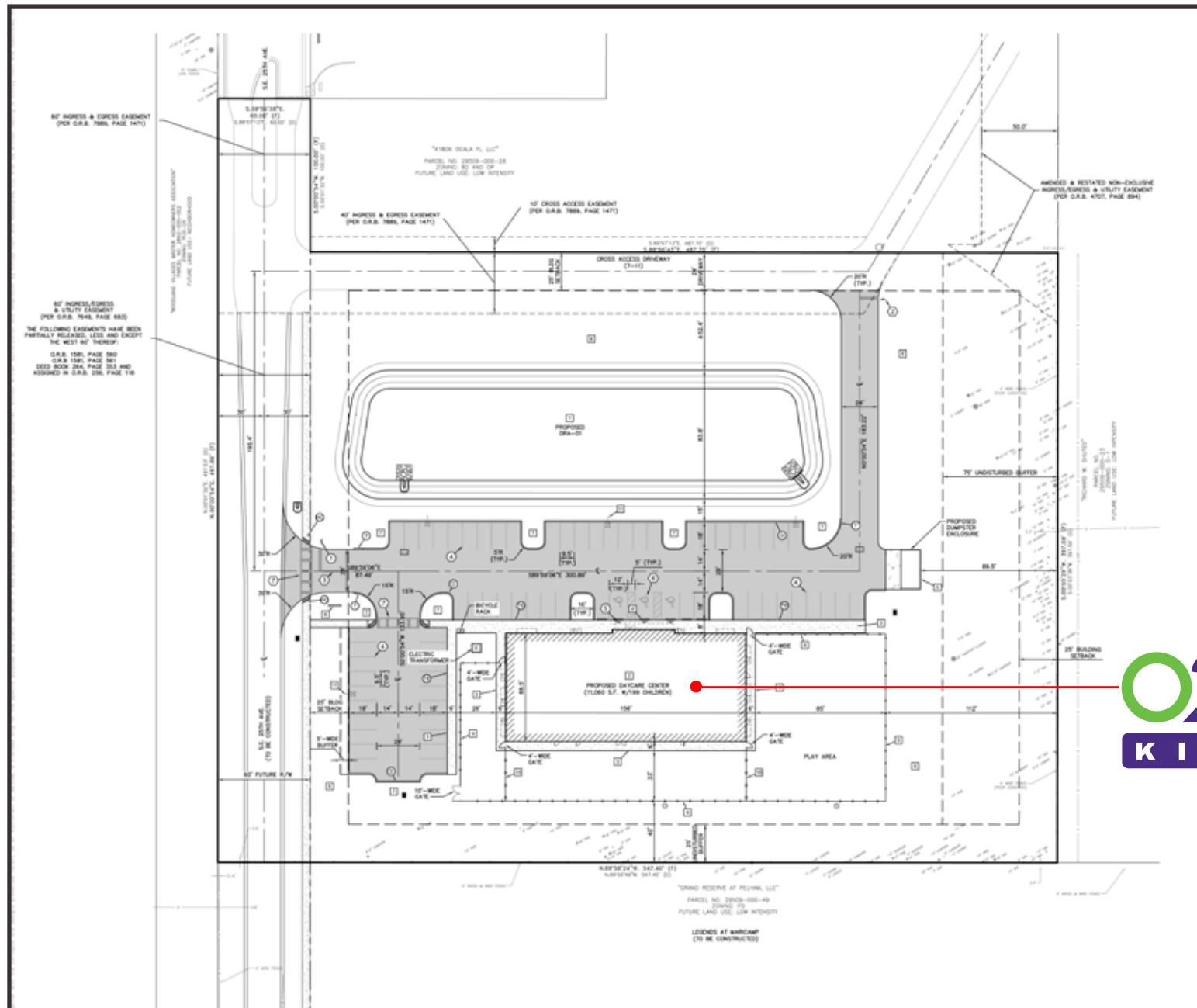
The proximity to I-75 offers easy access for residents to travel out of the area, to Gainesville, The Villages (55+ retirement community with 157,000 residents), Orlando International Airport, Tampa International Airport, and more.

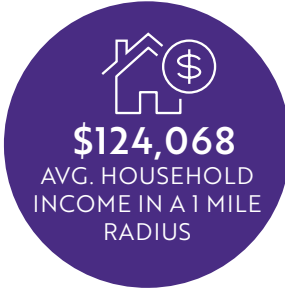
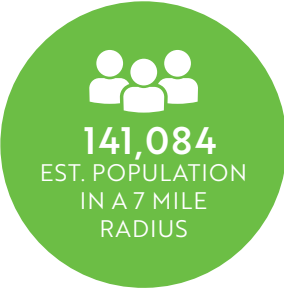
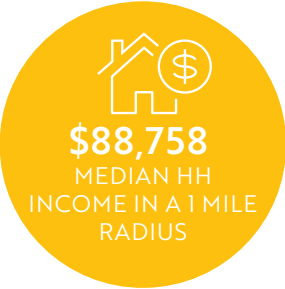
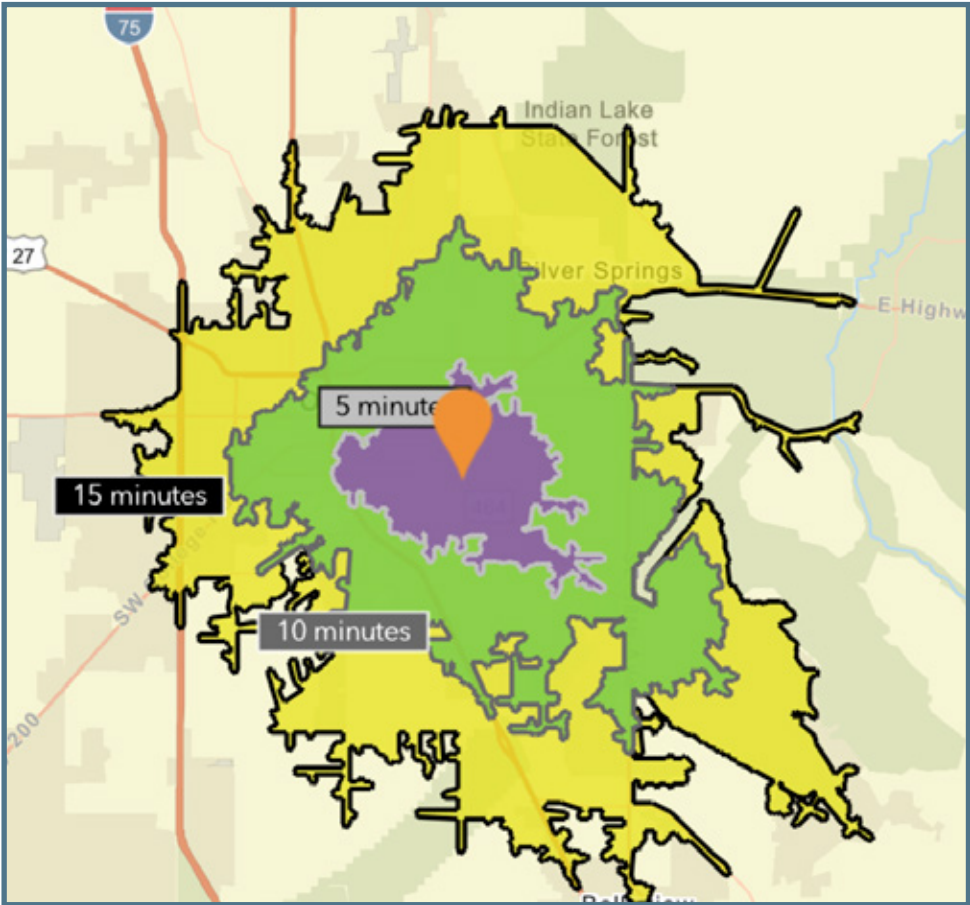
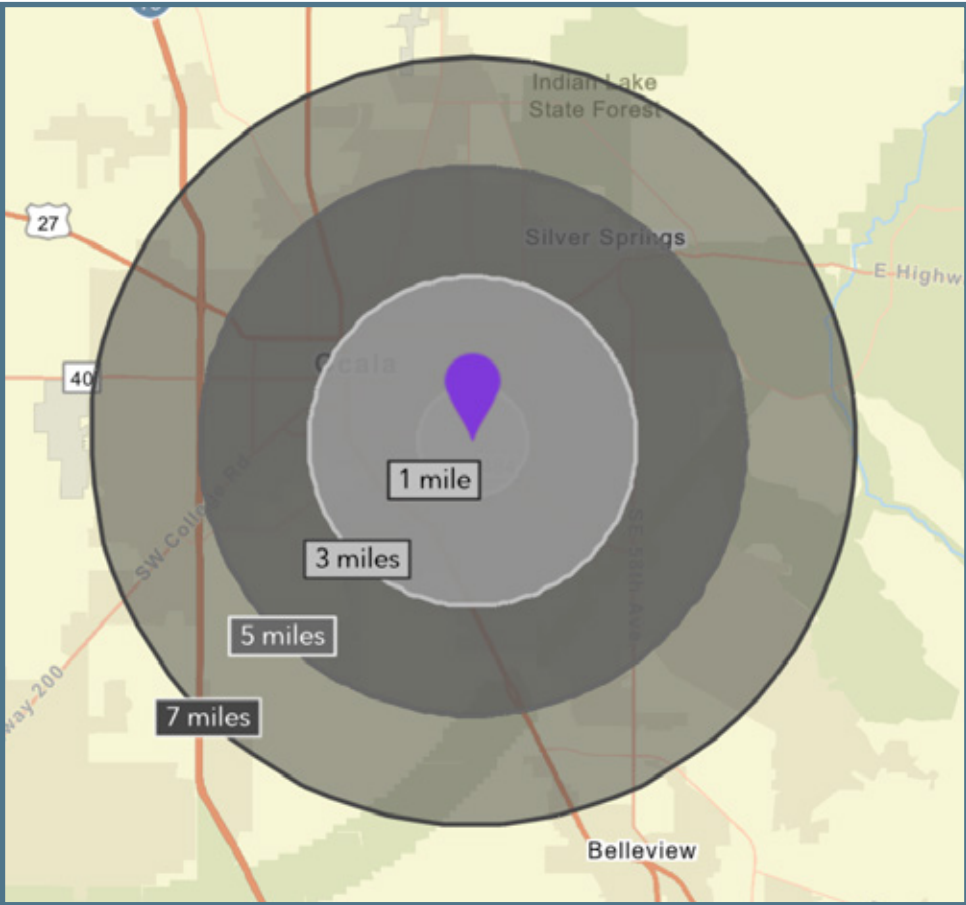
Ocala's central location in Florida also provides crucial logistical access to the greater Orlando and Tampa metropolitan areas via major corridors, such as I-75 AND U.S. 301.





SITE PLAN





DEMOGRAPHICS SUMMARY

CATEGORY	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	7 MI RADIUS	15 MIN DRIVETIME
POPULATION	5,270	49,917	108,304	152,622	133,747
HOUSEHOLDS	2,206	20,723	43,734	61,541	53,373
POPULATION MEDIAN AGE	44.0	42.7	41.6	41.6	41.2



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