

Kiddie Academy

2334 E Semoran Boulevard
Apopka, FL 32703



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 8,000 SF Kiddie Academy Located at 2334 E Semoran Boulevard in Apopka, FL. This Opportunity Includes a Highly Desirable Long-Term Lease With Approximately 12 Years Remaining, Providing For a Great Investment.

OFFERING SUMMARY

PRICE	\$3,250,000
CAP	6.23%
NOI	\$202,400
PRICE PER SF	\$406.25
GUARANTOR	Yes

PROPERTY SUMMARY

ADDRESS	2334 E Semoran Boulevard Apopka, FL 32703
COUNTY	Orange
BUILDING AREA	8,000 SF
LAND AREA	+/-0.927 AC
YEAR BUILT	2017



HIGHLIGHTS

- Highly Desirable Long-Term Lease With Approximately 12 Years Remaining
- Kiddie Academy is One of the Largest Childcare Providers in the Country With Over 265 Locations Nationally and a 40 Year Operating History
- The Operator at This Location is a Multi-Unit Operator Who Runs the Kiddie Academies of Apopka, Clermont, Hunters Creek, Orlando Conway, Oviedo and Winter Park, FL
- Great Visibility as Part of Piedmont Plaza, a 242,000 SF Shopping Center Anchored By Hobby Lobby, 24 Hour Fitness and Bealls
- \$25.30/SF Annual Rent For a Newer Construction Facility
- \$406.25/SF on Building Cost
- Nearby Feeder Elementary Schools Include: Lakeville, Wekiva, Clay Springs, Forest City, Bear Lake, Wheatley, Phillis Wheatly and Lovell
- Apopka is Part of the Orlando-Kissimmee-Sanford MSA Which Has a Population of Over 2.4 Million Residents; It is the Third Largest Metropolitan Area in Florida
- Located 30 Minutes North of Downtown Orlando and Just 45 Minutes to the Orlando International Airport
- Florida is a Tax-Free State
- Nearby Tenants Include: Petco, ALDI, VCA Piedmont Animal Hospital, Discount Tire, Ross, Five Below, Marshalls, Chase Banks, Mattress Firm, O'Reilly Auto Parts, AutoZone, Zaxby's, Goodwill and More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

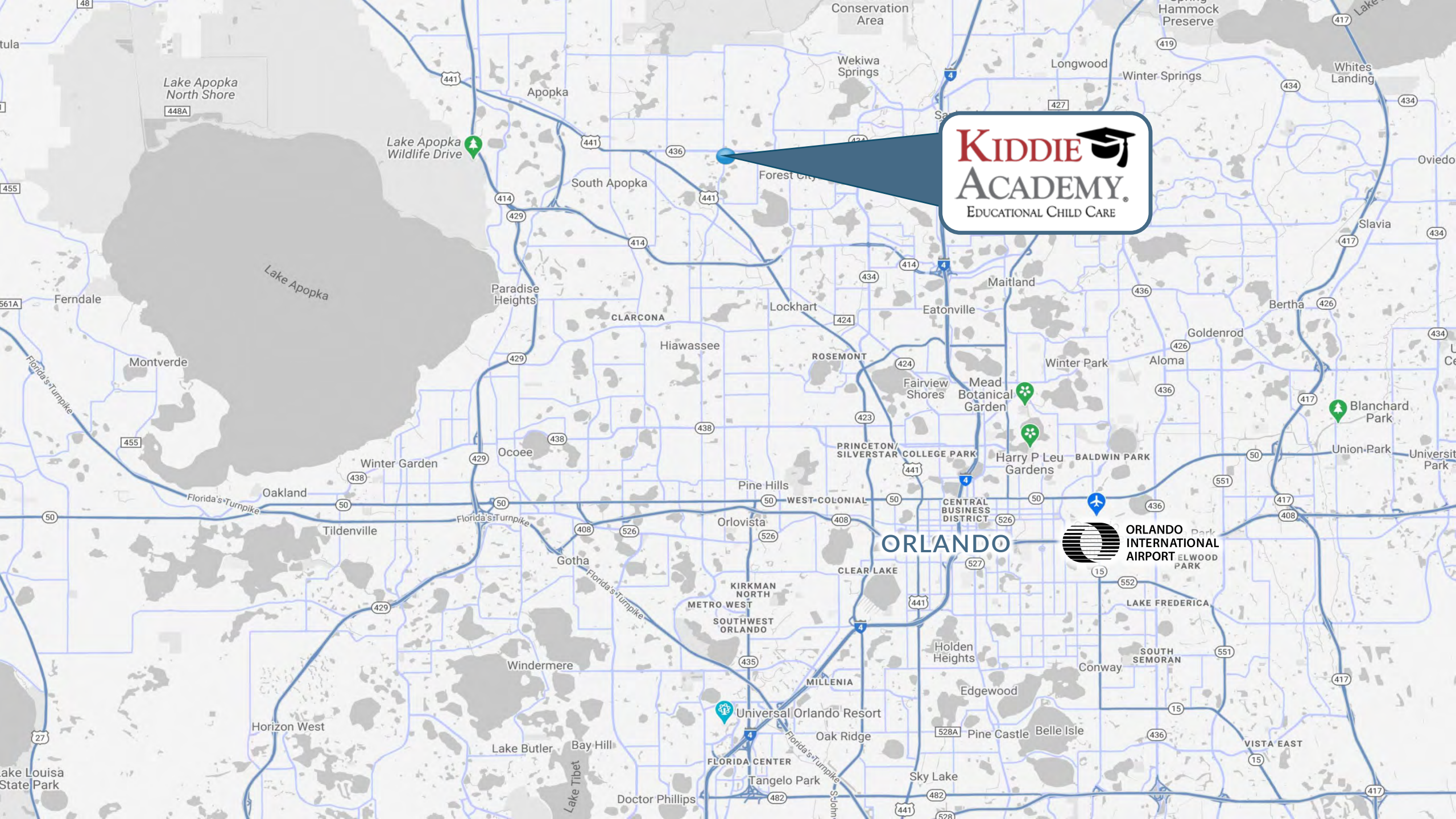
TENANT	Kiddie Academy
PREMISES	A Building of Approximately 8,000 SF
LEASE COMMENCEMENT	October 23, 2017
LEASE EXPIRATION	October 31, 2032
LEASE TERM	~12 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Solely For the Operation of a Kiddie Academy
PROPERTY TAXES	Tenant Reimburses Landlord
INSURANCE	Tenant Reimburses Landlord
COMMON AREA	Tenant Reimburses Landlord
ROOF & STRUCTURE	Tenant Reimburses Landlord
REPAIRS & MAINTENANCE	Tenant Reimburses Landlord
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No


SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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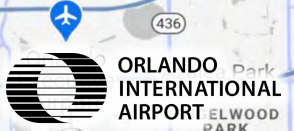
8,000 SF	\$202,400	\$25.30
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ACTUAL PROPERTY IMAGES



KIDDIE 
ACADEMY.
EDUCATIONAL CHILD CARE



ORLANDO



TIJUANA
FLATS
TEX-MEX

Public
Storage

Bear Lake
Elementary

The Laurel at
Altamonte

THE
VERANDAHS
at Hunt Club

ACE
Hardware

Walmart

Caffé Positano
Publix
Chick-fil&
TACO BELL
WELLS FARGO
SHERWIN-WILLIAMS
Arby's
BURGER KING
WESTERN UNION
SUSTAIN!
NATURAL MARKET
THEO MEDICAL
DERMATOLOG

Hampton
Inn & Suites
by HILTON

ExtraSpace
Storage

SPEECH
BUILDERS

Aaron's

E Semoran Blvd

cricket
wireless

edible

HOBBY
LOBBY

Party
City

24
HOUR
FITNESS

bealls
OUTLET
Bealls

Personal
Mini
Storage

436

KIDDIE
ACADEMY
EDUCATIONAL CHILD CARE



FUDDRUCKERS
WORLD'S GREATEST HAMBURGERS

MARCO'S

TUTO'S
BARBER SHOP

Piedmont Wekiwa Rd

Apopka Complete Auto Repair
MUFFLER MAN

The
OASIS
at Wekiwa
Apartment Homes



Goodwill

ALDI

Ford

Lovell
Elementary

WASH CITY

Tuffy
Tire & Auto
Service

O'Reilly
AUTO PARTS

Bruce Jensen
BJN
VINEYARD

WILLOW LAKE
APARTMENTS

Pep Boys

PINCH-A-PENNY
POOL-PATIO-SPA
The Perfect People For A Perfect Pool

SOMETHING FISHY
Seafood Restaurant

REGAL

Insight

Bowlero

DISCOUNT
TIRE

Value Pawn & Jewelry

CHASE

kekes
BREAKFAST CAFE

The OASIS
at Wekiwa
Apartment Homes

Davita

SONNY'S
BBQ

CHIPOTE
MEXICAN GRILL

ACTION
GATOR TIRE
WASH & TIRE SERVICE CENTER

Amelia's Complete Auto Repair
MUFFLER MAN

436

Piedmont Wekiwa Rd

TUTO'S
BARBER SHOP

MARCO'S

FUDDRUCKERS
WORLD'S GREATEST HAMBURGERS

Bealls
bealls
OUTLET

24 HOUR FITNESS

Party City

KIDDIE
ACADEMY.
EDUCATIONAL CHILD CARE

HOBBY
LOBBY

edible

Pizza Hut DOLLAR GENERAL

save a lot DQ ZAXBY'S goodwill

Advance Auto Parts U-HAUL

AAMCO Key Food 7 ELEVEN

CITITRENDS TRUIST

RaceTrac Quick Lane ALDI

SUNOCO O'Reilly AUTO PARTS

pepper's CVS pharmacy

TIRE PLUS Holiday Inn Express Hampton

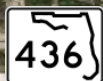
bp ExtraSpace Storage Aaron's

HOBBY LOBBY FUDDRUCKERS

Bealls Party City bealls OUTLET

marco's Pizza

E Semoran Blvd



BIG LOTS! FAMILY DOLLAR

SALLY BEAUTY HIBBETT SPORTS

RAC Church's AutoZone

RaceTrac DOLLAR TREE

Coast Dental & Orthodontics GNC T

Badcock & more Rainbow

BED BATH & BEYOND ROSS DRESS FOR LESS CHIPOTLE

petco Marshalls

WELLS FARGO HURRICANE GRILL & WINGS Valvoline

MATTRESS FIRM 24 FITNESS Bowlero

7 ELEVEN REGAL

FAMOUS Footwear Pep Boys menchie's

Katsur Dental & Orthodontics CHASE

five BELOW REGIONS

DISCOUNT TIRE Mobil SUBWAY

KIDDIE ACADEMY. EDUCATIONAL CHILD CARE

Walmart Neighborhood Market BURGER KING

tropical SMOOTHIE CAFE Chick-fil-A

LA FITNESS

Publix Bank of America McDonald's

FIREHOUSE SUBS Tijuana Flats

Arby's Jersey Mike's T

Little Caesars JET'S PIZZA

ROSATI'S WELLS FARGO

Retro Fitness burn boot camp

Sherwin-Williams Public Storage



7 ELEVEN sam's club

FAMILY DOLLAR

Walmart Supercenter Starbucks

BURGER KING Wawa PAPA JOHN'S

Steak 'n Shake PANDA EXPRESS

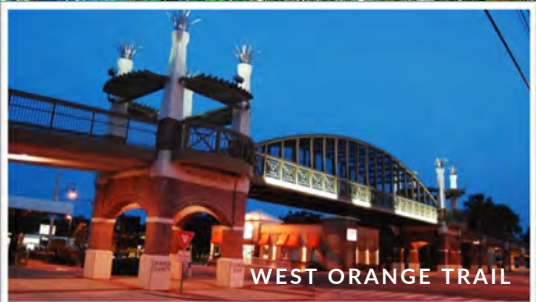
metro by T-Mobile

APOPKA | ORANGE COUNTY | FLORIDA

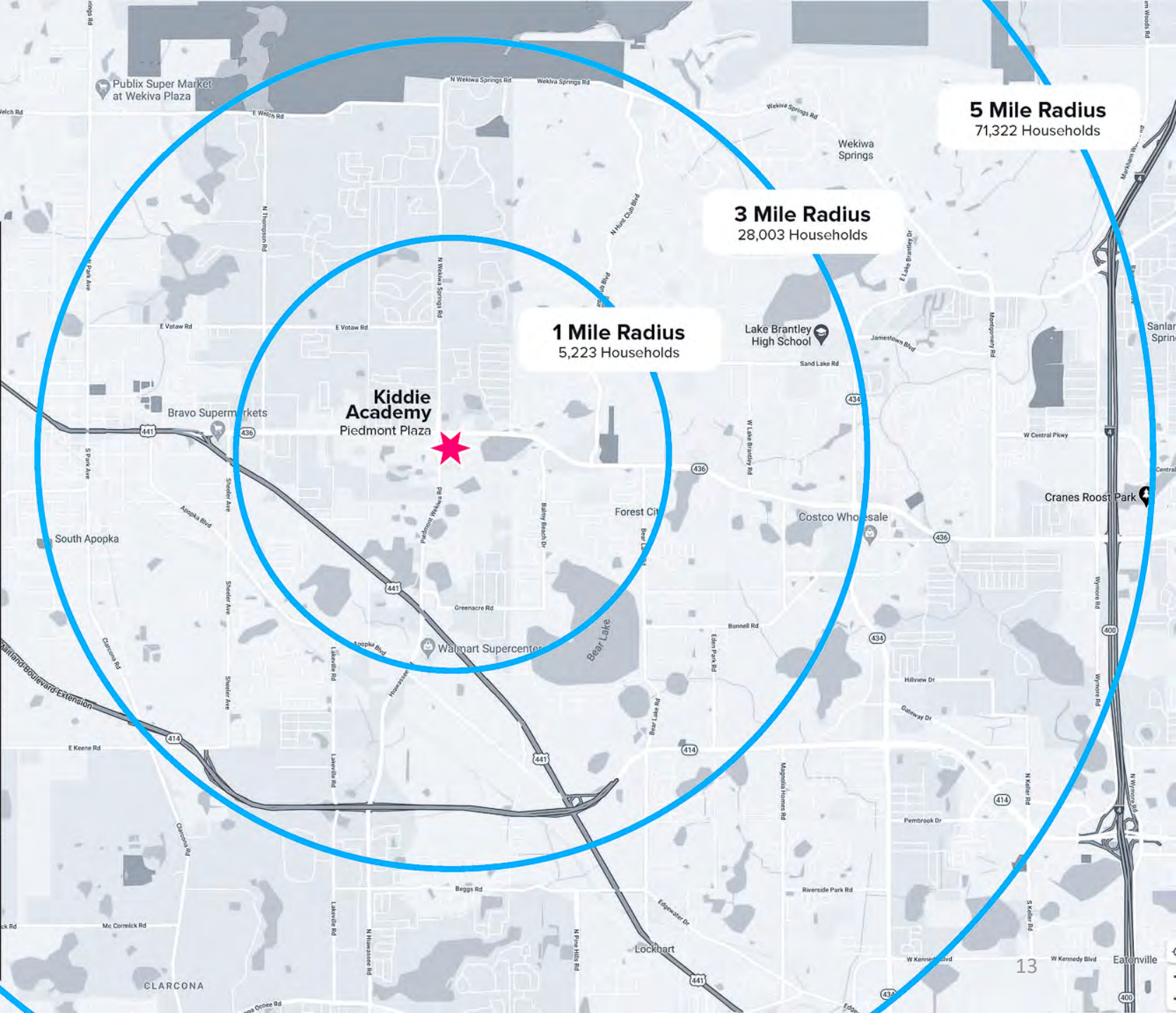
The City of Apopka, incorporated in 1882, is located in northwest Orange County within the Orlando Metropolitan Area. The City is the second largest municipality in Orange County and continues to be one of the County's fastest growing municipalities. With a 2020 population of 56,973, the Apopka area offers countless business and recreational opportunities for local residents. The City is centrally located 13 miles northwest of Orlando amid Florida's beautiful backdrop of lakes, springs and forests. Apopka is a Seminole word for "Potato eating place" and is also often referred to as the "Indoor Foliage Capital of the World".

The historic community shines with small-town charm, locally owned businesses and tree-lined neighborhoods. Major shopping areas, entertainment, tourist destinations and airports are just minutes away with direct access to northwest Central Florida's growing highway network. Apopka is a fast-growing city and is expanding in all directions. Most notable are the new Lowes and Home Depot DIY stores to the north of the city on US 441 in the location of the previous Dunn Citrus grove (the stretch of 441 which runs through the city is named after Fred N. Dunn). Other businesses on the former Dunn Citrus site include Staples Office Supply and a second Chili's restaurant. The airport nearest to the city is the Orlando Sanford Airport.

The people of Apopka have preserved the history of their city well. One can visit the Apopka Historical Society to get an idea about the life of early settlers. The city has a golf course and is a very popular fishing spot. It boasts the 180-acre Northwest Recreation Complex, located on Jason Dwellley Boulevard in northwest Apopka. The complex has 6 full-sized soccer fields, 4 multi-purpose fields, 2 lacrosse fields, 2 flag football fields, 6 baseball fields, 6 softball fields, 4 tennis courts, 3 basketball courts, 4 sand volleyball courts and 4 pavilions along with a .9-mile walking trail. The Apopka area boasts some of Florida's natural wonders. Only minutes from downtown Apopka, one can find Wekiwa Springs State Park, home of a second-magnitude spring where guests can swim or snorkel. One can also take an adventure on Wekiva River in a canoe or kayak or hike through the park's many trails. West of downtown Apopka is the Lake Apopka North Shore, home to the greatest diversity of bird species of any inland area in North America. On the 11-mile Lake Apopka Wildlife Drive, visitors witness the restoration of marshland have the opportunity to see alligators, otters, foxes, panthers, osprey, and many other creatures. Forbes Magazine named Apopka the "14th Friendliest City in America" in December 2012.



Piedmont Plaza 2400 E. Semoran Boulevard, Apopka, FL 32703					1 mi radius	3 mi radius	5 mi radius
Population							
Estimated Population (2020)					14,630	76,291	188,526
Projected Population (2025)					15,764	82,427	204,452
Census Population (2010)					13,622	70,369	167,521
Census Population (2000)					12,222	67,556	153,124
Projected Annual Growth (2020-2025)					1,134 1.5%	6,136 1.6%	15,925 1.7%
Historical Annual Growth (2010-2020)					1,008 0.7%	5,922 0.8%	21,005 1.3%
Historical Annual Growth (2000-2010)					1,400 1.1%	2,813 0.4%	14,397 0.9%
Estimated Population Density (2020)					4,659 psm	2,699 psm	2,401 psm
Trade Area Size					3.1 sq mi	28.3 sq mi	78.5 sq mi
Households							
Estimated Households (2020)					5,223	28,003	71,322
Projected Households (2025)					5,478	29,469	75,289
Census Households (2010)					4,850	25,666	63,097
Census Households (2000)					4,483	24,739	57,334
Projected Annual Growth (2020-2025)					256 1.0%	1,466 1.0%	3,966 1.1%
Historical Annual Change (2000-2020)					740 0.8%	3,264 0.7%	13,988 1.2%
Average Household Income							
Estimated Average Household Income (2020)					\$80,674	\$88,047	\$81,567
Projected Average Household Income (2025)					\$90,094	\$98,594	\$90,896
Census Average Household Income (2010)					\$61,625	\$70,085	\$65,262
Census Average Household Income (2000)					\$56,427	\$63,036	\$60,189
Projected Annual Change (2020-2025)					\$9,420 2.3%	\$10,547 2.4%	\$9,329 2.3%
Historical Annual Change (2000-2020)					\$24,247 2.1%	\$25,011 2.0%	\$21,378 1.8%
Median Household Income							
Estimated Median Household Income (2020)					\$62,630	\$69,442	\$65,771
Projected Median Household Income (2025)					\$73,402	\$80,644	\$76,617
Census Median Household Income (2010)					\$49,616	\$54,610	\$52,078
Census Median Household Income (2000)					\$48,203	\$52,310	\$49,732
Projected Annual Change (2020-2025)					\$10,772 3.4%	\$11,202 3.2%	\$10,846 3.3%
Historical Annual Change (2000-2020)					\$14,426 1.5%	\$17,132 1.6%	\$16,040 1.6%
Per Capita Income							
Estimated Per Capita Income (2020)					\$28,849	\$32,363	\$30,883
Projected Per Capita Income (2025)					\$31,356	\$35,291	\$33,496
Census Per Capita Income (2010)					\$21,941	\$25,562	\$24,581
Census Per Capita Income (2000)					\$20,635	\$23,083	\$22,534
Projected Annual Change (2020-2025)					\$2,507 1.7%	\$2,928 1.8%	\$2,612 1.7%
Historical Annual Change (2000-2020)					\$8,213 2.0%	\$9,280 2.0%	\$8,350 1.9%
Estimated Average Household Net Worth (2020)					\$480,889	\$565,816	\$486,176



KIDDIE ACADEMY

TENANT PROFILE

Kiddie Academy has been shaping, fueling and nurturing children's natural curiosity since they opened the first Academy almost 40 years ago. The company has driven—through their passion for early childhood education, community commitment and Life Essentials® philosophy—to prepare children for school and for life. They are there to educate and encourage children to do more and be more—not just while they're at the academy, but outside the classroom. Kiddie Academy believes curiosity and learning generate their own momentum, and they are dedicated to developing what's unique in every child they care for.

Baltimore-based Kiddie Academy®, a nationally recognized provider of comprehensive educational child care programs, celebrates the conclusion of its most expansive year in company history. Founded in 1981 with a single location in Baltimore County, the rapidly expanding family-owned business grew to 265 Academies operating in 30 states and the District of Columbia. Kiddie Academy expects to open an additional 35 franchised locations across the country by the end of 2021, bringing its total Academy locations to 280, and systemwide sales increasing by 21 percent to \$440 million. Kiddie Academy® Educational Child Care jumped 14 spots on the 2020 Franchise Times' Top 200+ ranking. The company's ranking of 190 marks our first placement within the top 200.



COMPANY TYPE
Private



FOUNDED
1981



OF LOCATIONS
265+



HEADQUARTERS
Baltimore, MD



WEBSITE
kiddieacademy.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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