



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



2295 E Semoran Boulevard
Apopka, FL 32703

SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 10,000 SF Learning Experience Located at 2295 E Semoran Boulevard in Apopka, Florida. This Deal Includes a Highly Desirable Long-Term Lease With Approximately 11 Years Remaining, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,675,000
CAP	5.99%
NOI	*\$280,000
PRICE PER LAND AREA	\$88.26
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	2295 E Semoran Boulevard Apopka, FL 32703
COUNTY	Orange
BUILDING AREA	10,000 SF
LAND AREA	52,969 SF (1.216 AC)
YEAR BUILT	2017

*Rent Increase Scheduled For 10/01/2022,
Seller Will Credit Difference at Closing



HIGHLIGHTS

- Highly Desirable Long-Term Lease With Approximately 11 Years Remaining
- The Learning Experience Started in 1980 With One Location and Has Since Grown to 300 Locations; The Foundation For the Centers is Built on Three Key Educational and Care Principles: Cognitive, Physical and Social; or as They Say at TLE®, Learn, Play and Grow!
- Excellent Retail Location – Surrounded By National Retailers and Shopping Centers Including Wekiva Riverwalk, Colonial Shoppes and Piedmont Plaza
- Strong Enrollment at This Location
- 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
- Florida is a Tax-Free State
- Nearby Feeder Elementary Schools Include: Lakeville, Wekiva, Clay Springs, Forest City, Bear Lake, Wheatley, Phillis Wheatly and Lovell
- Located 30 Minutes North of Downtown Orlando and Just 45 Minutes to the Orlando International Airport
- Nearby Tenants Include: Petco, Chipotle, Bed Bath & Beyond, Chase Bank, Ross, Marshalls, Regions Bank, Five Below, Mattress Firm, Famous Footwear and More



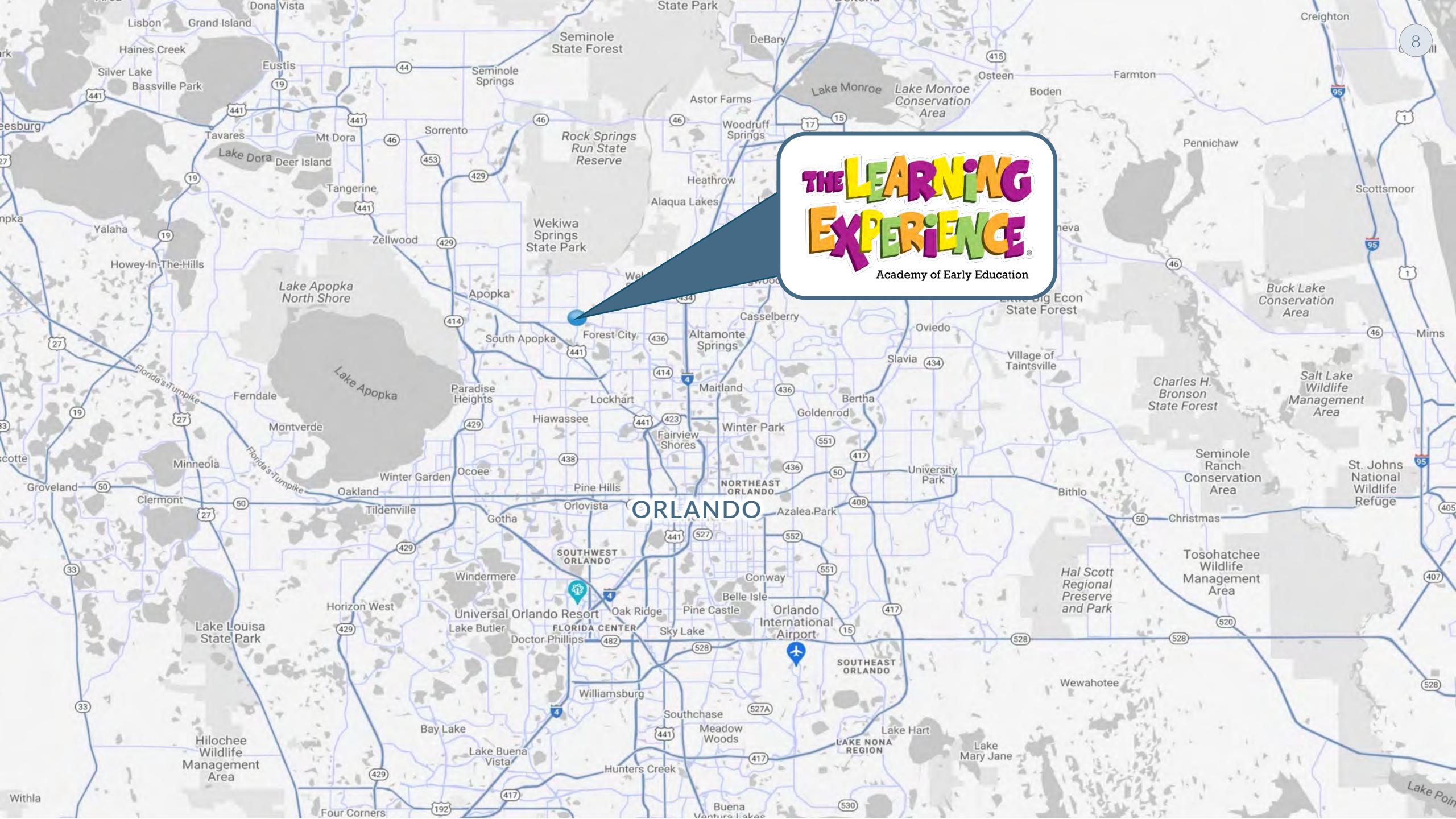
ACTUAL PROPERTY IMAGE

LEASE SUMMARY 6

TENANT	The Learning Experience
PREMISES	A Building of Approximately 10,000 SF
LEASE COMMENCEMENT	September 3, 2017
LEASE EXPIRATION	September 30, 2032
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	12% Every 5 Years and At Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Early Education
PROPERTY TAXES	Tenant Reimburses Landlord
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant Reimburses Landlord
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

INCREASE DATE	ANNUAL BASE RENT	RENT PER SF
10/01/2022	\$280,000.00	\$28.00
10/01/2027	\$313,600.00	\$31.36
10/01/2032 (Option 1)	\$351,232.00	\$35.12
10/01/2037 (Option 2)	\$393,379.84	\$39.34





**THE LEARNING
EXPERIENCE**
Academy of Early Education



The Medicine Shoppe
Pharmacy
Tasty Kids
FASTSIGNS
More than fast. More than signs.
tropical CAFE
Smoothie
Chick-fil-A
Burger King

The Laurel at
Altamonte

ups
Wells Fargo
Publix
Holiday Inn Express
Taco Bell
Hampton by Hilton

Walmart
Neighborhood Market
bp
ExtraSpace Storage

BROOKDALE
SENIOR LIVING

Hope
Baptist Church

THE LEARNING
EXPERIENCE
Academy of Early Education

SPEECH
BUILDERS

Aaron's

SalonCentric
chili's

cricket
wireless

TIRE PLUS
TIRE & MORE CARES

H&R
BLOCK

CVS
pharmacy

24 FITNESS

Party City
HOBBY LOBBY
Super Savings. Super Selection.

E Semoran Blvd

Mobil

AMERICA'S BEST
CONTACTS & EYEGLASSES

BED BATH &
BEYOND

petco

FAMOUS
footwear

Personal
Mini
Storage

U-HAUL

bealls
OUTLET

ABealls

KIDDIE ACADEMY
EDUCATIONAL CHILD CARE

VCA

The Oasis
at Wekiwa

FUDDRUCKERS
WORLD'S GREATEST HAMBURGERS

WELLS
FARGO

SONNY'S
BBQ
SOCIAL PIZZAZZERS SINCE 1968

ACTION
GATOR TIRE
FULL AUTO SERVICE CENTERS



Pentecostals of Apopka



Lovell Elementary School



The Oasis at Wekiwa



S Wekiwa Springs Rd

THE LEARNING EXPERIENCE
Academy of Early Education

REGAL CHASE BED BATH & BEYOND ROSS DRESS FOR LESS Valvoline
Marshalls five BELOW FAMOUS footwear petco
CHIPOTLE MATTRESS FIRM SUBWAY HURRICANE GRILL & WINGS Mobil 7 ELEVEN

THE LEARNING EXPERIENCE
Academy of Early Education

436

N Wekiwa Springs Rd

RaceTrac ALDI

441

BIG LOTS! Badcock & more FAMILY DOLLAR RAC Appliances & Computers
DOLLAR TREE AutoZone Coast Dental & Orthodontics
SALLY BEAUTY Rainbow HIBBETT SPORTS
GNC Church's Chicken

DISCOUNT TIRE 24 HOUR FITNESS
Bowlero Party City Pep Boys
WELLS FARGO metro by T-Mobile Katsur Dental & Orthodontics

Bealls HOBBY LOBBY
FUDDRUCKERS bealls OUTLET
cricket marc's Pizza

publix FIREHOUSE SUBS
Bank of America Tijuana Flats Arby's
Little Caesars Great Clips
Retro Fitness McDonald's HC Hair Cuffery
ROSATI'S CHICAGO PIZZA burn boot camp
JETS PIZZA WELLS FARGO T Jersey Mike's
Public Storage SHERWIN-WILLIAMS

sam's club
FAMILY DOLLAR
Wawa 7 ELEVEN

Walmart Neighborhood Market Chick-fil-A
tropical SMOOTHIE CAFE BURGER KING TACO BELL

Walmart Supercenter BURGER KING metro by T-Mobile
PAPA JOHN'S Famous Dave's Steak Shake PANDA EXPRESS Starbucks

The City of Apopka, incorporated in 1882, is located in northwest Orange County within the 12 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 53,227, 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.

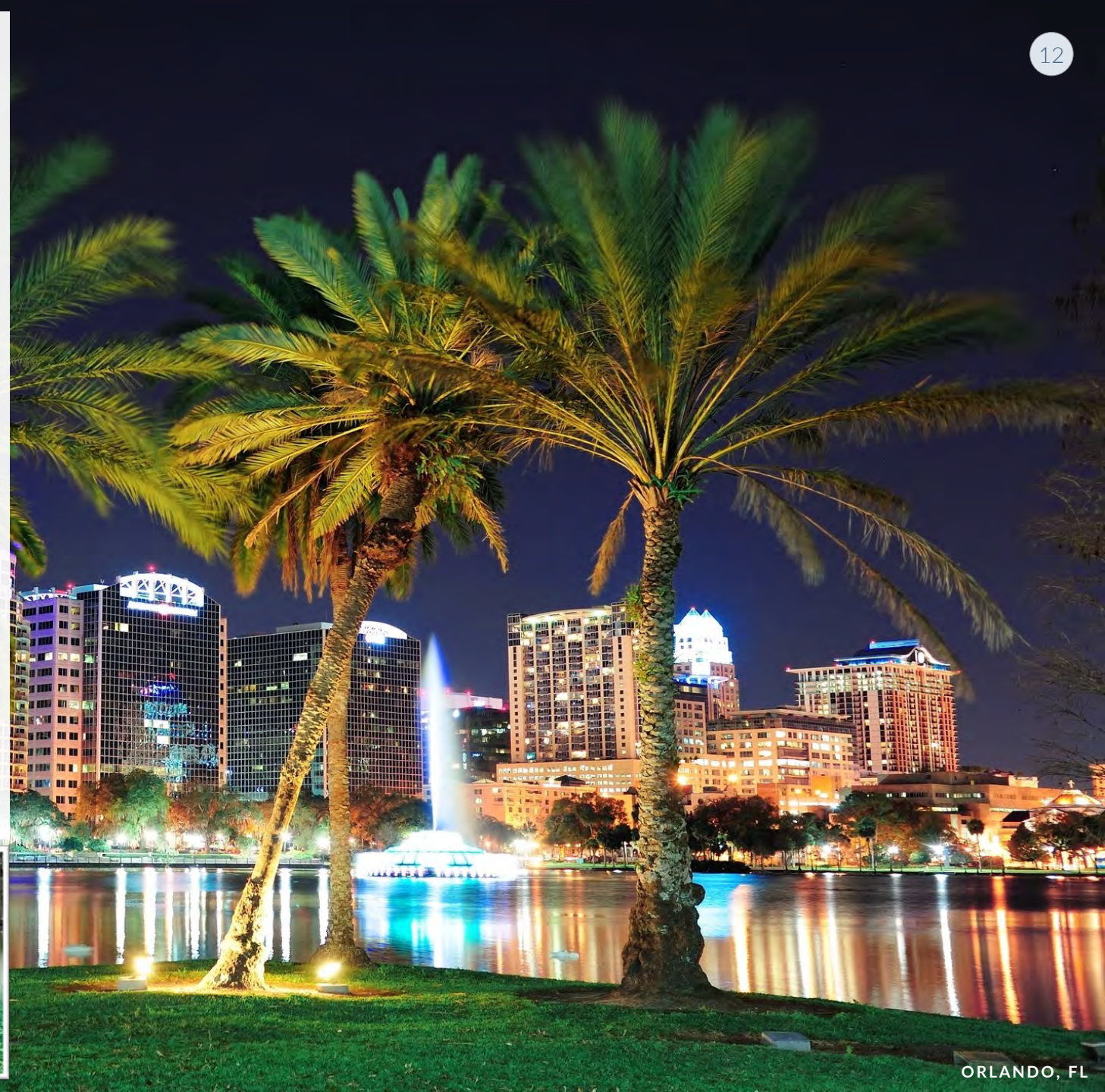
The people of Apopka have preserved the history of their city well. One can visit the Apopka Historical Society to get an idea about the life of early settlers. The city has a golf course and is a very popular fishing spot. It boasts the 180-acre Northwest Recreation Complex, located on Jason Dwellie 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 Wekiwa 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.



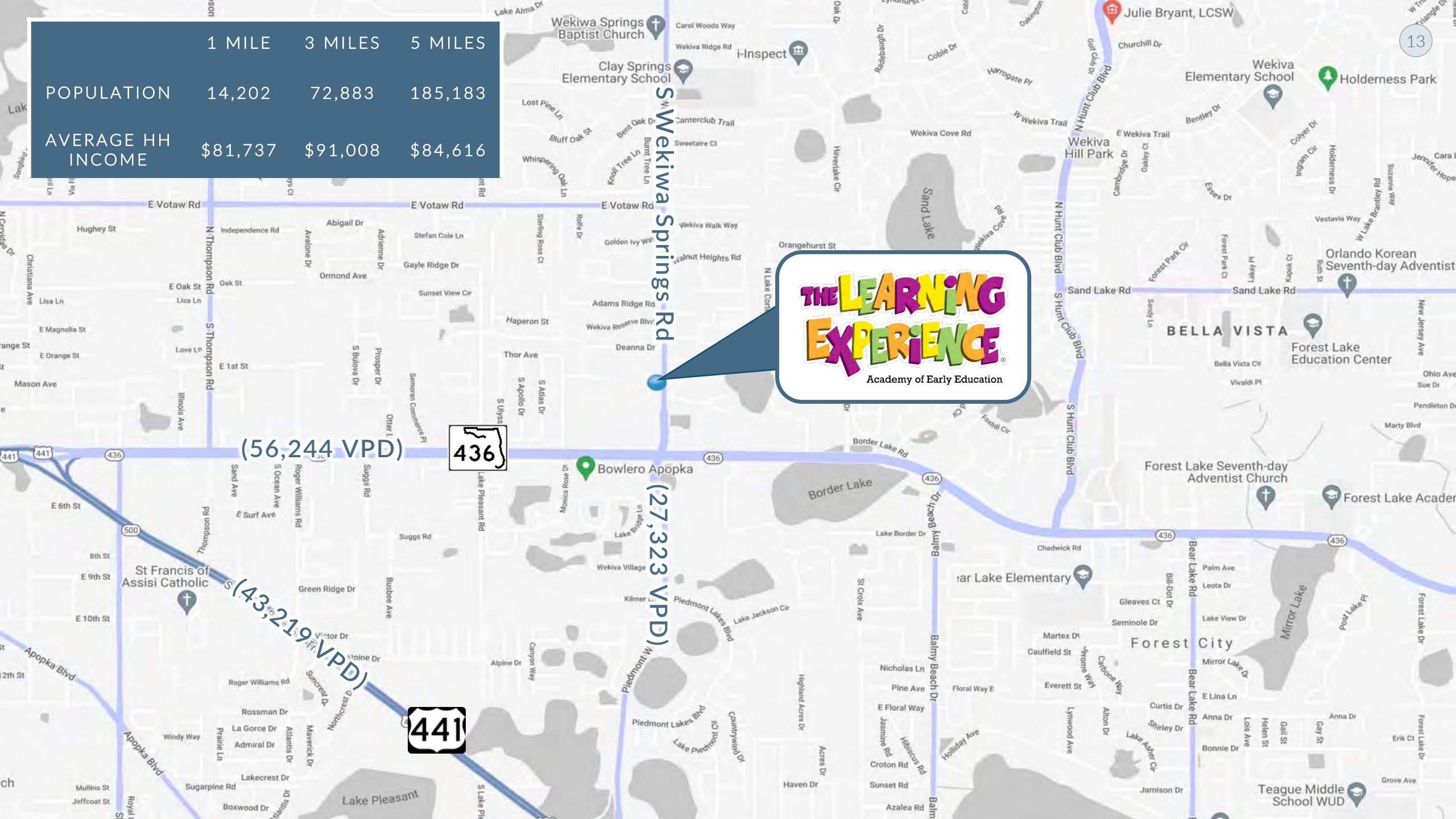
WEST ORANGE TRAIL



WEKIWA SPRINGS



	1 MILE	3 MILES	5 MILES
POPULATION	14,202	72,883	185,183
AVERAGE HH INCOME	\$81,737	\$91,008	\$84,616



THE LEARNING EXPERIENCE
Academy of Early Education

(56,244 VPD)



(27,323 VPD)

(43,219 VPD)



TENANT PROFILE

For more than 30 years, the founders of The Learning Experience®, the Weissman family, have been positively impacting the lives of children by developing and implementing ground-breaking care and early education programs throughout the country. Starting in 1980 with a single location in Boca Raton, Florida the unique and proprietary programs that the Weissmans developed quickly caught on and the expansion soon followed. The foundation of The Learning Experience® was built on three key educational and care principles: cognitive, physical, and social; or as they say at TLE®, "learn, play, and grow!"

The company is an industry leader and one of the nation's fastest growing early education and child care franchises, with a proven track record of success for both the students and the franchisees. More than 95% of their pre-school graduates read before kindergarten, and more than 70% of their franchisees buy additional units or refer new franchisees to the company. With over 300 centers open or under development and 35 centers being opened annually, the company is America's fastest growing childcare franchise that is recognized as a leader in the early education industry.



COMPANY TYPE
Private



FOUNDED
1980



OF LOCATIONS
300+



HEADQUARTERS
Deerfield Beach, FL



WEBSITE
thelearningexperience.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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