



KID CITY USA

7221 Patronis Drive - Panama City, FL 32408

In Cooperation With SIG RE Services, LLC - Lic. #CQ1055229
BoR: Andrew Ackerman - Lic. FL #BK3369953

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 4,692 SF Kid City USA Located at 7221 Patronis Drive in Panama City Beach, FL. This Deal Includes a Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities and a Strong Personal & Corporate Guarantee, Providing For a Unique Investment.

Sale Price	\$1,986,206
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OFFERING SUMMARY

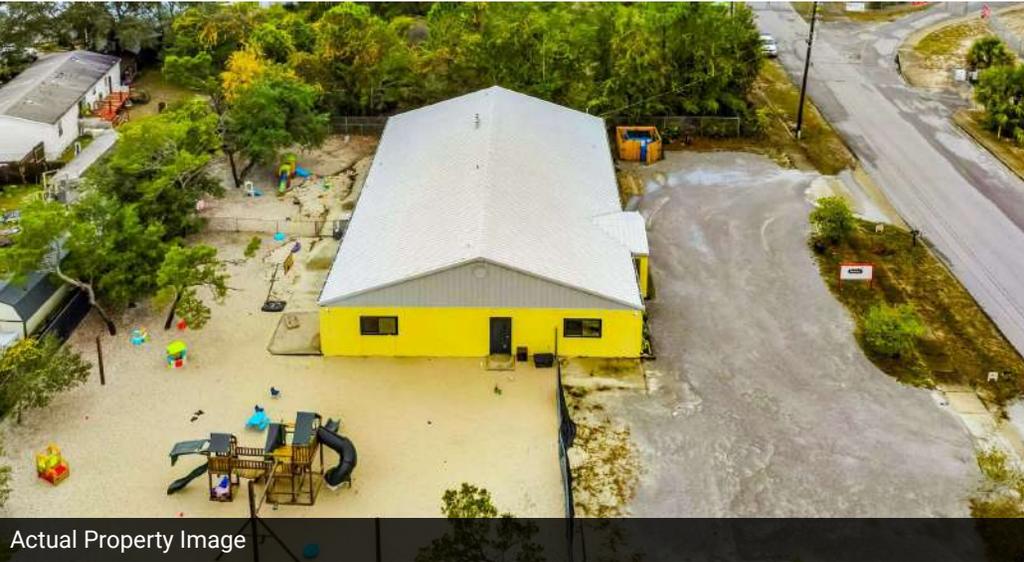
Cap Rate:	7.25%
NOI:	\$144,000
Price / SF:	\$383.63
Guarantor:	Personal & Corporate

BUILDING INFORMATION

Street Address:	7221 Patronis Drive
City, State, Zip:	Panama City Beach, FL 32408
County:	Bay
Building Size:	4,692 SF
Lot Size:	0.52 Acres
Year Built:	1997



INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- Kid City USA Has Been in Business For More Than 20 Years With Over 127 Locations; They are Rapidly Expanding Due to the Quality of Their Programs
- Located in Florida's Panhandle, This Center is a 40 Minute Drive From Northwest Florida Beaches (ECP) International Airport, One of the Nation's Newest Airports
- Long-Term 15 Year Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Florida Has No State Income Tax
- 19 Elementary Schools Within a 10-Mile Radius
- Panama City Beach is One of the Fastest Growing Metro Areas in the Nation Due to New Residential, Hospitality and Commercial Ventures
- Key Developers in the Area Include The St. Joe Company, Key International, Inc., Hilton and Embassy Suites by Hilton
- Since 2020, Panama City Beach MSA Population Growth Rate (1.83% Annually) Has Surpassed the Growth Rate of the State (1.2% Annually)
- This Site Has Been Operating For 2 Years and Has Strong Enrollment



SECTION 2

LEASE ABSTRACT

LEASE SUMMARY



LEASE ABSTRACT

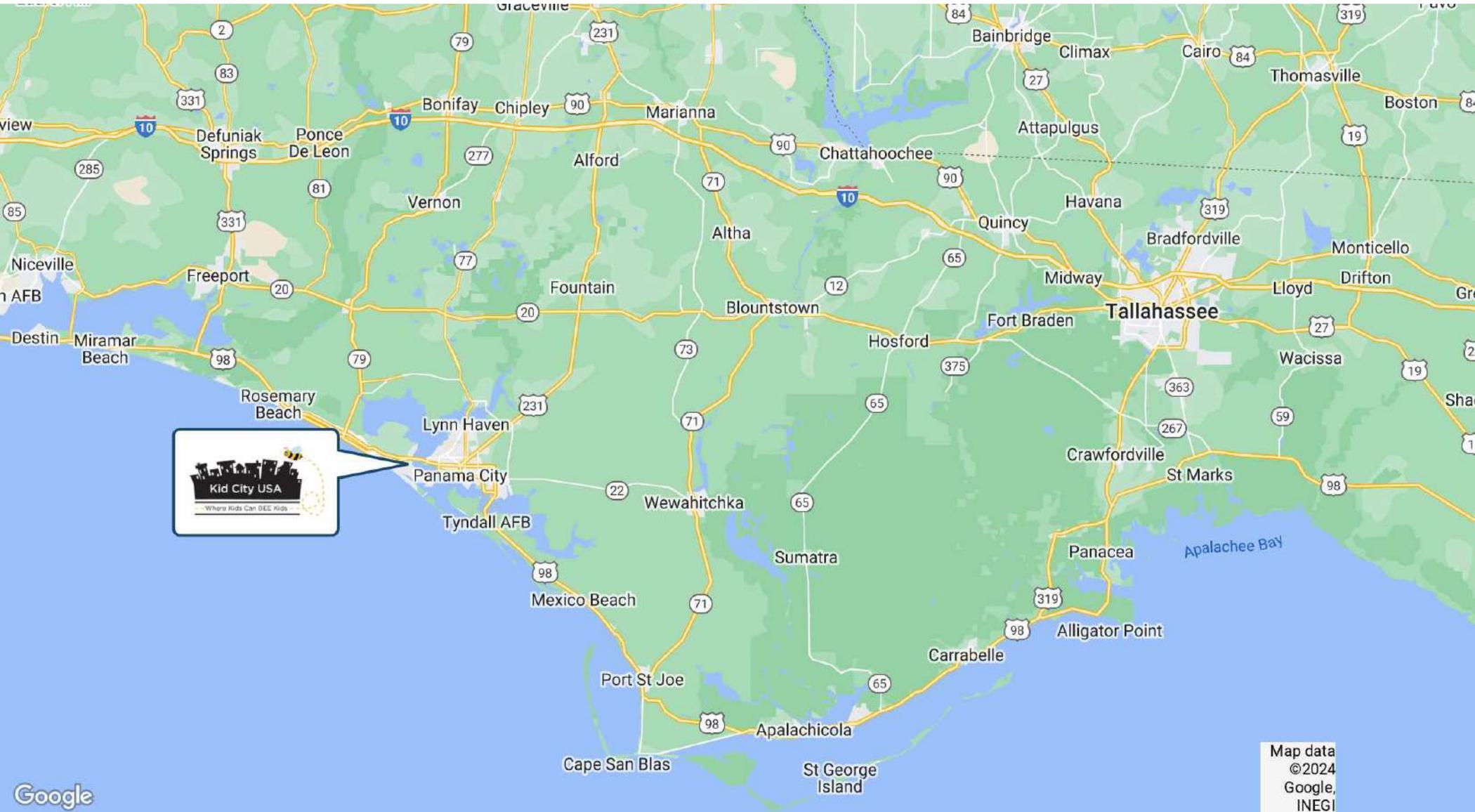
Tenant:	Kid City USA
Premises:	4,692 SF
Base Rent:	\$144,000
Rent Per SF:	\$30.69
Lease Commencement:	09/01/2023
Rent Commencement:	09/01/2023
Lease Expiration:	09/30/2038
Lease Term:	~15 Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	10% Every 5 Years
Lease Type:	Triple Net (NNN)
Use:	Early Education
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Tenant's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Right Of First Refusal:	None
Guarantor:	Personal & Corporate



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



AERIAL MAP

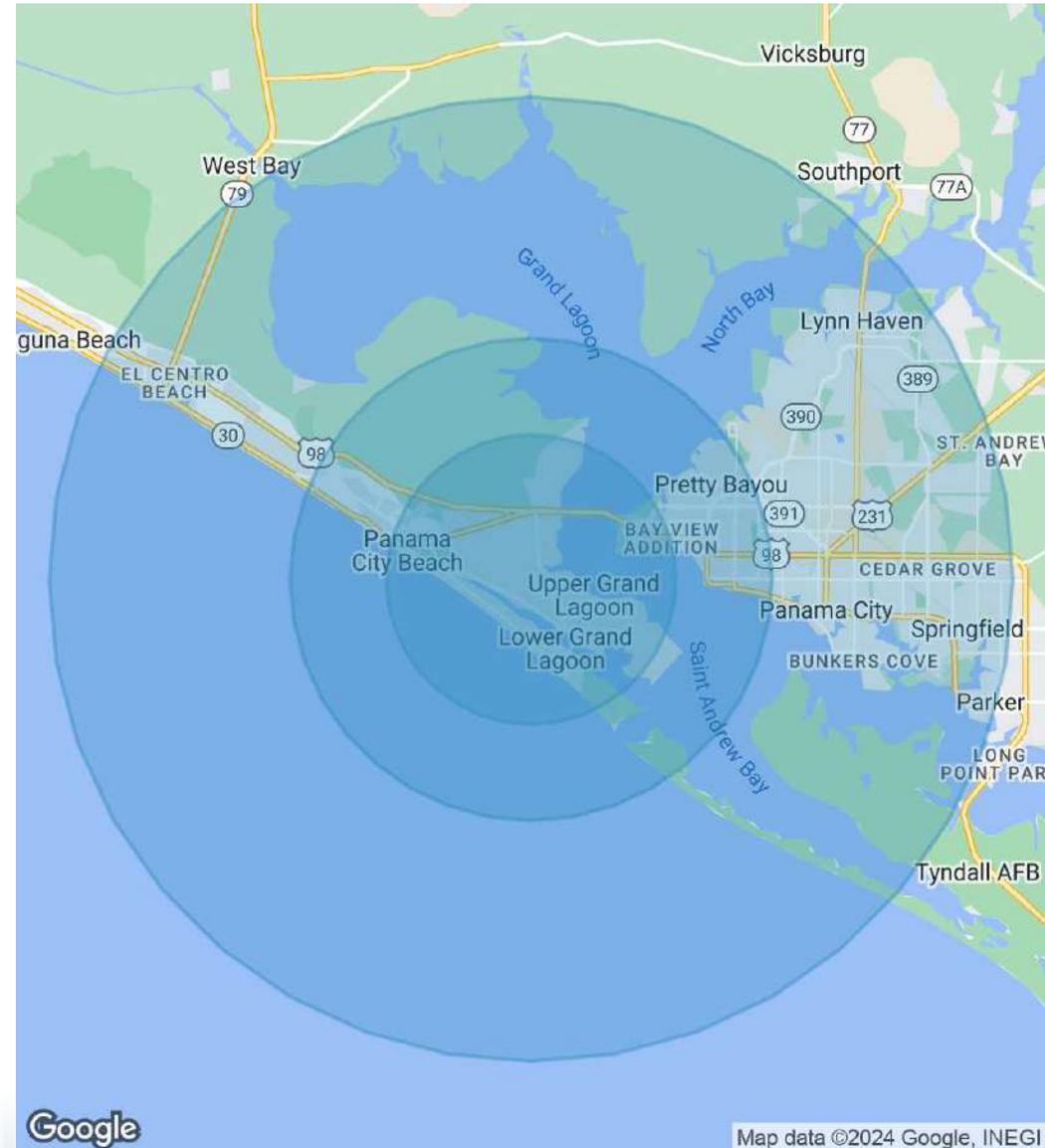


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	27,598	46,143	117,629
Average Age	41.6	41.6	40.8
Average Age (Male)	39.1	39.4	38.9
Average Age (Female)	43.9	43.7	42.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	18,845	32,045	71,063
# of Persons per HH	1.3	1.4	1.7
Average HH Income	\$90,269	\$84,827	\$80,170
Average House Value	\$270,028	\$248,264	\$220,547

TRAFFIC COUNTS	
Thomas Dr	32,864 VPD
Front Beach Rd	26,133 VPD
Panama City Beach Pkwy	40,579 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Panama City Beach



Tyndall Air Force Base

PANAMA CITY BEACH, FL

Panama City Beach is a resort town in Bay County, Florida on the Gulf of Mexico coast. The slogan "The World's Most Beautiful Beaches" due to the unique, sugar-white sandy beaches of northwest Florida. During busy summer months, the population increases to a peak daily population of 100,000 yielding approximately 4.5 million visitors each year. The area features 27-miles of white sand beaches and is home to two state parks, dozens of public beach access points, waterfront restaurants that serve up fresh local seafood, and year-round attractions.

Panama City Beach has a growing business community. The city has a robust retail environment along the business corridor, anchored by the shops in Pier Park and Pier Park North. Its primary industry is tourism, evidenced by the large number of hotels, condominiums, vacation rentals and restaurants. Northwest Florida Beaches International Airport sits 20 minutes north. With an expanding airport, established railroad system and growing port, transportation is another strong industry. Home to a large military presence, Panama City Beach/ Bay County is proud to have Tyndall Air Force Base and Naval Support Activity Panama City. The economy continues to prove that it's built for a strong, stable future with a new hospital, residential projects, a new sports park, and first-class developments from The St. Joe Company, Key International Inc, and Hilton. Major employers in the area include: Tyndall Air Force Base, Naval Support Activity-Panama City, Bay District Schools, Bay Medical Center, Wal-Mart and Sam's Club.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



Actual Property Image



Actual Property Image



TENANT OVERVIEW

Company:	Private
Founded:	2000
Locations:	120+
Headquarters:	DeLand, FL
Website:	kidcityusa.com

KID CITY USA

Kid City USA Enterprises offers unparalleled preschool, daycare, and before & after school programs in Florida. Kid City USA is committed to exceptional childcare and early childhood education. The school is a place where kids can BEE kids. It prides itself on allowing children to grow and develop in a hands-on, literacy enriched environment. Kid City USA is committed to providing families with a home-like environment led with love, care and nurturing. It respects the uniqueness of each individual family's customs and beliefs. Most importantly, it works with each family to promote child's self-esteem. It believes that every child is unique. Its program works to promote the social, emotional, cognitive and physical development of each child. For over 20 years, Kid City USA has grown to over 127 locations and is rapidly expanding because of the quality of their programs. At Kid City USA, goal is to provide a nurturing environment that offers unique experiences to the development of each child. They realize that a child's family is the most important influence on him/her; therefore, they encourage constant open communication between parents and staff.

CONFIDENTIALITY AGREEMENT

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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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