

An aerial photograph of the West Melbourne High School campus. The school is a large, white building with a red-tiled roof, featuring a central tower and multiple wings. It is surrounded by green lawns and trees. In the foreground, a parking lot contains several yellow school buses. The background shows a residential area with houses and a golf course.

# IMAGINE SCHOOLS AT WEST MELBOURNE

**14-YEAR ABSOLUTE NNN WITH 3% ANNUAL RENT BUMPS | HIGH GROWTH SCHOOL**

**WEST MELBOURNE, FL**



**CAPITAL PACIFIC**



# Contact the team

**JOHN ANDREINI**

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

PH: 415.274.2715

CA DRE# 01440360

**JUSTIN SHARP**

[jsharp@capitalpacific.com](mailto:jsharp@capitalpacific.com)

PH: 415.274.7392

CA DRE# 01895013

**IN CONJUNCTION WITH  
FL LICENSED BROKER:**

John Park

Berkshire Realty, LLC

[john@berkshire-realty.com](mailto:john@berkshire-realty.com)

404.504.6699

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





# Investment Overview



## IMAGINE SCHOOLS AT WEST MELBOURNE

3355 IMAGINE WAY, WEST MELBOURNE, FL 32904

**\$16,800,000** **9.50%**  
**PRICE** **CAP RATE**

OWNERSHIP TYPE:	<b>FEE SIMPLE</b>
LEASE TYPE:	<b>ABSOLUTE NNN</b>
LEASE TERM:	<b>20 YEARS (14 REMAINING)</b>
LEASE EXPIRATION:	<b>JUNE 30, 2034</b>
LEASABLE SF:	<b>54,687 SF</b>
LAND AREA:	<b>10 ACRES</b>
NOI:	<b>\$1,596,038</b>
PARKING:	<b>111 SPACES</b>
YEAR BUILT:	<b>2008</b>

**IMAGINE SCHOOLS IS THE 2ND LARGEST CHARTER ORGANIZATION IN THE U.S. WITH 75 SCHOOLS AND OVER 34,000 STUDENTS**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Investment Highlights

## Highlights

- **14-year absolute NNN property in Florida's "Space Coast"**
- **3% annual rental increases and four 5-year options**
- **Established charter operator and strong underlying credit**
- **"B" rating with 80% enrollment growth in 36 months**
- **17,000 K-8th student population within 15-minute drive**
- **Imagine Schools operates 75 charters schools across the U.S.**
- **Florida's "Space Coast" economy generates \$4 billion annually**





# Investment Highlights



**CAPITAL PACIFIC** is pleased to present the opportunity to acquire Imagine West Melbourne, an established charter school investment located in West Melbourne, Florida. The 54,687 square foot facility is offered to investors on a fee simple and absolute NNN basis. The property is leased to Imagine Schools, Inc. for an initial term of 20 years, with 14 years remaining. The lease includes 3% annual rent increases, as well as four 5-year options to extend after the initial term. The lease is backed by the strong underlying credit of Imagine Schools, one of the largest public charter networks in the U.S. with 75 schools in operation serving over 32,000 students and annual revenue over \$300 million.

**THE PROPERTY** is located in West Melbourne, FL, a city with over 144,000 residents in a 5-mile trade area. The area is part of Florida's "Space Coast", which includes NASA's Kennedy Space Center and growing aerospace companies such as SpaceX and Blue Origin. This presence has an economic impact of \$4 billion and 24,000 jobs. The campus is centrally located near Palm Bay Road NE (40,000 VPD) and I-95 (80,000 VPD), which includes the city's major retail hub including Walmart, Target, Publix, and more. The area has a school-age population of over 17,000 children in the K-8th grade age range residing within a 15-minute radius.



# Income & Expense

<b>PRICE</b>		<b>\$16,800,000</b>
Price Per Square Foot:		\$307.20
Capitalization Rate:		9.50%
Total Rentable Area (SF):		54,687
Lot Size (AC):		10.00
<b>STABILIZED INCOME</b>		<b>PER SF</b>
Scheduled Rent		\$29.18 \$1,596,038
Effective Gross Income		\$29.18 \$1,596,038
<b>LESS</b>		<b>PER SF</b>
Common Area		NNN \$0.00
Taxes		NNN \$0.00
Insurance		NNN \$0.00
<b>NET OPERATING INCOME</b>		<b>\$1,596,038</b>

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





# Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Imagine Schools	54,687	7/1/20	6/30/21	\$1,596,038	\$133,003	\$1,596,038	\$2.43	\$29.18
West Melbourne, FL		7/1/21	6/30/22		\$136,993	\$1,643,919	\$2.51	\$30.06
		7/1/22	6/30/23		\$141,103	\$1,693,236	\$2.58	\$30.96
		7/1/23	6/30/24		\$145,336	\$1,744,033	\$2.66	\$31.89
		7/1/24	6/30/25		\$149,696	\$1,796,354	\$2.74	\$32.85
		7/1/25	6/30/26		\$154,187	\$1,850,245	\$2.82	\$33.83
		7/1/26	6/30/27		\$158,813	\$1,905,752	\$2.90	\$34.85
		7/1/27	6/30/28		\$163,577	\$1,962,925	\$2.99	\$35.89
		7/1/28	6/30/29		\$168,484	\$2,021,813	\$3.08	\$36.97
		7/1/29	6/30/30		\$173,539	\$2,082,467	\$3.17	\$38.08
		7/1/30	6/30/31		\$178,745	\$2,144,941	\$3.27	\$39.22
		7/1/31	6/30/32		\$184,107	\$2,209,289	\$3.37	\$40.40
		7/1/32	6/30/33		\$189,631	\$2,275,568	\$3.47	\$41.61
		7/1/33	6/30/34		\$195,320	\$2,343,835	\$3.57	\$42.86
	Option 1	7/1/34	6/30/39		\$201,179	\$2,414,150	\$3.68	\$44.14
	Option 2	7/1/39	6/30/44		\$233,222	\$2,798,661	\$4.26	\$51.18
	Option 3	7/1/44	6/30/49		\$270,368	\$3,244,416	\$4.94	\$59.33
	Option 4	7/1/49	6/30/54		\$313,431	\$3,761,167	\$5.73	\$68.78
TOTALS:				\$1,596,038	\$133,003	\$1,596,038	\$2.43	\$29.18

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Lease Abstract



## RENT

### BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
7/1/2020 (Year 6)	\$133,003	\$1,596,038
Years 7 - 20	3% annual rent increases	

### OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
Option 1 (5 years)	3% annual rent increases	
Option 2 (5 years)	3% annual rent increases	
Option 3 (5 years)	3% annual rent increases	
Option 4 (5 years)	3% annual rent increases	

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. Capital Pacific and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

## PREMISE & TERM

TENANT	Imagine Schools, Inc. ("ISI")
LEASE SIGNED BY	Schoolhouse Finance, LLC (ISI subsidiary)
YEAR BUILT	2008
BUILDING SIZE	54,687 SF
LEASE TYPE	Absolute NNN
TERM	20 Years (14 years remaining)
RENT COMMENCEMENT	March 31, 2014
LEASE EXPIRATION	June 30, 2034
OPTIONS	Four 5-year options (3% annual rent bumps for each option)
CURRENT CHARTER TERM	July 1, 2016 (5-year term)
NEXT CHARTER RENEWAL DATE	July 1, 2021

## EXPENSES

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

### TERMINATION RIGHT

Tenant shall have a one-time right to terminate this lease at any time after the Effective Date by paying an early termination fee of \$5,250,000 and giving the Landlord 60 days notice of its intent to exercise this early termination right.



# Site Plan

**sf**  
**54,687**  
**RENTABLE SF**

**ac**  
**10**  
**ACRES**

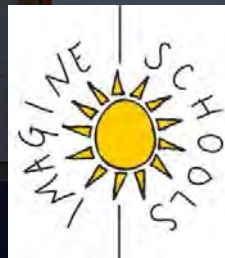
**111**  
**SPACES**



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Tenant Overview



## ABOUT IMAGINE CHARTER SCHOOLS

**Lease signed by: Schoolhouse Finance, LLC**  
**Current Charter contract term: 7/1/2016 through 6/30/2021 (up for renewal on July 1, 2021)**

Imagine Schools, Inc. ("Imagine Schools") is a national network of non-profit public charter schools. Imagine Schools has over 75 campuses across the U.S. and serves 32,000 students grades K-12. The company was founded in 1996 and is headquartered in Arlington, VA. Imagine's value-based culture inspires learners to become leaders, and they focus on developing character and enriching minds as they graduate students well-prepared for college, career, and life.

**\$300M**

**FY 2018 COMBINED ANNUAL REVENUE**

The most recently available financial reports are from fiscal year end 2018, in which Imagine Schools, Inc. and Imagine Schools Non Profit, Inc. reported a combined annual revenue of over \$300 million. The school ensures that all funds go toward the resources students need for a high quality education.

## REPRESENTATIVE PHOTO

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Retail Aerial



**Walmart Supercenter**  
**Publix**  
**Walgreens**  
**LOWE'S**  
**DOLLAR GENERAL**  
**HARBOR FREIGHT TOOLS**  
**CVS pharmacy**

**RIVIERA ELEMENTARY SCHOOL**  
**DUNKIN' DONUTS**  
**PALM BAY PRO ENERGY**  
**QUALITY SELF STORAGE**  
**Denny's**  
**golden corral**  
**GNC**  
**LITTLE ASIA FASHION AVE**  
**Walmart Supercenter**  
**Wawa**  
**T-Mobile**

**Office DEPOT**  
**KUMON**  
**7-Eleven**  
**Allstate**

**HOME 2**  
**SUITES BY HYATT PLACE**  
**BOATING CENTER**  
**PLANET**  
**sunglass hut**

**80,000 VPD**



**LOCKMAR ELEMENTARY SCHOOL**

**GIANT RECREATION WORLD**  
**MED FAST**  
**Urgent Care Centers**  
**DISCOUNT TIRE**

**Starbucks**  
**experiMax**

**RaceTrac**

**POPEYES**

**verizon**  
**DENTAL CARE**

**MATTRESS 1 ONE**  
**RED WING**  
**HAIR CUTTERY**

**HOTTERS**

**LA FITNESS**

**ROSS**  
**PUBLIX**  
**KOHL'S**  
**HomeGoods**  
**Marshall's**  
**Michaels**  
**TARGET**  
**Academy**  
**DOLLAR TREE**



**ACADEMIC LANE**

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Retail Aerial



Spectrum  
UBreakiFix  
SunTrust  
Great Expressions  
FIVE GUYS  
BURGERS and FRIES  
LONGHORN STEAKHOUSE  
pizza@smile  
Forevermore Florist  
Pollo Tropical  
BUFFALO WILD WINGS

Publix  
Pet Supermarket  
Wendy's  
metro  
by Q-Mobile  
REGIONS  
CHASE

DISCOUNT TIRE  
GameStop  
ULTA  
DAVID'S BRIDAL  
McDonald's  
BURGER KING  
Panera Bread  
Sprint  
AT&T  
Great Clips  
Aspen Dental

DOLLAR TREE  
HomeGoods  
Michaels  
five BELOW  
petco  
Marsha's  
SHOE CARNIVAL  
MATTRESS FIRM  
CVS pharmacy

TARGET  
Academy SPORTS+OUTDOORS  
AMC THEATRES  
KOHLS  
ROSS  
DRESS FOR LESS



80,000 VPD

13,710 VPD

HOLLYWOOD BOULEVARD

IMAGINE WAY

Walmart Supercenter



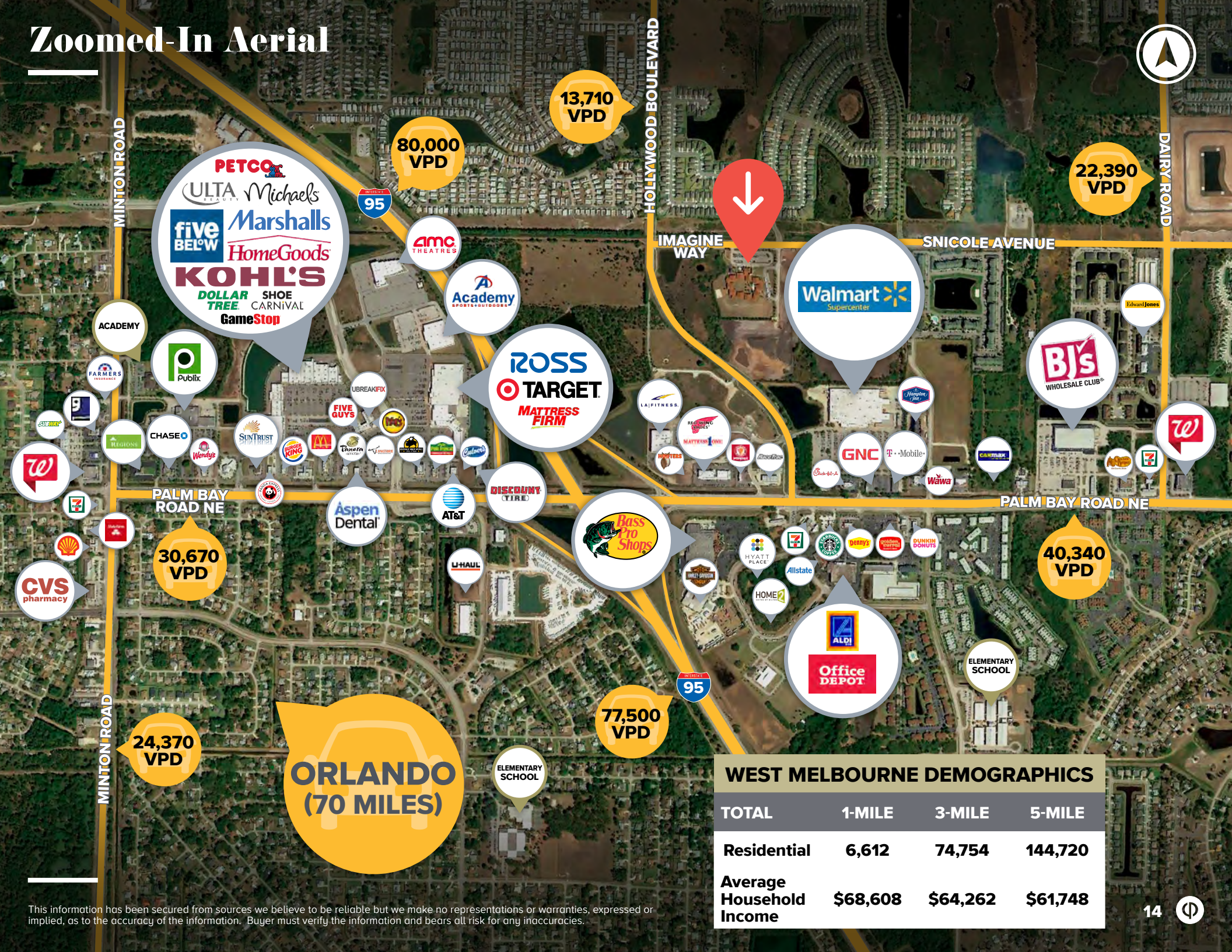


# Surrounding Retail





# Zoomed-In Aerial



WEST MELBOURNE DEMOGRAPHICS				
TOTAL	1-MILE	3-MILE	5-MILE	
Residential	6,612	74,754	144,720	
Average Household Income	\$68,608	\$64,262	\$61,748	

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



# Zoomed-Out Aerial



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





# Demographics

## POPULATION



	1-MILE	3-MILES	5-MILES
2010	4,990	64,995	129,377
2019	6,612	74,754	144,720
2024	7,606	80,375	154,302

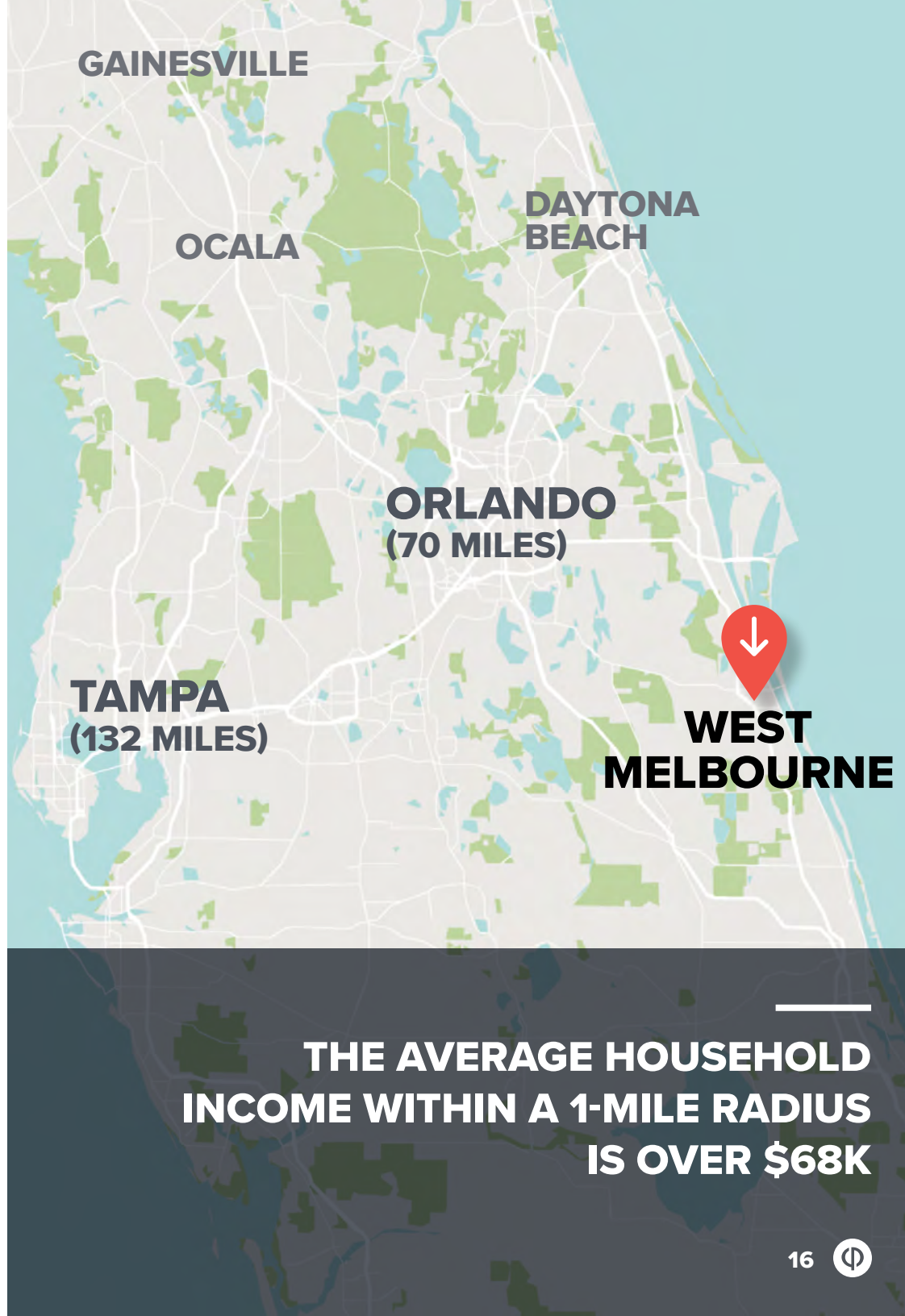
## 2019 HH INCOME



	1-MILE	3-MILES
Average	\$68,608	\$64,262

## FORTUNE 500 COMPANIES IN FLORIDA

RANK	EMPLOYER	HEADQUARTERS
#83	World Fuel Services	Miami
#88	Tech Data	Clearwater
#91	Publix Super Markets	Lakeland
#145	AutoNation	Fort Lauderdale
#154	Lennar	Miami
#155	WellCare Health Plans	Tampa



**THE AVERAGE HOUSEHOLD  
INCOME WITHIN A 1-MILE RADIUS  
IS OVER \$68K**





# WEST MELBOURNE, FLORIDA

ORLANDO, FL

**WEST MELBOURNE** is located in Brevard County, approximately fifty miles south of the Kennedy Space Center. Its convenient location in one of the world's top technology hotspots, called Florida's "Space Coast," low taxes, an excellent quality of life, a top-tier educational system, and a pro-business government committed to responsible economic development attract new residents and visitors each year. West Melbourne is Brevard County's fastest growing city, by percentage. The city is home to corporate headquarters, manufacturers and technology-oriented companies such as RELM Wireless, Lockheed Martin, Confluent RF Systems, and Mack Technologies.

**BREVARD COUNTY** is situated on the east coast of Central Florida. It is home to such businesses as Harris, GE, and NASA, as well as Port Canaveral, the second-busiest cruise port in the world. There are 72 miles of beautiful Atlantic Ocean beaches and the largest collection of endangered wildlife and plants in the continental U.S. The county is known to many residents as the Space Coast for its link with NASA and the Kennedy Space Center.

596,849



**BREVARD COUNTY  
POPULATION**  
(ESTIMATED)





# NASA Kennedy Space Center

The John F. Kennedy Space Center (KSC), located in Merritt Island, Florida, is one of ten National Aeronautics and Space Administration field centers. **Since December 1968, KSC has been NASA's primary launch center of human spaceflight.**

Launch operations for the Apollo, Skylab and Space Shuttle programs were carried out from Kennedy Space Center Launch Complex 39 and managed by KSC, including the first human journey to the moon.



2017 Economic impacts of spaceport operations in Florida **totaled more than \$3.9 billion**, supporting 23,753 jobs.



The Kennedy Space Center Visitor Complex, built in 1967, is one of Central Florida's most popular tourist destinations with **more than 1.5 million annual visitors.**

## FLORIDA'S SPACE COAST



This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





# Contact us.

---

## JOHN ANDREINI

[jandreini@capitalpacific.com](mailto:jandreini@capitalpacific.com)

PH: 415.274.2715

CA DRE# 01440360

## JUSTIN SHARP

[jsharp@capitalpacific.com](mailto:jsharp@capitalpacific.com)

PH: 415.274.7392

CA DRE# 01895013

## IN CONJUNCTION WITH FL LICENSED BROKER:

John Park

Berkshire Realty, LLC

[john@berkshire-realty.com](mailto:john@berkshire-realty.com)

404.504.6699

[CAPITALPACIFIC.COM](https://capitalpacific.com)

---

**CAPITAL PACIFIC COLLABORATES.**  
**CLICK [HERE](#) TO MEET OUR**  
**SAN FRANCISCO TEAM.**



**CAPITAL PACIFIC**

Copyright © 2020 Capital Pacific Partners

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.