



Veritas Academy/Classical School

K-12 Adolescent Residential

Seeking Strategic Partnership/Investment/Tenant

11723 Stinson Avenue – Chisago City, MN

Presented by Palm Commercial Brokerage – Michael N Palm, Sr

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Affiliated with Turning Point USA Education as a Classical Education

- Like the America 250 Civics Coalition, connects classical school, Classical schools are increasingly affiliating with Turning Point USA (TPUSA) through its education arm, Turning Point Education (TPEA), forming a movement focused on "Christian, classical, conservative, collaborative, and cost-affordable" education (the "5C model"), aligning with TPUSA's goal to advance conservative principles in K-12 through partnerships with organizations like the Association of Classical Christian Schools (ACCS), and establishing campus chapters to promote civics and traditional values. This movement, bolstered by events like Hillsdale-affiliated institutions, and homeschooling families seeking alternatives to public education.



- School/Residential 5 acre campus for teens/at risk/mental health
 - Much needed Twin Cities location for an outreach ministry, addiction counseling, mental health support services
 - 100+ bed facility with kitchen/showers/dormitory housing
 - Lake access/dock, beach, boating, rowing plus church property
 - 118,000 sq ft building/classrooms/meeting space/offices
 - 65,000 sq ft on main first floor level – 114 parking spaces
 - 2022 Tax Assessed market value of \$5,841,000



VERITAS
ACADEMY

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INTERIOR VIEW OF SUBJECT



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Susie Brooks Equips Students for Success in School and Beyond

This 118,000 square foot/5 acre campus is a currently occupied/utilized by the Veritas Academy and has 100+ beds to accommodate dormitory style schooling. The property was the previous Fairview Hospital and nursing home which facilities could be repurposed for teen at risk mental health residential treatment combined with an education via Veritas Academy. There is a significant need in the Twin Cities area for residential care and treatment that would also provide an education environment.

<https://www.hazeldenbettyford.org/stories/educator-innovator-leader-counselor>

For visionary educator Susie Brooks, EdD, listening for what her students weren't saying became the catalyst for developing a different approach to K-12 schooling.

While earning her doctorate and working in higher education, Brooks encountered too many undergrads who were quietly slipping through the cracks, unprepared for the educational journey before them. The situation seemed unfair, Brooks thought. Students were set up to sink.

"I wasn't feeling the joy I once felt as an educator because I couldn't be effective," she explains. "Students weren't coming to us with the education they needed and deserved—the education any of us would require before setting foot on a college campus."

In addition to her doctorate in education, she earned a master's degree in education with a focus on early childhood curriculum and instruction.

Then, newly equipped to teach and lead at the K-12 level, Brooks set out to establish a school that delivered on her standards of excellence and compassion in education. That's how Veritas Academy, a nonprofit K-12 classical school in Chisago County, Minnesota, came to be.

Changing the Conversation

In April 2023, Brooks graduated with a master's degree in addiction counseling. Back at Veritas Academy, she has been actively listening for new ways to create intentional, protected and supportive spaces for students and families.

The biggest and most important difference Brooks is already noticing in her school community? An awareness and readiness for open, honest conversations around addiction and recovery. Making substance use issues an okay topic to talk about is an incredible relief for students and their caregivers, she shares.

"Hazelden Betty Ford has empowered me to be the person who can create an environment where parents, students and faculty feel safe discussing a topic that has, too often, left kids and families feeling stigmatized and alienated."

Brooks knows that creating a culture of empathy, academic excellence and openness will serve students and their families well beyond their days at Veritas Academy.

"We want every child, adult, faculty member and guest who walks into our building to recognize, know and feel that they have infinite worth and value," Brooks vows. "We're going to love them well. We're going to see them, we're going to understand them, we're going to care for them, and we're going to protect them."

And in doing so, Brooks is rediscovering her joy as an educator and transforming students' futures.



REPLACEMENT COST NEW (BUILDING)

MARSHALL VALUATION SERVICE DIRECT COST

Number of Buildings	1	
Gross Building Area	118,000 SF	1
MVS Building Type		School
Number of Stories		2
Height per Story		12'
MVS Section/Page/Class		18/9/C
MVS Publication Date		Jan-23
Quality Rating		Average
Component SF (Gross)		118,000
Base Cost (Per SF)		\$157.00



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SQUARE FOOT REFINEMENTS

Heating and Cooling	\$5.00
Fire Sprinklers	\$2.83
Elevators	\$1.45
Subtotal	\$166.28

HEIGHT & SIZE REFINEMENTS

Number of Stories Multiplier	1.000
Height Per Story Multiplier	1.000
Area/Perimeter Multiplier	0.887
Subtotal	\$147.41

COST MULTIPLIERS

Current Cost Multiplier	1.23
Local Multiplier	1.14
DIRECT COSTS PER SF	\$206.69

Indirect Cost (% of Direct) ¹	5%
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INDIRECT COST PER SF	\$10.33
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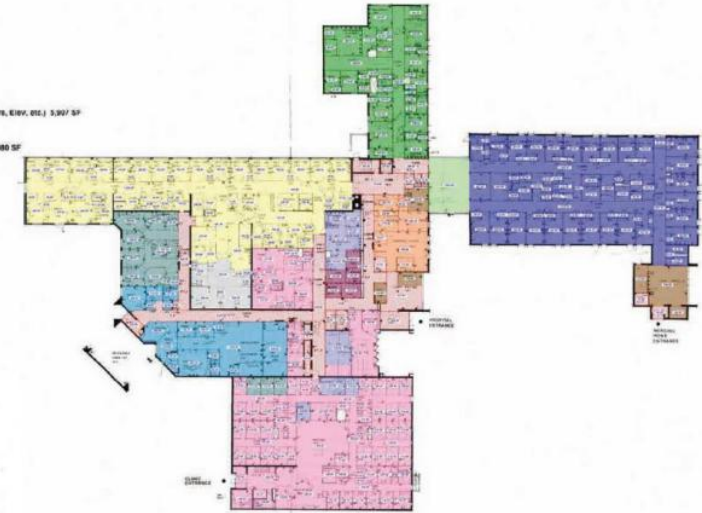
DIRECT & INDIRECT TOTAL PER SF	\$217.03
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CALCULATION OF REPLACEMENT COST NEW WITH PROFIT

Component SF (Gross)	118,000
Direct & Indirect Total	\$25,609,437
ENTREPRENEURIAL PROFIT % ¹	0%
Entrepreneurial Profit \$	\$0
FINAL TOTAL REPLACEMENT COST NEW	\$25,609,437

¹Colliers International Estimate

Sling Center 3,261 SF
 Lakes Physical Therapy 3,911 SF
 Chicago Clinic 13,127 SF
 Total Eys 1,692 SF
 Outlook 618 SF
 Auxiliary Volunteer 1,424 SF
 Homecare 5,425 SF
 Community Health 1,213 SF
 Telecomm/IT 1,064 SF
 Public Spaces (Lobbies, Restrooms, Stairs, Elev, etc.) 3,307 SF
 Former OR 1,258 SF
 Nursing Home Building 11,366 SF
 TOTAL UPPER LEVEL GROSS SQFT 65,980 SF



BUILDING PLAN

Auxiliary Volunteer 268 SF
 Community Health 794 SF
 Telecomm/IT 963 SF
 Public Spaces (Corridor, Restrooms, Stairs, Elev, etc.) 13,991 SF
 Facilities Services 7,314 SF
 Environmental Services 1,983 SF
 Shipper Dental 3,288 SF
 Materials 221 SF
 Pathways 1 School Dist. 7,055 SF
 HEMS 12,392 SF
 TOTAL LOWER LEVEL GROSS SQFT 52,229 SF

