



1013 N STATE RD 7
ROYAL PALM BEACH, FL 33411

FAST GROWING, INDUSTRY
LEADING TENANCY
TAX-FREE STATE
NEW 20 YEAR NNN LEASE



Marcus & Millichap

NNN DEAL GROUP

OFFERING MEMORANDUM

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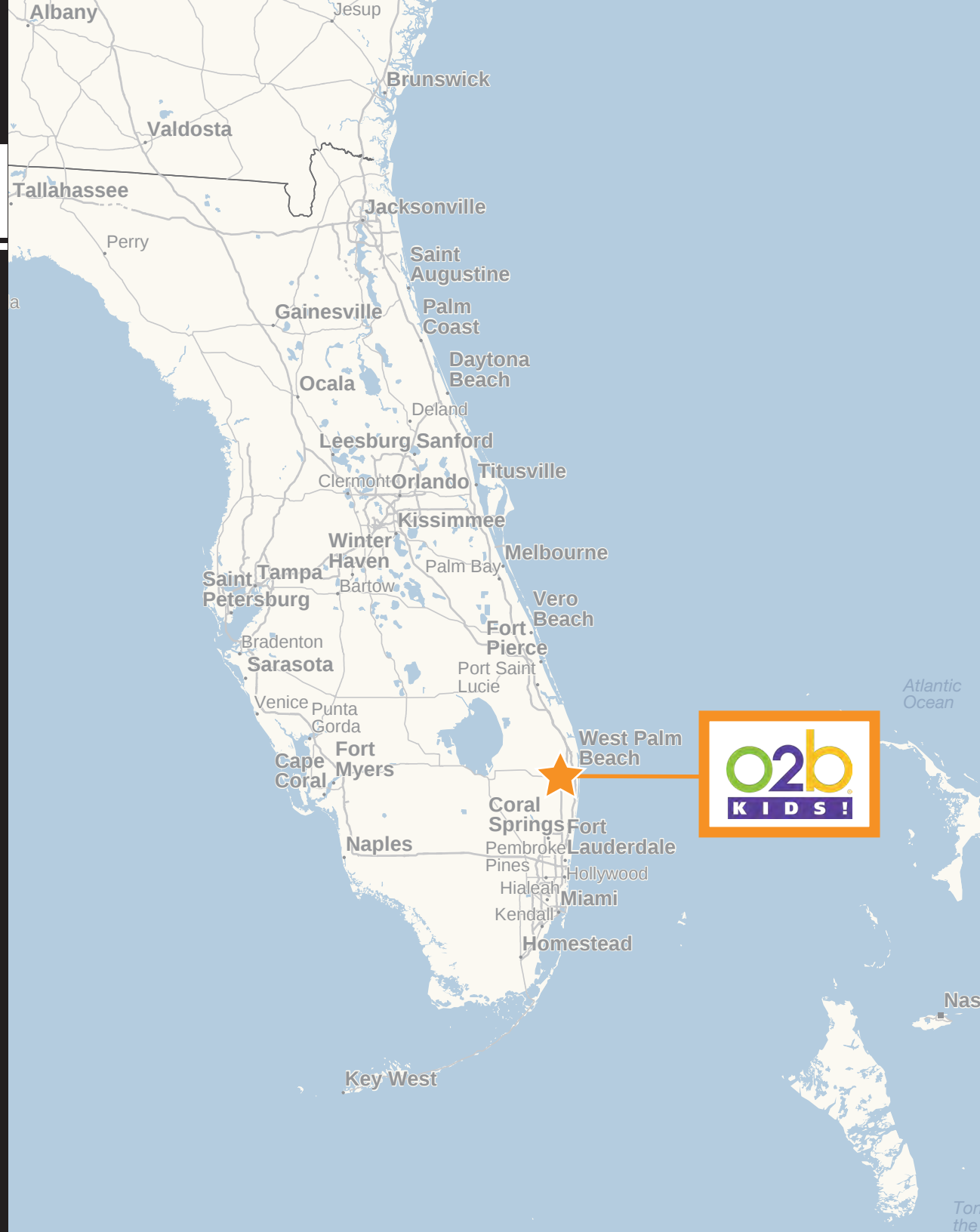
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NNN DEAL GROUP

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Aldi Distribution Center



PALM BEACH
HEALTH CENTER

All Paws
Animal Clinic



PEDIATRIC
ASSOCIATES®



INVESTMENT SUMMARY

1013 N STATE RD 7, ROYAL PALM BEACH, FL 33411

PRICE: \$4,633,300

CAP: 6.75%

NOI: \$312,748

OVERVIEW

PRICE	\$4,633,300
GROSS LEASABLE AREA (GLA)	8,840 SF
LOT SIZE	0.24 Acres*
BASE RENT	\$312,748
YEAR BUILT	2001

* Lot size to be increased to include outdoor playground, see site plan (page 12)

LEASE SUMMARY

	02B Early Education Holding, Inc. (Corporate)
LEASE TYPE	NNN
BASE TERM	20 Years
LEASE EXTENSION COMMENCEMENT	JAN 2026
LEASE EXPIRATION	JAN 2046
RENEWAL OPTIONS	2x10
INCREASES	2.5% Annual*
LANDLORD OBLIGATIONS	See Lease Abstract on Following Page For Details

LOAN QUOTE

PRICE	\$4,633,300
DOWN PAYMENT	\$1,992,319
TOTAL LOAN AMOUNT (57%)	\$2,640,981
TERM	10 Years (5 Year Fixed)
INTEREST RATE	5.90%
AMORTIZATION	25 Years
INITIAL ROI AFTER DEBT SERVICE	5.55%
5-YEAR ADJUSTED ROI	6.73%

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ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
YEARS 2026 - 2028*	\$312,748
YEAR 2029 (7.5% increase)	\$336,795
YEAR 2030	\$345,215
YEAR 2031	\$353,845
YEAR 2032	\$362,691
YEAR 2033	\$371,759
YEAR 2034	\$381,053
YEAR 2035	\$390,579
YEAR 2036	\$400,343
YEAR 2037	\$410,352
YEAR 2038	\$420,611
YEAR 2039	\$431,126
YEAR 2040	\$441,904
YEAR 2041	\$452,952
YEAR 2042	\$464,275
YEAR 2043	\$475,882
YEAR 2044	\$487,779
YEAR 2045	\$499,974

*Rent is flat for first 3 years, 7.5% increase in year 4, 2.5% annual increases thereafter

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NNN DEAL GROUP



LEASE ABSTRACT

LIABILITY INSURANCE: The Association insures common areas and parking lots. Tenant is required to carry liability, property, abuse/molestation, glass and operational insurance at their sole cost and expense.

EASEMENT ACCESS / PLAYGROUND AREA: An easement granting the Landlord/Tenant exclusive use of the playground area in perpetuity will be addressed on the PSA. Tenant is responsible for all repairs and maintenance in their exclusive use/playground area.

ROOF: Tenant is responsible for all costs and expenses associated with aspects of maintaining, replacing, repairing the roof, roof membrane, façade, foundations as well as other interior facilities serving the premises.

LEASED PREMISES: Tenant is responsible for all costs and expenses associated with maintenance, repair or replacements of aspects of interior and exterior walls, windows, window frames, doors, door frames, entrances, storm shutters, floor coverings, partitions, electrical, heating, air conditioning, plumbing, sewage systems, equipment, fixtures, sprinkler systems, alarm systems (if installed), foundations and other aspects serving the premises.

LANDSCAPING & IRRIGATION: The Association maintains all common area landscaping and irrigation and passes through to Landlord, which Landlord passes through to tenant via CAM.

PARKING LOT / COMMON AREAS: The Association manages, operates, repairs and maintains common areas and parking areas, including sidewalks, exterior lighting and roadways. Tenant is entitled to use but not required to maintain. All related costs pass through to Landlord, which Landlord passes through to tenant via CAM.

REAL ESTATE TAXES: Landlord is responsible for paying any and all real estate taxes. All real estate and Florida specific tax assessments then get passed through to Tenant via CAM, including reassessments.

TRASH REMOVAL: Tenant is responsible for all costs and expenses associated with trash removal for their premises.

SECURITY DEPOSIT: Transferable security deposit of \$22,836.86 to be transferred to new owner upon sale.

MANAGEMENT FEES: Regal Association charges a management fee of \$1,000/month and each building owner pays their share to the Association. (Building 1013 share is 22.12%, \$2,654.40/yr); Landlord bills a separate management fee to the tenant based on 3% of gross collections.

NOTE: The above is for informational purposes only and should not be relied upon. Information offered here are highlights and do not represent all of landlord / tenant responsibilities under the terms of the Lease. All potential buyers will be urged to perform their own review of the Lease and related documents.

INVESTMENT HIGHLIGHTS

NNN

LONG TERM NNN OPPORTUNITY

Passive, hands-off investment, with newly signed 20 year lease extension, showing high tenant commitment



RENTAL ESCALATIONS

Annual scheduled increases of 2.5%



STRONG STABLE EARLY EDUCATION TENANCY

O2B Kids is a proven and expanding industry leader in early education, now with 83 locations nationwide



RECESSION-RESISTANT INDUSTRY

Steady enrollment through economic cycles, with a growing demand from rising number of dual-income households



ACCREDITED LOCATION

The center holds APPLE accreditation (Accredited Professional Preschool Learning Environment) and is recognized by national bodies such as NAC and NECPA



PRIME ROYAL PALM BEACH LOCATION

Strategically situated on , this center serves families from nearby neighborhoods like La Marcha, Willows, and Madison Green, neighborhoods with extremely high average household incomes (over \$134,000 in a 1-mile radius)





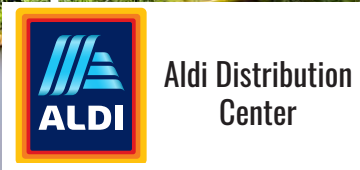
Apt. Community
380 Units

Apt. Community
250 Units

Townhome Community
45 Units

Royal Palm Beach
Community High School
2,343 Students

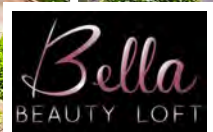
Apartment Community
354 Units



All Paws
Animal Clinic

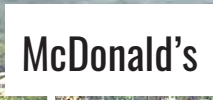


PALM BEACH
HEALTH CENTER



(STATE ROAD 7) - VPD 42,500





Condo Community

OKEECHOBEE BLVD - VPD 59,000

Apartment Community
354 Units



All Paws
Animal Clinic



PALM BEACH
HEALTH CENTER



(STATE ROAD 7) - VPD 42,500





West Palm Beach



441

(STATE ROAD 7) - VPD 42,500

441

441



All Paws Animal Clinic

PALM BEACH HEALTH CENTER



COSTCO
WHOLESALE

PAPICHULO
Eat • Drink • Taco

PALM BEACH
HEALTH CENTER

SUNOCO

o2b
KIDS!

PEDIATRIC
ASSOCIATES

BUSH BROTHERS
PROVISION CO.

CUBESMART
self storage

ALDI

All Paws
Animal Clinic

441

(STATE ROAD 7) - VPD 42,500

441



Madison Green Country Club

Village Golf Club

FIREHOUSE SUBS
tropical CAFE
TD Bank
TARGET
Chevron

Walgreens
McDonald's
WELLS FARGO
TRUIST
MATTRESS FIRM

Publix
AT&T
ups
ELEVEN
THE UPS STORE

Apt. Community
Townhouse Community

Condo Community

Royal Palm Beach Community High
2,343 Students

441
Apt. Community

OKEECHOBEE BOULEVARD ADT 59,000

Apt. Community

Apt. Community
Condo Community

o2b KIDS!

Breakers West Country Club

Walmart
O'Reilly AUTO PARTS
Arby's

The King's Academy
1,500 Students

Apt. Community

ME Massage Envy
CARRABBA'S ITALIAN GRILL
COSTCO WHOLESALE
Panera BREAD
Orangetheory FITNESS
Marshall's
OUTBACK STEAKHOUSE
HomeGoods
GameStop

PET SMART
Party City
LOTS!
HOBBY LOBBY
DOLLAR TREE

planet fitness
TACO BELL
TIRES PLUS TOTAL CAR CARE
Burlington

441 - VPD 42,500

BJS
ROSS
ihop
Wendy's
FAMOUS footwear
five BELOW

South Florida Fairgrounds

Burger King

Wawa

SOUTHERN BOULEVARD - VPD 80,000

Apt. Community

Office DEPOT

EL DORADO FURNITURE
DUNKIN'
McDonald's
Advance! Auto Parts
THE HOME DEPOT
Chick-fil-A

Condo Community

441

Apt. Community

Everglades Elementary School
924 Students

LOWE'S
AT&T
Publix
Pollo Tropical
ups
THE UPS STORE
PANCAKE HOUSE
Streak n Shake

ROOMS TO GO

DICK'S SPORTING GOODS
GNC LIVE WELL
KOHL'S
DUNKIN'
TEXAS ROADHOUSE
DOLLAR TREE

petco
OLD NAVY
BEST BUY
ANTHONY'S COAL FIRED PIZZA
ULTA BEAUTY
Total Wine & MORE
verizon
PIZZA EXPRESS

Townhouse Community

Michael's
TJ-maxx
T Mobile
Jersey Mike's SUBS
the Habit BURGER GRILL
TIJUANA FLATS TEX-MEX



Grassy Waters Preserve

AutoZone
McDonald's
Walmart
sam's club

CACTI Park of the Palm Beaches

Jeaga Middle School

Palm Beach Lakes Community High School

Bak Middle School of the Arts

PALM BEACH HEALTH NETWORK

AUTOGRAPH COLLECTION HOTELS

441

TARGET

Publix

Royal Palm Beach Elementary

McDonald's
Walgreens

West Palm Beach Fire Station 7

LONGHORN Steakhouse
Walmart
Walgreens
Burger King

Palm Beach County Roads

Publix

KFC

POPEYES
DOLLAR GENERAL

LAQUINTA
RAMADA BY WYNDHAM

TARGET
Bath & Body Works
ROSS
DRESS FOR LESS

Marshall's
Rack

OLD NAVY
BEST BUY
Starbucks
WHOLE FOODS
MARKET

TJ-maxx
PETSMART
BJ's

West Palm Beach

o2b KIDS!

HULETT ENVIRONMENTAL

South University, West Palm Beach

Turning Points Academy
Indian Ridge School

SUBWAY
McDonald's
Walgreens
ROSS
DRESS FOR LESS

SPROUTS FARMERS MARKET
Rainbow
Club's Choice
GOOD STUFF CHEAP
DOLLAR TREE

Walmart

KFC

Palm Beach

HOME2

PORSCHE
Bentley
verizon
Office DEPOT
McDonald's
DOLLAR TREE
Staples
HARBOR FREIGHT

ATLANTIC OCEAN

882

LOWE'S
TACO BELL
PETS MARY
MATTRESS FIRM
HOBBS LOBBY
Burlington
Publix

BEST BUY
GOOG
TJ-maxx
petco
ULTA
CVS pharmacy

882

KOHL'S
DOLLAR TREE
DICK'S

Burger King
Wawa

SOUTHERN BLVD

Melaleuca Elementary School

PBCHA

ICON

CVS pharmacy
Sky King

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

Bath & Body Works
carter's
macys
Office DEPOT
DUNKIN'
McDonald's
TRADER JOE'S
Fairfield
Publix
BARNES & NOBLE
DOLLAR TREE
JCPenney
Dillard's

441

Starbucks
TACO BELL
Wendy's
SMOOTHIE KING
cellularsales
Walmart
BICYCLE WORLD
Public Storage
Natural Blends
cream fusion
ROSEBUD
J&P
Dairy Queen

FLORIDA'S TPKE

DUFFY'S SPORTS GRILL
Publix
ROSS
DRESS FOR LESS
O'Reilly AUTO PARTS
ACE
SUPERMERCADOS
BODEGON
Walmart
CRUNCH
Miracle Ear
AutoNation Chevrolet
Greenacres

SUNSHINE FLEA MARKET

Pete's Place

COMMONWEALTH REALTY

Miracle Ear

AutoNation Chevrolet

Greenacres

CHILL ROOM

CVS pharmacy

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

Starbucks
WELLS FARGO
ZAXBY'S
planet fitness
TARGET
Veracruz
China Kitchen
DOLLAR TREE
DISCOUNT TIRE
flagstar
TRUIST

807

Publix
ROSS
DRESS FOR LESS
metro by T-Mobile
Queen of PAWNS
AutoZone
Clamp Auto Parts
AMERICA'S LATIN

DUNKIN'
FIDELIS LOGISTICS

Summit Restaurant

Rosner's

CVS

CVS

CVS

CVS

CVS

CVS

CVS

CVS

McDonald's
Dairy Queen
AutoZone
THRIFT
bealls
Winn-Dixie
aioli
Bud's
darbster

5

McDonald's

Dairy Queen

AutoZone

THRIFT

bealls

Winn-Dixie

aioli

Bud's

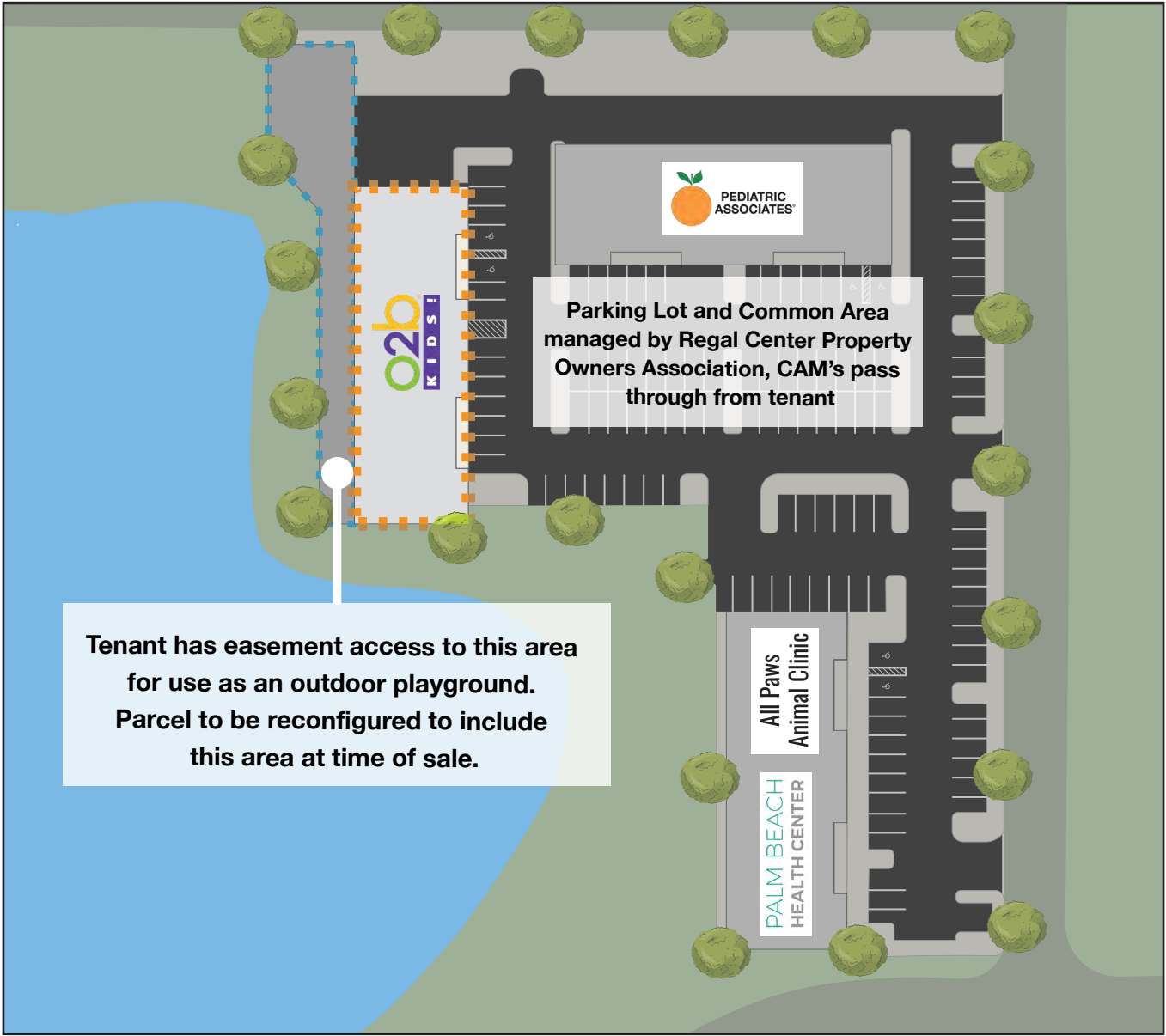
darbster

S O L I V E A V E

S O C E A N B L V D



SITE PLAN



TENANT SUMMARY



O2B Kids – Fast-growing, industry leader with 76 schools in 7 states, redefining childcare through its activity-rich Supercenter model and focus on providing quality education.

Founded in 1998 and headquartered in Gainesville, Florida, O2B Kids operates a leading chain of early childhood education centers built around a distinctive Supercenter model. Each location features a variety of specialty rooms and offers a broad range of on-site extracurricular classes, creating an engaging, enrichment-focused environment for young learners. With a strong commitment to national accreditation and ongoing teacher development, O2B Kids has experienced rapid growth in recent years, earning a place on the Inc. 5000 list of fastest-growing companies in both 2023 and 2024. The company has also pursued strategic acquisitions to expand its footprint beyond Florida, and now operates 76 locations nationwide. With 38 centers across Florida, O2B Kids is a major regional player and one of the most recognizable early education brands in the state.



Headquarters

GAINESVILLE, FL



Year Founded

1998



Ownership

PRIVATE



Locations

76

More expected soon with ongoing expansion efforts



2024 Estimated Revenue

\$86.2 MIL

According to Growjo and CompWorth

LOCATION OVERVIEW

ROYAL PALM BEACH, FLORIDA

Royal Palm Beach, Florida is a steadily growing, family-oriented community with a current population of around 39,800. Growth has been consistent, and approximately 35% of households have children, with 76% classified as family households, which is an ideal demographic mix for early childhood education services. The area is relatively affluent, with a median household income of \$92,000 and an average income of \$112,000. A suburb of West Palm Beach, Royal Palm beach is known for its quiet, safe neighborhoods and a strong sense of community, making it an attractive place for families to settle, and contributes to strong market potential for preschools and childcare centers. With a stable economy, a growing base of young families, and strong local incomes, Royal Palm Beach presents a promising opportunity for preschool investment or expansion.



Royal Palm Beach, Florida

PALM BEACH COUNTY MSA

Situated along the southeastern coast of Florida, Palm Beach County encompasses 47 miles of Atlantic coastline with extraordinary beaches and numerous golf courses that draw tourists and residents. The county is Florida's third-most populous, with nearly 1.5 million people, and it is expected to add 51,000 citizens through 2028.

FAVORABLE TAX STRUCTURE



West Palm Beach has no state income tax and a low property tax rate, attracting residents to the metro. Growth is especially prevalent in the 20- to 34-year-old and 65-plus groups.

GROWING FINANCE SECTOR



South Florida's significant growth in recent years has incentivized a number of financial firms to open offices in Palm Beach County. Headline names in this segment include Goldman Sachs, Colony Capital and BlackRock.

ECONOMY



The Palm Beach County economy has benefited from an expanding population that supports strong growth in the real estate, construction and services-related sectors. Tourism plays an important role, generating billions of dollars in revenue annually. Agriculture is also an important industry in the western portion of the region, where crops include winter vegetables, citrus, sugar cane and ornamental plants.

DEMOGRAPHICS / ROYAL PALM BEACH, FL

POPULATION	1 MILE	3 MILES	5 MILES	POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2029 Projection	7,867	63,439	158,806	2024 Estimated Population by Age	15,956	95,077	203,853
2024 Estimate	7,762	62,593	155,931	Under 4	6.8%	5.9%	5.9%
Growth 2024 - 2029	1.35%	1.35%	1.84%	5 to 14 Years	13.4%	10.6%	11.0%
2010 Census	7,168	55,111	137,896	15 to 17 Years	3.3%	3.0%	3.2%
2020 Census	7,970	63,763	155,550	18 to 19 Years	2.0%	2.0%	2.1%
Growth 2010 - 2020	11.19%	15.70%	12.80%	20 to 24 Years	7.1%	6.6%	6.2%
				25 to 29 Years	8.0%	8.4%	7.5%
				30 to 34 Years	8.4%	8.6%	7.8%
				35 to 39 Years	7.0%	7.1%	6.8%
				40 to 49 Years	11.1%	11.3%	11.4%
				50 to 59 Years	12.5%	11.8%	11.9%
				60 to 64 Years	5.8%	5.8%	6.0%
				65 to 69 Years	4.6%	5.0%	5.3%
				70 to 74 Years	3.9%	4.5%	4.7%
				Age 75+	6.0%	9.5%	10.1%
				2024 Median Age	35.0	40.0	40.0
HOUSEHOLDS	1 MILE	3 MILES	5 MILES				
2029 Projections	3,119	24,666	60,461				
2024 Estimate	3,070	24,273	59,284				
Growth 2024 - 2029	1.59%	1.62%	1.98%				
2010 Census	2,599	20,161	50,911				
2020 Census	3,004	23,740	57,675				
Growth 2010 - 2020	15.55%	17.76%	13.29%				
2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES				
\$200,000 or More	15.13%	12.54%	12.07%	2024 Population 25 + by Education Level	10,738	68,343	145,977
\$150,000 - \$199,999	7.93%	10.67%	9.78%	Elementary (0-8)	5.72%	4.72%	5.32%
\$100,000 - \$149,999	20.29%	19.98%	19.28%	Some High School (9-11)	12.75%	6.77%	7.90%
\$75,000 - \$99,999	12.90%	14.34%	14.29%	High School Graduate (12)	28.89%	22.56%	25.77%
\$50,000 - \$74,999	18.34%	16.24%	16.33%	Some College (13-15)	17.31%	18.25%	17.89%
\$35,000 - \$49,999	9.06%	8.48%	9.11%	Associates Degree Only	8.98%	9.09%	9.40%
\$25,000 - \$34,999	4.27%	6.12%	6.43%	Bachelors Degree Only	13.33%	21.92%	19.30%
\$15,000 - \$24,999	7.57%	5.43%	5.96%	Graduate Degree	9.58%	13.85%	11.64%
\$10,000 - \$14,999	2.90%	2.29%	2.42%				
Under \$9,999	1.61%	3.91%	4.33%				
2024 Est. Average Household Income	\$120,198	\$118,865	\$115,468				
2024 Est. Median Household Income	\$95,097	\$99,240	\$96,334				
2024 Est. Per Capita Income	\$44,491	\$44,160	\$42,176				

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Lior Regenstreif

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