

# PRECIOUS CREATIONS

## ANALYSIS

MY REALTY GROUP - COMMERCIAL DIVISION





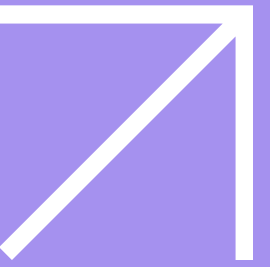
# PRECIOUS CREATIONS

Licensed Preschool & Academy  
Business





# AGENDA

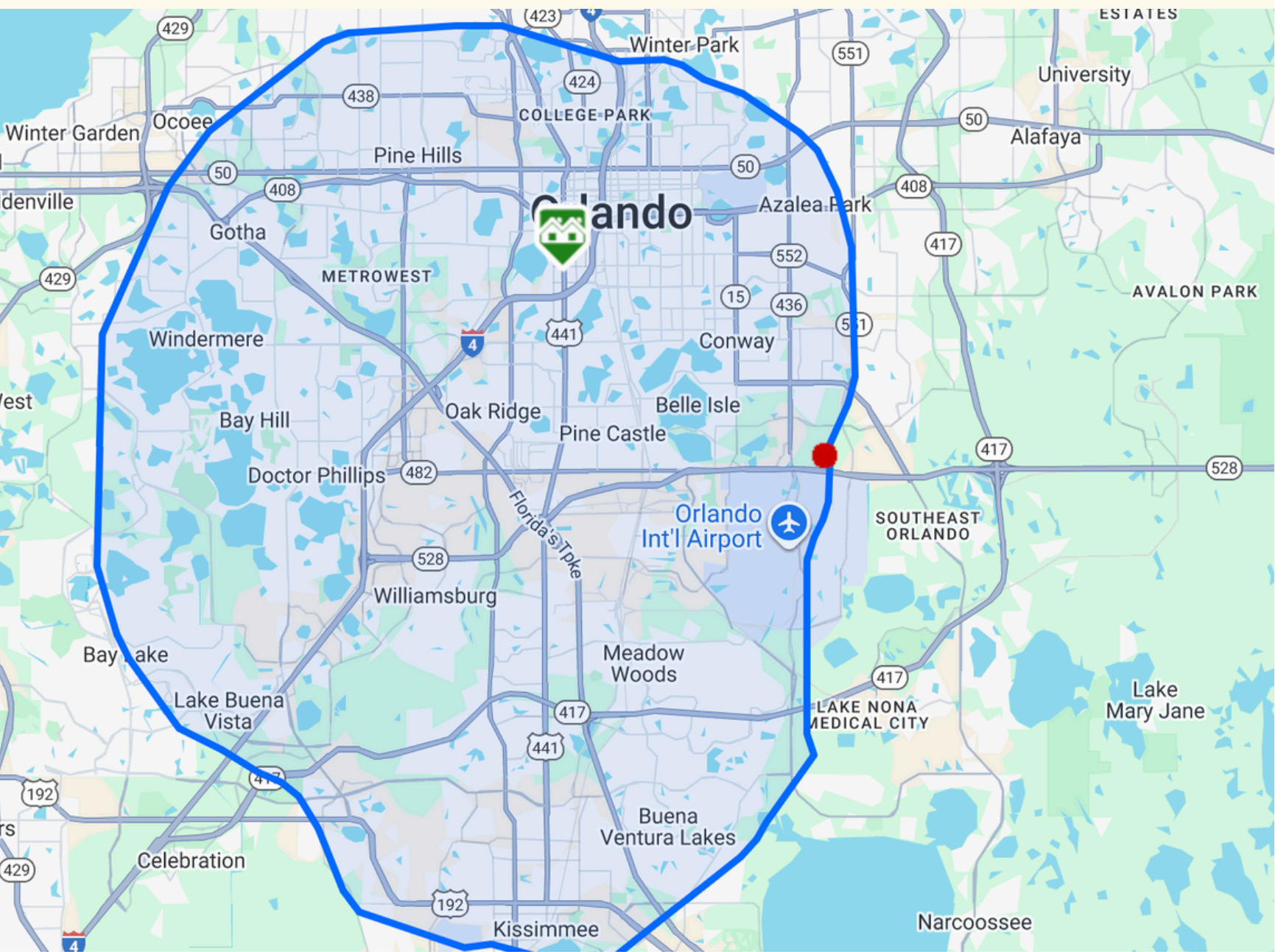


01. PROPERTY FEATURES

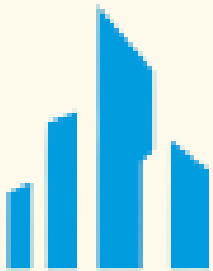
02. ÁREA ANÁLISIS

03. BUSINESS EXPLANATION

# Real Estate & Biz CMA



BizBuySell™



LoopNet™



# Business Sale Statistics



the value of your business is not a fixed number, but rather a range that depends on how a buyer perceives it. In the childcare and preschool industry in Florida, there are three main methods used to calculate this, and they all revolve around the actual earnings your business generates.

## Earnings Method (EBITDA / Cash Flow)

- Daycare currently provides you with \$20,000 – \$25,000 net per month, which equals \$240,000 – \$300,000 per year.
- In today's market, daycares typically sell for 2.5× to 4.5× annual earnings (known as the “EBITDA multiple”).
- This means that just the business itself (excluding the real estate) would be valued between:
  - \$600,000 in a conservative scenario
  - up to \$1,350,000 in a premium scenario





# Business Sale Statistics

## Licensed Capacity Method

- In Florida, another approach is to value the business based on its maximum licensed capacity.
- Ranges:
  - \$1,000 – \$2,500 per child → if selling the business only.
  - \$7,000 – \$14,000 per child → if selling both business + real estate.
- Day Care is licensed
  - Business only → \$80,000 – \$200,000
  - Business + building → \$560,000 – \$1.1M

## Factors That Adjust the Value

The final number within these ranges depends on:

- Location (East Orlando vs. Pine Hills, high vs. lower-income neighborhoods).
- Condition of the property (whether the real estate is included or not).
- Licenses and compliance with DCF.
- Financial records (tax returns vs. self-reported net).
- Owner's role: if you are essential to daily operations, value decreases; if management is already delegated, value increases.
- Enrollment trend: steady or growing enrollment makes the business more attractive.



# Business Sale Statistics

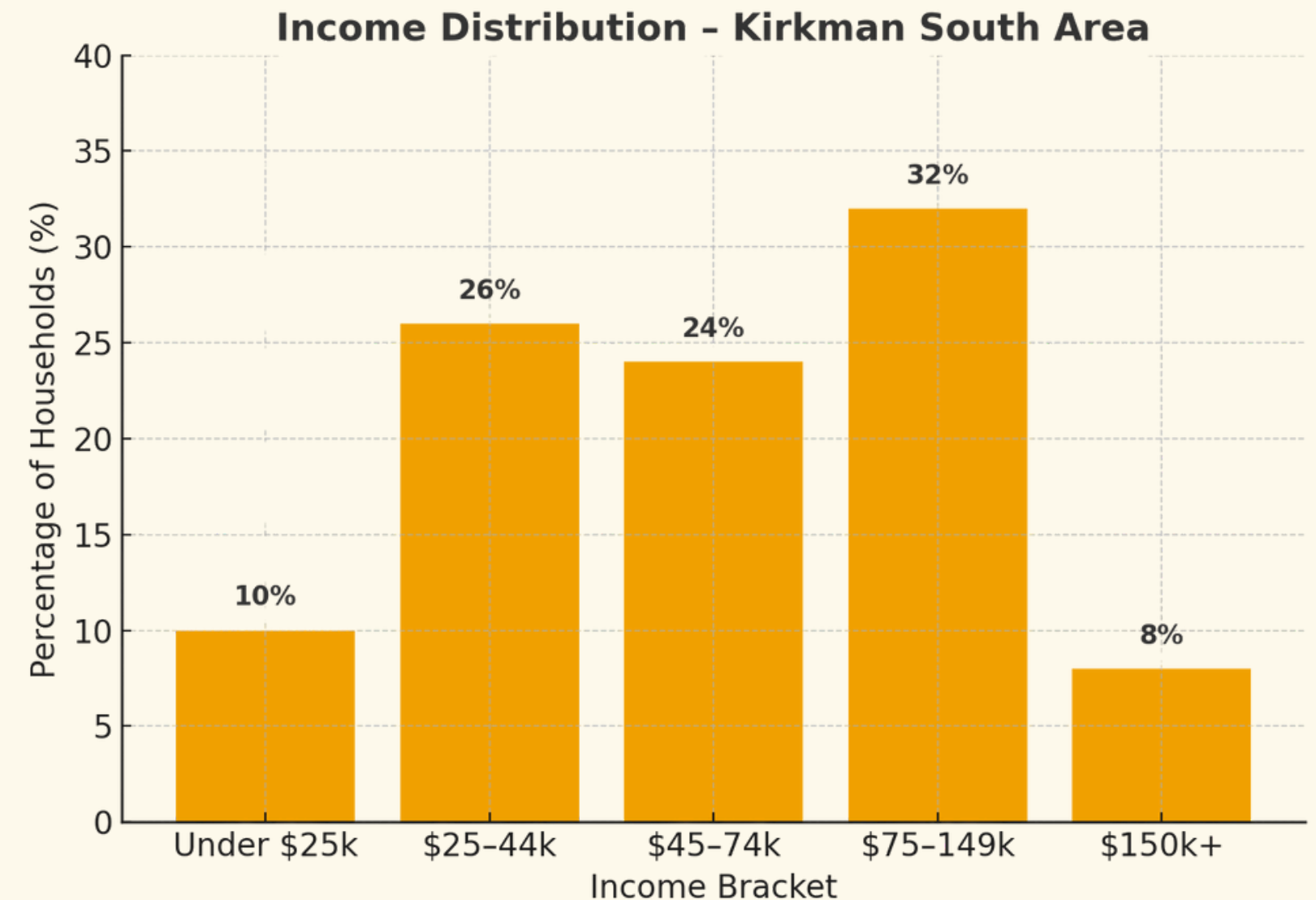


## Kirkman South

- Median household income: approximately \$70,183/year
- Homeownership: about 40.7% owner-occupied, with a median home value (mortgaged) at \$351,400

## Kirkman North

- Median household income: approximately \$54,198/year
- The property is in Kirkman South, characterized by moderate household incomes, higher home values, and a balance of renters and owners living in the area.
- It sits below metro-average income, but above the lower-income Kirkman North.
- The area features a demographically mixed neighborhood with working families, likely impacting demand for commercial services and rental rates.
- The housing cost data suggests a moderate-to-stable residential base, which supports a steady daycare business demand.





CREXI SOLD CMA - DAY CARE / NURSERY						
<a href="#">/records/1c6eda571b797359</a>	La Petite Academy	Retail	78,415	6,771	July 1, 2024	\$1,360,000 R-3
CREXI ACTIVES						
<a href="#">/properties/1915626/florida-hoffner-medical-office</a>			0.82	5,843	ACTIVE	\$2,050,000 04/29/2025
<a href="#">m/properties/1950666/florida-premium-properties</a>			?	8,264	ACTIVE	\$1,993,000 05/30/2025
LOOPNET ACTIVES						
<a href="#">com/Listing/1900-33rd-St-Orlando-FL/35256216/</a>						
MLS ACTIVES						
<a href="#">https://portal.onehome.com/en-US/share/2090021z15516</a>			11,392 sqft	1.85 acres	ACTIVE	\$1,900,000 08/27/2025
MLS SOLD						
<a href="#">nehome.com/en-US/share/2090035s15446</a>	Retail		1.37 acres	10,768 SqFt	07/19/2023	\$2,750,000 05/31/2025

PRICE PER  
SQFT

Source	Address	SqFt	Price	Price per SqFt	Date
CREXI SOLD	La Petite Academy	6771	1360000	200.86	07/01/2024
CREXI ACTIVE	Hoffner Medical Office	5843	2050000	350.85	04/29/2025
CREXI ACTIVE	Premium Properties	8264	1993000	241.17	05/30/2025
MLS ACTIVE	MLS Active – OneHome	11392	1900000	166.78	08/27/2025
MLS SOLD	MLS Sold – OneHome	10768	2750000	255.39	05/31/2025

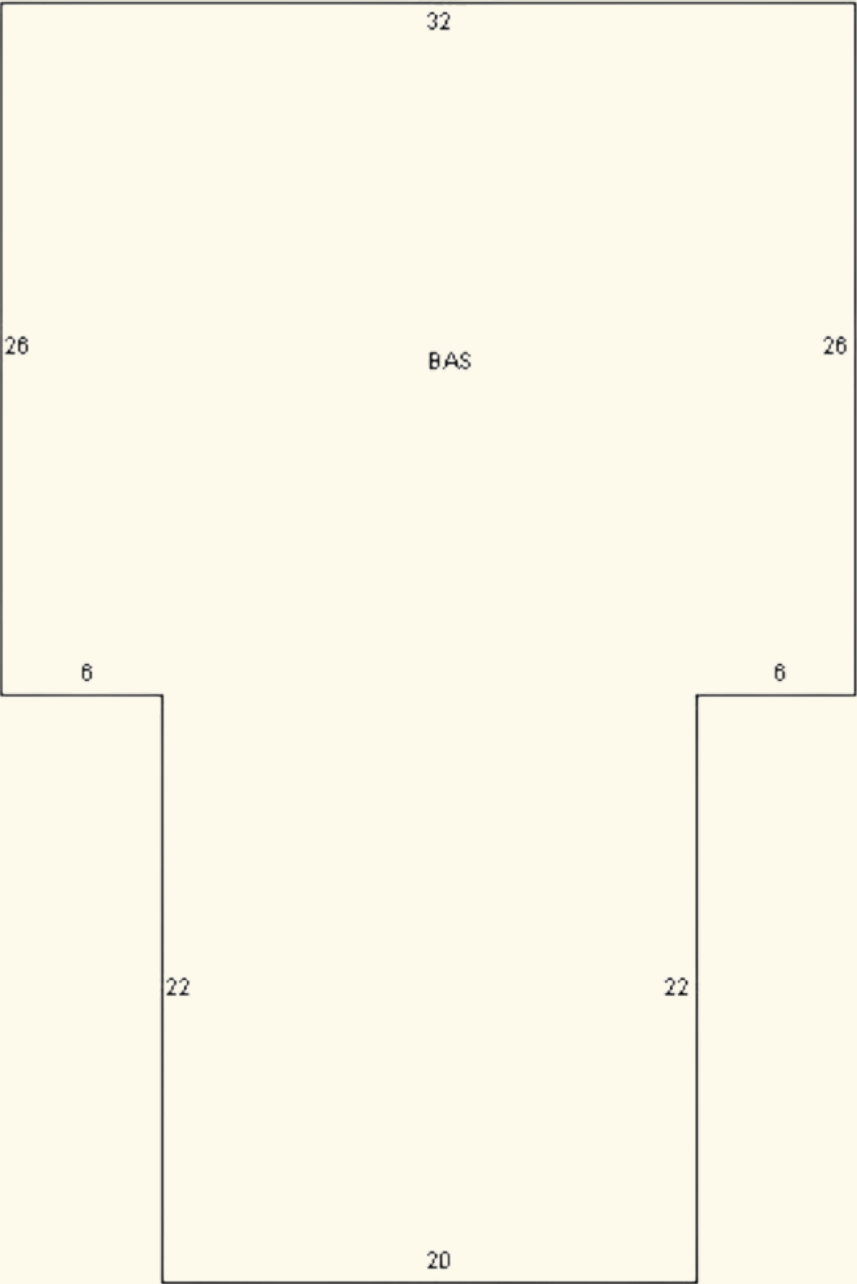


# PROPERTY DESCRIPTION

201 N KIRKMAN RD ORLOVISTA, FL 32811

Building	Dimensions (ft)	Total SqFt
#1 (left)	18 × 34	612 sqft
#2 (right, T-shape)	(32×26 + 22×20 + 2×(22×6))	1,272 sqft

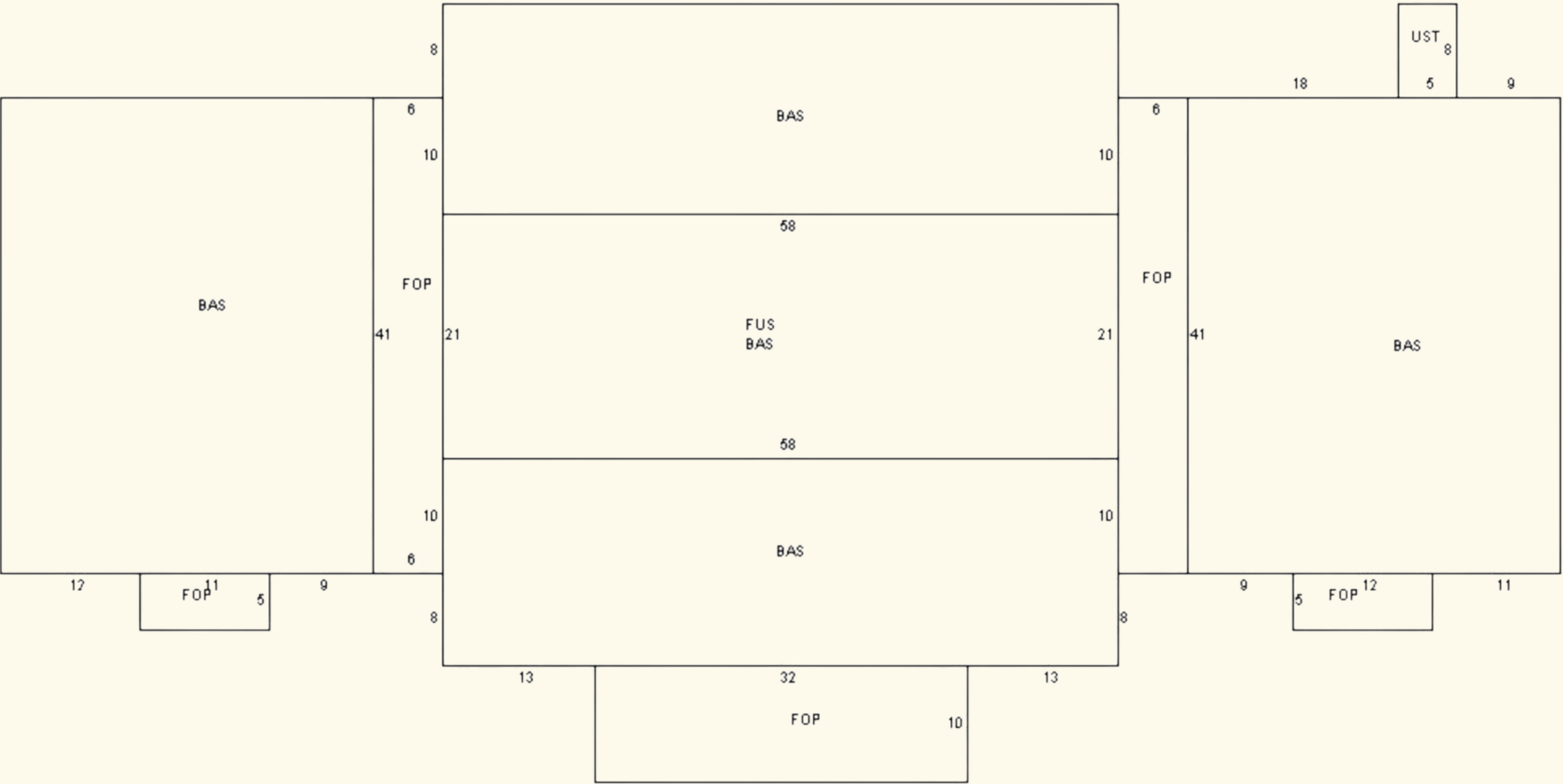
Total sqft: 1,884 sqft





# PROPERTY DESCRIPTION

217 N KIRKMAN RD ORLOVISTA, FL 32811



Gross Area 8115 sqft  
Living Area 7148 sqft



# PROPERTY DESCRIPTION

# N Van Buren Ave



0.31 ACRES



# PRICE PER SQFT FOR 201 & 207 N KIRKMAN

TOTAL LAND AREA

217 N KIKMAN: 49,318 sqft  
201 N KIRKMAN: 11,424 sqft  
N VAN BUREN AVE 13,606 sqft

ACRES: 1.7 ACRES

217 N KIRKMAN RD:

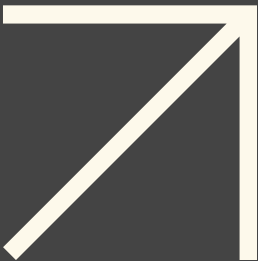
Actual Year Built	1986
Beds	0
Baths	0.0
Floors	2
Gross Area	8115 sqft
Living Area	7148 sqft

201 N KIRKMAN RD:

+ 1,884 sqft

Median (~\$250/SF): \$2,500,000





# SALE PRICE

**Business**

\$600,000  
\*\*Please note option to lease the building is not available.

**Real Estate**

\$2,500,000

**Combined**

\$3,000,000





# Your next chapter starts here.

BY GABRIELA AVELINE & MELISSA DIAZ

