

Portfolio of three schools with long term tenants



353 Hiatt Drive,
Palm Beach Gardens, FL 33418



8401 Baymeadows Way,
Jacksonville, FL 32256



2230 & 2402 Hollywood Boulevard,
Hollywood, FL 33020



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DISCLAIMER

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- (a) This Memorandum and its contents are strictly confidential and shall not be reproduced or distributed without prior written consent of The Keyes Company;
- (b) The recipient will not contact any tenants, employees, or property management staff regarding the Property without prior authorization; and
- (c) All communications regarding the Property or any related matters shall be directed to The Keyes Company and The Alex Blanco Group.

This Offering Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, the Property. The Owner reserves the right, at its sole discretion, to reject any or all offers and to withdraw the Property from the market at any time, without notice.



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INVESTMENT OVERVIEW

Portfolio Summary

- Three-asset Montessori portfolio leased to Child Education Alliance (CEA) / Guidepost Montessori across Florida:
 1. Property A — Fortis A LLC: 353 Hiatt Drive, Palm Beach Gardens, FL — 9,879 SF, 2025 NOI \$547,905.11,
 2. Property B — Fortis B LLC: 8401 Baymeadows Way, Jacksonville, FL — 6,313 SF, 2025 NOI \$228,894.84.
 3. Property C — Quattro Hollywood LLC: 2230 & 2402 Hollywood Blvd, Hollywood, FL — 6,883 SF, 2025 NOI \$422,527.60,
- Portfolio metrics (at \$24M pricing)
 1. Total NRA: 23,075 SF
 2. Total 2025 NOI: \approx \$1,199,327.55
 3. Blended cap rate: \approx 5.0% at \$24,000,000 price ($\text{NOI} \div \text{price}$).
- Lease structure & credit
 1. Each site is on a 20 year lease with 2020 start dates with 3% annual rent increases, enhancing income growth and yield-on-cost over time.
 2. All leases were assumed and assigned to CEA/GGE through a court-approved Omnibus Motion; cure amounts are \$0, confirming no rent arrears at the time of assignment.
 3. Landlords (Fortis A, Fortis B, Quattro Hollywood) continue to receive rent under the original economics; HGE entities are fully released from future obligations.

Investment highlights

Essential-use childcare / education with strong, needs-based demand.


Institutional-style lease terms (20-year, structured escalations, NNN structure at Hollywood per prior OM).

Geographic diversification within Florida across three distinct, growing metros (Palm Beach Gardens, Jacksonville—Baymeadows, and Downtown Hollywood in the Miami—Fort Lauderdale MSA).

all of them are NNN



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MARKET OVERVIEW

Property A — Palm Beach Gardens (353 Hiatt Dr, Palm Beach Gardens, FL)

- Affluent North Palm Beach submarket adjacent to the PGA National community and near Florida's Turnpike and I-95, providing easy access for families commuting across Palm Beach County.
- Household income strength:
 1. City of Palm Beach Gardens median household income ≈ \$110,563; average household income ≈ \$185,217 (2023).
 2. ZIP 33418 (subject's ZIP) shows median household income ≈ \$123,405, significantly above the Florida median.
- Demographic profile: older, highly educated, high-income households; Palm Beach Gardens has a high bachelor's+ attainment rate (~56.7%) and a median age around 50 years.
- This positions the Hiatt Drive school to capture stable, upper-income family demand for private early-childhood education.

Property B — Jacksonville / Baymeadows (8401 Baymeadows Way, Jacksonville, FL)

- Located in the Baymeadows submarket, a major commercial and business district in Jacksonville's Southside with a mix of office parks, residential communities, and hospitality.
- Regional connectivity: site lies just 0.7 miles from I-95, 0.4 miles from US-1, and just off Baymeadows Road (47,000 VPD), allowing enrollment from multiple surrounding submarkets.
- Submarket demographics: within a 3-mile radius, population is ~79,615 with average household income ≈ \$73,049, projected to grow more than 10% over five years.
- City context: Jacksonville's population has surpassed 960k—1M, with median household income around \$67k—\$77k and robust recent population growth, reflecting ongoing in-migration and job expansion.

Property C — Downtown Hollywood (2230 & 2402 Hollywood Blvd, Hollywood, FL)

- Positioned on Hollywood Boulevard in Historic Downtown Hollywood, a designated commercial, entertainment, and cultural arts district.
- Walkable corridor with restaurants, specialty retail, arts venues, and city services (City Hall and library are within a few blocks), making it a high-visibility urban infill school location.
- City / MSA strength:
 1. Hollywood, FL population ≈ 153k, median household income ≈ \$65,359 (2023).
 2. Located within the Miami—Fort Lauderdale—West Palm Beach MSA, benefiting from one of the largest and wealthiest metros in the US.



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ZONING OVERVIEW

Property A — 353 Hiatt Dr, Palm Beach Gardens, FL

- County records: 66,143 SF of land \approx 1.52 acres
- Jurisdiction: City of Palm Beach Gardens, Palm Beach County, FL.
- Zoning: lot size as 1.49 acres with a 13,000 SF single-story school building.
- Implication for OM:
 1. Presents a quasi-flex / institutional use within a light industrial district, benefiting from ample parking (3,691,000 SF) and access, while continuing its legally established school use.

Property B — 8401 Baymeadows Way, Jacksonville, FL


- Jurisdiction: City of Jacksonville, Duval County, FL.
- Zoning: CCG-1 (Community/General Commercial) — a general commercial district permitting a range of retail and service uses, including day care/education under applicable regulations. Lot size 0.68 acres (\approx 29,621 SF of land).
- Property type: Single-tenant Retail — Day Care Center, 6,377 SF on a 0.68-acre site with 25 surface parking spaces.

Property C — 2230 & 2402 Hollywood Blvd, Hollywood, FL

- Jurisdiction: City of Hollywood, Broward County, FL.
- The site sits along Hollywood Blvd within the Downtown / Young Circle area, where nearby parcels along the same corridor (e.g., 1914, 1931, and 2050 Hollywood Blvd) carry CCC-1 — Central City Commercial / Mixed-Use Low Intensity zoning.
- Interpretation for OM:
 1. The subject is within Hollywood's central mixed-use commercial district, supporting education, office, retail, and mixed-use form.
 2. Buyers should confirm parcel-specific zoning via the City's Gridics zoning map and zoning department before planning any change of use or redevelopment.
- 2230 & 2402 Hollywood Blvd (Guidepost Montessori): Lot size 1.27 acres, total rentable building area 13,400 SF, parcel record for 2230 Hollywood Blvd alone shows lot size 0.77 acres and 7,152 SF of building on that tax lot, with the assemblage making up the 1.27 acres.



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PROPERTY INFORMATION

Property A

Fortis A LLC (353 Hiatt Dr, Palm Beach Gardens, FL 33418)

- Landlord: Fortis A LLC
- Tenant (Before): HGE FIC A LLC
- Tenant (Now): CEA / GGE (Guidepost Montessori) — via court-approved assignment.
- Building Area: 9,879 SF (school building)
- 2025 NOI: \$547,905.11
- Asking Price: \$10,800,000
- Cap Rate: 5.00%
- Lease Term: 20 years (executed June 22, 2020)
- Rent Increases: 3% annually starting January 1st
- Status: Lease assumed and assigned; active; no arrears (cure \$0).

Property B

Fortis B LLC (8401 Baymeadows Way, Jacksonville, FL 32256)

- Landlord: Fortis B LLC
- Tenant (Before): HGE FIC B LLC
- Tenant (Now): CEA (Child Education Alliance)
- Building Area: 6,313 SF (day care center)
- 2025 NOI: \$228,894.84
- Asking Price: \$4,560,000
- Cap Rate: 5.00%
- Lease Term: 20 years (executed July 8, 2020)
- Rent Increases: 3% annually starting January 1st
- Status: Listed as Item 3 (Baymeadows) on Schedule 1; lease assumed and assigned; cure \$0; tenant now responsible for rent, maintenance, taxes, and insurance (NNN-type responsibilities).


Property C

Quattro Hollywood LLC (2230 & 2402 Hollywood Blvd, Hollywood, FL 33020)

- Landlord: Quattro Hollywood LLC
- Tenant (Before): HGE FIC E LLC
- Tenant (Now): CEA (Guidepost Montessori)
- Building Area: 6,883 SF
- 2025 NOI: \$422,527.60
- Asking Price: \$8,640,000
- Cap Rate: 4.9%
- Price / SF: \$1,255
- Lease Term: 20 years (executed June 22, 2020)
- Rent Increases: 3% annually starting September 1st
- Status: Lease assumed and assigned to CEA with cure \$0; Hollywood landlord continues to receive rent under the same economic structure.



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Enrollment Numbers

Baymeadows, All Departments | Last Closed Month: Oct, 2025

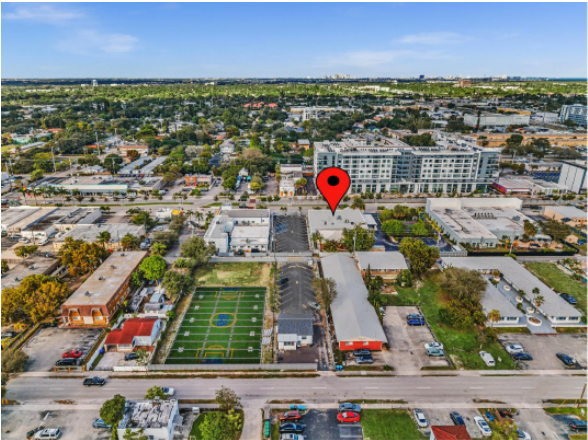
Account		Actual Jun 25	Actual Jul 25	Actual Aug 25	Actual Sep 25	Actual Oct 25
ROOMS	Class					
[*] ROOM (Rooms Open)	[+] All Classes	6	6	6	6	6
CAPACITY						
[*] MCAP (Maximum Capacity)	[+] All Classes	93	93	93	93	93
[*] CCAP (Current Capacity)	[+] All Classes	93	93	93	93	93
ENROLLMENT						
[*] ENRL (Enrollment)	[+] All Classes	73	68	67	59	57
TOTAL ENROLLMENT		73	68	67	59	57
MCAP (Maximum Capacity)	All Classes	93	93	93	93	93
	Max Cap Util %	78.5%	73.1%	72.0%	63.4%	61.3%

Palm Beach Gardens, All Departments| Last Closed Month: Oct, 2025

Account		Actual Jun 25	Actual Jul 25	Actual Aug 25	Actual Sep 25	Actual Oct 25
ROOMS	Class					
[*] ROOM (Rooms Open)	[+] All Classes	8	7	7	7	7
CAPACITY						
[*] MCAP (Maximum Capacity)	[+] All Classes	163	163	163	163	163
[*] CCAP (Current Capacity)	[+] All Classes	163	136	136	136	136
ENROLLMENT						
[*] ENRL (Enrollment)	[+] All Classes	136	130	116	122	118
TOTAL ENROLLMENT		136	130	116	122	118
MCAP (Maximum Capacity)	All Classes	163	163	163	133	133
	Max Cap Util %	83.4%	79.8%	71.2%	91.7%	88.7%

Hollywood Beach, All Departments| Last Closed Month: Oct, 2025

Account		Actual Jun 25	Actual Jul 25	Actual Aug 25	Actual Sep 25	Actual Oct 25
ROOMS	Class					
[*] ROOM (Rooms Open)	[+] All Classes	6	6	6	6	6
CAPACITY						
[*] MCAP (Maximum Capacity)	[+] All Classes	186	186	186	186	186
[*] CCAP (Current Capacity)	[+] All Classes	154	154	154	154	154
ENROLLMENT						
[*] ENRL (Enrollment)	[+] All Classes	61	51	104	104	89
TOTAL ENROLLMENT		61	51	104	104	89
MCAP (Maximum Capacity)	All Classes	186	186	186	186	186
	Max Cap Util %	32.7%	27.6%	56.0%	55.9%	47.8%



DEMOGRAPHIC INFORMATION

2230 & 2402 Hollywood Boulevard, Hollywood, FL 33020

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	27,002	183,206	396,881
Median Age	40	44	43
Households	11,709	80,668	162,504
Median Household Income	\$47,947	\$54,657	\$56,761
Employment (Citywide)	~80,600 Total Jobs (Unemployment Rate: ~3.9%)		



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DEMOGRAPHIC INFORMATION

353 Hiatt Dr, Palm Beach Gardens, FL 33418

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,970	46,910	146,613
Median Age	53	45	44
Households	2,797	19,659	60,380
Median Household Income	\$107,249	\$86,395	\$76,447
Employment (Citywide)	~28,100 Total Jobs (Unemployment Rate: ~3.8%)		



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DEMOGRAPHIC INFORMATION

8401 Baymeadows Way, Jacksonville, FL 32256

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	5,763	81,625	183,853
Median Age	37	39	40
Households	2,549	36,407	79,878
Median Household Income	\$61,302	\$64,437	\$68,068
Employment (Citywide)	~750,000+ Total Jobs (Jacksonville Metro)		





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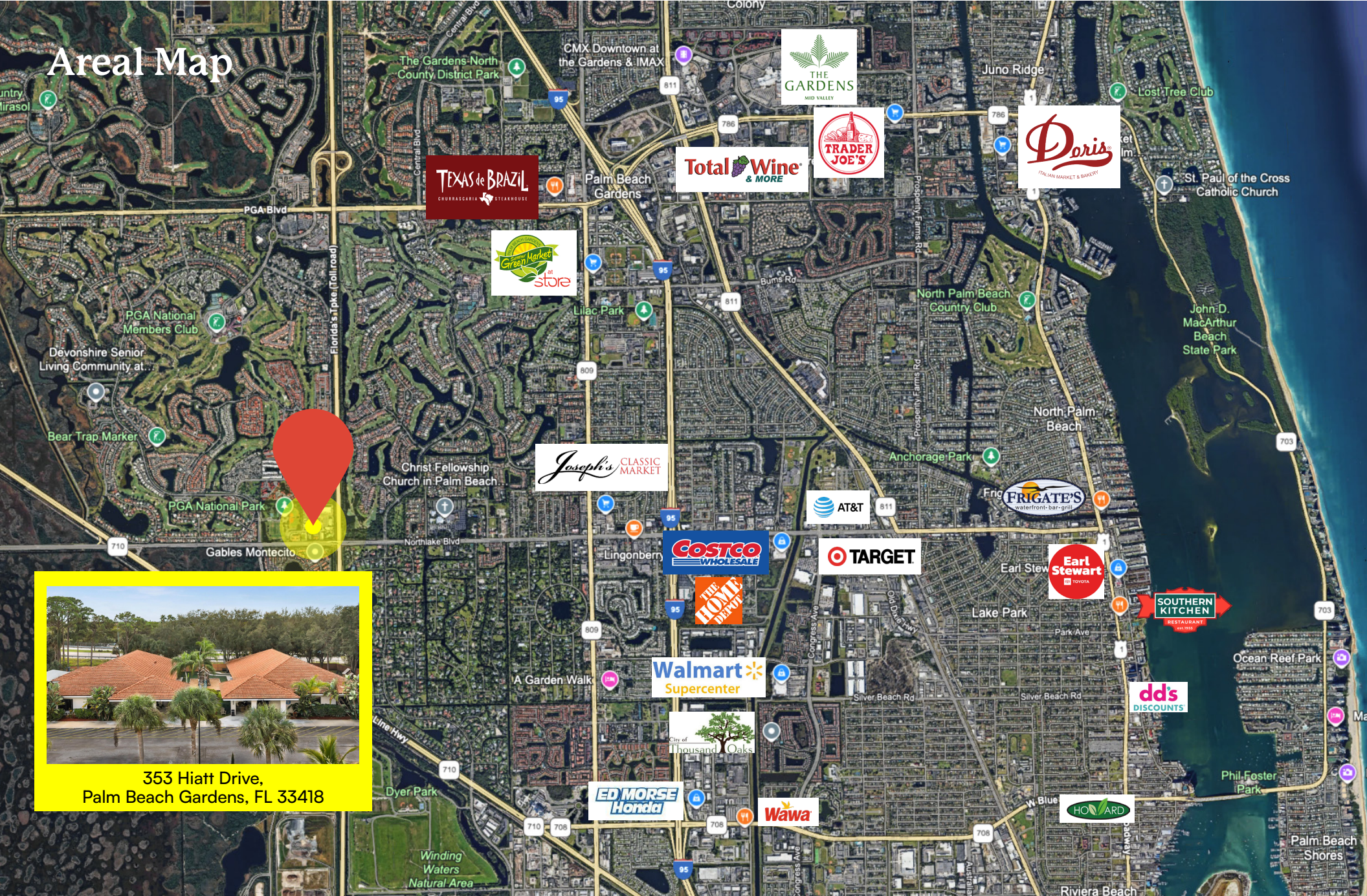
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Areal Map



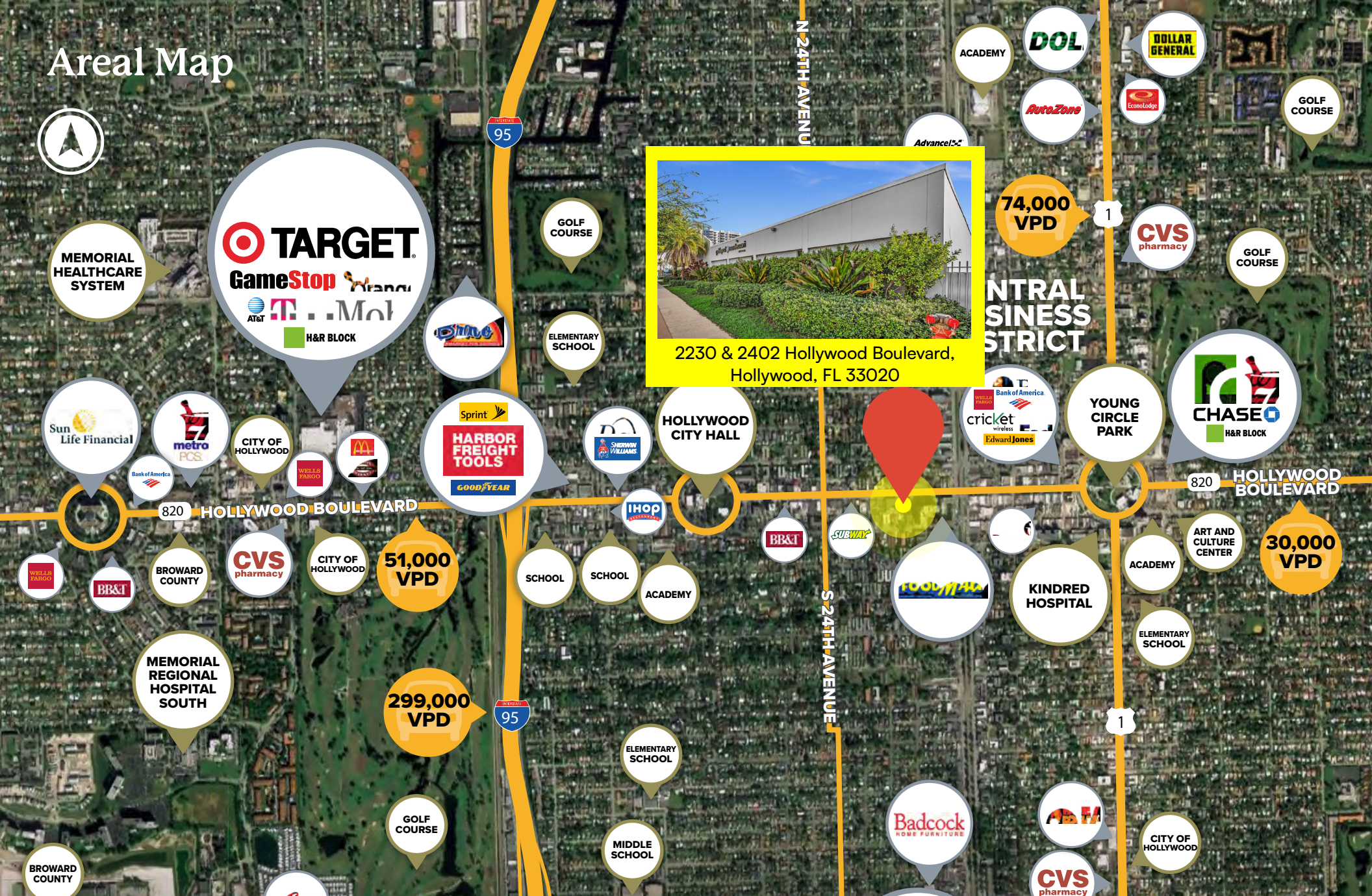
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Areal Map



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Gallery

2230 Hollywood Blvd Hollywood, FL 33020




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Gallery

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