

# KIDDIE ACADEMY PORTFOLIO

1710 S HWY-27 | CLERMONT, FLORIDA

3215 CONWAY ROAD | ORLANDO, FLORIDA



**PORTFOLIO PRICING:**  
\$7,730,000 | 6.25% CAP | \$483,120 NOI

## CLERMONT KIDDIE ACADEMY

Price	\$3,520,000
Building Size	8,400 SF
Zoning	Daycare Center (7210)
Land Area ±	0.83 AC
Year Built	2015
Occupancy	100% Leased

## ORLANDO KIDDIE ACADEMY

Price	\$4,210,000
Building Size	10,400 SF
Zoning	1910 - Office Child Care I
Land Area ±	1.52 AC
Year Built	2019
Occupancy	100% Leased

## INVESTMENT HIGHLIGHTS



### Absolute NNN Lease Structure (Zero Landlord Responsibilities):

The Portfolio benefits from true absolute net leases, with tenants responsible for all expenses including taxes, insurance, maintenance, roof, and structure—resulting in a passive, management-free investment.



### Strong Tenant Operators with Credit Enhancement:

Leased to experienced Kiddie Academy franchisees, including full-term personal guarantees, strengthening income security and reducing credit risk.



### Recession-Resistant, Needs-Based Asset Class:

Childcare is a non-discretionary service driven by working families, making it historically more resilient during economic downturns compared to traditional retail sectors.



### Portfolio Scale with Geographic Diversification in High-Growth Markets:

The two-property portfolio provides immediate scale and diversification across Orlando and Clermont, both benefiting from strong population growth, favorable demographics, and sustained demand for early education services.

**INVESTMENT  
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