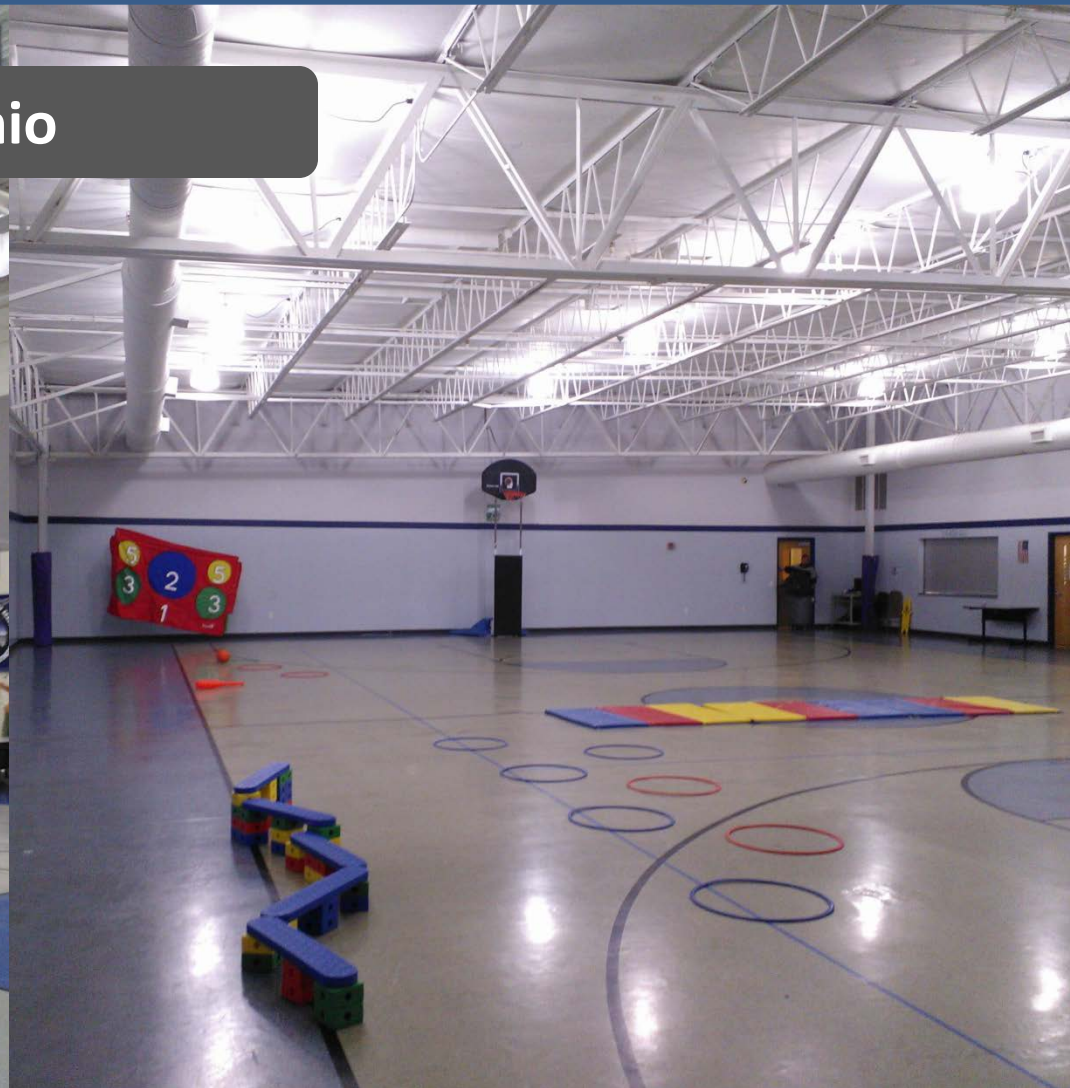
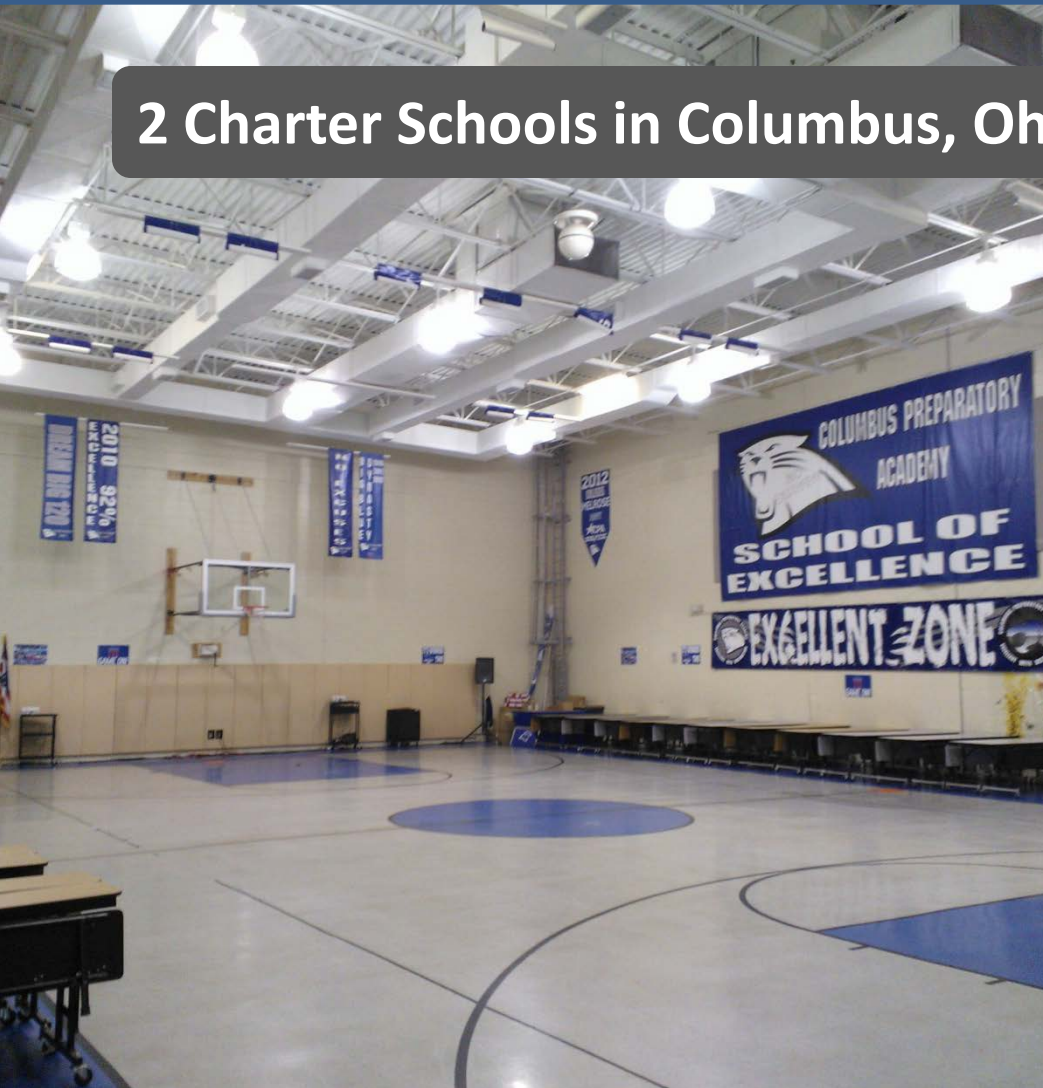


CHARTER SCHOOL PORTFOLIO

2 Charter Schools in Columbus, Ohio



Newmark Grubb
Knight Frank

www.ngkf.com



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INVESTMENT HIGHLIGHTS

THE OFFERING

Newmark Grubb Knight Frank is pleased to present two Ohio Charter School net leased properties for sale at 3330 Chippewa Street and 2255 Kimberly Parkway East, Columbus, Ohio. The properties may be purchased individually.

INVESTMENT HIGHLIGHTS

- \$19,475,000 asking price
- 8.26% cap rate
- \$1,608,000 NOI
- Term through 7/31/2024
- 2, 5 year renewal options



INVESTMENT HIGHLIGHTS

Columbus Preparatory Academy (CPA)

Address	3330 Chippewa Street Columbus, OH
Rentable Area	59,881 SF
Asking Price	\$10,075,000
Cap Rate	8%
Lease Type	NNN, No Landlord Responsibilities
Lease Term	7/31/2024
Extensions	2, 5 year options
Annual Rent	\$806,000
Acres	16.77 Acres
PPN	570-213524-00
Website	http://www.cpablitz.org/

Columbus Arts & Technology Academy (CATA)

Address	2255 Kimberly Parkway East Columbus, OH
Rentable Area	58,440 SF
Asking Price	\$9,400,000
Cap Rate	8.5%
Lease Type	NNN, No Landlord Responsibilities
Lease Term	7/31/2024
Extensions	2, 5 year options
Annual Rent	\$802,000
Acres	5.38 Acres
PPN	010-231236-00
Website	http://columbusata.org/



COLUMBUS PREPARATORY ACADEMY
"Ohio's Academically Elite Public Community School"

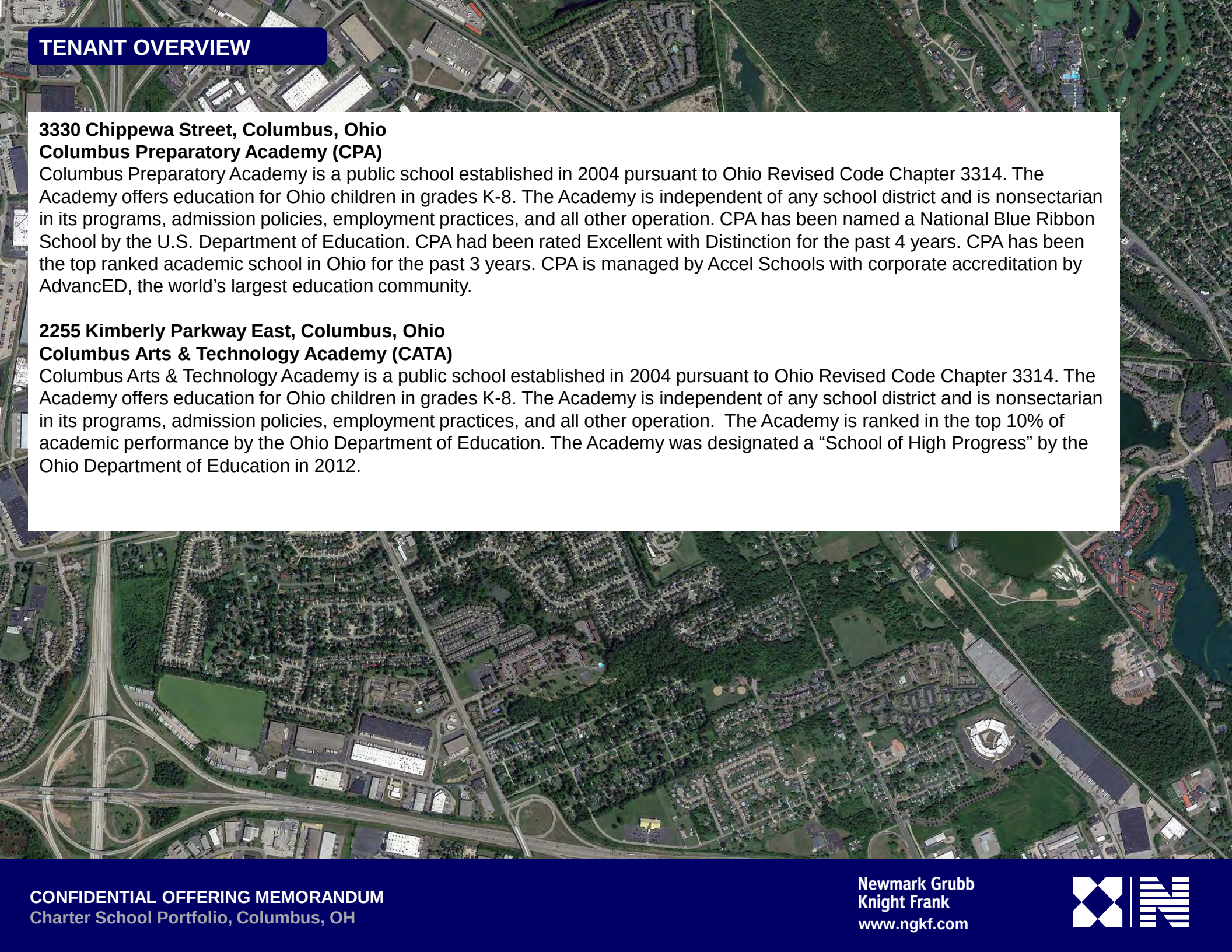


**COLUMBUS ARTS & TECHNOLOGY
ACADEMY**

Combined Sale

Asking Price	\$19,475,000
Cap Rate	8.26%
Lease Type	NNN
Remaining Term	8+ years
NOI	\$1,608,000





TENANT OVERVIEW

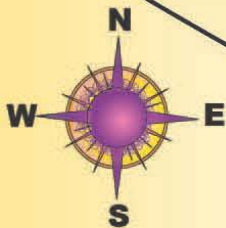
3330 Chippewa Street, Columbus, Ohio Columbus Preparatory Academy (CPA)

Columbus Preparatory Academy is a public school established in 2004 pursuant to Ohio Revised Code Chapter 3314. The Academy offers education for Ohio children in grades K-8. The Academy is independent of any school district and is nonsectarian in its programs, admission policies, employment practices, and all other operation. CPA has been named a National Blue Ribbon School by the U.S. Department of Education. CPA had been rated Excellent with Distinction for the past 4 years. CPA has been the top ranked academic school in Ohio for the past 3 years. CPA is managed by Accel Schools with corporate accreditation by AdvancED, the world's largest education community.

2255 Kimberly Parkway East, Columbus, Ohio Columbus Arts & Technology Academy (CATA)

Columbus Arts & Technology Academy is a public school established in 2004 pursuant to Ohio Revised Code Chapter 3314. The Academy offers education for Ohio children in grades K-8. The Academy is independent of any school district and is nonsectarian in its programs, admission policies, employment practices, and all other operation. The Academy is ranked in the top 10% of academic performance by the Ohio Department of Education. The Academy was designated a "School of High Progress" by the Ohio Department of Education in 2012.

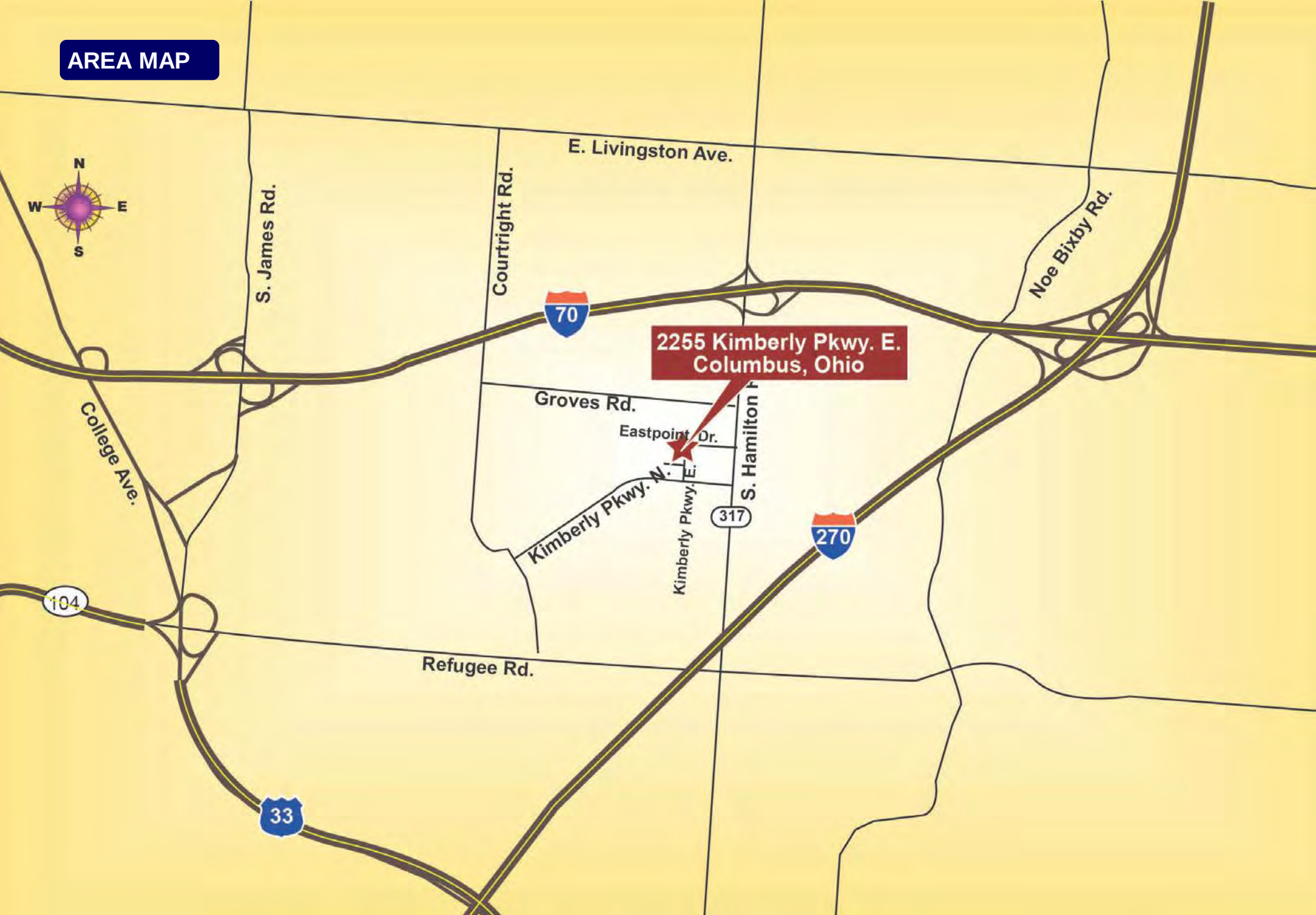
AREA MAP



**3330 Chippewa Street
Columbus, Ohio**



AREA MAP



2255 Kimberly Pkwy. E.
Columbus, Ohio



AERIAL: 3330 Chippewa Street



AERIAL: 2255 Kimberly Parkway East



LEASE OVERVIEW

Tenant	Annual Rent	Expiration Date	OpEx	RE Tax
Columbus Preparatory Academy	\$806,000	7/31/2024	Net	Net
Columbus Arts & Technology Academy	\$802,000	7/31/2024	Net	Net
In-Place Revenue	\$1,608,000			

MARKET OVERVIEW- COLUMBUS, OH

Population

The Columbus Region, comprised of 11 counties including: Delaware, Fairfield, Franklin, Knox, Licking, Logan, Madison, Marion, Morrow, Pickaway and Union counties, is home to 2.1 million people. Those 2.1 million residents is comprised of 775,026 households with a median age of 35 years old. The region is also home to 136,000 college students and 61 college and university campuses. The Columbus MSA is the fastest growing among Midwest metro areas with at least 1 million in population. Columbus is the state capital of Ohio, the largest city in Ohio and the 15th largest city in the United States.

Workforce

The Columbus Region workforce includes 1,052,939 people with 1,045,245 residents employed. The unemployment rate is 3.6%, well below the national rate of 4.9%. The region boasts impressive educational attainment with 38.5% holding an associates degree or greater and 31.5% holding a bachelors degree or greater. This is significantly higher than the United States average of 35.9% and 28.2% respectively.

Employers

The Columbus region is home to a diverse economy with no one sector accounting for more than 16% of total employment. Columbus is known for its clusters of healthcare, insurance, banking and retail. JPMorgan Chase & Co. is the largest employer in the region with 20,475 employees followed by Nationwide Mutual Insurance Company which employs 11,085. Retail brands Limited Brand, Inc. and Abercrombie & Fitch Co. check in as the 5th and 8th largest employers respectively.

Income

The Columbus Region has a median income of \$52,657 well above the state average of \$48,081, and slightly greater than the national average of \$51,939.

CONFIDENTIALITY STATEMENT

Newmark Grubb Knight Frank ("Agent") has been engaged as the exclusive agent for the sale of 3330 Chippewa Street and 2255 Kimberly Parkway East, Columbus, Ohio (the "Property"), by Ownership ("Seller").

The property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NGKF as a "Registered Potential Investor" or as "Buyer's Agent" for the identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation of warranty, express or implied, is being made by Agent or Seller of any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein in any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representation of agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NGKF.

Seller shall be responsible for any commission due to Agent in connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent's authority to act on its behalf.

IF YOU HAVE NO INTEREST IN THE PROPERTY AT THIS TIME, PLEASE RETURN THIS OFFERING MEMORANDUM IMMEDIATELY TO:
NEWMARK GRUBB KNIGHT FRANK, 1350 EUCLID AVENUE, SUITE 300, CLEVELAND, OHIO 44115
ATTN: SUSAN LICCIARDI 216.453.3098 OR EMAIL: SLICCIARDI@NGKF.COM

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