

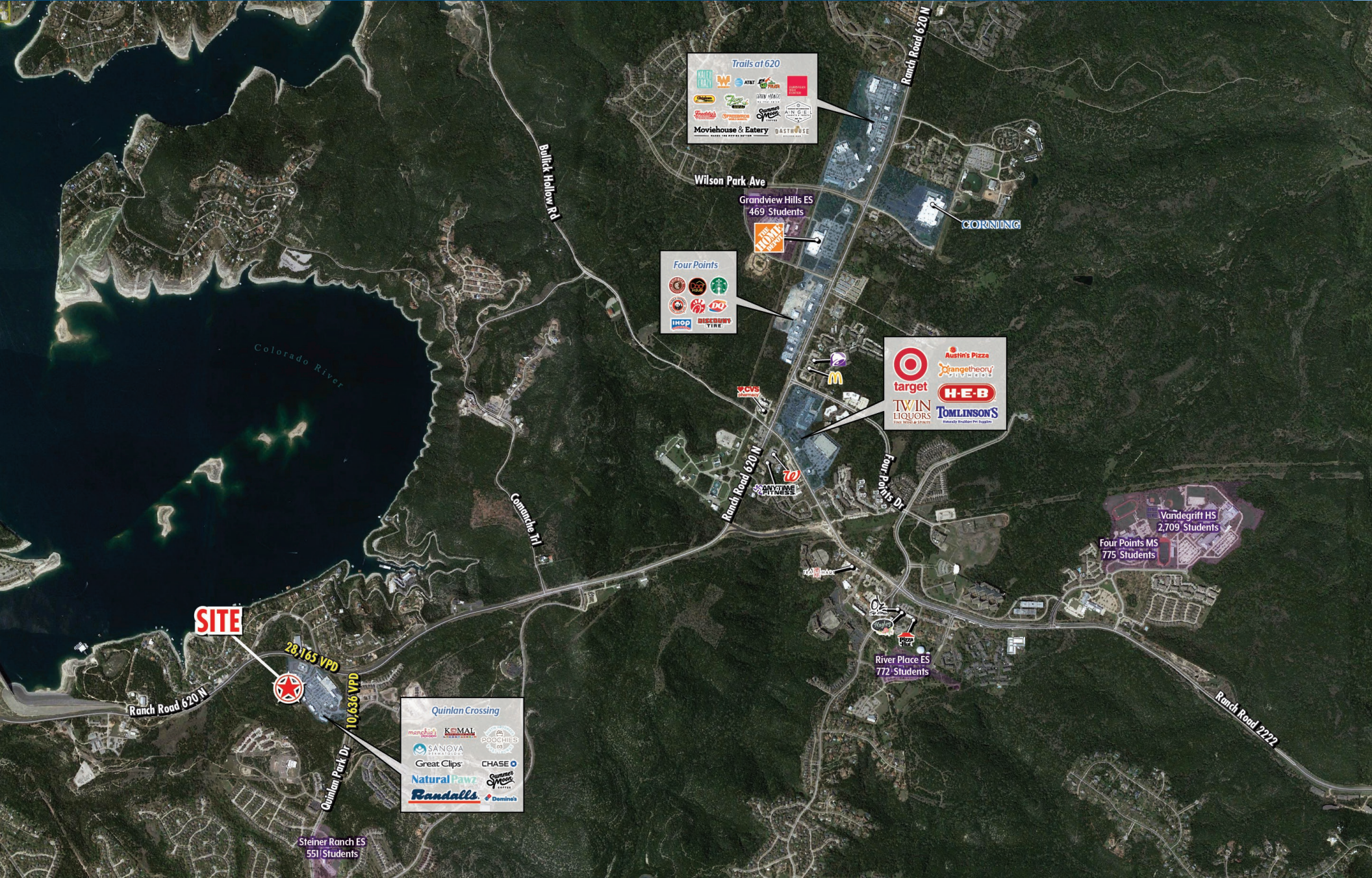
Offering Memorandum

THE GODDARD SCHOOL | AUSTIN, TX



The Goddard School

TRADE AREA AERIAL



The Goddard School

ZOOM AERIAL



Marshall Ford Rd

FM 620

28,165 VPD

10,636 VPD

Quinland Park Rd

FM 620

QUINLAN CROSSING

SITE

CUBE SMART self storage

ER

CHASE

RANDOLPH'S

Randall's

Starbucks

La Brea Nails & Spa

Shelby Karcher Hair

Randall's FUEL

BRIAN CHARLES | HAIR STUDIO

AH S

AMERICAN HOSPITAL

AS STUBBINS RANGE

POSTAGE

The Goddard School

INVESTMENT AND PROPERTY | FACTS

Investment Summary

■ Price	\$3,650,666.67
■ Cap Rate	6.75%
■ Annual Income [Year 8]	\$246,420.00
■ Year 9 Return	6.87%
■ Year 10 Return	7.00%
■ Year 11 Return	7.14%
■ Year 12 Return	7.27%
■ Year 13 Return	7.41%
■ Year 14 Return	7.55%
■ Year 15 Return	7.70%
■ Options	One five year option at current market terms and conditions
■ Franchise	Burton Educational Services LLC
■ Location	Steiner Ranch Austin, Texas

Investment Highlights

- The Goddard School uses current, academically endorsed methods to ensure that children have fun while learning skills they need for long-term success in school and in life. It helps children explore and discover their interests in a safe, nurturing environment. It serves more than 70,000 students from six weeks to six years old in more than 560 Goddard Schools in 38 states.
- The property is being delivered unencumbered, free and clear of any existing debt. The tenant is responsible for all taxes, utilities and maintenance. The Landlord's responsibility is limited to the building's structure components and roof. The roof is 8 years old and has a 20-year warranty.
- The property is in Steiner Ranch, located 15 minutes west of downtown Austin, on the south shore of Lake Travis and the north side of Lake Austin. Steiner Ranch is a Taylor Woodrow master-planned community and is in the acclaimed Leander ISD and has 3 schools rated "exemplary" within the neighborhood.
- The property is ideal for a 1031 Exchange.

Property Key Facts

■ Location	5145 FM 620 Austin, Texas
■ Site	The School is in the Randall's anchored Quinlan Crossing shopping center located at FM 620 and Quinland Park Road
■ Land Area	Property consists of 2.025 Acres
■ Building Area	Goddard School is approximately 8,341 SF
■ Parking	40 spaces
■ County	Travis
■ Built	Ground-up construction completed in 2014
■ Playground Area	Goddard School's playground area is approximately 3,893 SF
■ Traffic Counts	N. Quinland Park Road: 10,636 VPD N. FM 620: 28,165 VPD

Lease Summary

■ Tenant Trade Name	The Goddard School
■ Franchise	Burton Educational Services LLC
■ Lease Guarantor	Personal [one individual]
■ Type of Ownership	Fee Simple [land and improvements]
■ Lease Type	NNN
■ Initial Lease Term	15 years
■ Lease Commencement Date	October 28, 2014
■ Lease Expiration Date [Est.]	September 31, 2029
■ Renewal Options	One five year term at market rents
■ Roof and Structure	Landlord responsibility
■ Real Estate Texas	Tenant responsibility
■ Insurance	Tenant responsibility
■ HVAC	Tenant responsibility
■ CAM	Tenant responsibility
■ Repairs and Maintenance	Tenant responsibility
■ Early Termination Right	None

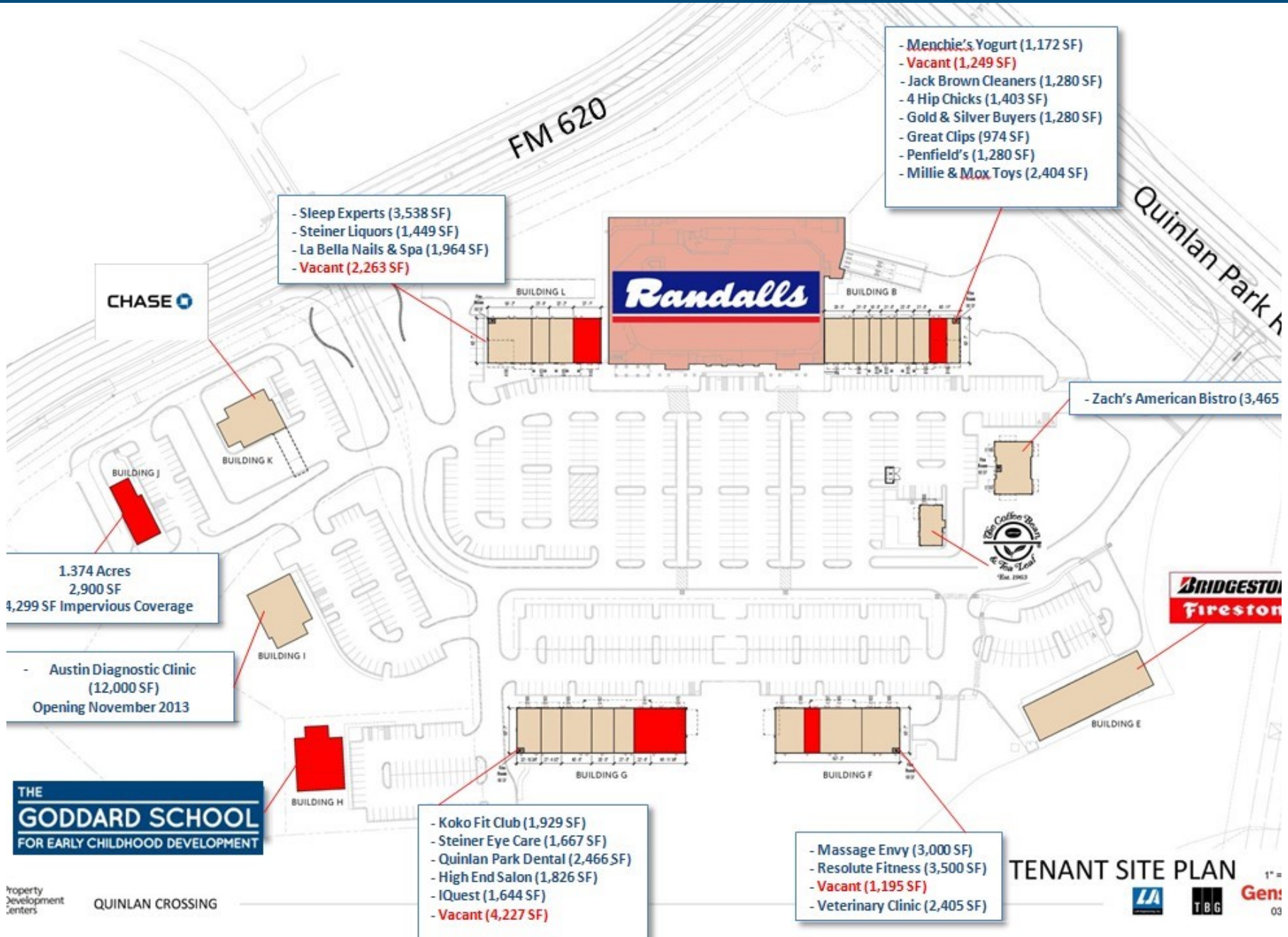
The Goddard School

STEINER RANCH | AUSTIN, TX



The Goddard School

SITE PLAN

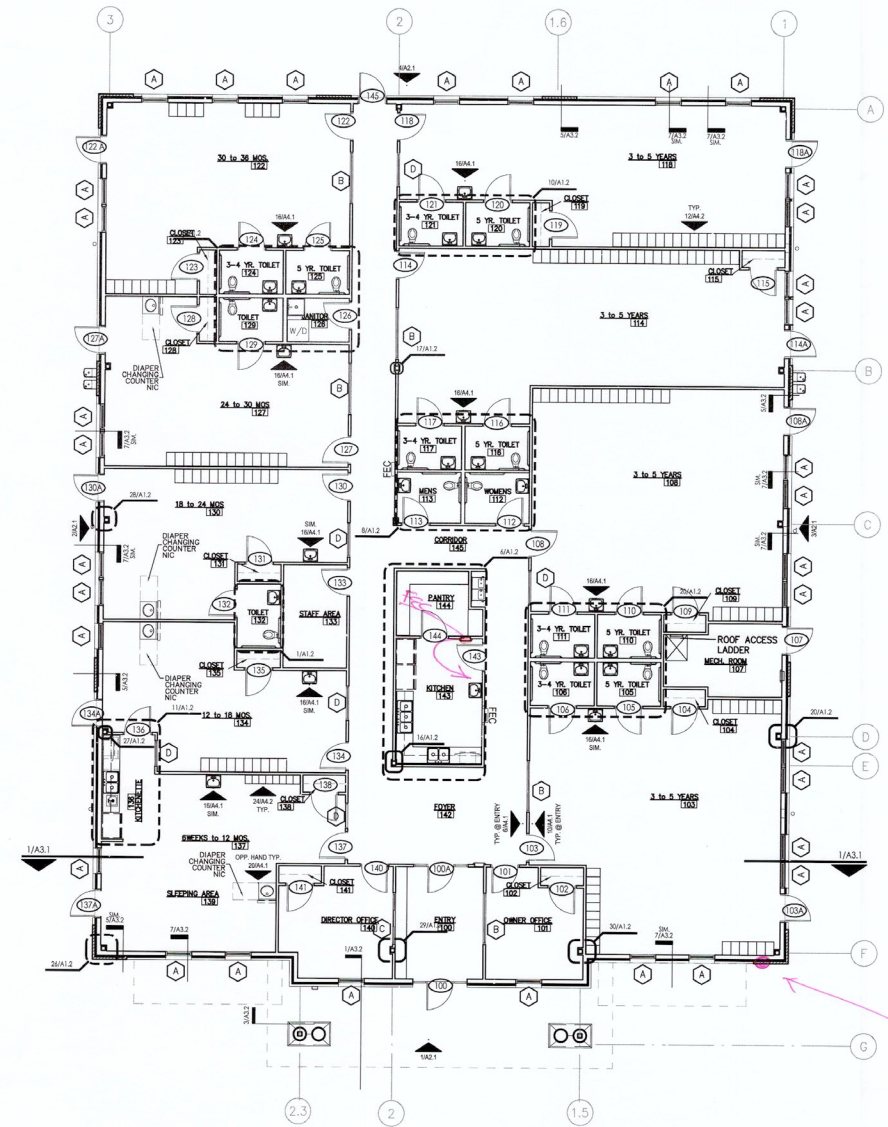
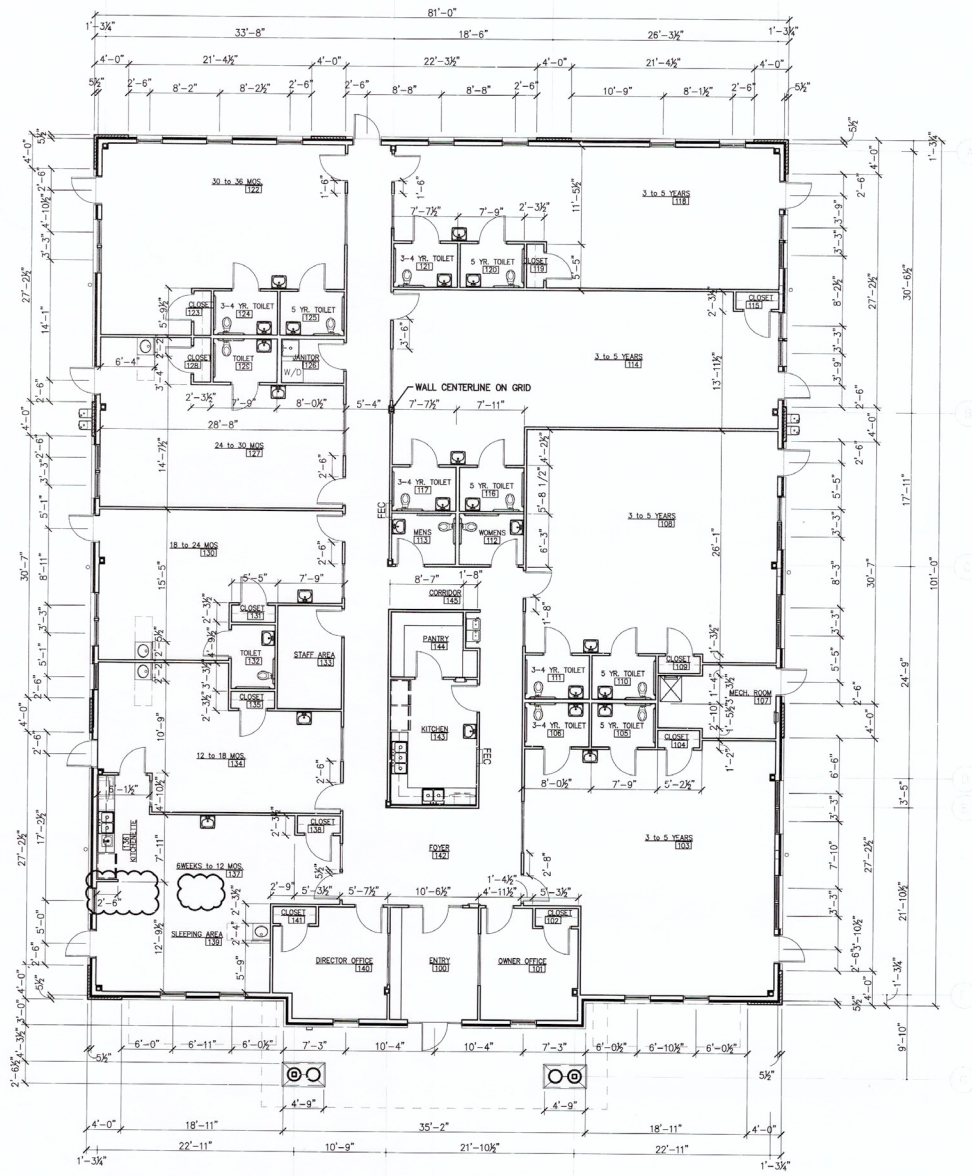


TENANT SITE PLAN

1" =

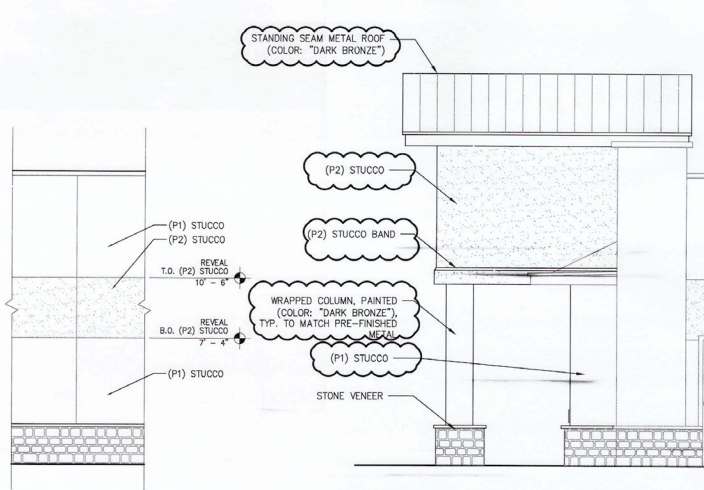
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FLOOR PLAN



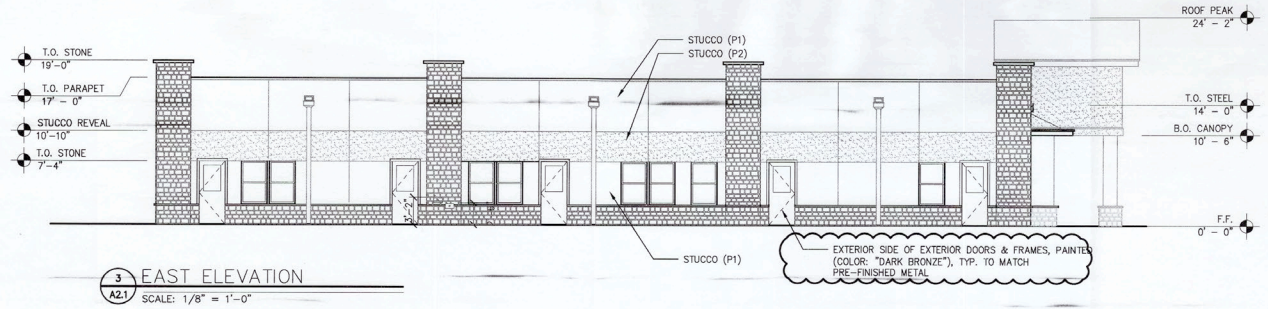
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ELEVATIONS

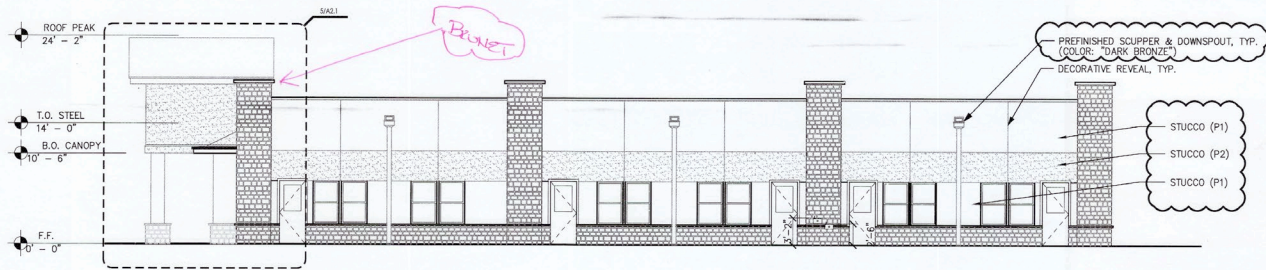


6 SUCCO COLOR TYP. DETAIL
A2.1 SCALE: 1/8" = 1'-0"

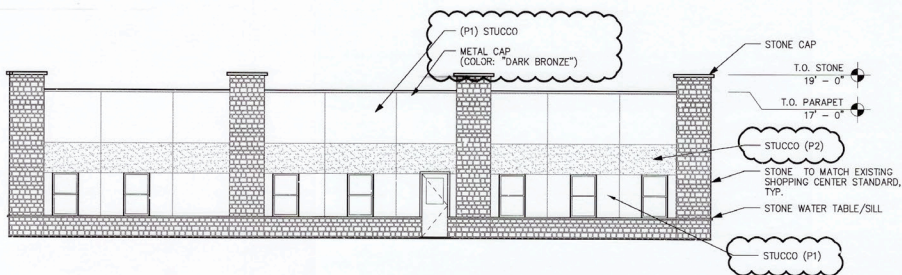
5 ENLARGED ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



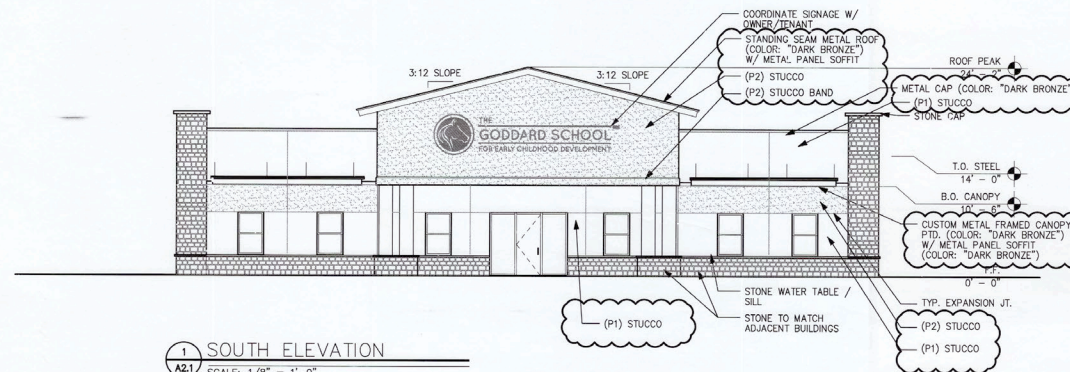
3 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

STUCCO FINISH LEGEND:	
	(P1) 3103 "SANDSTORM"
	(P2) 3070 "BRUNET"
STUCCO TEXTURE = FINE	

The Goddard School

AUSTIN, TEXAS | QUICK FACTS



Population:

1,011,790

total population [2020]

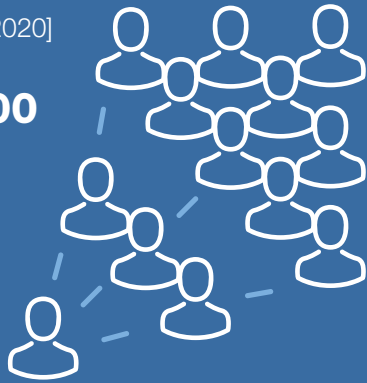
20,000,000

visitors annually

184

new residents

daily



2.88

average household size



\$482,364

median price of a home



Austin Cost of Living:

5% lower than Dallas

40% lower than New York

\$161,696

median household income



Business + Employment:

#1 in top 10 fastest growing large U.S. job markets

predicted to seek **record number** of new jobs in 2021

#1 best city for doing business in the U.S. in 2020
[Fox Business]



Notable Locations: A Brief City Tour

North Austin

Family-Friendly Entertainment:

The Arboretum—park-like outdoor shopping

South Austin

South Congress Avenue—home to the famous “I love you so much” mural

South Lamar—booming entertainment scene with thriving restaurants and dance halls



Attractions: Green Space

Barton Springs Pool

- located in the 358-acre Zilker Park
- natural swimming pool entirely filled with water from nearby natural springs

Lake Austin

- water reservoir on the Colorado River
- stocked with several species of fish intended for fishing
- hiking and biking trails

Lady Bird Lake

- river-like reservoir on the Colorado River
- hiking and biking trails
- dog-friendly
- paddleboard-friendly



Education:

rated by Forbes as one of the U.S.'s biggest “**brain magnet**” cities

26 educational institutes

home to University of Texas, which is ranked

#42 for National Universities



Austin

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