



NAPLES CHRISTIAN ACADEMY

3161 SANTA BARBARA BLVD | NAPLES, FL 34116
OFFERING MEMORANDUM | MULTI-PURPOSE CAMPUS

INVESTMENT SERVICES





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EXECUTIVE *SUMMARY*





-That in all things He might have the pre-eminence. COL. 1:18



- i. Trinity Commercial Group, Inc. is pleased to present the sale of Naples Christian Academy either as a vacant property or AS IS including the operation of the school.
- ii. Location: The subject property is located within one mile of I-75 (exit 105) on the SWQ of Golden Gate Pkwy & Santa Barbara Blvd in Naples, FL. The site is just west of Golden Gate City, with a population of 30,000±.
- iii. Highlights
 - Large tract of land (12.48± Acres) fronting Santa Barbara Blvd in the heart of Collier County.
 - Potential to convert gymnasium space for multi-purpose campus and/or church.
 - Easy access to I-75 (exit 105) as it is less than one mile away and at the mouth of Golden Gate City.
 - Strategically positioned for future growth in the center of new residential, multi-family, and commercial development.
 - Limited number of large tracts of land available in Collier County.

Address:	3161 Santa Barbara Blvd, Naples, FL
Improvements:	27,284± SF school facility 12,650± SF gymnasium
Land:	12.48± AC
Year Built:	1979
Traffic Counts:	35,000± AADT (Santa Barbara Blvd)
Purchase Price:	Call for details



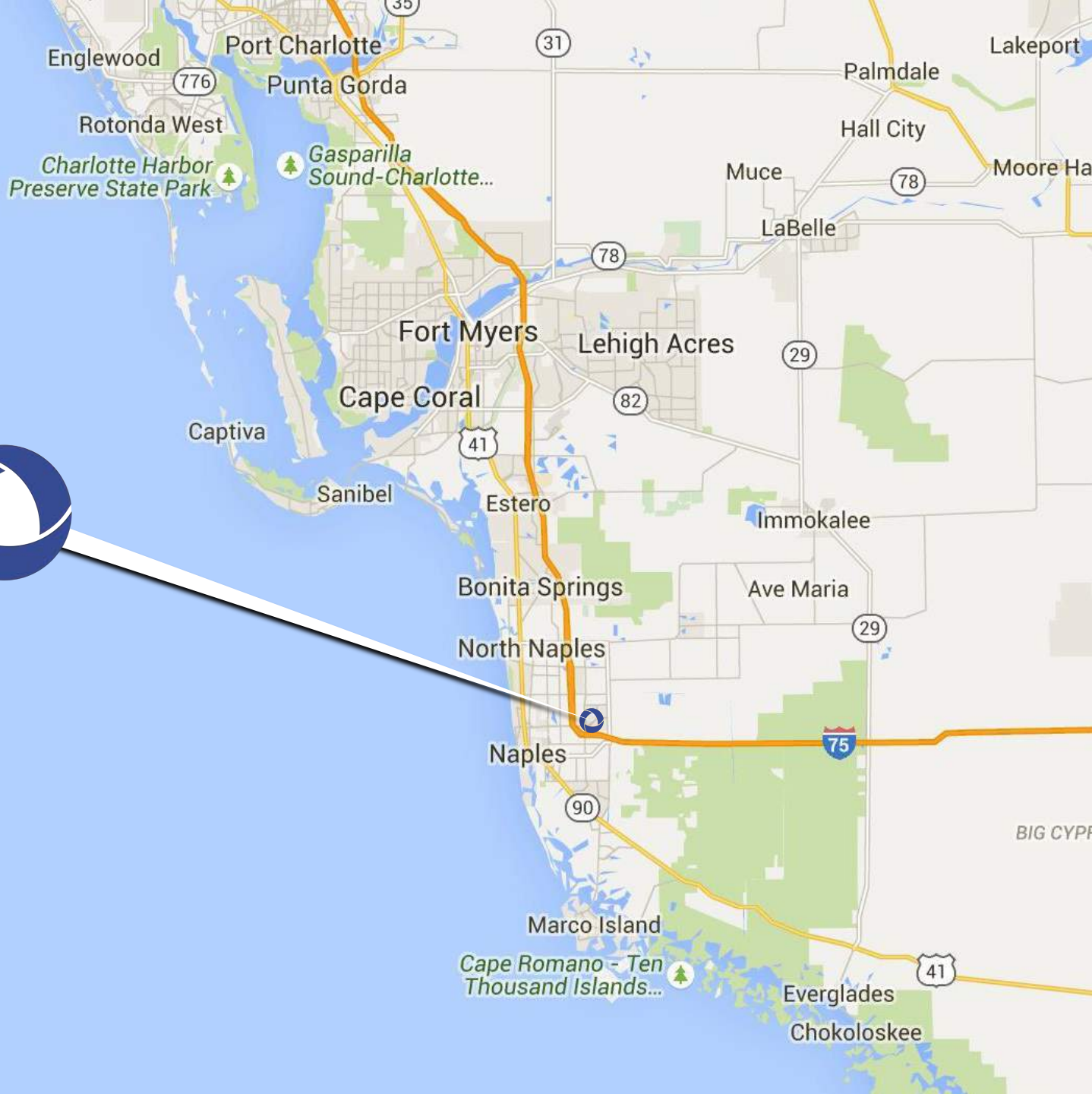
PROPERTY *DESCRIPTION*

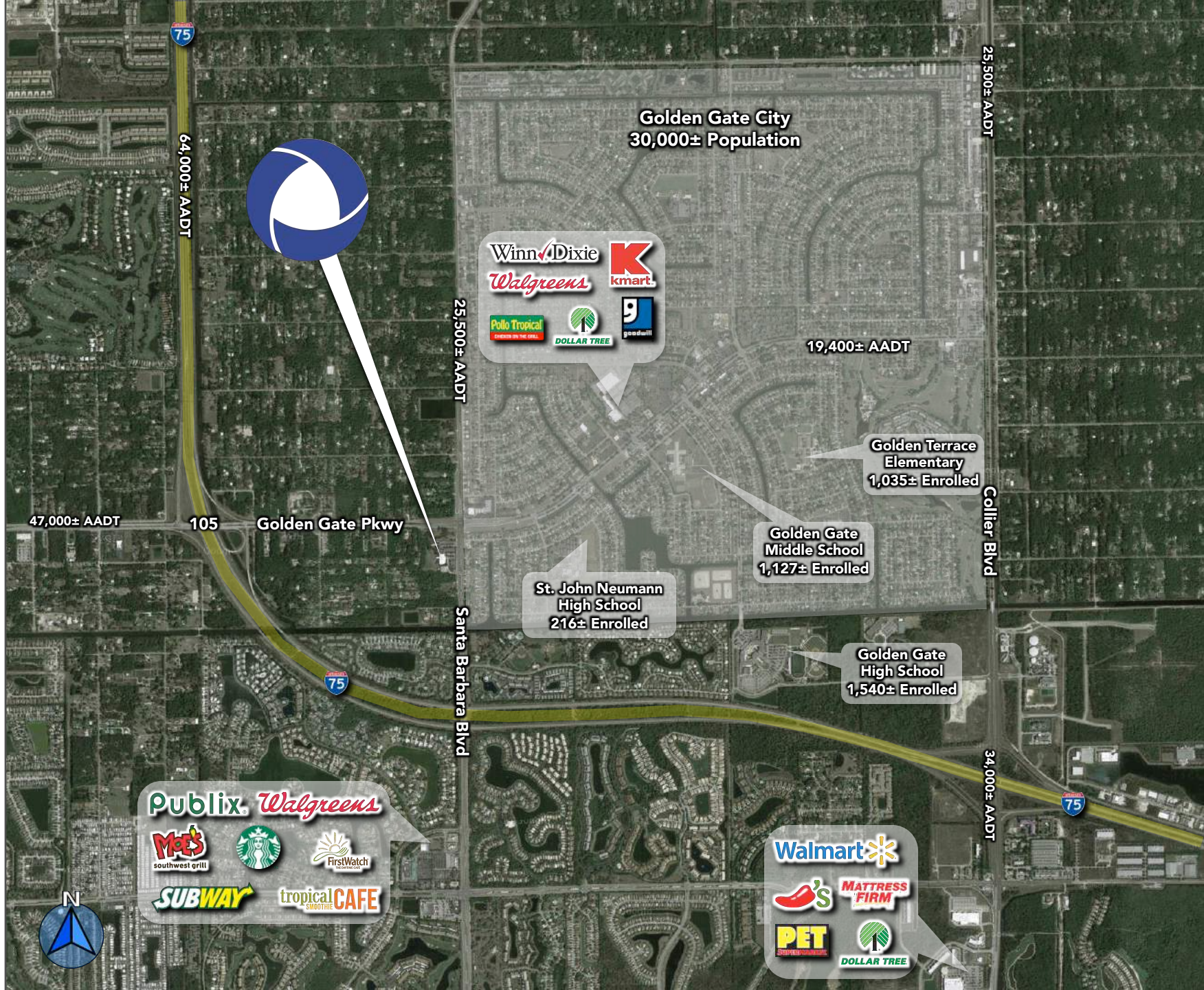


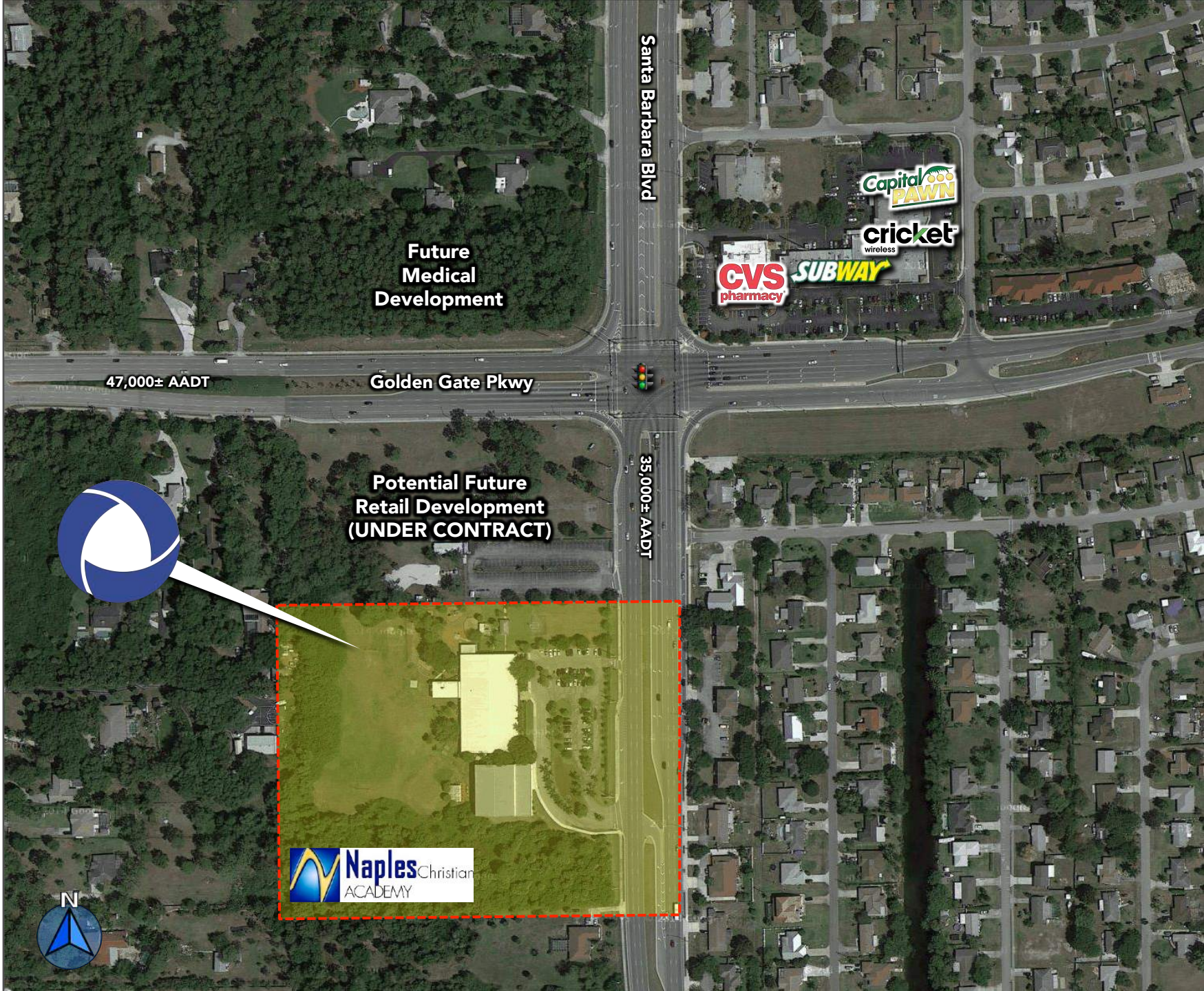




VIEW TO THE SOUTH ALONG AIRPORT PULLING ROAD







Future
Medical
Development

47,000± AADT

Golden Gate Pkwy

Santa Barbara Blvd

Potential Future
Retail Development
(UNDER CONTRACT)

35,000± AADT

Naples Christian
ACADEMY

CVS pharmacy

SUBWAY

Capital ONE
PAWN

cricket
wireless



TENANT *SYNOPSIS*







TENANT OVERVIEW

Since 1973, Naples Christian Academy has provided a quality Christian education for students in grades PK-8. A US Dept. of Education 2007 National Blue Ribbon School, NCA is a distinctive Christian school that offers individualized yet rigorous academics, competitive sports, and a wide variety of local and worldwide mission outreaches that help prepare students to engage with their culture for Christ. Naples Christian Academy is accredited by the Association of Christian Schools International (ACSI) and has dual accreditation by the Southern Association of Colleges and Schools (SACS).

The fear of the Lord is the beginning of wisdom and knowledge. In addition, the Word of God is the source of all truth, religious and secular, and is authoritative in all matters of life. Therefore, a thoroughly biblical philosophy of education must be implemented in all contexts of Christian education. In addition, the teaching of Bible as a core subject is essential to the academic curriculum.

Parents have the primary and ultimate responsibility for the education of their children. A Christian school education is best achieved through a partnership between parents and educators. The teachers may stand in place of the parents in portions of the educational process but never usurp parental authority or responsibility. Morality, values, and character development must not be compartmentalized; that is, they must penetrate all areas of life. Therefore, the biblical integration of every planned learning experience is crucial to effective Christian education. Every community benefits from individuals who have been taught to pursue excellence. Therefore, the successful Christian school must be committed to academic excellence, maximizing each student's potential, in order to prepare students for achieving future success and reaching their God-given potential. Mediocrity and poor performance should not be tolerated. All of our thinking and decision-making takes place through our worldview. Students must be trained and learn how to think, process information, and think critically through a biblical framework. A positive, safe, and accepting environment is conducive for maximum learning. Students must learn self-control, respect for authority, and to take personal responsibility for their own actions and behavior. Therefore, the school's discipline policies and procedures must be consistent, fair, and loving, and designed to mold hearts as we teach responsibility.

It is imperative that students learn and retain a core, foundational, body of knowledge in core subject areas such as math, science, English, and history at each grade level. In addition, a well-rounded education addresses the needs of the whole person (spirit, heart, body, and mind). An emphasis must be placed on the acquisition of this foundational learning in the core academic subjects, in addition to Bible. There must also be related arts programs and extracurricular programs for the purpose of developing the total student and providing non-academic options for personal growth, creativity, and development. Effective leaders are the core element in the success of any organization. The excellent school will hire and retain the best administrators, teachers, and staff members for the purpose of accomplishing its goals with excellence. Christian school teachers must have a testimony of salvation. Professional development of faculty and leadership are vital for the development and growth of educators and schools. Appropriate certification and continued and constant professional, personal, and spiritual growth is expected of all faculty members. All leaders must be evaluated regularly commensurate with their responsibilities in order to enable each staff member to successfully and productively accomplish the goals of the school.

The successful Christian school is a responsible non-profit corporation. The school is responsible fiscally and organizationally to a board of trustees. In addition, the school will be accountable to the accrediting organization. All employees and agents of a public school district, charter school or private school have an obligation and legal responsibility to report misconduct by instructional personnel and school administrators which affects the health, safety or welfare of a student. Such conduct includes such items as drug and alcohol use, disparaging comments, obscene language, prejudice or bigotry, sexual innuendo, physical aggression, etc. Failure to report misconduct may result in penalties up to termination of employment and revocation of an educator's certificate. Forms for such reporting are available in the main office of NCA and such reports are to be filed with the Headmaster within 24 hours of observing the infraction. In the event he/she is not available the report should be filed with the Director of Student and Parent Services. Any successful school must be involved in a plan of consistent evaluation and assessment for continuous improvement. We must never be content with the status quo; rather, we must always seek to improve and grow for the purpose of being the very best we can be as an educational institution and an instrument of God in the development of young lives. Without confusing our Christianity with blind nationalism, we must study, understand, and appreciate America's history and Christian heritage. For those of us called to live and labor in America, we have a duty to understand our culture and to bring the gospel to it.

MARKET *OVERVIEW*



SOUTHWEST FLORIDA

Definitions of Southwest Florida vary, though its boundaries are generally considered to put it south of the Tampa Bay area, west of Lake Okeechobee, and mostly north of the Everglades and to include Manatee, Sarasota, Charlotte, Lee, and Collier counties. For some purposes, the inland counties of DeSoto, Glades, and Hendry, and the thinly populated mainland section Monroe County, south of Collier, are also included. The region includes four metropolitan areas: the North Port-Bradenton-Sarasota MSA (sometimes alternately considered a part of the Tampa Bay Area to the north), the Cape Coral-Fort Myers MSA, the Naples-Marco Island MSA, and the Punta Gorda MSA. Southwest Florida is one of the fastest-growing areas in the nation, according to the U.S. Census Bureau's most recent population estimates.

Lee and Collier counties ranked in the top 10 of the nation's fastest-growing metro areas based on population increases from July 2013 to July 2014. Census figures released today show Lee County added 18,177 people during that span, an increase of 2.7 percent, the sixth-largest increase in the country. Collier ranked No. 10 with an increase of 2.5 percent, adding an estimated 8,671 residents. The Census Bureau estimated Lee's population at 679,513 as of last July and 348,777 for Collier. If both counties grow at their same rates through July 2015 that would put Lee's population at an estimated 697,860 and Collier's at 357,496.

Southwest Florida was largely ignored by commercial developers until the late 1800s, and as such, lacks much of the heavier development present in other parts of Florida, such as that found in the central or southern regions of the state. In recent years however, there has been a major real estate boom focusing on downtown Fort Myers (high-rise residential condominiums); southern Lee County (commercial development and high-technology); eastern Collier County (residential development); and eastern parts of Bradenton.

Southwest Florida International Airport, located in South Fort Myers, served over 7.9 million passengers in 2014 and offers non-stop flights to 3 cities in Europe and 2 in Canada, in addition to 36 domestic airports. The area's secondary airport, Sarasota-Bradenton International Airport, served 2.9 million passengers in 2014. Southwest Florida is served by several major highways, including the Tamiami Trail (U.S. 41) and the Interstate 75 freeway, both of which connect the area to Tampa to the north, and Greater Miami-Ft. Lauderdale to the east. Tourism is a major economic driver in the area. In addition, many seasonal residents live in the area during the winter months, as temperatures in south Florida stay very moderate during that time of year.

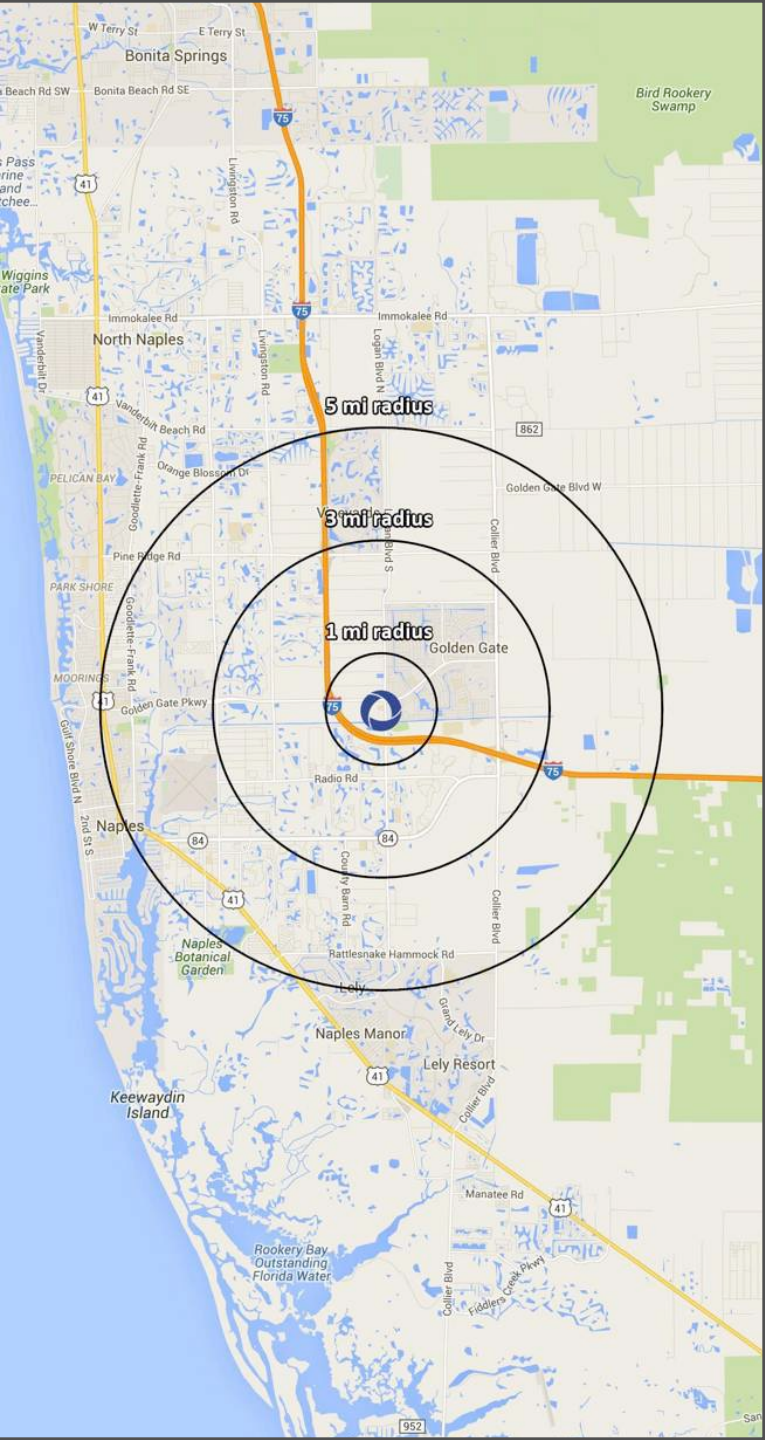
CITY OF NAPLES

According to a recent forecast reported by Bloomberg, Naples- Marco Island economy is expected to see the most economic growth during 2016 (4.9%). As of June 2015, the Naples area has also topped the list for increases in employment during 2015. Bloomberg also stated that Florida retirement communities are now in the lead for fastest growing sectors in our economy, something the Naples area can surely attest to.

According to the 2010 census, 48.5 percent of the Naples population was older than 65. As of Aug 1, 2015, there are 26 assisted living facilities, with an average of 74 beds per facility and a total of nearly 2,000 beds. Median household income is estimated to be \$76,591 and the median home value in Naples is \$734,100. Naples home values have risen 9.5% over the past year. The area has the second highest proportion of millionaires per capita in the U.S. Naples ranks seventh in the country for both listed homes over \$5 million and closed sales over \$5 million.

The city of Naples is the county seat of Collier County, as well as being the principal city of the Naples-Marco Island Metropolitan Statistical Area. The city was originally settled in 1886, with the majority of growth occurring after the depression and World War II. The City is home to a number of major employers, as well as non-profit organizations and Fortune 1000 companies. The Fifth Avenue South and Third Street South corridors are considered to be the heart, or “downtown” of the City of Naples, and this area is a popular retail and shopping destination. The City of Naples also features a number of cultural centers and organizations including The Naples Players, the Opera Naples, the Philharmonic Center for the Arts, the Philharmonic Orchestra and Theatre Zone Equity Theatre Company, the Naples Jazz Orchestra, the Naples Youth Jazz Orchestra and the Naples Philharmonic Youth Orchestra.

3161 Santa Barbara Blvd				
Naples, FL 34116				
		1 mi radius	3 mi radius	5 mi radius
POPULATION	2015 Estimated Population	7,608	63,693	129,275
	2020 Projected Population	8,425	72,000	144,552
	2010 Census Population	7,468	59,827	120,363
	2000 Census Population	6,314	45,612	102,051
	Projected Annual Growth 2015 to 2020	2.1%	2.6%	2.4%
	Historical Annual Growth 2000 to 2015	1.4%	2.6%	1.8%
	2015 Median Age	38.5	42.2	47
HOUSEHOLDS	2015 Estimated Households	2,775	25,041	55,826
	2020 Projected Households	2,952	27,261	60,058
	2010 Census Households	2,662	22,917	50,734
	2000 Census Households	2,266	17,278	42,822
	Projected Annual Growth 2015 to 2020	1.3%	1.8%	1.5%
	Historical Annual Growth 2000 to 2015	1.5%	3.0%	2.0%
RACE AND ETHNICITY	2015 Estimated White	77.7%	77.7%	82.0%
	2015 Estimated Black or African American	10.7%	10.6%	8.6%
	2015 Estimated Asian or Pacific Islander	1.5%	1.6%	1.6%
	2015 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
	2015 Estimated Other Races	9.7%	9.7%	7.5%
	2015 Estimated Hispanic	42.6%	36.6%	27.8%
INCOME	2015 Estimated Average Household Income	\$66,625	\$70,546	\$74,795
	2015 Estimated Median Household Income	\$54,315	\$52,687	\$53,729
	2015 Estimated Per Capita Income	\$24,321	\$27,751	\$32,441
EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	10.7%	10.0%	7.2%
	2015 Estimated Some High School (Grade Level 9 to 11)	5.6%	7.7%	6.7%
	2015 Estimated High School Graduate	35.3%	30.2%	28.3%
	2015 Estimated Some College	18.4%	19.5%	20.4%
	2015 Estimated Associates Degree Only	7.6%	7.4%	8.2%
	2015 Estimated Bachelors Degree Only	14.0%	15.7%	18.3%
	2015 Estimated Graduate Degree	8.4%	9.3%	10.8%
BUSINESS	2015 Estimated Total Businesses	297	2,613	7,044
	2015 Estimated Total Employees	2,269	20,397	71,017
	2015 Estimated Employee Population per Business	7.6	7.8	10.1
	2015 Estimated Residential Population per Business	25.7	24.4	18.4





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