The Goddard School

13401 Tampa Oaks Blvd, Tampa, FL 33637

Education Net-Leased Investment Opportunity

Offering Memorandum

Brand-New 20-Year NNN Lease | ±8,068 SF on ±1.25 Acres | Backed by Upside Growth Partners

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EXECUTIVE OVERVIEW

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Investment Highlights

Investment Highlights

- **Brand-New 20-Year Lease | Term Through June 2046** — The Goddard School recently commenced a new 20-year lease through June 2046, providing investors with exceptional long-term income stability.
- **Established Goddard School Location | Operating Since 2008** — The property has operated as a Goddard School since 2008, demonstrating nearly two decades of established operating history at the location.
- **2% Annual Rent Increases | Contractual Income Growth** — Fixed 2% annual rental increases provide consistent, compounding NOI growth throughout the initial lease term, offering meaningful inflation protection without reliance on market rent resets or option exercises.
- **Fee-Simple Ownership | ±8,068 SF on ±1.25 Acres** — The offering includes fee-simple ownership of an approximately 8,068-square-foot freestanding facility situated on ±1.25 acres, combining durable contractual income with ownership of the underlying land and improvements.
- **Ascend Learning Partners | High-Growth Goddard School Platform** — Ascend Learning Partners ("ALP"), backed by Upside Growth Partners, is building the first sponsor-backed franchisee platform within The Goddard School ecosystem. ALP is pursuing a scaled national growth strategy with a goal of expanding to 20—30 Goddard School locations through acquisitions and new development. The platform is supported by a leadership and advisory team with more than 60 years of combined early childhood education experience.
- **Backed by Upside Growth Partners | Institutional Growth Strategy** — ALP has partnered with Upside Growth Partners ("UGP") to support its national expansion strategy. UGP brings experience scaling multi-unit businesses through de novo development, acquisitions and the integration of owner-operated businesses into larger platforms.
- **Limited Landlord Capital Exposure** — The lease shifts significant property-level responsibilities to the tenant, including the roof and roof structure, HVAC, electrical and plumbing systems, landscaping and certain capital improvements, substantially limiting ownership's ongoing capital exposure.

Executive Summary

$3,779,231 Price	**±8,068 SF** GLA	**6.50%** Cap Rate	**20 Years** Lease Term	**±1.25 AC** Lot Size

Location Highlights

- **Dense & Growing Trade Area | ±173,600 Residents Within Five Miles** — The property benefits from a substantial surrounding population base, with approximately 173,600 residents within five miles and projected population growth of roughly 7% through 2030, supporting continued demand for childcare and early childhood education.
- **Young Demographic Profile | Favorable for Childcare Demand** — Tampa maintains a median age of approximately 34.5 years, materially younger than the broader Tampa Bay metro average of approximately 42 years. The area's younger demographic profile is particularly well aligned with households in key family-forming and childcare-utilizing age groups.
- **Proximity to Major Employment, Healthcare & Education Anchors** — The property is strategically positioned near several of North Tampa's largest institutional and employment drivers, including the University of South Florida, Moffitt Cancer Center, AdventHealth Tampa and James A. Haley Veterans' Hospital. USF serves as a major talent pipeline for the surrounding employment base, supplying graduates, interns, researchers and healthcare professionals to nearby institutions and businesses. This interconnected education and employment ecosystem creates a substantial concentration of working professionals and young families within the immediate trade area, supporting long-term demand for childcare and early childhood education.


SW
Winn Dixie
Promise Pointe At Tampa Oaks
Fairfield by Marriott
Beymark
Fieldstone Architecture & Engineering
The Addison Tampa Oaks Luxury Apartment Homes
T1ER Car Rentals
Woodspring Suites An Extended Stay Hotel
Interstate 75
± 62,000 VPD
extended Stay America
Hilton Garden Inn
Bob Evans Restaurant
Sleep Inn
Subject Property
Morris Bridge Rd
Arbor Island Blvd


Busch Gardens
TAMPA, FL
UNIVERSITY OF SOUTH FLORIDA
AdventHealth
VA
U.S. Department of Veterans Affairs Hospital - Tampa
N
TOWNEPLACE SUITES
BY MARRIOTT
LENNYS GRILL & SUBS
BANK OF AMERICA
Hampton Inn & Suites by HILTON
Fletcher Ave
BR baskin robbins
DUNKIN' DONUTS
Wendy's
COURTYARD
BY MARRIOTT
± 35,000 VPD
Subject Property
SLEEP INN

FINANCIAL OVERVIEW

The Goddard School
13401 Tampa Oaks Blvd, Tampa, FL 33637

Tenant Summary

$3,779,231	6.50%	20 Years	NNN
Price	Cap Rate	Lease Term	Lease Type

Lease Summary

Tenant Trade Name	The Goddard School
Type of Ownership	Fee Simple
Lease Guarantor	Ascend Learning HoldCo LLC
Lease Type	NNN
Foundation, Structural, & Exterior Walls	Landlord
Rent Commencement Date	7/01/2026
Lease Expiration Date	6/30/2046
Intial Term	20 Years
Term Remaining on Lease	20 Years
Increase	2% Annually
Options	Two, 5-Year Options
Year Built	2008

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
07/01/2026 - 06/30/2027	$20,470.83	$245,650.00	-	6.50%
07/01/2027 - 06/30/2028	$20,880.25	$250,563.00	2.00%	6.63%
07/01/2028 - 06/30/2029	$21,297.86	$255,574.26	2.00%	6.76%
07/01/2029 - 06/30/2030	$21,723.81	$260,685.75	2.00%	6.90%
07/01/2030 - 06/30/2031	$22,158.29	$265,899.46	2.00%	7.04%
07/01/2031 - 06/30/2032	$22,601.45	$271,217.45	2.00%	7.18%
07/01/2032 - 06/30/2033	$23,053.48	$276,641.80	2.00%	7.32%
07/01/2033 - 06/30/2034	$23,514.55	$282,174.63	2.00%	7.47%
07/01/2034 - 06/30/2035	$23,984.84	$287,818.13	2.00%	7.62%
07/01/2035 - 06/30/2036	$24,464.54	$293,574.49	2.00%	7.77%
07/01/2036 - 06/30/2037	$24,953.83	$299,445.98	2.00%	7.92%
07/01/2037 - 06/30/2038	$25,452.91	$305,434.90	2.00%	8.08%
07/01/2038 - 06/30/2039	$25,961.97	$311,543.60	2.00%	8.24%
07/01/2039 - 06/30/2040	$26,481.21	$317,774.47	2.00%	8.41%
07/01/2040 - 06/30/2041	$27,010.83	$324,129.96	2.00%	8.58%
07/01/2041 - 06/30/2042	$27,551.05	$330,612.56	2.00%	8.75%
07/01/2042 - 06/30/2043	$28,102.07	$337,224.81	2.00%	8.92%
07/01/2043 - 06/30/2044	$28,664.11	$343,969.30	2.00%	9.10%
07/01/2044 - 06/30/2045	$29,237.39	$350,848.69	2.00%	9.28%
07/01/2045 - 06/30/2046	$29,822.14	$357,865.66	2.00%	9.47%
Option 1				
07/01/2046 - 06/30/2047	$30,418.58	$365,022.98	2.00%	9.66%
07/01/2047 - 06/30/2048	$31,026.95	$372,323.44	2.00%	9.85%
07/01/2048 - 06/30/2049	$31,647.49	$379,769.91	2.00%	10.05%
07/01/2049 - 06/30/2050	$32,280.44	$387,365.30	2.00%	10.25%
07/01/2050 - 06/30/2051	$32,926.05	$395,112.61	2.00%	10.45%
Option 2				
07/01/2051 - 06/30/2052	$33,584.57	$403,014.86	2.00%	10.66%
07/01/2052 - 06/30/2053	$34,256.26	$411,075.16	2.00%	10.88%
07/01/2053 - 06/30/2054	$34,941.39	$419,296.66	2.00%	11.09%
07/01/2054 - 06/30/2055	$35,640.22	$427,682.60	2.00%	11.32%
07/01/2055 - 06/30/2056	$36,353.02	$436,236.25	2.00%	11.54%

TENANT OVERVIEW

The Goddard School
13401 Tampa Oaks Blvd, Tampa, FL 33637

Tenant Overview

Year Founded
1988

Headquarters
King of Prussia, PA

Locations
680+

Students Served
100,000

Employees
9,000+

Website
GoddardSchool.com

Tenant Overview

The Goddard School is a nationally recognized early childhood education provider offering programs for children from infancy through kindergarten. Founded in 1988, the franchise has grown to more than 680 locations across 37 states and Washington, D.C., serving nearly 100,000 children. Goddard's educational model emphasizes inquiry-based, child-centered learning designed to support social, emotional and academic development. Each school is independently owned and operated while benefiting from the resources, training, operating standards and brand recognition provided by Goddard Systems, LLC.

Why Invest in The Goddard School?

- **Leading National Platform:** The Goddard School is a leading premium early childhood education franchise with more than 680 licensed locations and nearly 100,000 students served nationwide.
- **Continued Network Expansion:** Goddard awarded 35 new franchise licenses in Q1 2026 and opened 10 new schools through April, demonstrating continued demand for the brand and its franchise model.
- **Essential Childcare Demand:** Early childhood education and childcare serve an important need for working families, supporting recurring enrollment demand and long-term relationships with local communities.
- **Established Franchise Model:** Individually owned schools benefit from centralized operational standards, marketing, training and educational programming provided by Goddard Systems, supporting consistency throughout the national network.
- **Strong Brand Recognition:** Goddard has received numerous franchise-industry distinctions, including #55 on Entrepreneur's 2025 Franchise 500 and #3 among Entrepreneur's Top Children's Franchises.
- **High Family Satisfaction:** In 2025, Goddard reported an 84 Net Promoter Score, with families rating their likelihood to recommend their school an average 9.46 out of 10.

MARKET OVERVIEW

The Goddard School
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Tampa, FL

Market Demographics

26,690
Total Population

$69,252
Median HH Income

10,420
# of Households

49.8%
Homeownership Rate

14,195
Employed Population

43.5%
% Bachelor's Degree

35.5
Median Age

$330,700
Median Property Value

Local Market Overview

Tampa is an established community within the Tampa Bay metropolitan area, located approximately 10 miles northeast of Downtown Tampa. The city provides convenient access to major employment and commercial centers through Interstate 75, Interstate 4, and the broader Tampa roadway network. Tampa is also positioned near the University of South Florida, Busch Gardens Tampa Bay, and the growing medical and research district surrounding USF, including major healthcare institutions such as Moffitt Cancer Center and AdventHealth Tampa.

The city benefits from its integration into the broader Tampa Bay economy, which is supported by healthcare, education, financial services, technology, tourism, and professional services. Tampa's residential base, proximity to major employers and universities, and access to surrounding communities such as Tampa, Brandon, and Wesley Chapel contribute to consistent local activity. With Tampa International Airport, Downtown Tampa, and several of the region's primary employment corridors within convenient driving distance, Tampa offers a well-connected location within one of Florida's largest metropolitan areas.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	5,174	53,152	162,135
2025 Population	5,876	56,801	172,668
2030 Population Projection	6,375	60,500	184,729
HOUSEHOLDS	**1-MILE**	**3-MILE**	**5-MILE**
2020 Households	2,460	19,136	63,247
2025 Households	2,813	20,326	66,815
2030 Household Projections	3,059	21,818	71,651
INCOME	**1-MILE**	**3-MILE**	**5-MILE**
Avg Household Income	$89,357	$86,844	$75,726

Tampa, FL

Tampa is one of the fastest-growing metropolitan areas in the Southeast, benefiting from strong population growth, rising household incomes, robust job creation, and a steady influx of new residents and businesses. Now the second-most populous metropolitan area in Florida, Tampa's diverse economy is anchored by healthcare, financial services, technology, defense, professional services, and logistics, supporting a broad and expanding consumer base. Continued residential development, strong in-migration, and increasing consumer spending have fueled retail demand across the region, while limited availability in high-performing corridors and a growing base of affluent households make Tampa an attractive environment for retailers and investors.

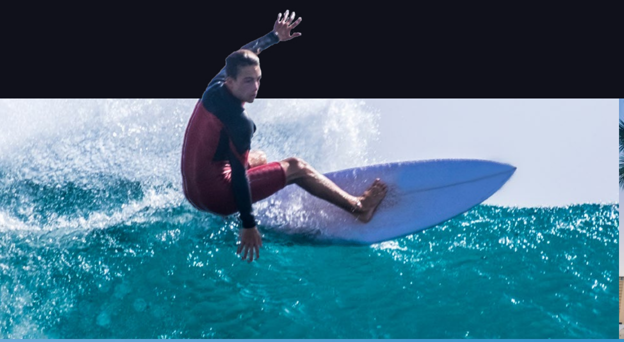
3.44M+
Total Population

28M+
Annual Visitors

$6M+
Annual Visitor Spend

$81.4K
Median HH Income

Source: U.S. Census Bureau, Bureau of Labor Statistics, CoStar Group | **2025 Dataset**



Employment

Tampa is one of the fastest-growing employment markets in the Southeast, supported by a diverse economy anchored by healthcare, financial services, defense, technology, professional services, and logistics. Strong population growth, continued corporate relocations, and a business-friendly environment have attracted significant investment from both national and international employers, supporting job growth throughout the metro.

2025 Data

1.56M+
Total Employment

20+
Fortune 1000 Companies

Major Expansions & Investment

Citigroup
Expanding one of its largest U.S. hubs • 6,000+ jobs

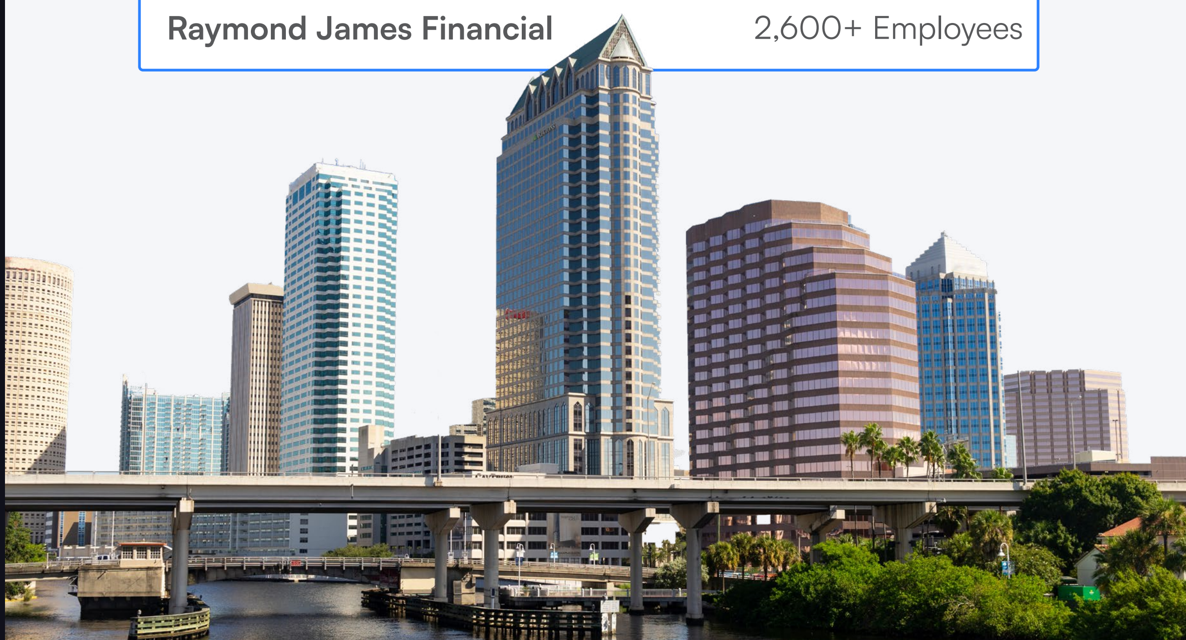
Moffitt Cancer Center
$1.6B+ phase 1 expansion
14K projected jobs

Tampa General Hospital
$550M master facility plan
$967M impact • ±6,000 jobs

Source: CoStar Group, Moffitt Cancer Center, Tampa General Hospital, Tampa Bay EDC, Citigroup, Company Reports | **2025 Dataset**

Top Employers

Largest Employer **BayCare**	32,000+ Employees
Publix Super Markets	26,000+ Employees
Tampa General Hospital	14,000+ Employees
HCA Florida Healthcare	10,000+ Employees
JPMorgan Chase	7,000+ Employees
Citigroup	6,000+ Employees
USAA	3,500+ Employees
Raymond James Financial	2,600+ Employees



Submarket Strength

Premier Retail District

Westshore

1.2M+ SF International Plaza & Bay St	**25M+** annual airport passengers

Above-average household incomes support strong retail sales volumes

Urban • Experiential

Downtown Tampa

±56 AC Water Street development	**20K+** downtown residents	**90+** downtown walk score

Anchored by Amalie Arena and the Tampa Riverwalk

Eastern Hillsborough

Brandon

300K+ trade area population	**New Housing Development** growth profile

Strong population growth continues driving retail demand

Pasco County

Wesley Chapel

700K+ Pasco County residents	**Development** residential • mixed-use • healthcare

Significant development supports continued retail expansion

Source: CoStar Group, Tampa Bay EDC, Visit Tampa Bay, Hillsborough County, Pasco EDC, Tampa International Airport | **2025 Dataset**

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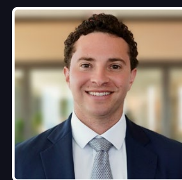

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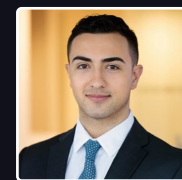

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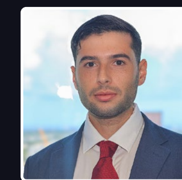

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