

Grow
Schools



Your Forever Home

Sacramento Valley Charter School

May 22, 2024



A Vision and a Purpose

All kids have access to a
nourishing school environment
where they can flourish.



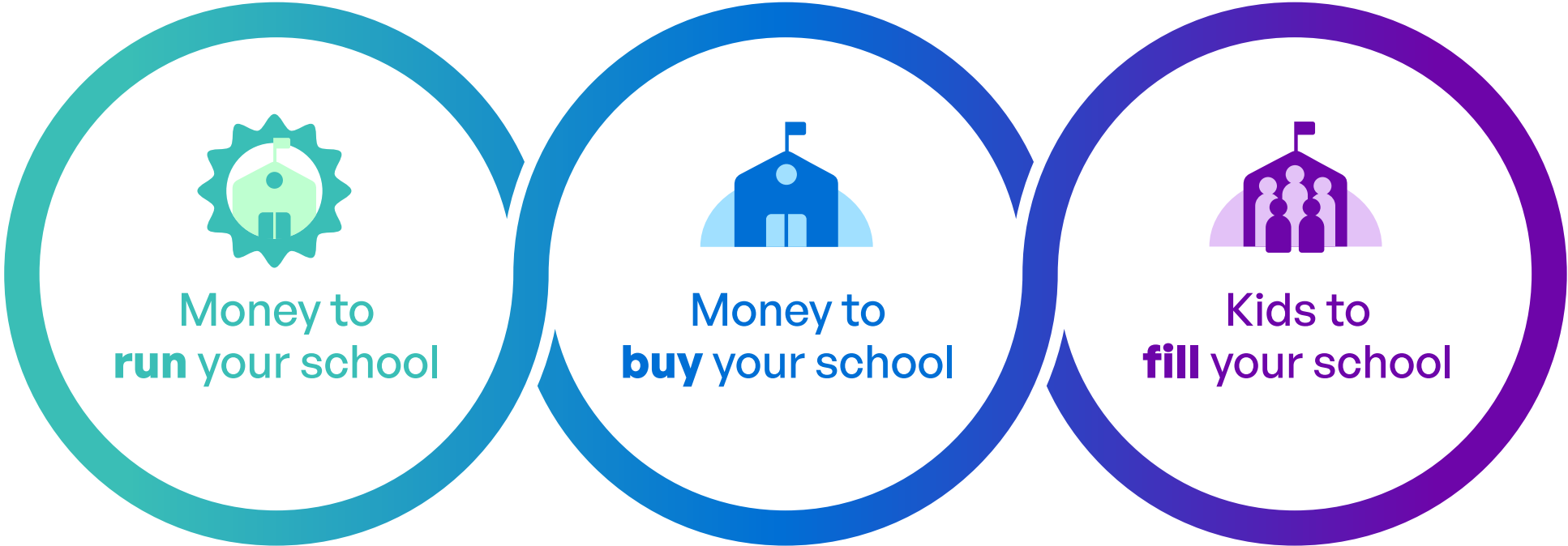
A Shared Mission

We help others get where they are going.

For school leaders, that means getting you the money, resources, and know-how to create thriving schools.



How We Support You



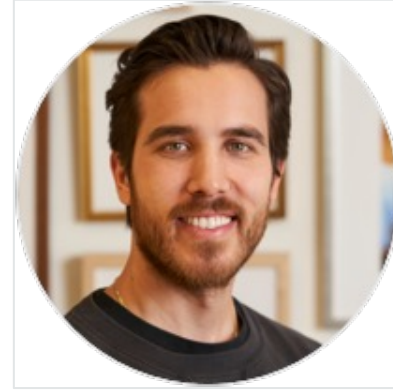
Your School's Champions



Relationship Lead / Point of Contact

Ryan Eldridge

- Building strong client relationships for 25+ years, last 10 with Grow Schools
- Devoted to serving the needs of children
- Advocate for schools on West/ East Coasts



Vice President, Acquisitions

Tommy Alberini

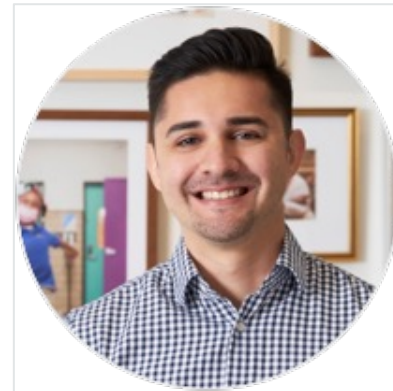
- 10+ years of commercial real estate experience
- Bachelor of Science in Business Admin Boston University
- Passionate about family, authenticity, & analytics



Schools Advocate

Kirt Nilsson

- 18-year charter school supporter
- Led 20+ schools of choice serving 14k+ students
- SVP contributor to Portland's Universal Preschool Program



Financial Analyst

Austin Smith

- Bachelor of Science in Finance Portland State University
- Commercial Real Estate Professional
- Passionate about creating a sustainable future for students & schools

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Forever Home

Let's Get You Money to Buy Your School





Forever Home

- Reflecting Back What We Heard
- Begin Wonderful Path To Ownership
- Sustained Focus On Student Education
- Be Prepared For What Comes Next





Reflecting What We Heard

- Sacramento Valley Charter, established in 2011, is a TK-8, free, locally authorized, public charter school located in West Sacramento. Renewed twice already, the current charter term extends through June 2027.
- The mission of the school is to create an inspiring and challenging learning environment for the children and to promote a culture of strong social and family values. The vision is of a school that provides a rigorous standards-based curriculum and individualized support for all the students, a safe compassionate learning environment that promotes a love of learning, and the children's academic, social and emotional needs are met. All of this ensured through a highly professional staff that is committed to their own growth.
- Academically the school is excelling in all grades for language arts, literacy and mathematics compared the state averages. There is huge community support and demand for seats which is indicated by being fully enrolled with 375 students and a waitlist. Currently the school uses 4 buses to transport families from all directions and talks of growth and expanding grades is ever present. School could easily reach 500 students if it had the space.
- The challenge is the current facilities capacity is maxed out and if the school cannot locate more space, it will be unable to meet those demands for growth. The current agreement with Gudwara Sahib Sikh Temple has the potential to expand if the Temple builds a new building but still may not provide the ideal learning environment for the grades the school serves. The school needs to have more outdoor and play space for all students in grades Tk-8. The Board and Leadership would like to maintain the current facility agreement and relationship with the Temple and find an additional location to create more space.
- Organization needs to decide to find more space, grow and provide a superior learning opportunity for more families who are currently on the waiting list or to stay at the current enrollment numbers and not pursue additional space. The Board and school staff would benefit from a partner that can lead in the search, negotiations, acquisition, permitting, build-out and management of the property.



A Path Into Your Forever Home

- Grow Schools locates property – 7/15/24
- Grow Schools acquires property with CUP & Permits – 12/15/24
- Sacramento Valley Charter School enters into a lease with Grow Schools – 12/15/24
- Grow Schools manages entire renovation process to open for FY25 – 1/5/25 to 8/15/25
- Sacramento Valley Charter School moves into new location – 8/15/25
- Sacramento Valley continues on path to ownership with Wonderful Foundations – 8/1/26



Join A Wonderful Family

Ownership Transitioned Into Wonderful Foundations

- Join a community of 21 schools over the next two years in pooled-bond transaction
- Access Giving Fund to help the school achieve its mission
- Draw from Capital Expenditure Fund for building investments
- Building gifted to Sacramento Valley Charter School at term end

In Partnership



Turn Rent Payments Into a Future Investment

- We buy the building & lease it back to you – Price TBD
- With known payments to plan for expansion, upgrades & growth
- With a path to ownership and access to free funds to re-invest in your school
 - Building gifted to school at term end
 - Giving / Capex funds available to school
- As a charter-focused partner to expand or build your school, provide money to run your school & kids to fill your school
- Quickly & with minimal costs, guiding you through every step so you can run your school without setbacks or interruptions

Affordability Assessment

Current:

375 enrolled = \$4.67mm in annual state aid revenue

Paying \$388k annually for existing lease = 8% of revenues

\$700k in annual rent = 15% of revenues

Additional annual rent capacity = \$312k = \$3.47mm project

Future:

500 enrolled = \$6.23mm in annual state aid revenue

Paying \$388k annually for existing lease = 6.2% of revenues

\$935k in annual rent = 15% of revenues

Additional annual rent capacity = \$547k = \$6.08mm project

Early estimates are that Grow Schools can finance and SVCS can afford the acquisition, soft and tenant improvements costs of this size project.

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Next Steps

Sacramento Valley Charter School



Sustained Focus on Education



Grow Schools Leads Effort Into Forever Home

- Grow Schools locates property (July 2024)
- Grow Schools acquires building (December 2024)
- School enters into lease (December 2024)
- Grow Schools finances and builds out property (Jan. 25-Aug 25)
- Transition into Wonderful Foundations (August 2026)
- School's facility future becomes clear with support from a charter-focused partner

Next Steps

1 Decide to move to formal proposal - today

2 Grow Schools to present proposal at June Board Meeting

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In Support

Your Forever Home



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Forever Homes We've Helped Acquire

Read on for stories of charter schools we've helped succeed.



Helping DuBois Integrity Academy Grow and Find Their Forever Home

A partnership with DuBois Integrity Academy in Riverdale, Georgia began in 2018 with support for their K-5 school. The leaders at DuBois are dedicated to providing unparalleled STEM programs to their students and have benefitted from Grow Schools's ability to provide a steady flow of money for growth. The relationship between DuBois and Grow Schools—built on a shared vision of offering each student a nourishing school environment where they can flourish—has now spanned 4 years and has included 3 project phases: finding a home, making improvements to their facility, and expanding with a purchase of a second building. DuBois has expanded from 578 students to over 1,300 students.

CHALLENGES

When it was time for more expansion in 2020, DuBois partnered with Grow Schools to find their forever home—Grow Schools purchased the building, assisted with needed upgrades for lighting and air purification, and set up a charter-friendly lease agreement with DuBois.



CASE STUDY | DUBOIS INTEGRITY ACADEMY

PATH

Within a year of finding their forever home, DuBois was ready to expand further. Grow Schools purchased a second building allowing DuBois to add grades 6 and 7.

“When we went to do our remodeling program for a new building that we entered into, and we expanded our grade level, Grow Schools was there every step of the way...with how to think outside of the box—how to make the timing work.”



CRAIG CASON

DESTINATION

As of 2022, DuBois is in the process of building a third building with a gym, auditorium, and classrooms, ultimately to serve grade 8. In the coming years, Grow Schools will have the privilege of helping DuBois to find a facility for their high school.



Providing Money for Growth at STARS Charter

Sandhills Theatre Arts Renaissance School (STARS) opened in 1999, serving grades K-10. The program at STARS places equal emphasis on the arts and academics, preparing student-artists for well-rounded lives.

CHALLENGES

At the beginning, STARS had one building. As their programs grew, they had a waitlist but couldn't accommodate more kids.

STARS needed autonomy over their school's home, so in 2018 they partnered with Grow Schools and started on the path to building ownership.



CASE STUDY | SANDHILLS THEATRE ARTS RENAISSANCE SCHOOL CHARTER

PATH

In order to expand their space and grow their programs, STARS partnered with Grow Schools to get money to run their school. They were able to embark upon building projects with minimal disruptions to their thriving programs. With the new, improved space, STARS has been able to dramatically increase enrollment.

Without Grow Schools, we would not have any of our buildings—or anything that we have at this school...Grow Schools provided the funding and the avenue for us to expand to what we wanted to be.”





WES GRANER

DESTINATION

STARS continues to grow today. They have now partnered with Grow Schools for development plans for an additional 51,000 square feet on the property including three new buildings, a play area, and a parking lot.



Select Construction & Development Projects

School	Project	State	Total Project Cost	Project Description	Project Photos
Wayne Preparatory Academy	Phase 2 Expansion	North Carolina	\$3,654,117	24k SF single-story high school building expansion on existing school campus comprising full size gymnasium, ten classrooms, two lab classrooms, one art/music classroom, one multi-purpose room, four administrative offices and a full-size high school regulation basketball gym equipped with two locker rooms, concession stand, weight room and bathrooms	
Dubois Integrity Academy	Phase 2 & 3 Expansions	Georgia	\$25,441,362	Initial \$9mm Phase 2 purchase and renovation of existing office building for use as middle school facility (now complete) followed by \$19mm Phase 3 ground up expansion for future high school and full-size gymnasium (currently underway)	
STARS Charter	Phase 3 Expansion	North Carolina	\$1,811,631	11k SF single-story ground-up Phase 3 elementary school expansion on existing school campus comprising 11 classrooms	