

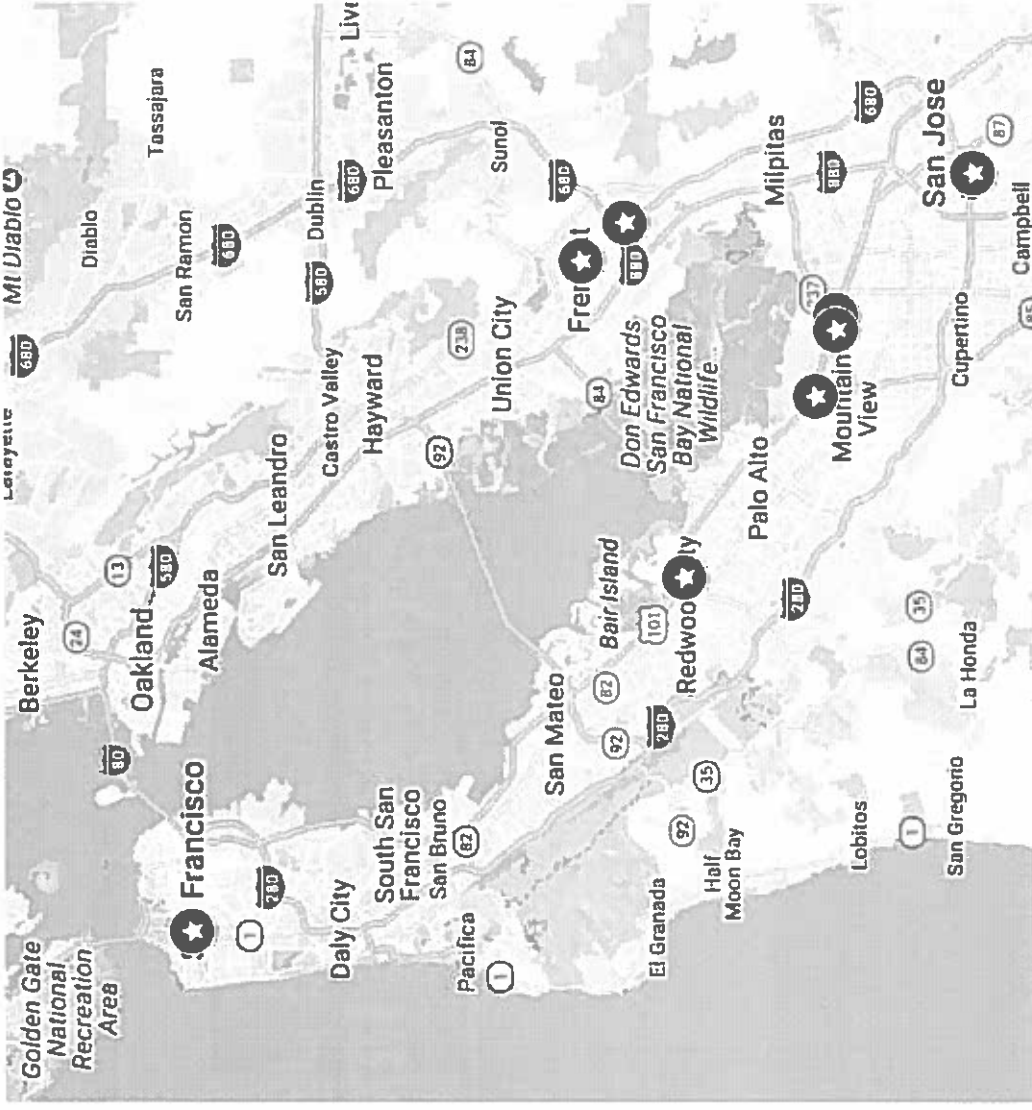
American Indian
Model Schools
A School at Work!



AMERICAN CHARTER
DEVELOPMENT

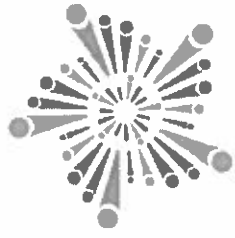


REGIONAL EXPANSION SITE SELECTION SERVICES



- Stratford School: 645 14th Avenue, San Francisco
- Stratford School: 43055 & 43077 Osgood Road, Fremont
- BASIS Independent: 1290 Parkmoor, San Jose
- BASIS Independent: 3300 Kearney Street, Fremont
- SUMMIT Public Schools: 820 San Aleso Avenue, Sunnyvale
- SUMMIT Public Schools: 539 Weddell Drive, Sunnyvale
- SUMMIT Prep: 890 Broadway, Redwood City
- SUMMIT Public Schools: 1012 Linda Vista Avenue, MV

InSite EFS completed schools in SFO



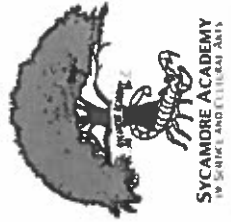
summit
public schools



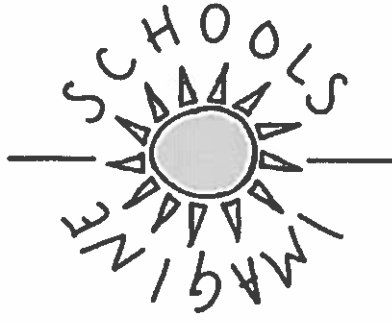
ALLIANCE
College-Ready Public Schools



STRATFORD
SCHOOL



FENTON
ACADEMY



Imagine Schools

Partial list of InSite California Clients

SCHOOL FACILITIES

70+

SQUARE FEET

2.8M

STUDENTS SERVED

27K

\$ INVESTED

405M



HERE'S - OUR - PROCESS

1 Find your ideal location.

- Search for site
- Perform due diligence
- Purchase site

2 Design and build your permanent facility.

- Draft plans
- Secure permits
- Construction

3 Finance everything and lease it to you, giving you the option to purchase ASAP.

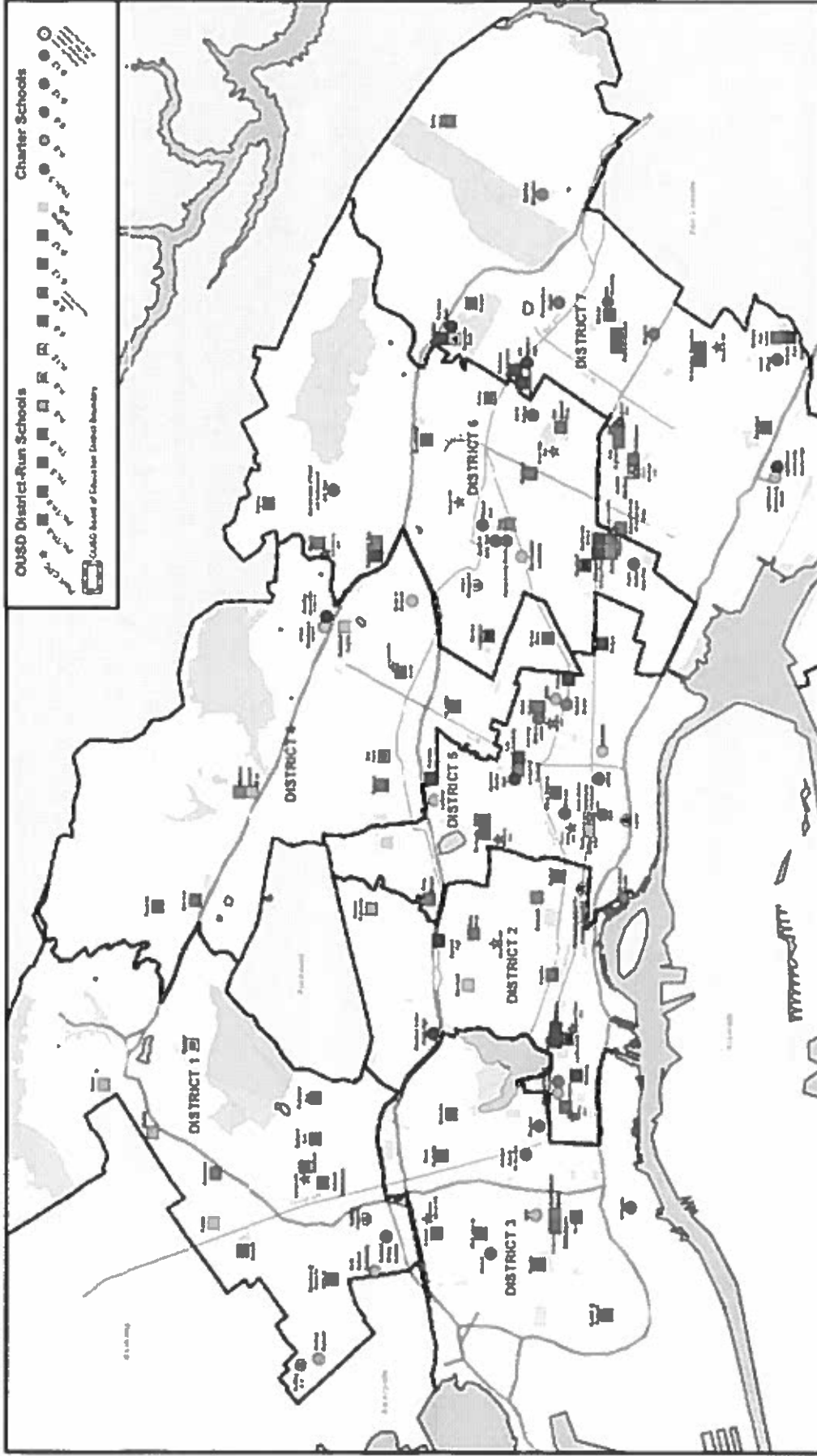
- 100% financing
- FFBE + start-up funding

see track record at americad.com/schools

ACD have completed projects in the following states:

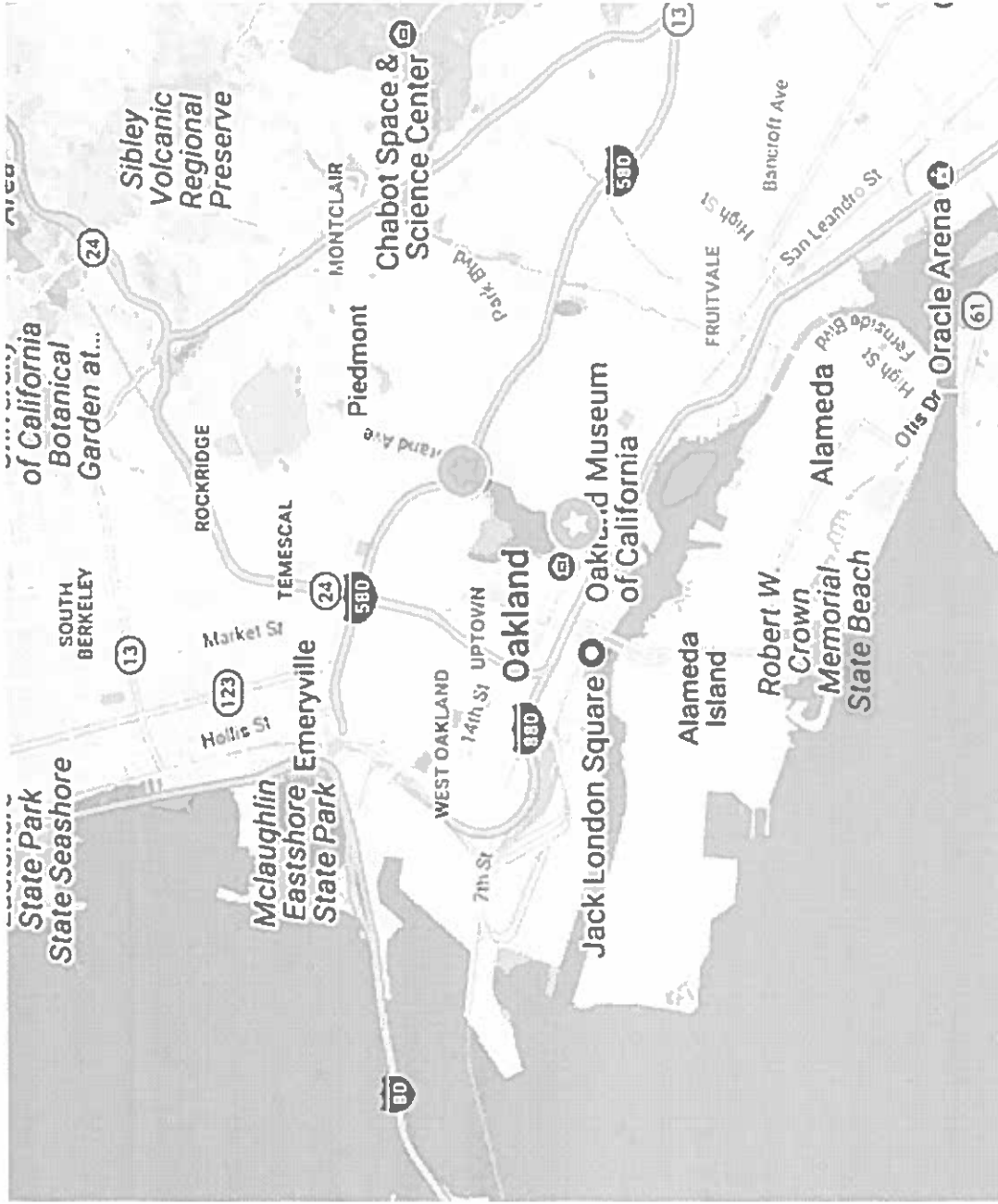
Arizona / California / Colorado / Florida /
 Georgia / Idaho / North Carolina / South
 Carolina / Texas / Utah





OAKLAND UNIFIED SCHOOL DISTRICT

2017-18 OAKLAND DISTRICT-RUN AND CHARTER SCHOOLS



AMERICAN INDIAN MODEL SCHOOLS

CURRENT LOCATIONS

Our core services outlined below encompass our site selection services. We do a highly detailed site search to locate both on and off-market properties with the objective of striking the balance between meeting the requirements necessary for site development, and finding a location with the highest potential of contributing to the school's success.

Integral to the process of site selection is our traveling to spend time in the field touring properties, meeting with property owners, city agencies, and working closely with ACD. As we work throughout California, travel to our sites search destinations is typical for our team and is scheduled as appropriate.

Communication throughout the site search and acquisition process is vital for all parties involved. In order to keep the dialog flowing, we schedule weekly or bi-weekly calls with our clients to give status updates, receive feedback, and discuss our next steps.

We continuously seek out opportunities through networking with developers, property owners, and professional organizations, and strive to maintain positive relationships on all levels.

Project Coordination with ACD

Transaction Negotiation

Demographic Market Analysis

On and Off Market Property Search

Zoning Analysis

Smartsheet Property Tracking

Live Data Sharing

Comprehensive Property Reporting

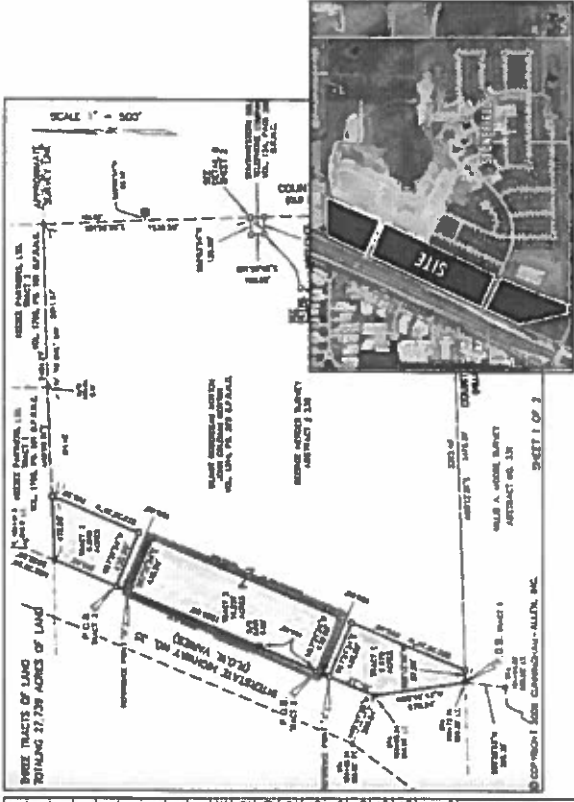
Heat Mapping

Site Ranking

SITE SELECTION SERVICES

ONE PAGE REPORTING Each property we believe is a strong consideration for the school, we provide a One Page slide that provides detailed information on the property which includes overview of demographics (which can be tailored as needed by the school), pricing, zoning, flood plain, and other necessary information. InSite does not forward broker fliers to the school as the information on broker fliers can be inaccurate and we make sure to confirm all specific details before we send out the information to the school to review as a possible location. This information is also extremely useful to PMSI as it expedites the information they need to fully evaluate a location.

Property Address:	1-35 & Hillside Terrace, Buda, Texas 78610				
On or Off Market	On-Market				
Purchase Price:	\$3,212,767				
Asking Price per SF:	\$4.95/SF				
Size of Land:	14.9 AC				
APN #:	Awaiting Confirmation				
Zoning:	ET1				
Topography:	Level				
Flood Plain:	No				
DEMOGRAPHICS (ESRI)	1 MILE	3 MILE	5 MILE		
Population (2016)	6,492	27,560	57,332		
Population (2021)	8,561	36,157	71,939		
Median HH	\$56,574	\$69,214	\$73,662		
% of HH under \$49,000	42.4%	37.3%	31.8%		
% of HH at \$50 - \$75K	21.3%	19.3%	18.9%		
% on food stamps	8.3%	10.1%	8.0%		
% pop grades PK-2	7.0%	7.6%	7.1%		
% pop grades 6th	1.8%	1.8%	1.8%		
% pop grades PK-2 (2021)	7.0%	7.6%	7.2%		
Comments/Notes:	High visibility along the I-35 frontage road. All utilities are in place, the property is located within the ET1 and would need to be annexed into Buda upon change of use. There is a freeway exit ramp that lets out approximately mid-point along the frontage road which may cause traffic issues.				



PLUM CREEK 11-I & 11-H, KYLE, TEXAS 78640

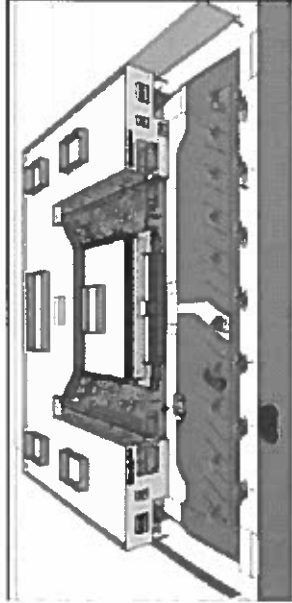
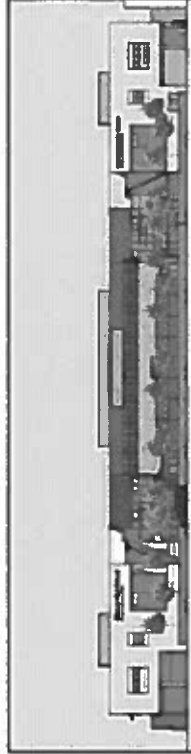
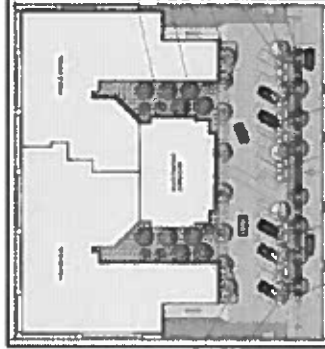
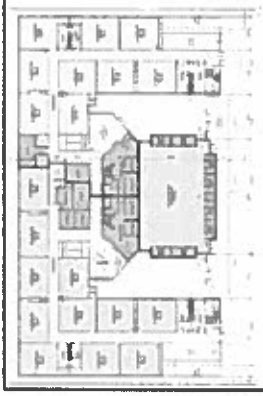
InSite ETS, Inc. makes no warranty or representation as to the accuracy of this information. This document is the property of InSite ETS, Inc. and shall not be distributed without its written authorization.

ONE PAGE REPORTING

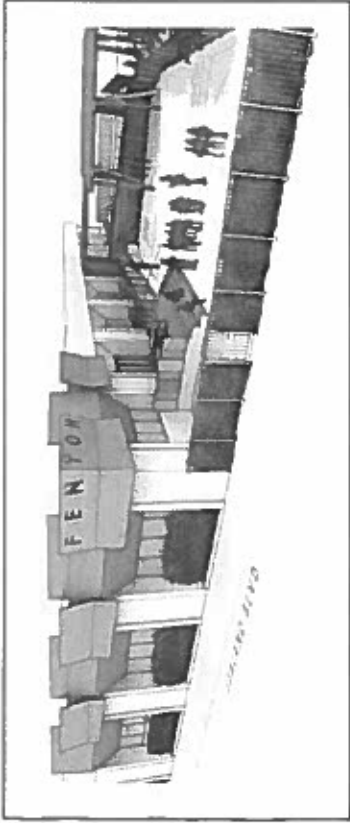


Acquisition and Ground up construction

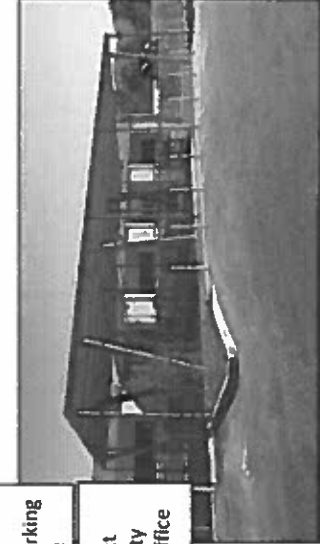
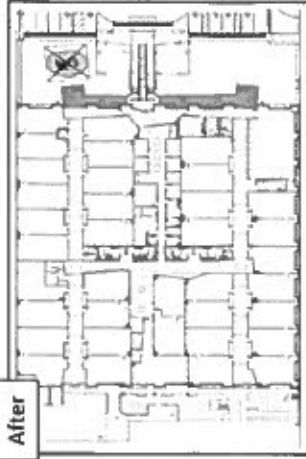
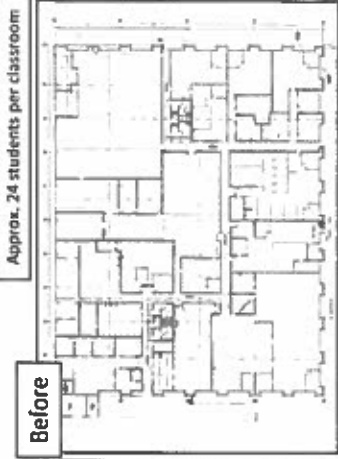
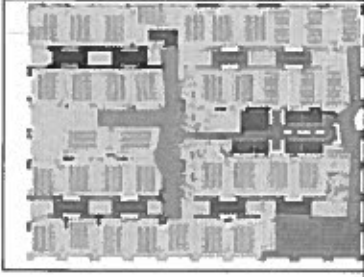
1.50 acres
RA City - CUP
\$ 2,520,000 - PP
\$ 1,800,000 - Soft Cost
\$ 17,270,000 - Hard Cost (\$262/SF)
\$23,886,000 Total PC
65,865 SF building, 118 parking stalls
42 classrooms
Underground parking
1050 student middle/high school



CASE STUDY I

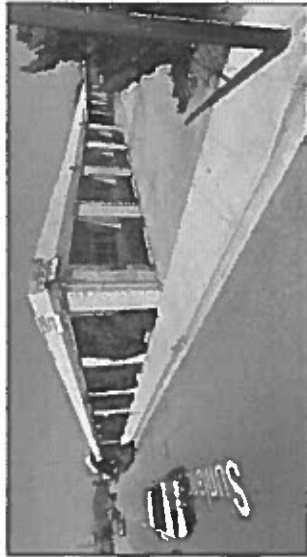


Converted 50K SF of an 80K
 SF office building
 864 student K-5
 C-2 LA By - Right
 \$1,800,000 – Soft Cost
 \$6,300,000 (\$126/SF) –
 Hard Cost T1



30K SF office
 with
 2-story parking
 above

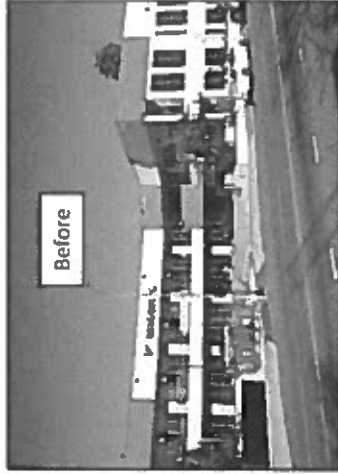
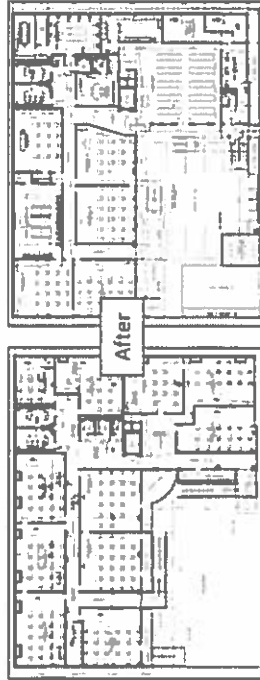
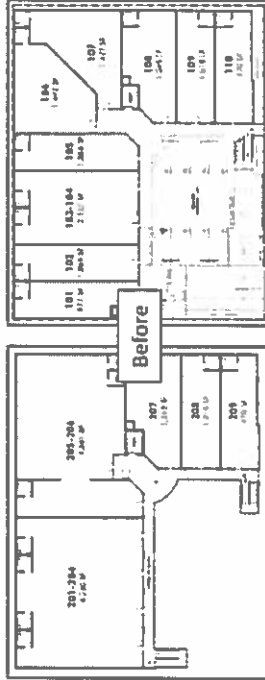
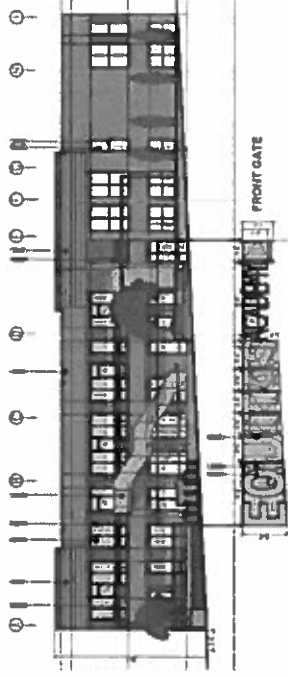
Subject
 Property
 50K SF Office



CASE STUDY 2



.41 Acres
 [Q]C2 LA City
 Former commercial center
 \$4,300,000 –PP
 \$1,500,000 –Soft Cost
 \$2,800,000 –Hard Cost
 24k SF building
 16 classrooms
 450 student primary school (k-8)



CASE STUDY 3

ON-MARKET & OFF-MARKET PROPERTY SEARCH InSite not only provides an exhaustive search of on-market properties to consider but we also complete an extensive off-market property search. If our client is looking for 10 acres we review what is available on-market but we also search off-market sites that may be a consideration, and then cold call and mail letters to the property owner to find out if they will consider selling a property. We have had great success in locating off-market opportunities for our clients. We have software that allows us to identify properties in a specific size range and provides owner contact information and sales data.

HEAT MAPS We can provide to the school heat maps to identify areas that meet the schools target demographics. These heatmaps can be built with a single demographic in mind, such as income, or we can combine demographics such as income/overall population/population in specific grades and many others.

SMARTSHEET We use Smartsheet to track all on-market and off-market opportunities. Our clients have access to Smartsheets to access or review the information we are providing. Within Smartsheets add in attachments, notes, property info specifics and contact info.

SITE SELECTION SERVICES