

Site Options

Type	Pros	Cons
School Buildings	<ul style="list-style-type: none"> ▶ Ideal academic setting as located in neighborhoods and very accessible ▶ Already arranged with classrooms, gym, cafeteria, library, administrative offices ▶ Good parking, playground space 	<ul style="list-style-type: none"> ▶ Sharing space with charter schools difficult in some districts ▶ School buildings sometimes deed-restricted to educational use (decreasing the resale value for charter schools purchasing these facilities) ▶ Lack of available school buildings in some jurisdictions ▶ Rarely available in good condition
Commercial Space (includes office space and warehouse/flex space)	<ul style="list-style-type: none"> ▶ Frequently available in strip malls ▶ Large, open spaces easily converted to classrooms ▶ May have easy bus and car access ▶ Less likely to involve political battle over building compared to former school buildings 	<ul style="list-style-type: none"> ▶ Hard to create “school culture” ▶ Extensive renovations required ▶ Few windows, poor light and ventilation ▶ Setting often inappropriate for school ▶ Limited playground space ▶ Often have limited parking space ▶ May have limited access to public transportation ▶ Busy traffic may be safety issue ▶ May not be zoned for education use ▶ Potentially hazardous material issues
Residential Space	<ul style="list-style-type: none"> ▶ Location accessible to student homes 	<ul style="list-style-type: none"> ▶ Extensive renovations required ▶ Limited non-academic space ▶ May not be zoned for education use ▶ Limited parking ▶ Potential difficulties accommodating growth ▶ Possible resistance from neighbors

Legal Disclaimer:

Nothing in this material should be construed as investment, financial, brokerage, or legal advice. Moreover, the facts and circumstances relating to your particular project may result in material changes in the processes, outcomes, and expenses described herein. Consult with your own professional advisors, including your financial advisors, accountants, and attorneys, before attempting to consummate any transaction described in this material.

<p>Modular Units (trailers)</p>	<ul style="list-style-type: none"> ▶ Might be obtained more quickly than other space but can still require lengthy permitting process ▶ Appropriately sized space provided ▶ Configured in flexible ways ▶ Short-term commitment ▶ May offer flexibility of location ▶ Growth easily accommodated 	<ul style="list-style-type: none"> ▶ Must identify suitable piece of land for modular units and pay for necessary site work ▶ Suboptimal in bad weather conditions (not all under one roof) ▶ Limited office and non-academic space ▶ May require ground lease with school district ▶ Less attractive to some parents ▶ More difficult to find financing
<p>Houses of Worship</p>	<ul style="list-style-type: none"> ▶ Usually very affordable ▶ Frequently available during school days ▶ Often configured with classrooms ▶ Often include gym, cafeteria, playground ▶ Good access, parking 	<ul style="list-style-type: none"> ▶ May need to set up every Monday, pack up every Friday
<p>New Construction</p>	<ul style="list-style-type: none"> ▶ Tailored to the school's needs ▶ Low maintenance costs ▶ Attractive to prospective parents 	<ul style="list-style-type: none"> ▶ Very expensive (though sometimes cheaper than renovating) ▶ Code requirements for new buildings may be more extensive ▶ Disposition of building if charter is not renewed

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