

# ALLIANCE COMPANIES COMPLETED SCHOOL PROJECTS

Patriot School

North Broward Academy of Excellence

Excelsior Academy

South Florida Autism Charter School

Nau Charter School

Franklin Academy

Everglades Preparatory Academy

Paragon Academy of Technology



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August 2006, **Patriot School**, Palm Bay, Florida. Today it is Florida's 2nd largest Charter School, with a capacity of 1,600 students in a 100,000 square foot facility on an 18 acre campus. The school was built for the City of Palm Bay and it was financed with tax-exempt bonds of \$21,000,000.



August 2007, **North Broward Academy of Excellence**. North Lauderdale, Fl. This former 30,000 square foot private school was converted to a 60,000 square foot K-8 academy serving 1,000 students on a 5 acres campus. total project cost was \$8,000,000.



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August 2008, **Excelsior Academy**. Hialeah, Fl. Two industrial facilities totaling 70,000 sf were converted to a two story 40,000 square foot urban school for Academica. The Building was acquired on March 28, 2008 and renovations were complete in 20 weeks.



August 2009, **Nau Charter School**, built for Imagine Schools, 40,000 square foot, K-8 school. The school opened with 700 students with a maximum capacity. Imagine has formally requested an expansion of an additional 800 students in a new 6-12 campus.



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## The South Florida Autism Charter Schools



The South Florida Autism Charter School was opened with 81 students. The Founding Group is comprised of Glenn Pierce, Robert Cambo, Tamara Moodie-Ramdeen, Ph.D., and Susan L. Leon, all of whom are parents and professionals who have been touched by autism spectrum disorders (ASD) and who strive to provide the best possible individualized education for children with ASD. The school delivers specialized education to children with Autism. The School's Education model is based on a 1 to 3 teacher student ratio, based upon the principals of Applied Behavior. It is the only public school for children with Autism in South Florida. Mr. Cambo is the Vice Chairman of the Board and Co-Founder. He donates his time to the school.



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August 2011, **Franklin Academy**. Pembroke Pines, Fl.  
70,000 sf education facilities on seven acres. The school has been built to accommodate 1,340 students, grades kindergarten through eighth grade. Total project cost \$14,750,000.



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Alliance was asked to complete the acquisition and renovation of the St Mark's Lutheran School in eight weeks. The property consists of 33,000 square feet of classrooms on seven acres. **Paragon Academy of Technology** was able to move in time for the 2012-13 school year. Alliance's financial and construction expertise enabled this small school of 190 students to double their capacity. The relocation to the larger site will allow Paragon to add a high school to the exiting K-8. The Future enrollment is projected at 1,000 students.



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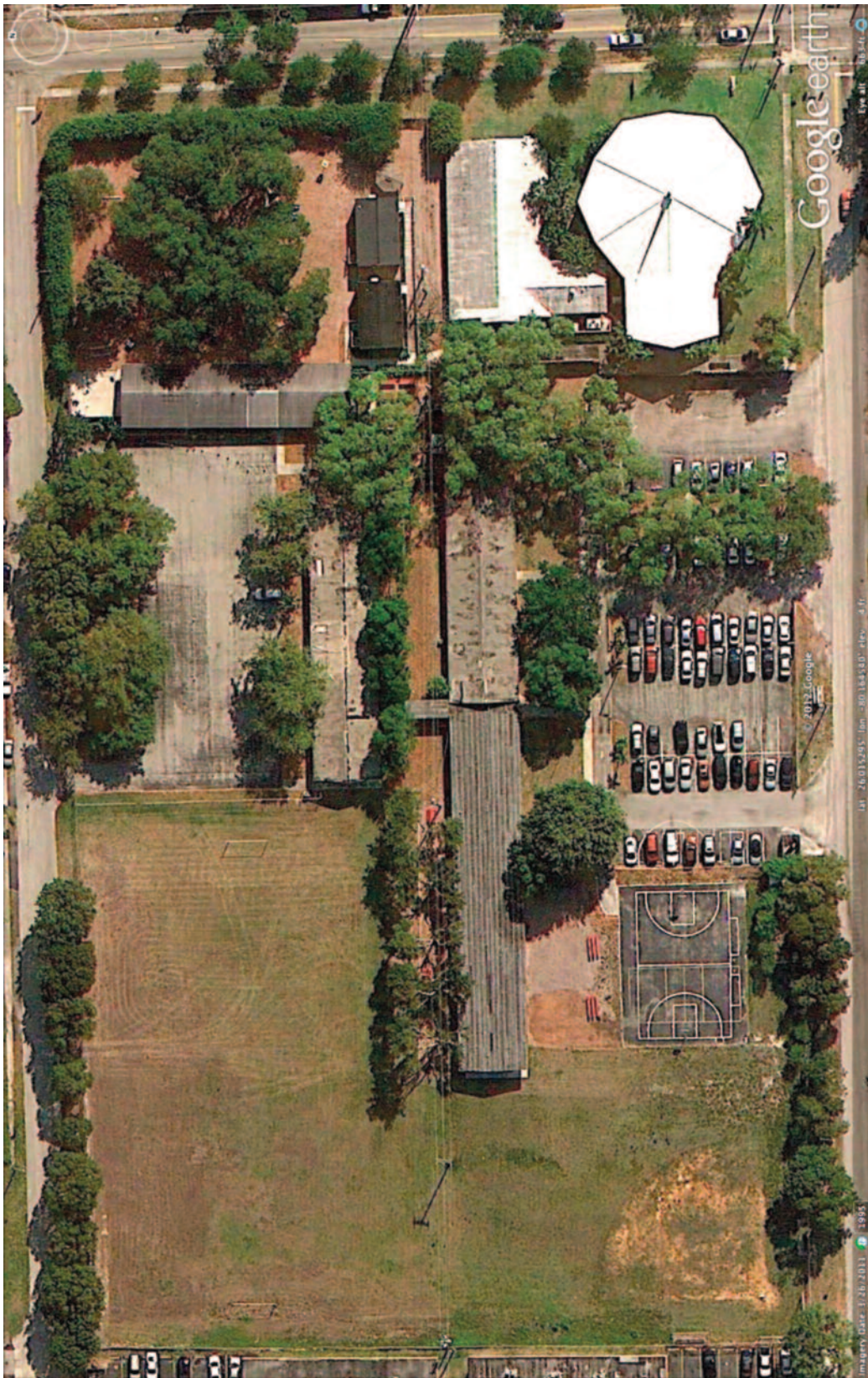


August 2012, **Everglades High School**. Homestead, Fl. This will be a two story 72,000sf education facility on 11 acres, serving 1,228 students from sixth grade to twelfth grade.

The facility will be open for the 2012-2013 school year.

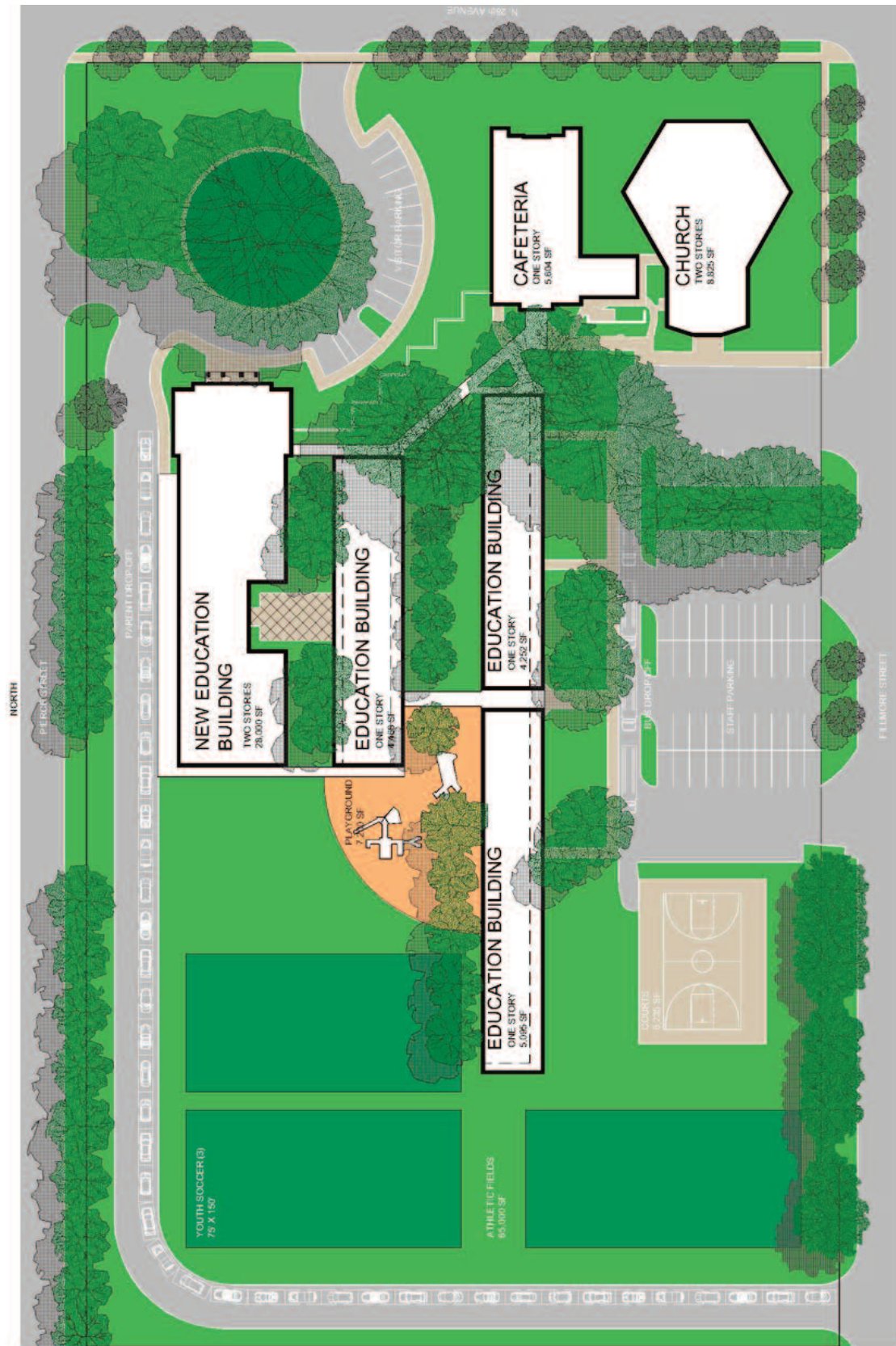
Total project cost \$14,000,000





Paragon Academy of Technology, Hollywood, FL





Paragon Academy of Technology, Hollywood, FL



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ROBERT CAMBÓ  
3845 ALHAMBRA COURT  
CORAL GABLES, FL. 33134

## PROFESSIONAL EXPERIENCE

~~Oct 94- Present~~

### ALLIANCE COMPANIES

#### Managing Partner

Alliance Companies, Miami Office has developed 1.2 million square feet of industrial, office and educational facilities since 1994. Since 2004 the firm has shifted 100% of focus in the development of charter school facilities, both for profit and non-profit in the South Florida Market. The firm has built 6 facilities consisting of 5200 student stations and is currently construction of its 7th school, Everglades Preparatory Academy in Homestead. The school will be a two story 72,000 square foot education facility on 11 acres, serving 1,228 students from sixth through twelfth grade. The facility will be open for the 2012-2013 school year.

Dec. 1984 to Oct. 1994

### CODINA BUSH GROUP

#### Senior Commercial Broker

Brokered over 230 transactions with a gross Sales/Lease value of \$500,000,000 in 10 year career. Credited for leading the marketing success of Beacon Centre, a 205 acre 4,000,000 square foot mixed use development. Leased over 1,400,000 square feet of commercial space. The project sold for \$185,000,000 to Duke-Weeks Realty in 1995.

## EDUCATION

2006

HARVARD UNIVERSITY, Boston, Ma. Attended ULI/NAIOP Post Graduate Certificate: Leading a Real Estate Company Program.

1989

UNIVERSITY OF MIAMI, Coral Gables, FL.

Earned a Master in Business Administration.

1981

THE GEORGE WASHINGTON UNIVERSITY, Washington, DC.

Earned a Bachelor's in Business Administration.

**CIVIC ACTIVITY** Vice Chairman, Board of Directors, South Florida Autism Charter Schools.  
Board of Directors Beacon Council, 2004-2008  
Member Republican Party Dade County, FL 1978- present  
Member Urban Land Institute 2000 -present

## PERSONAL

Fluent in Spanish

Born in Havana, Cuba on July 10, 1959

Married to Patricia, 20 years; 4 children ages 14-20



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## ALLIANCE COMPANIES OPERATING PARTNERS

### IMAGINE SCHOOLS

Imagine Schools is a national family of public charter schools that empowers educators in partnership with parents to prepare students for lives of leadership, accomplishment, and character.

Imagine operates 72 public charter schools in 12 states and the District of Columbia. We serve 40,000 students nationwide by providing them with a challenging, effective program of academic study and strong moral development in a safe, nurturing environment. All Imagine schools are tuition-free public schools of choice.

Imagine currently operates the Nau Charter School owned by Alliance XI, LLC, and has requested to double the size of the facility and has asked for 5 new schools.

### ACADEMICA

Academica manages 14 schools in California, Florida, Utah, Texas and Georgia. They serve over 35,000 students. Academica serves the largest number of high-performing schools of any charter school management organization in Florida. Academica was the first company in the state to seek SACS accreditation for the schools it serves, and all of the schools it serves are either fully accredited or in the process of obtaining accreditation. The exemplary academic performance and fiscal soundness of Academica-serviced schools has resulted in 15-year charter renewals for all schools which have had initial contracts completed. Academica currently manages Excelsior Academy for Alliance X, LLC.

### CHARTER SCHOOLS USA

Charter Schools USA has an experienced and talented management team led by Jonathan K. Hage, President and Chief Executive Officer. Mr. Hage founded Charter Schools USA in 1997, an organization that has emerged as one of the nation's fastest growing and most successful education companies, with approximately 2,000 employees educating over 16,000 students. Charter Schools USA schools produce some of the strongest academic gains in reading and math in the nation based on state and federal standards. On recent year end state exams, CSUSA as a district scored an A. Under Mr. Hage's leadership, Charter Schools USA started the nation's first charter school in the workplace, the first municipal charter school, and the largest municipal charter middle-high school. Charter Schools USA currently operates 20 schools with plans to open another 20 schools in the next 3 years. Alliance developed the Patriot School in Palm Bay, Florida and North Broward Academy of Excellence for CSUSA.



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## ALLIANCE COMPANIES OPERATING PARTNERS

### Charter School Associates

Charter School Associates develops and operates K-12 charter schools in the State of Florida. Our mission is to provide parents and guardians with a positive choice for their child's education in a small, safe nurturing learning environment. Charter School Associates, Inc. has developed dozens of schools ranging from as few as 20 students for Goodwill Industries of SW Florida to 1,000 students for the Charter School at Waterstone.

Charter School Associates has asked Alliance develop multiple school locations as soon as possible.

### DISCOVERY SCHOOLS

Alliance Companies arranged the venture capital to open this new brand in 2011. Discovery Schools currently operates Franklin Academy in Pembroke Pines, has been approved for Franklin Academy in Cooper City and anticipates opening three more schools in South Florida by 2014.



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INVESTOR LENDER RELATIONSHIPS



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