

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, DC 20549
FORM 10-Q

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934
FOR THE QUARTERLY PERIOD ENDED SEPTEMBER 30, 2004
COMMISSION FILE NO. 0-21039

STRAYER EDUCATION, INC.
(EXACT NAME OF REGISTRANT AS SPECIFIED IN THIS CHARTER)

Maryland	52-1975978
(State or other jurisdiction of incorporation or organization)	(I.R.S. Employer Identification No.)
1100 Wilson Blvd., Suite 2500 Arlington, VA	22209
(Address of principal executive offices)	(Zip Code)
Registrant's telephone number, including area code:	(703) 247-2500

INDICATE BY CHECK MARK WHETHER THE REGISTRANT (1) HAS FILED ALL REPORTS REQUIRED TO BE FILED BY SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934 DURING THE PRECEDING 12 MONTHS, AND (2) HAS BEEN SUBJECT TO SUCH FILING REQUIREMENTS FOR THE PAST 90 DAYS. YES /X/ NO / /

INDICATE BY CHECK MARK WHETHER THE REGISTRANT IS AN ACCELERATED FILER (AS DEFINED IN RULE 12B-2 OF THE EXCHANGE ACT). YES /X/ NO / /

AS OF OCTOBER 22, 2004, THERE WERE OUTSTANDING 14,669,437 SHARES OF COMMON STOCK, PAR VALUE \$.01 PER SHARE OF THE REGISTRANT.

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STRAYER EDUCATION, INC.
UNAUDITED CONDENSED CONSOLIDATED BALANCE SHEETS
(Amounts in thousands, except share data)

ASSETS	December 31, 2003	September 30, 2004
Current assets:		
Cash and cash equivalents	\$ 82,089	\$ 85,823
Marketable securities available for sale, at fair value	25,951	25,835
Income taxes receivable	--	1,259
Tuition receivable, net of allowances for doubtful accounts	35,997	47,315
Student loans receivable, held for sale	65	22
Other current assets	1,656	3,671
Total current assets	145,758	163,925
Property and equipment, net	35,930	39,957
Restricted cash	500	500
Other assets	368	343
Total assets	\$ 182,556	\$ 204,725
	=====	=====
LIABILITIES & STOCKHOLDERS' EQUITY		
Current liabilities:		
Accounts payable	\$ 5,127	\$ 6,402
Accrued expenses	2,329	1,985
Income taxes payable	2,898	--
Dividends payable	1,510	--
Unearned tuition	39,134	51,941
Total current liabilities	50,998	60,328
Deferred income taxes	228	959
Long-term liabilities	2,666	4,575
Total liabilities	53,892	65,862
	-----	-----
Commitments and contingencies		
Mandatorily redeemable convertible Series A preferred stock, par value \$.01; 6,000,000 shares authorized; 3,899,944 shares issued and outstanding at December 31, 2003	95,686	--
Stockholders' equity:		
Common Stock, par value \$.01; 20,000,000 shares authorized; 10,703,395 and 14,669,437 shares issued and outstanding at December 31, 2003 and September 30, 2004, respectively	107	147
Additional paid-in capital	59,838	141,035
Retained earnings (accumulated deficit)	(26,918)	(2,218)
Accumulated other comprehensive income (loss)	(49)	(101)
Total stockholders' equity	32,978	138,863
Total liabilities and stockholders' equity	\$ 182,556	\$204,725
	=====	=====

The accompanying notes are an integral part of these consolidated financial statements.

STRAYER EDUCATION, INC.
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF INCOME
(Amounts in thousands, except per share data)

	For the three months ended September 30,		For the nine months ended September 30,	
	2003	2004	2003	2004
Revenues	\$ 29,993	\$ 38,009	\$ 103,652	\$ 130,926
Costs and expenses:				
Instruction and educational support.....	12,236	14,889	38,324	46,613
Selling and promotion.....	7,104	9,159	16,940	21,564
General and administrative.....	5,085	6,124	14,687	18,041
Gain on sale of asset.....	1,772	--	1,772	--
Income from operations.....	7,340	7,837	35,473	44,708
Investment and other income.....	688	376	1,850	1,058
Income before income taxes.....	8,028	8,213	37,323	45,766
Provision for income taxes.....	3,174	3,123	14,753	17,808
Net income.....	4,854	5,090	22,570	27,958
Preferred stock dividends and accretion.....	1,287	--	3,843	1,389
Net income available to common stockholders.....	\$ 3,567	\$ 5,090	\$ 18,727	\$26,569
	=====	=====	=====	=====
Basic net income per share.....	\$ 0.33	\$ 0.35	\$ 1.75	\$ 1.99
	=====	=====	=====	=====
Diluted net income per share.....	\$ 0.32	\$ 0.34	\$ 1.53	\$ 1.85
	=====	=====	=====	=====

STRAYER EDUCATION, INC.
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
(Amounts in thousands)

	For the three months ended September 30,		For the nine months ended September 30,	
	2003	2004	2003	2004
Net income.....	\$4,854	\$ 5,090	\$ 22,570	\$ 27,958
Other comprehensive income:				
Unrealized gain (loss) on investments, net of taxes.....	(222)	49	(54)	(52)
Comprehensive income.....	\$4,632	\$ 5,139	\$ 22,516	\$ 27,906

The accompanying notes are an integral part of these
consolidated financial statements.

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STRAYER EDUCATION, INC.
UNAUDITED CONSOLIDATED STATEMENT OF STOCKHOLDERS' EQUITY
(Amounts in thousands, except share data)

	Common Stock		Additional Paid-in Capital	Retained Earnings (Accumulated Deficit)	Accumulated Other Comprehensive Income	Total
	Shares	Amount				
Balance at 12/31/03.....	10,703,395	\$ 107	59,838	\$ (26,918)	\$ (49)	\$32,978
Exercise of stock options.....	335,416	3	11,945	--	--	11,948
Tax benefit from exercise of stock options.....	--	--	9,855	--	--	9,855
Issuance of common stock for redemption of preferred stock.....	3,977,120	40	96,166	--	--	96,206
Repurchase of common stock.....	(346,494)	(3)	(36,769)	--	--	(36,772)
Preferred stock dividends and accretion.....	--	--	--	(1,389)	--	(1,389)
Common stock dividends.....	--	--	--	(1,869)	--	(1,869)
Change in net unrealized gains (losses) on marketable securities, net of income tax	--	--	--	--	(52)	(52)
Net income.....	--	--	--	27,958	--	27,958
Balance at 9/30/04.....	14,669,437	\$ 147	\$ 141,035	\$ (2,218)	\$ (101)	\$ 138,863

The accompanying notes are an integral part of these
consolidated financial statements.

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STRAYER EDUCATION, INC.
UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOW
(Amounts in thousands)

	For the nine months ended September 30,	
	2003	2004
Cash flows from operating activities:		
Net income.....	\$22,570	\$27,958
Adjustments to reconcile net income to net cash provided by operating activities:		
Amortization of deferred rent.....	198	442
Gain on sale of marketable securities.....	(135)	--
Gain on sale of property and equipment.....	(1,772)	--
Depreciation and amortization.....	3,235	3,971
Provision for student loan losses and indemnification.....	141	(182)
Deferred income taxes.....	1	(69)
Changes in assets and liabilities:		
Tuition receivable, net.....	(11,013)	(11,318)
Other current assets.....	(444)	(762)
Restricted cash.....	(500)	--
Other assets.....	(57)	25
Accounts payable.....	858	1,275
Accrued expenses.....	401	(344)
Income taxes payable.....	(2,638)	6,271
Unearned tuition.....	13,086	12,807
Student loans originated.....	(6,460)	(1,088)
Collections on student loans receivable and held for sale.....	6,100	1,235
Net cash provided by operating activities.....	23,571	40,221

Cash flows from investing activities:		
Proceeds from sale of property and equipment.....	5,150	--
Proceeds from sale of marketable equipment.....	26,135	--
Purchases of property and equipment.....	(4,349)	(7,998)
Purchases of marketable securities.....	(34,000)	--
	-----	-----
Net cash used in investing activities.....	(7,064)	(7,998)
	-----	-----
Cash flows from financing activities:		
Deferred lease incentives.....	11	582
Common stock dividends paid.....	(2,080)	(2,564)
Preferred stock dividends paid.....	(2,445)	(1,684)
Repurchase of common stock	--	(36,772)
Proceeds from exercise of stock options.....	2,807	11,949
	-----	-----
Net cash used in financing activities.....	(1,707)	(28,489)
	-----	-----
Net increase in cash and cash equivalents.....	14,800	3,734
Cash and cash equivalents - beginning of period.....	49,135	82,089
	-----	-----
Cash and cash equivalents - end of period.....	\$63,935	\$85,823
	=====	=====

The accompanying notes are an integral part of these consolidated financial statements.

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STRAYER EDUCATION, INC.

NOTES TO CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

Information as of September 30, 2003 and 2004 and for the three-month and nine-month periods ended September 30, 2003 and 2004 is unaudited.

1. BASIS OF PRESENTATION

The financial statements are presented on a consolidated basis. The accompanying financial statements include the accounts of Strayer Education, Inc. (the Company), Strayer University, Inc. (the University) and Education Loan Processing, Inc. (ELP), collectively referred to herein as the "Company" or "Companies."

The results of operations for the three and nine months ended September 30, 2004 are not necessarily indicative of the results to be expected for the full fiscal year. All information as of September 30, 2004, and for the three and nine months ended September 30, 2003 and 2004 is unaudited but, in the opinion of management, contains all adjustments, consisting only of normal recurring adjustments, necessary to present fairly the condensed consolidated financial position, results of operations and cash flows of the Company.

The Company's educational programs are offered on a quarterly basis. Approximately 96% of the Company's revenues during the nine months ended September 30, 2004 consisted of tuition revenue. Tuition revenue is deferred at the time of registration and is recognized in the quarter of instruction. Tuition revenue is shown net of any refunds, withdrawals or corporate discounts. Beginning in the first quarter 2004, the Company began recording employee tuition discounts and scholarships & awards as a reduction to revenue as well. In the prior year, these items (totaling \$541,000 and \$1,604,000 for the three and nine months ended September 30, 2003, respectively) were treated as an operating expense.

Revenues also include application fees, commencement fees, placement test fees, withdrawal fees, loan service and origination fees, and other income which are recognized when incurred. Beginning in the first quarter 2004, the Company also began recording textbook-related income as revenue. In the prior year, this income (\$145,000 and \$383,000 for the three and nine months ended September 30, 2003, respectively) was included in Investment and other income. This change in classification, as well as the one referenced above, had no impact on net income and is immaterial in amount.

Certain information and footnote disclosures normally included in financial statements prepared in accordance with generally accepted accounting principles have been condensed or omitted. These condensed consolidated financial statements should be read in conjunction with the consolidated financial statements and notes thereto included in the Company's Annual Report on Form 10-K for the fiscal year ended December 31, 2003.

2. NATURE OF OPERATIONS

The Company, a Maryland corporation, conducts its operations through its subsidiaries. The University is an accredited institution of higher education that provides undergraduate and graduate degrees in various fields of study through its thirty campuses in Pennsylvania, Maryland, Washington, D.C., Virginia, North Carolina, South Carolina, Tennessee, and

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Georgia and worldwide via the Internet through Strayer University Online. ELP originates student loans for the University's students, which loans are held for

sale.

3. EARNINGS PER SHARE

Basic earnings per share is computed by dividing net income available to common stockholders by the weighted average number of shares of common stock outstanding. Diluted earnings per share is computed by dividing net income by the weighted average common and potentially dilutive common equivalent shares outstanding, determined as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	(in thousands)		(in thousands)	
	2003	2004	2003	2004
Weighted average shares outstanding used to compute basic net income per share...	10,727	14,743	10,682	13,340
Incremental shares issuable upon the assumed conversion of preferred stock.....	3,864	--	3,828	1,398
Incremental shares issuable upon the assumed exercise of stock options.....	378	278	286	354
Shares used to compute diluted net income per share.....	14,969	15,021	14,796	15,092

For additional information regarding total potential share issuance, see "Management's Discussion and Analysis of Financial Condition and Results of Operations."

Set forth below is a reconciliation of net income used to compute net income per share:

	For the three months ended September 30,		For the nine months ended September 30,	
	(in thousands)		(in thousands)	
	2003	2004	2003	2004
Net income available to common stockholders used to compute basic earnings per share.....	\$ 3,567	\$ 5,090	\$ 18,727	\$ 26,569
Plus: Impact of assumed preferred stock conversion: Preferred stock dividends and accretion.....	1,287	--	3,843	1,389
Net income used to compute diluted net income per share.....	\$ 4,854	\$ 5,090	\$ 22,570	\$ 27,958

4. CREDIT FACILITIES

The Company maintains two credit facilities from two banks in the amount of \$10.0 million each. Interest on any borrowings under the facilities will accrue at an annual rate of 0.75% above the London Interbank Offered Rate. There is no outstanding balance and no fees payable on either facility as of September 30, 2004.

5. STOCKHOLDERS' EQUITY

Secondary Offering

In the first quarter of 2004, the Company completed its previously announced secondary offering of common stock. The Company received none of the proceeds from the secondary offering except for proceeds related to the exercise of options by management to fulfill the over-allotment obligation. The 3,450,000 shares sold in the offering were issued following the conversion of convertible preferred stock (3,102,000 shares) and the partial exercise of an option on existing shares of common stock (233,000 shares) held by New Mountain Partners, L.P., New Mountain Strayer Trust and MidOcean Capital Investors, L.P., as well as the exercise of options (115,000 shares) held by certain of the Company's management.

Common Stock

A total of 20,000,000 shares of common stock, par value \$0.01, have been authorized. As of December 31, 2003 and September 30, 2004, the Company had 10,703,395 and 14,669,437 shares of common stock issued and outstanding, respectively. Commencing in the third quarter of 2004, the Company increased the annual common stock cash dividend to \$0.50 per share or \$0.125 per share quarterly. However, with the rescheduling this year of the third quarter dividend payment from October to December (in connection with a general change in timing of such dividend to occur in March, June, September and

December of each year), the \$0.50 per share annual dividend is being prorated over a five month period instead of three, resulting in a dividend payment of \$0.21 per share instead of a quarterly payment of \$0.125 per share.

Series A Convertible Redeemable Preferred Stock

A total of 6,000,000 shares of Series A Convertible Redeemable Preferred Stock, par value \$0.01, have been authorized. As of December 31, 2003, 3,899,944 shares of Series A Convertible Redeemable Preferred Stock were issued and outstanding. During the nine months ended September 30, 2004, the Company recorded 77,176 shares as accrued in-kind dividends. In March 2004, 3,102,000 shares of Series A Convertible Redeemable Preferred Stock were converted into common stock on a 1 for 1 basis and, pursuant to the registration rights agreement with the Company, were sold in a registered secondary offering by the holders thereof. In June 2004, the Company converted all of its remaining outstanding Series A Preferred Shares (including all shares accrued thereon through June 28, 2004) on a 1 for 1 basis into common shares. The Series A Preferred Stockholders received an aggregate of 875,120 common shares of the Company as a result of the conversion. The following table reflects all Preferred Stock activity from December 31, 2003 to September 30, 2004:

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Series A Convertible Redeemable Preferred Stock	
----- (in thousands)	
Balance, December 31, 2003.....	\$95,686
Dividends - accrued in-kind shares.....	1,058
Shares converted into common shares.....	(96,206)
Accretion of carrying value.....	(538)

Balance, September 30, 2004.....	\$ --
	=====

For a more detailed description of the terms of the Series A Convertible Redeemable Preferred Stock, see Note 7 of the Company's Annual Report on Form 10-K for the year ended December 31, 2003.

Stock Options

In July 1996, the Company's stockholders approved 1,500,000 shares of common stock for grants under the Company's 1996 Stock Option Plan. This

Plan was amended by the stockholders at the May 2001 Annual Stockholder's Meeting to increase the shares authorized for issuance thereunder by 1,000,000 (as amended, the "Plan") to 2,500,000. The Plan provides for the grant of options intended to qualify as incentive stock options, and also provides for the grant of non-qualifying options to employees and directors of the Company. Options may be granted to eligible employees or directors of the Company at the discretion of the Board of Directors, at option prices based at or above the fair market value of the shares at the date of grant. Vesting provisions are at the discretion of the Board of Directors. The maximum term of the options was five years before the amendment and ten years after the amendment.

The table below sets forth the stock option activity for the nine months ended September 30, 2004:

	Number of shares	Weighted-Average Exercise Price
	-----	-----
Balance, December 31, 2003.....	1,131,667	\$ 41.05
Grants.....	85,000	113.54
Exercises.....	(335,416)	35.62
Forfeitures.....	(16,667)	53.61
	-----	-----
Balance, September 30, 2004.....	864,584	\$ 50.03
	=====	=====

Of the 864,584 total stock options that have been issued and remain outstanding, 536,248 are exercisable as of September 30, 2004. A total of 266,072 shares remain authorized but unissued under the Plan. As of September 30, 2004, the weighted average contractual life of outstanding stock options is 4.0 years.

The Company uses the intrinsic-value-based method of accounting for its stock options plan. Under this method, compensation expense is the excess, if any, of the quoted

market price of the stock at grant date over the amount an employee must pay to acquire the stock. Had compensation expense been determined based on the fair value of the options at grant dates computed by the Black-Scholes methodology, the pro forma amounts would be as follows:

	For the three months ended September 30,		For the nine months ended September 30,	
	2003	2004	2003	2004

In thousands (except per share data)				
Net income.....	\$ 4,854	\$ 5,090	\$ 22,570	\$ 27,958
Stock-based compensation expense, net of tax.....	849	472	2,983	1,746
	-----	-----	-----	-----
Pro forma net income.....	\$ 4,005	\$ 4,618	\$ 19,587	\$ 26,212
	=====	=====	=====	=====
Net income available to common stockholders.....	\$ 3,567	\$ 5,090	\$ 18,727	\$ 26,569
Stock-based compensation expense, net of tax.....	849	472	2,983	1,746
	-----	-----	-----	-----
Pro forma net income available to common stockholders.....	\$ 2,718	\$ 4,618	\$ 15,744	\$ 24,823
	=====	=====	=====	=====
Net income per share:				
As reported:				
Basic.....	\$ 0.33	\$ 0.35	\$ 1.75	\$ 1.99
Diluted.....	\$ 0.32	\$ 0.34	\$ 1.53	\$ 1.85
Pro forma:				
Basic.....	\$ 0.25	\$ 0.31	\$ 1.47	\$ 1.86
Diluted.....	\$ 0.27	\$ 0.31	\$ 1.32	\$ 1.74

The table below sets forth the assumptions used to estimate fair value as of the date of grant using the Black-Scholes option pricing model:

	2003	2004
	----	----
Dividend yield	0.5%	0.24%
Risk-free interest rates	3.0%	3.8%
Volatility	40%	34%
Expected option term (years)	5.2	6.1
Weighted average fair value of options granted during the year	\$21.88	\$45.23

6. INVESTMENTS IN MARKETABLE SECURITIES

The Company's investments in marketable securities consist solely of publicly traded securities and are recorded at fair value based on the quoted market prices. The investments are considered "available-for-sale" as they are not held for trading and will not be held to maturity, in accordance with Statement of Financial Accounting Standards No. 115, Accounting for Certain Investments in Debt and Equity Securities. The Company records the net unrealized gains and losses for changes in fair value as a component of accumulated other comprehensive income in stockholders' equity (deficit). Realized gains and losses from the sale of marketable securities are based on the specific identification method.

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7. RECENT ACCOUNTING PRONOUNCEMENTS

In December 2003, the FASB issued FASB Interpretation No. 46 - An Interpretation of ARB 51 (revised December 2003) ("FAS 46R"), Consolidation of Variable Interest Entities. FIN 46R addresses consolidation by business enterprises of variable interest entities. FIN 46R is effective for periods ending after March 15, 2004 and did not have a material impact on the Company's financial statements.

8. LEASE AGREEMENTS

During 2004, the Company executed leases for new campuses as follows:

Campus	Square Feet	Lease Commencement Date	Term	Average Annual Payment
-----	-----	-----	-----	-----
Chamblee County, GA	17,000	05/15/04	128 months	\$339,000
Cobb County, GA	15,700	06/15/04	96 months	\$434,000
King of Prussia, PA	12,600	08/01/04	87 months	\$257,000
Tampa, FL (Tampa East)	13,900	01/01/05	87 months	\$231,000
Tampa, FL (Tampa West)	14,000	02/01/05	84 months	\$365,000
Other Properties				

9. LONG-TERM LIABILITIES

Lease Incentives

In conjunction with the opening of new campuses, the Company was reimbursed by the lessors for improvements made to the leased properties. In accordance with Financial Accounting Standards Board Technical Bulletin No. 88-1, these reimbursements were capitalized as leasehold improvements and a long-term liability was established. The Company recorded \$828,000 and \$1,546,000 in lease incentives for several of its campuses for the three and nine months ended September 30, 2004. The leasehold improvements and the long-term liability will be amortized on a straight-line basis over the corresponding lease terms, which range from five to ten years. As of December 31, 2003 and September 30, 2004, the Company had deferred lease incentives of \$1,513,000 and \$2,744,000, respectively.

Lease Obligations

In accordance with the FASB Technical Bulletin No. 85-3, "Accounting for Operating Leases with Schedule Rent Increases", the Company records rent expense on a straight-line basis over the initial term of a lease. The difference between the rent payment and the straight-line rent expense is recorded as a long-term liability. As of December 31, 2003 and September 30, 2004, the Company had deferred lease obligations of \$820,000 and \$1,576,000, respectively.

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Indemnification on the Sale of Student Loans

In 2003, the Company sold its student loan portfolio to a national student loan marketing organization. Under the terms of the Indemnification Agreement, the Company has provided an indemnification to the purchaser of the student loans for claims that may arise due to loan documentation, regulatory compliance, and loan servicing for the student loans that were sold. As of December 31, 2003 and September 30, 2004, the Company had recorded a liability of \$333,000 and \$255,000, respectively, for the indemnification.

ITEM 2: MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

CAUTIONARY NOTICE REGARDING FORWARD LOOKING STATEMENTS

Certain of the statements included in this "Management's Discussion and Analysis of Financial Condition and Results of Operations" as well as elsewhere in this report on Form 10-Q are forward-looking statements made pursuant to the Private Securities Litigation Reform Act of 1995 ("Reform Act"). These statements are based on the Company's current expectations and are subject to a number of assumptions, risks and uncertainties. In accordance with the safe harbor provisions of the Reform Act, the Company has identified important factors that could cause the actual results to differ materially from those expressed in or implied by such statements. The assumptions, uncertainties and risks include the pace of growth of student enrollment, our continued compliance with Title IV of the Higher Education Act, and the regulations thereunder, as well as state and regional regulatory requirements, competitive factors, risks associated with the opening of new campuses, risks associated with the offering of new educational programs and adapting to other changes, risks associated with the acquisition of existing educational institutions, risks relating to the timing of regulatory approvals, our ability to continue to implement our growth strategy, and general economic and market conditions. Further information about these and other relevant risks and uncertainties may be found in the Company's annual report on Form 10-K and its other filings with the Securities and Exchange Commission. The Company undertakes no obligation to update or revise forward looking statements.

ADDITIONAL INFORMATION

We maintain a website at <http://www.strayereducation.com>. The information on our website is not incorporated by reference in this Quarterly Report on Form 10-Q and our web address is included as an inactive textual reference only. We make available, free of charge through our website, our Annual Report on Form 10-K, Quarterly Reports on Form 10-Q, Current Reports on Form 8-K and amendments to those reports filed or furnished pursuant to Section 13(a) or 15(d) of the Exchange Act as soon as reasonably practicable after we electronically file such material with, or furnish it to, the SEC.

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Enrollment at Strayer University for the 2004 summer term increased 22% to 17,028 students compared to 13,928 for the same term in 2003. Across the Strayer University campus network, both new student enrollments and continuing student enrollments increased 22%. Out-of-area online students increased 63%, while students taking 100% of their classes online (including campus-based students) increased 47%.

STUDENT ENROLLMENT

	Summer 2003	Summer 2004	% Change
Campus Based Students:			
New Campuses (13 in operation 3 or less years)			
Classroom	681	1,412	107%
Online	723	1,778	146%
Total New Campus Students	1,404	3,190	127%
Mature Campuses (16 in operation 4 or more years)			
Classroom	7,165	6,652	-7%
Online	4,248	5,370	26%
Total Mature Campus Students	11,413	12,022	5%
Total Campus Based Students	12,817	15,212	19%
Online Based Students (out-of-area)	1,111	1,816	63%
Total Students	13,928	17,028	22%
Total Students Taking 100% of Courses Online	6,082	8,964	47%
Total Students Taking at Least 1 Course Online	7,503	10,775	44%

Revenues. Revenues increased 27% from \$30.0 million in the third quarter of 2003 to \$38.0 million in the third quarter of 2004, principally due to a 22% increase in student enrollments and a 5% tuition increase effective for 2004.

Instruction and educational support expenses. Instruction and educational support expenses increased \$2.7 million, or 22%, from \$12.2 million in the third quarter of 2003 to \$14.9 million in the third quarter of 2004. This increase was principally due to the direct costs necessary to support the increase in student enrollments including faculty compensation, related academic staff salaries, campus facility costs and financial aid processing costs. These costs as a percentage of revenues decreased to 39.2% in the third

quarter of 2004 from 40.8% in the third quarter of 2003 as strong revenue growth more than offset the cost increases described above.

Selling and promotion expenses. Selling and promotion expenses increased \$2.1 million, or 29%, from \$7.1 million in the third quarter of 2003 to \$9.2 million in the third quarter of 2004. This increase was principally due to marketing expenses associated with opening one new campus for 2004 fall term in Philadelphia, Pennsylvania, as well as ongoing marketing expenses for the four other new campuses (one in Greenville, South Carolina, one in Memphis, Tennessee, and two in Atlanta, Georgia) opened earlier in 2004. The addition of admissions staff at these new campuses and at Strayer University Online also contributed to the increase. These expenses as a percentage of revenues increased to 24.1% in the third quarter of 2004 from 23.7% in the third quarter of 2003.

General and administrative expenses. General and administrative expenses increased \$1.0 million, or 20%, from \$5.1 million in the third quarter of 2003 to \$6.1 million in the third quarter of 2004. This increase was principally due to increased employee compensation and related expenses as well as the addition of five new campuses since the third quarter of 2003. General and administrative expenses as a percentage of revenue decreased to 16.1% in the third quarter of 2004 from 17.0% in the third quarter of 2003 as strong revenue growth more than offset the cost increase described above.

Gain on sale of asset. In the third quarter of 2003, the Company sold its Washington, D.C. campus building for \$5.2 million and signed a lease for space in a nearby building. This transaction resulted in a gain of \$1.8 million before tax.

Income from operations. Operating income increased \$0.5 million, or 7%, from \$7.3 million in the third quarter of 2003 to \$7.8 million in the third quarter of 2004. The increase was due to the aforementioned factors. Excluding the gain from the sale of the Washington, D.C. campus building in the third

quarter of 2003, operating income for the third quarter of 2004 increased \$2.3 million, or 41%. Management believes that excluding this asset sale provides a useful indicator of the Company's underlying operating performance.

Investment and other income. Investment and other income decreased \$0.3 million, or 45%, from \$0.7 million in the third quarter of 2003 to \$0.4 million in the third quarter of 2004. The decrease was principally due to a shift of underlying investments from a short-term corporate bond fund and money market funds to a short-term tax-exempt bond fund and tax-exempt money market funds which had lower yields, partly offset by a higher average cash balance.

Net income. Net income was \$5.1 million in the third quarter of 2004 compared to \$4.9 million for the same period in 2003, an increase of \$0.2 million, or 5%, because of factors discussed above. The impact of the gain from the sale of the Washington, D.C. campus building on net income was \$1.1 million in the third quarter of 2003. Excluding the gain from the third quarter of 2003, net income for the third quarter of 2004 increased \$1.3 million or 34%. Management believes that excluding this asset sale provides a useful indicator of the Company's underlying operating performance.

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NINE MONTHS ENDED SEPTEMBER 30, 2004 COMPARED TO NINE MONTHS ENDED SEPTEMBER 30, 2003

Revenues. Revenue increased 26% from \$103.7 million in the nine months ended September 30, 2003 to \$130.9 million in the nine months ended September 30, 2004, principally due to an average 22% increase in student enrollments and a 5% tuition increase effective for 2004.

Instruction and educational support expenses. Instruction and educational support expenses increased \$8.3 million, or 22%, from \$38.3 million in the nine months ended September 30, 2003 to \$46.6 million in the nine months ended September 30, 2004. This increase was principally due to the direct costs necessary to support the increase in student enrollments including faculty compensation, related academic staff salaries, campus facility costs and financial aid processing costs. These costs as a percentage of revenues decreased to 35.6% in the nine months ended September 30, 2004 from 37.0% in the nine months ended September 30, 2003 as strong revenue growth more than offset the cost increases described above.

Selling and promotion expenses. Selling and promotion expenses increased \$4.6 million, or 27%, from \$17.0 million in the nine months ended September 30, 2003 to \$21.6 million in the nine months ended September 30, 2004. This increase was principally due to marketing expenses associated with opening five new campuses, one in Tennessee and one in South Carolina for 2004 spring term, two in Georgia for 2004 summer term, and one in Pennsylvania for 2004 fall term. The addition of admissions representatives at these new campuses and at Strayer University Online also contributed to the increase. These expenses as a percentage of revenues increased slightly to 16.5% in the nine months ended September 30, 2004 from 16.3% in the nine months ended September 30, 2003.

General and administrative expenses. General and administrative expenses increased \$3.3 million, or 23%, from \$14.7 million in the nine months ended September 30, 2003 to \$18.0 million in the nine months ended September 30, 2004. This increase was principally due to increased employee compensation and related expenses as well as the addition of five new campuses since September 30, 2003. General and administrative expenses as a percentage of revenues decreased slightly to 13.8% for the nine months ended September 30, 2004 from 14.2% for the nine months ended September 30, 2003.

Gain on sale of asset. In the third quarter of 2003, the Company sold its Washington, D.C. campus building for \$5.2 million and signed a lease for space in a nearby building. This transaction resulted in a gain of \$1.8 million before tax.

Income from operations. Operating income increased \$9.2 million, or 26%, from \$35.5 million in the nine months ended September 30, 2003 to \$44.7 million in the nine months ended September 30, 2004. The increase was due to the aforementioned factors. Excluding the gain from the sale of the Washington, D.C. campus building from the nine months ended September 30, 2003, operating income for the nine months ended September 30, 2004 increased \$11.0 million, or 33%. Management believes that excluding this asset sale provides a useful indicator of the Company's underlying operating performance.

Investment and other income. Investment and other income decreased \$0.8 million, or 43%, from \$1.9 million in the nine months ended September 30, 2003 to \$1.1 million in the nine months ended September 30, 2004. The decrease was principally due to a shift of

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underlying investments from a short-term corporate bond fund and money market funds to a short-term tax-exempt bond fund and tax-exempt money market funds which had lower yields, partly offset by a higher average cash balance.

Net income. Net income was \$28.0 million in the nine months ended September 30, 2004 compared to \$22.6 million for the same period in 2003, an increase of \$5.4 million, or 24%, because of factors discussed above. The impact of the gain from the sale of the Washington, D.C. campus building on net income was \$1.1 million in the third quarter of 2003. Excluding the gain on sale from the nine months ended September 30, 2003, net income for the nine months ended September 30, 2004 increased \$6.5 million or 30%. Management believes that excluding this asset sale provides a useful indicator of the Company's underlying operating performance.

LIQUIDITY AND CAPITAL RESOURCES

At September 30, 2004, the Company had cash, cash equivalents and marketable securities available for sale of \$111.7 million compared to \$108.0 million at December 31, 2003 and \$90.0 million at September 30, 2003. Beginning in the third quarter of 2002, the Company began investing in a diversified no load, short-term, investment grade corporate bond fund in an effort to generate a somewhat higher yield on its short-term, liquid assets than its holdings in bank overnight deposits and money market funds, but taking only limited credit and interest rate risk. In the third quarter of 2003, this \$26.1 million investment was liquidated, generating a gain from sale of marketable securities of \$0.1 million before tax. Most of the proceeds were re-invested in a diversified, shorter term, investment grade tax-exempt bond fund to further reduce the Company's interest rate risk and to benefit from the tax efficiency of the fund's underlying securities. As of September 30, 2004, the Company had invested a total of \$25.8 million in this fund. At September 30, 2004, the 470 issues in this fund had an average credit rating of Aa1, an average maturity of 1.1 years and an average duration of 1.0 years, as well as an average yield to maturity of 1.5%.

For the nine months ended September 30, 2004, the Company generated \$40.2 million in net cash from operating activities compared to \$23.6 million for the same period in 2003. The increase is largely attributable to the increase in net income as well as lower income taxes payable resulting from tax deductions for stock option exercises. Capital expenditures were \$8.0 million for the nine months ended September 30, 2004 compared to \$4.3 million for the same period in 2003. Capital expenditures for the year ended December 31, 2004 are expected to be in the range of \$9.0 to \$12.0 million.

In the nine months ended September 30, 2004, the Company also paid \$4.2 million in dividends, \$1.5 million to its preferred stockholders and \$2.7 million to its common stockholders. During this period, the Company repurchased 346,494 shares of common stock at an average price of \$106.13 per share or an aggregate of \$36.8 million, utilizing its remaining share repurchase authorization. In October 2004, the Company's Board of Directors authorized an additional \$25 million for the repurchase of common stock under the existing share repurchase program.

For the third quarter 2004, bad debt expense as a percentage of revenue was 2.5% compared to 1.7% for the same period in 2003. Days sales outstanding, adjusted to exclude tuition

receivable related to future quarters, was nine days at the end of the third quarter 2004, compared to seven days for the same period in 2003.

Currently, the Company invests its cash in bank overnight deposits, money market funds and a short-term, tax-exempt bond fund. In addition, the Company has available two \$10 million credit facilities from two banks, under which no amounts were outstanding as of September 30, 2004. The Company believes that existing cash, cash equivalents, and marketable securities, cash generated from operating activities, and if necessary, cash borrowed under the credit facilities, will be sufficient to meet the Company's requirements for at least the next 12 months.

CAMPUSES

The Company opened its third campus in the Philadelphia, Pennsylvania area for the 2004 fall term. This new Pennsylvania campus, together with two new campuses opened in Atlanta in the summer term and one campus opened in each of Memphis, Tennessee and Greenville, South Carolina, completed the Company's goal of five new campuses in 2004. Strayer University now has 30 campuses.

The Company has obtained approval from the State of Florida to open two new campuses in the Tampa area in 2005.

COMMON STOCK CASH DIVIDEND

The Company announced in August 2004 that, commencing with the third quarter dividend, it is increasing its annual common stock dividend to \$0.50 per share from \$0.26 per share. This increase in annual dividend will result in a quarterly dividend payment of \$0.125 per share. The Company also reported that it is changing the timing of its dividend announcements and subsequent payment dates to correspond with its quarterly earnings releases. As a result, the 2004

third quarter dividend, which was declared on October 26, 2004, will now be paid on December 10 instead of in October. The Company intends to make subsequent dividend payments on a quarterly basis on March 10, June 10, September 10, and December 10 of each year. The dividend record date will be announced in the quarterly earnings release and will precede the dividend payment date by approximately two weeks. With the rescheduling this year of the third quarter dividend payment from October to December, the \$0.50 annual dividend will be prorated over a five month period instead of three, resulting in a dividend payment of \$0.21 per share on December 10, 2004 to shareholders of record as of November 26, 2004.

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TOTAL POTENTIAL SHARE ISSUANCE

The Company's total current and potential common shares outstanding are as follows (in thousands):

Current	

Common shares issued and outstanding at 9/30/04	14,669
Issued stock options using Treasury Stock Method	278

Total current	14,947

Potential	

Total issued stock options, less options accounted for using	
the Treasury Stock Method above	587
Authorized but unissued options.....	266

Total potential	853

Total current and potential common shares	15,800
	=====

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ITEM 3: QUANTITATIVE AND QUALITATIVE DISCLOSURES ABOUT MARKET RISK

The Company is subject to the impact of interest rate changes and may be subject to changes in the market values of its future investments. The Company invests its excess cash in bank overnight deposits, money market funds and a short-term tax-exempt bond fund. The Company has not used derivative financial instruments in its investment portfolio.

Earnings from investments in bank overnight deposits, money market mutual funds, and short-term tax-exempt bond funds may be adversely affected in the future should interest rates decline. The Company's future investment income may fall short of expectations due to changes in interest rates or the Company may suffer losses in principal if forced to sell securities that have declined in market value due to changes in interest rates. As of September 30, 2004, a 10% increase or decline in interest rates would not have a material impact on the Company's future earnings, fair values, or cash flows related to investments in cash equivalents or interest earning marketable securities.

ITEM 4: CONTROLS AND PROCEDURES

- a) The Registrant's Chief Executive Officer and Chief Financial Officer have evaluated the effectiveness of the Registrant's disclosure controls and procedures as of September 30, 2004. Based upon such review, the Chief Executive Officer and Chief Financial Officer have concluded that the Registrant has in place, as of September 30, 2004, effective controls and procedures designed to ensure that information required to be disclosed by the Registrant (including consolidated subsidiaries) in the reports it files or submits under the Securities Exchange Act of 1934, as amended, and the rules thereunder, is recorded, processed, summarized and reported within the time periods specified in the Commission's rules and forms. Disclosure controls and procedures include, without limitation, controls and procedures designed to ensure that information required to be disclosed by an issuer in reports it files or submits under the Securities Exchange

Act is accumulated and communicated to the Registrant's management, including its principal executive officer or officers and principal financial officer or officers, or persons performing similar functions, as appropriate to allow timely decisions regarding required disclosure.

- b) Internal Control Over Financial Reporting. There have not been any changes in the Company's internal control over financial reporting during the quarter ended September 30, 2004 that have materially affected, or are reasonably likely to materially affect, the Company's internal control over financial reporting.

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PART II -- OTHER INFORMATION

ITEM 1. LEGAL PROCEEDINGS.

None

ITEM 2. UNREGISTERED SALES OF EQUITY SECURITIES AND USE OF PROCEEDS.

During the quarter, the Company used \$15.6 million to repurchase shares of common stock under its repurchase program announced in November 2003. The original amount authorized for this program was \$15 million which was increased to \$40 million in May 2004 as was publicly announced. On October 26, 2004, the Company's Board of Directors amended the Company's share repurchase program to authorize the repurchase of an additional \$25 million in value of the Company's common stock. A summary of the Company's share repurchases during the quarter is set forth below:

	Shares Repurchased	Average Price Per Share	Authorization Remaining (\$ mil)
Beginning Balance (at 6/30/04)			\$15.6
August	165,926	\$94.06	(15.6)
Total (at 9/30/04)	165,926	\$94.06	--

Item 3. Defaults Upon Senior Securities.

None

Item 4. Submission of Matter to a Vote of Security Holders.

None

Item 5. Other Information.

None

Item 6. Exhibits.

Exhibit 31.01

Certification of Chief Executive Officer pursuant to Rule 13a -14(a) of the Securities Exchange Act.

Exhibit 31.02

Certification of Chief Financial Officer pursuant to Rule 13a -14(a) of the Securities Exchange Act.

Exhibit 32.01

Certification pursuant to Rule 13b - 14(b) of the Securities Exchange Act and 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned duly authorized.

STRAYER EDUCATION, INC.

By: /s/ Mark C. Brown

Mark C. Brown
Senior Vice President and Chief Financial Officer

Date: October 29, 2004

EXHIBIT INDEX

Exhibit -----	Description -----
31.01	Certification of Chief Executive Officer pursuant to Rule 13a -14(a) of the Securities Exchange Act.
31.02	Certification of Chief Financial Officer pursuant to Rule 13a - 14(a) of the Securities Exchange Act.
32.01	Certification pursuant to Rule 13b - 14(b) of the Securities Exchange Act and 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.

CERTIFICATION PURSUANT TO RULE 13a - 14(a) OF THE SECURITIES EXCHANGE ACT

I, Robert S. Silberman, Chairman and Chief Executive Officer of Strayer Education, Inc. (the "registrant"), certify that:

1. I have reviewed this quarterly report on Form 10-Q of the registrant;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
 - a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures as of the end of the period covered by this report based on such evaluation; and
 - c. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and
5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of registrant's board of directors (or persons performing the equivalent functions):
 - a. all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b. any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: October 29, 2004

/s/ Robert S. Silberman

 Robert S. Silberman
 Chairman and Chief Executive
 Officer

CERTIFICATION PURSUANT TO RULE 13a - 14(a) OF THE SECURITIES EXCHANGE ACT.

I, Mark C. Brown, Senior Vice President and Chief Financial Officer of Strayer Education, Inc. (the "registrant"), certify that:

1. I have reviewed this quarterly report on Form 10-Q of the registrant;
2. Based on my knowledge, this report does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this report;
3. Based on my knowledge, the financial statements, and other financial information included in this report, fairly present in all material respects the financial condition, results of operations and cash flows of the registrant as of, and for, the periods presented in this report;
4. The registrant's other certifying officer and I are responsible for establishing and maintaining disclosure controls and procedures (as defined in Exchange Act Rules 13a-15(e) and 15d-15(e)) for the registrant and have:
 - a. Designed such disclosure controls and procedures, or caused such disclosure controls and procedures to be designed under our supervision, to ensure that material information relating to the registrant, including its consolidated subsidiaries, is made known to us by others within those entities, particularly during the period in which this report is being prepared;
 - b. Evaluated the effectiveness of the registrant's disclosure controls and procedures and presented in this report our conclusions about the effectiveness of the disclosure controls and procedures as of the end of the period covered by this report based on such evaluation; and
 - c. Disclosed in this report any change in the registrant's internal control over financial reporting that occurred during the registrant's most recent fiscal quarter (the registrant's fourth fiscal quarter in the case of an annual report) that has materially affected, or is reasonably likely to materially affect, the registrant's internal control over financial reporting; and

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5. The registrant's other certifying officer and I have disclosed, based on our most recent evaluation of internal control over financial reporting, to the registrant's auditors and the audit committee of registrant's board of directors (or persons performing the equivalent functions):
 - a. all significant deficiencies and material weaknesses in the design or operation of internal control over financial reporting which are reasonably likely to adversely affect the registrant's ability to record, process, summarize and report financial information; and
 - b. any fraud, whether or not material, that involves management or other employees who have a significant role in the registrant's internal control over financial reporting.

Date: October 29, 2004

/s/ Mark C. Brown

 Mark C. Brown
 Senior Vice President and
 Chief Financial Officer

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CERTIFICATION PURSUANT TO RULE 13b - 14(b) OF THE SECURITIES

EXCHANGE ACT AND 18 U.S.C. SECTION 1350, AS ADOPTED PURSUANT TO SECTION

906 OF THE SARBANES - OXLEY ACT OF 2002

In connection with the Quarterly Report of Strayer Education, Inc. (the "Company") on Form 10-Q for the period ended September 30, 2004 as filed with the Securities and Exchange Commission on the date hereof (the "Report"), we, Robert S. Silberman, Chairman and Chief Executive Officer of the Company, and Mark C. Brown, Senior Vice President and Chief Financial Officer of the Company, certify, pursuant to 18 U.S.C. ss.1350, as adopted pursuant to ss.906 of the Sarbanes-Oxley Act of 2002, that:

(1) The Report fully complies with the requirements of section 13(a) or 15(d) of the Securities Exchange Act of 1934; and

(2) The information contained in the Report fairly presents, in all material respects, the financial condition and results of operations of the Company.

/s/ Robert S. Silberman

Robert S. Silberman
Chairman and Chief Executive
Officer

/s/ Mark C. Brown

Mark C. Brown
Senior Vice President and
Chief Financial Officer

October 29, 2004