



INTERACTIVE OM



1162 AUBURN RD | DACULA, GA 30019

# TABLE OF CONTENTS

INVESTMENT HIGHLIGHTS

FINANCIAL OVERVIEW

TENANT OVERVIEW

AREA OVERVIEW

## EXCLUSIVELY LISTED BY

### Senior Associate

DIRECT +1 (615) 667-0157  
MOBILE+1 (615) 483-3480  
tripp.brown@matthews.com  
LIC # 365263 (TN)

### Executive Vice President & National Director

DIRECT +1 (216) 503-3607  
MOBILE +1 (614) 975-8822  
ben.snyder@matthews.com  
LIC # 2018002569 (OH)

## KYLE MATTHEWS

Broker of Record  
LIC # 67120 (GA)



# INVESTMENT HIGHLIGHTS

---

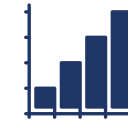
- » **Hedge Against Inflation:**
  - » 15-year lease with 2% annual increases in the original term and option periods
  
- » **Full Enrollment with Growing Operator:**
  - » Located within a 5 minute drive of Hebron Christian Academy and Mulberry Elementary School, Kiddie Academy is ideally positioned to retain full enrollment in the years to come
  - » To accommodate growing demand, operator is in the process of opening a second location to accommodate growing demand
  
- » **Substantial Growth in Child Care Centers in the U.S.**
  - » Currently a \$57 Billion industry with 18 million children in daycare each week. The Child Care industry is forecast to reach \$62.1 billion in the next 5 years
  - » One in three families spend 20% or more of their annual household income on childcare
  
- » **Dense, Affluent Demographics that are Ideal for a Child Learning Center**
  - » Over 35,000 Households within 5-miles
  - » 116,303 people within a 5-mile radius
  - » Average Household Income of \$128,059 within a 1-mile radius
  
- » **Atlanta MSA**
  - » The Atlanta MSA continues to be one of the largest and fastest growing MSAs in the United States with a population of over 6 million





**\$3,918,000**

**LIST PRICE**



**6.75%**

**CAP RATE**

## PROPERTY OVERVIEW

<b>TENANT TRADE NAME</b>	Kiddie Academy
<b>TYPE OF OWNERSHIP</b>	Fee Simple
<b>LEASE GUARANTOR</b>	Personal
<b>LEASE TYPE</b>	Absolute NNN

## FINANCING OPTIONS

For financing options reach out to:

**CHAD PLUMLY**  
**DIRECT (404) 348-4873**  
chad.plumly@matthews.com

## FINANCIAL SUMMARY

<b>ROOF AND STRUCTURE</b>	Tenant Responsible
<b>ORIGINAL LEASE TERM</b>	15 Years
<b>LEASE COMMENCEMENT DATE</b>	12/1/2019
<b>LEASE EXPIRATION DATE</b>	11/30/2034
<b>TERM REMAINING ON LEASE</b>	±12.2 Years
<b>INCREASE</b>	Annual 2%
<b>OPTIONS REMAINING</b>	Three, 5-year options
<b>PURCHASE PRICE</b>	\$3,918,000
<b>CAP RATE</b>	6.75%
<b>GLA</b>	±9,966 SF
<b>BUILT</b>	1999/2017
<b>NOI</b>	\$264,400

# ANNUALIZED OPERATING DATA

DATE	ANNUAL RENT	MONTHLY RENT	\$ PSF/YR.	CAP RATE
12/1/2022 - 11/30/2023	\$264,400	\$22,033	\$26.53	6.75%
12/1/2023 - 11/30/2024	\$269,688	\$22,474	\$27.06	6.88%
12/1/2024 - 11/30/2025	\$275,082	\$22,923	\$27.60	7.02%
12/1/2025 - 11/30/2026	\$280,583	\$23,382	\$28.15	7.16%
12/1/2026 - 11/30/2027	\$286,195	\$23,850	\$28.72	7.30%
12/1/2027 - 11/30/2028	\$291,919	\$24,327	\$29.29	7.45%
12/1/2028 - 11/30/2029	\$297,757	\$24,813	\$29.88	7.60%
12/1/2029 - 11/30/2030	\$303,712	\$25,309	\$30.47	7.75%
12/1/2030 - 11/30/2031	\$309,787	\$25,816	\$31.08	7.91%
12/1/2031 - 11/30/2032	\$315,982	\$26,332	\$31.71	8.06%
12/1/2032 - 11/30/2033	\$322,302	\$26,859	\$32.34	8.23%
12/1/2033 - 11/30/2034	\$328,748	\$27,396	\$32.99	8.39%
Option 1 (12/1/2034 - 11/30/2035)	\$335,323	\$27,944	\$33.65	8.56%
Option 1 (12/1/2035 - 11/30/2036)	\$342,030	\$28,502	\$34.32	8.73%
Option 1 (12/1/2036 - 11/30/2037)	\$348,870	\$29,073	\$35.01	8.90%
Option 1 (12/1/2037 - 11/30/2038)	\$355,848	\$29,654	\$35.71	9.08%
Option 1 (12/1/2038 - 11/30/2039)	\$362,965	\$30,247	\$36.42	9.26%
Option 2 (12/1/2039 - 11/30/2040)	\$370,224	\$30,852	\$37.15	9.45%
Option 2 (12/1/2040 - 11/30/2041)	\$377,628	\$31,469	\$37.89	9.64%
Option 2 (12/1/2041 - 11/30/2042)	\$385,181	\$32,098	\$38.65	9.83%
Option 2 (12/1/2042 - 11/30/2043)	\$392,884	\$32,740	\$39.42	10.03%
Option 2 (12/1/2043 - 11/30/2044)	\$400,742	\$33,395	\$40.21	10.23%
Option 3 (12/1/2044 - 11/30/2045)	\$408,757	\$34,063	\$41.02	10.43%
Option 3 (12/1/2045 - 11/30/2046)	\$416,932	\$34,744	\$41.84	10.64%
Option 3 (12/1/2046 - 11/30/2047)	\$425,271	\$35,439	\$42.67	10.85%
Option 3 (12/1/2047 - 11/30/2048)	\$433,776	\$36,148	\$43.53	11.07%
Option 3 (12/1/2048 - 11/30/2049)	\$442,452	\$36,871	\$44.40	11.29%



JOY DONUTS



OLD FOUNTAIN RD ± 10,000 VPD



ingles



OLD FOUNTAIN TAVERN



AUBURN RD ± 23,000 VPD

KIDDIE ACADEMY<sup>®</sup>  
EDUCATIONAL CHILD CARE



SWIM ATLANTA

MATHNASIUM<sup>®</sup>  
The Math Learning Center



**GREEN TEA**  
Sushi  
Chinese  
Thai

**catch air**



**TEBO DENTAL**



**ExtraSpace Storage**

**SWIM ATLANTA**

**MATHNASIUM**  
The Math Learning Center

**COMMUNITY PLAYGROUND**

**KIDDIE ACADEMY**  
EDUCATIONAL CHILD CARE

**FARMERS INSURANCE**



**AUBURN RD ± 23,000 VPD**





# TENANT OVERVIEW



Kiddie Academy Educational Child Care is an American franchise system of early learning centers with over 300 franchised academies in 33 states and the District of Columbia. Kiddie Academy is headquartered in Abingdon, Maryland. Kiddie Academy locations are independently owned and operated by qualified professionals. The company sold its first franchise agreement in 1993, and expanded outside Maryland in 1996. The company's 200th franchise opened in Vancouver, Washington in December 2017. By the end of 2018, the company had opened more than 210 locations in 29 states and the District of Columbia. The company projects 40 new Academies to open in 2019, which would grow the network to more than 250 open and operating locations.

Currently, there are 16 open Kiddie Academy locations in Kiddie Academy's home state of Maryland: Locust Point, Abingdon, Elkridge, Elkton, Kent Island, Laurel, Oxon Hill, Arnold, Ellicott City, Lanham, Odenton, Gaithersburg, Millersville, Columbia, Urbana and New Market.

In recent years, Kiddie Academy has been recognized by several publications for franchise system growth. The company has been listed in the Franchise 500, Entrepreneur's annual franchise recognition program in 2017, 2018 and 2019. In 2018, Franchise Times included Kiddie Academy on its Top 200+ list, and its Fast & Serious list, the magazine's ranking of smartest-growing franchises.

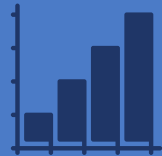
# WHY BUY A DAYCARE CENTER?

- A daycare center is an **internet-resistant investment**
- Continued growth in child education centers in the U.S. and in local market
- The cost of childcare has **risen by 41% during** the pandemic with families spending up to 20% of their salaries (Fortune.com).
- **210% revenue increase** over the past 5 years in the daycare industry
- With increasing numbers of working mothers and single parent households, and wide-spread recognition that early learning contributes to life-long success, the **demand for quality child care and early education continues to rise**
- Kiddie Academy posted some of the sales gains among all franchisors in the childhood learning category with a **20% gain increasing to \$367 million** in 2019



**7%**  
INCREASE

In Children Under 5  
in the Next 20 Years



**\$57B**  
INDUSTRY

In Children Under 5  
in the Next 20 Years



**18**  
MILLION

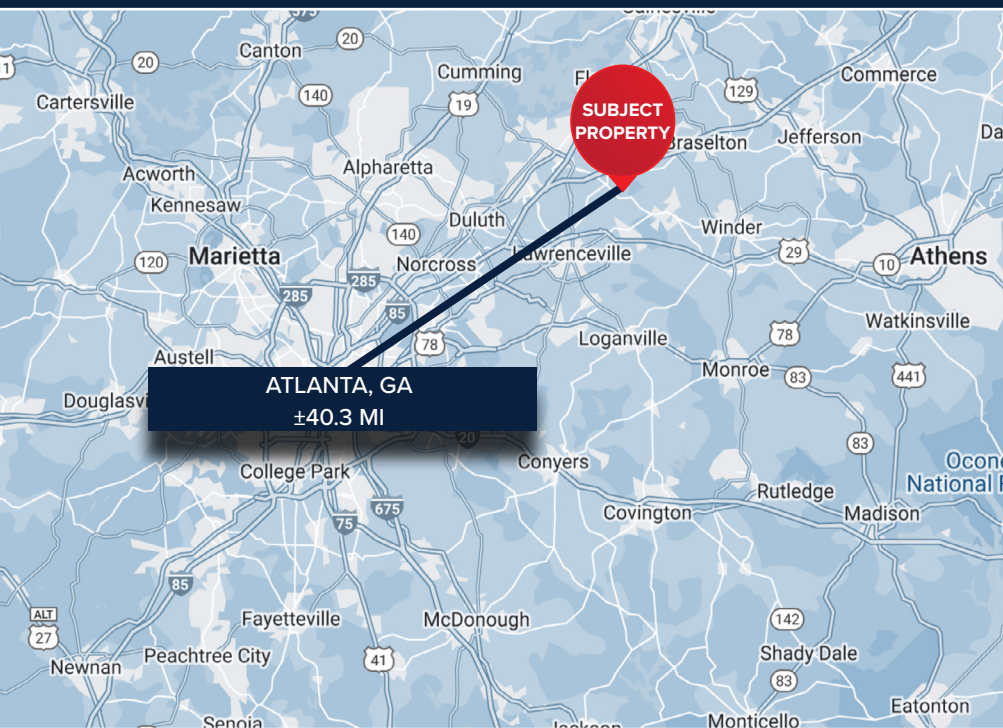
Children are in  
Daycare Every Week

## AREA OVERVIEW

### DACULA, GA

Nestled between Atlanta and Athens, Dacula is a pristine suburb with a distinct small-town vibe. Families flock to Dacula for its top-rated public schools and its convenience to parks, retail centers, and the I-85. Dacula offers residents a quiet, friendly place to come home to with access to an array of natural and metropolitan amenities.

Dacula sits at the center of Georgia's Innovation Crescent, which contains the University of Georgia in Athens at one end and Emory University, the Centers for Disease Control and Prevention, and the Georgia Institute of Technology in Atlanta at the other end of the crescent. Beautiful parks abound near Dacula, providing plentiful opportunities for hiking, biking, fishing, swimming, and more. Shopping destinations like Sugarloaf Mills and the Mall of Georgia are just minutes away from Dacula. The many diverse amenities of Atlanta and Athens are only 45 minutes' driving distance away as well.





## AREA OVERVIEW

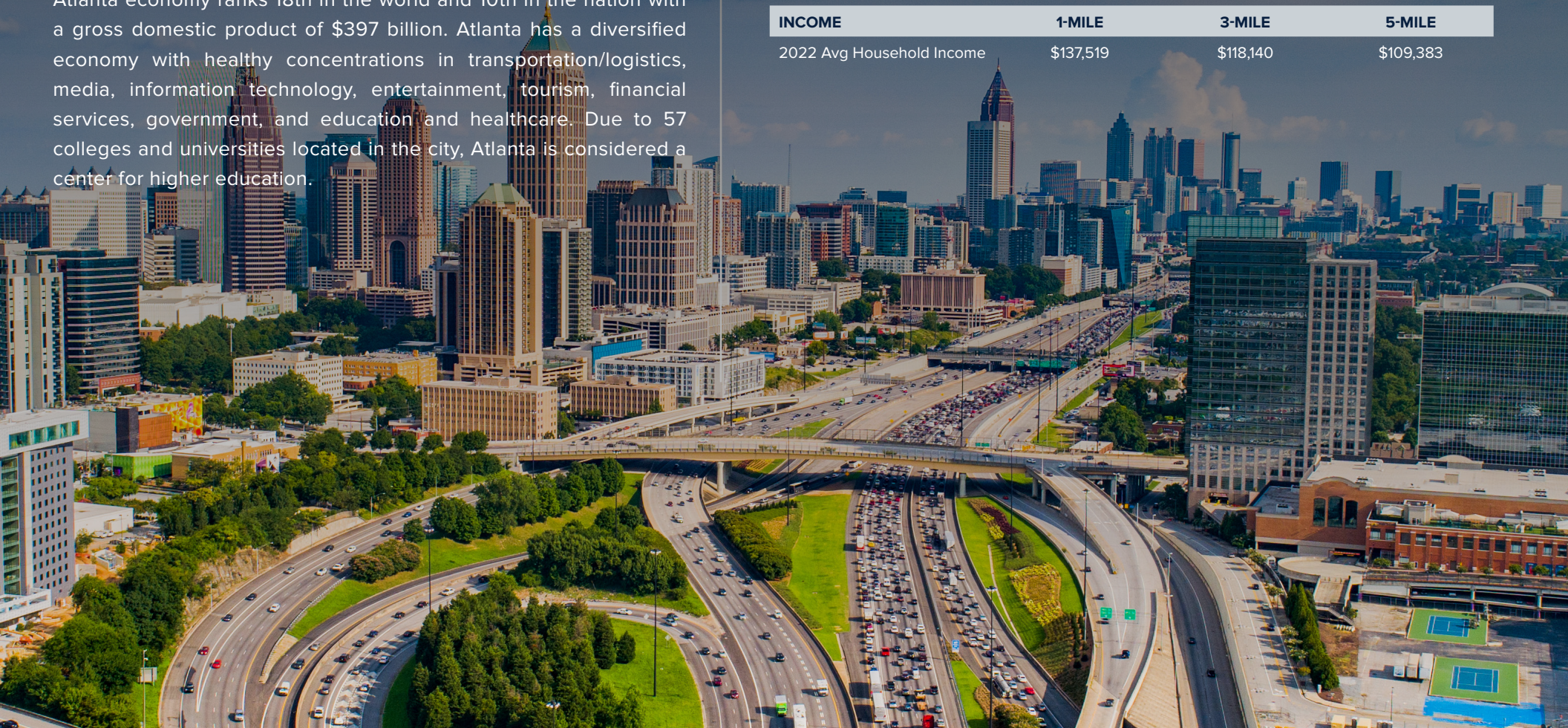
# ATLANTA

GEORGIA

With a city population of over 488,800 residents, Atlanta is the capital and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth-largest metropolitan area in the United States. Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. The Atlanta economy ranks 18th in the world and 10th in the nation with a gross domestic product of \$397 billion. Atlanta has a diversified economy with healthy concentrations in transportation/logistics, media, information technology, entertainment, tourism, financial services, government, and education and healthcare. Due to 57 colleges and universities located in the city, Atlanta is considered a center for higher education.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	9,234	56,573	121,081
2022 Estimate	8,747	53,612	114,353
2010 Census	7,639	43,033	89,921
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2027 Projection	2,649	16,750	36,514
2022 Estimate	2,623	16,568	35,948
2010 Census	2,319	13,336	28,297
INCOME	1-MILE	3-MILE	5-MILE
2022 Avg Household Income	\$137,519	\$118,140	\$109,383



## ATLANTA MSA

Atlanta is the capital of and the most populous city in the U.S. state of Georgia, the cultural and economic center of the Atlanta metropolitan area, and the ninth largest metropolitan area in the United States.

Atlanta is an “alpha-” or “world city”, exerting a significant impact upon commerce, finance, research, technology, education, media, art, and entertainment. It ranks 36th among world cities and 8th in the nation with a gross domestic product of \$270 billion. Atlanta’s economy is considered diverse, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Encompassing \$304 billion, the Atlanta metropolitan area is the eighth-largest economy in the country and 17th-largest in the world. Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta contains the country’s third largest concentration of Fortune 500 companies, and the city is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, AT&T Mobility, Chick-fil-A, UPS, and Newell-Rubbermaid.

Atlanta is home to professional franchises for three major team sports: the Atlanta Braves of Major League Baseball, the Atlanta Hawks of the National Basketball Association, and the Atlanta Falcons of the National Football League. Due to the more than 30 colleges and universities located in the city, Atlanta is considered a center for higher education.

## ECONOMY

Metro Atlanta is recognized as an international gateway and the economic engine of the Southeast. As the largest economy of all metros in the region, metro Atlanta offers diverse businesses and services, with dominant sectors including logistics, professional and business services, media operations, and information technology.

Corporate operations comprise a large portion of Atlanta’s economy, with the city serving as the regional, national, or global headquarters for many corporations. Atlanta is the global headquarters of corporations such as The Coca-Cola Company, The Home Depot, Delta Air Lines, Chick-fil-A, UPS, and Newell-Rubbermaid. Over 75 percent of Fortune 1000 companies conduct business operations in the Atlanta metropolitan area.



## TOURISM

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to six professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Georgia Swarm, Atlanta United, and Atlanta Dream. Over 57 million people visit Atlanta annually.



## EVENTS

Atlanta is the most-visited destination in the state of Georgia. Atlanta offers lots of tourist attractions such as the Georgia Aquarium, the World of Coca-Cola, the Atlanta Botanical Garden, and many more. Atlanta also hosts several annual food, film, and music festivals each season. Atlanta is known for its fabulous shopping malls. Shopping centers such as Lenox Square with 250 stores, Perimeter Mall with 158 stores, and Cumberland Mall with 143 stores all make Atlanta a shopaholic's paradise. Atlanta is also home to six professional sports teams: Atlanta Braves, Atlanta Falcons, Atlanta Hawks, Georgia Swarm, Atlanta United, and Atlanta Dream. Over 57 million people visit Atlanta annually.



## HIGHER EDUCATION

Atlanta is home to 57 colleges and universities. Thus, it is considered to be a center for higher education. The colleges and universities in the Atlanta region create over 130,000 jobs for the state of Georgia and have high contributions to the state's economy. According to the Metro Atlanta Chamber of Commerce, Atlanta is a national leader in attracting college-educated 25–34-year-olds to the region.



## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of **Kiddie Academy** located at **1162 Auburn Rd, Dacula, GA 30019** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

**EXCLUSIVELY LISTED BY**

**Senior Associate**

DIRECT +1 (615) 667-0157  
MOBILE+1 (615) 483-3480  
tripp.brown@matthews.com  
LIC # 365263 (TN)

**Executive Vice President & National Director**

DIRECT +1 (216) 503-3607  
MOBILE +1 (614) 975-8822  
ben.snyder@matthews.com  
LIC # 2018002569 (OH)

**KYLE MATTHEWS**

Broker of Record  
LIC # 67120 (GA)



**1162 AUBURN RD | DACULA, GA 30019**