



14+ Years Remaining | Absolute NNN Lease with 1.75% Annual Increases | Corporate Guaranty (110+ Locations)



OFFERING MEMORANDUM
ALPHARETTA, GEORGIA (ATLANTA MSA)

Marcus & Millichap
THE SULO GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

Parker-Chase Preschool (Endeavor)

2852 Holcomb Bridge Road

Alpharetta, GA 30022

OFFERING SUMMARY	
Price:	\$5,732,000
Cap Rate:	6.85%
Net Operating Income:	\$392,622
Building Square Footage:	14,196 Sq Ft
Year Built Renovated:	1995 2020
Lot Size:	+/- 1.62 Acres
LEASE SUMMARY	
Tenant:	Endeavors Schools, LLC
Guaranty:	Corporate
Lease Commencement:	3/6/2020
Rent Commencement:	4/1/2020
Lease Expiration:	3/31/2040
Lease Term Remaining:	14+ Years
Lease Type:	Absolute Net
Roof and Structure:	Tenant Responsible
Rental Increases:	Four, Five-Years
Renewal Options:	1.75% Annual Increases
Right of First Refusal:	None

OPERATING DATA

Year	Start Date	End Date	Annual Rent	Cap Rate
6	4/1/2025	3/31/2026	\$392,622	6.85%
7	4/1/2026	3/31/2027	\$399,493	6.97%
8	4/1/2027	3/31/2028	\$406,484	7.09%
9	4/1/2028	3/31/2029	\$413,597	7.22%
10	4/1/2029	3/31/2030	\$420,835	7.34%
11	4/1/2030	3/31/2031	\$428,200	7.47%
12	4/1/2031	3/31/2032	\$435,694	7.60%
13	4/1/2032	3/31/2033	\$443,318	7.73%
14	4/1/2033	3/31/2034	\$451,076	7.87%
15	4/1/2034	3/31/2035	\$458,970	8.01%
16	4/1/2035	3/31/2036	\$467,002	8.15%
17	4/1/2036	3/31/2037	\$475,175	8.29%
18	4/1/2037	3/31/2038	\$483,490	8.43%
19	4/1/2038	3/31/2039	\$491,951	8.58%
20	4/1/2039	3/31/2040	\$500,560	8.73%
21-25 (Option 1)	4/1/2040	3/31/2045	\$509,320	8.89%
26-30 (Option 2)	4/1/2045	3/31/2050	\$555,473	9.69%
31-35 (Option 3)	4/1/2050	3/31/2055	\$605,808	10.57%
36-40 (Option 4)	4/1/2055	3/31/2060	\$660,704	11.53%

INVESTMENT HIGHLIGHTS

- **14+ Years Remaining with 1.75% Annual Increases in Rent**
 - Endeavor is five years into a 20-year lease, offering long-term cash flow through September 2040 with four, five-year extension options immediately following the Base Term.
 - The lease is absolute net in nature, leaving the Landlord zero obligations with Tenant responsible for all maintenance, repair and replacement of the to the property.
 - 1.75% annual rental increases provide contractual rent growth for the remainder of the base lease term and the four, five-year option periods.
- **Corporate Guaranty from Top 10 Operator in the Country (110+ Locations)**
 - Endeavor Schools is one of the top 10 largest corporate childcare companies in the country.
 - Endeavor Schools currently operates over 110 locations across thirteen states.
- **Only 8-Miles from the Avalon Development (Premier Shopping and Entertainment District)**
 - In the heart of Alpharetta, located about five miles from Primrose School, this sustainably designed, 86-acre development with more than 570,000 square feet of retail, a 12 screen all-premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes.
 - Avalon infuses resort-level hospitality throughout a walkable, seamlessly connected community of shopping, dining, entertainment, living and working.
- **Alpharetta is the #1 Place to Live in Georgia**
 - 40 minutes north of Atlanta, Alpharetta has experienced booming development in recent years between mixed-use development Avalon and the transformation of its downtown now known as Alpharetta City Center.
 - Over the past decades, some of the largest and most innovative companies on the planet have chosen to call Alpharetta their home.
 - 65% of Alpharetta's residents have a bachelor's degree or higher, which is more than double the national average.
 - Alpharetta ranks 3rd nationally for percent daytime population increase (for cities greater than 50,000 people) and boasts a daytime population of over 122,000.
 - With close to 3,000 workers per square mile, worker density in Alpharetta is greater than in Charlotte, Dallas, Austin or Phoenix, and based on having a labor draw area of 1.7 million potential workers, we are sure you will find the right talent for your business needs.



WHY BUY A DAYCARE CENTER?

The U.S. child care market is expected to grow at a compound annual growth rate of 4.18% from 2023 to 2030 and is expected to reach USD 83.6 billion by 2030.

The key factors driving the U.S. child care market growth include increasing government funding for childcare, rising demand for daycare centers; and an increase in the number of women employment.

The early education and daycare segment dominated the U.S. child care market with a share of around 47% in 2022. This is attributable to the increase in the rising demand along with the government funding to child care centers.

The market is benefiting from the advancement of learning technologies for children. Educational tools like Starfall, based on advanced technology, are transforming the U.S. childcare market by providing engaging activities and games for children to learn art, languages, and mathematics.



SITE PLAN



AERIAL OVERVIEW



AERIAL OVERVIEW



TENANT PROFILE

Endeavor Schools is a growing family of private schools that is united by the belief that families deserve schools that are worthy of their trust. Families deserve schools that are authentically committed to the safety, well-being and development of each child that they serve. Each of our schools is unique—and must be—in order to meet the specific needs of each local community.

Endeavor Schools employs a rigorous selection process for identifying prospective partner schools. As they integrate a new partner school into our network, they work to identify, celebrate and preserve its foundational elements—its core philosophy, pedagogical approach and traditions. At the same time, they believe it is their responsibility to challenge their schools to continue to evolve to better meet the needs of their community. They seek to engage families and team members to surface their hopes and dreams for their school, and then provide their schools with the tools and resources to transform those ideas into reality.

Our vision is to create optimal teaching and learning environments that transform the lives of those they serve.



Company Type: Private

Location: Miami, Florida (110+ Locations Across 13 States)

Website: <https://www.endeavorschools.com/>

**9th
Largest**

Corporate Operator
in the Country

2012

Year
Founded

**110+
Locations**

Corporate
Guaranty

2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

	ORGANIZATION	HEADQUARTERS	CAPACITY (EST.)	# OF CENTERS (EST.)
1	KinderCare Learning Centers	Oregon	200,000	2,400
2	Learning Care Group	Michigan	167,000	1,103
3	Bright Horizons	Massachusetts	115,000	1,028
4	Cadence Education	Arizona	53,400	326
5	Child Development Schools	Texas	46,916*	272*
6	Spring Education Group	California	39,488**	182**
7	Busy Bees North America	Canada	32,784	223
8	Premier Early Education	Illinois	25,000	160
9	Endeavor Schools	Florida	22,000	110
10	The Sunshine House	South Carolina	21,000	140
11	Kids and Company, Ltd.	Canada	14,612	159
12	New Horizon Academy	Minnesota	15,673	103
13	Big Blue Marble Academy	Alabama	15,149	83
14	O2B Kids	Florida	14,078	75
15	Early Learning Academies	Virginia	13,294	77
16	Otter Learning	South Carolina	10,500	76
17	The Nest Schools	Florida	9,300	54
18	The Gardner School	Tennessee	7,600	39
19	LLE Educational Group	Virginia	7,000	47
20	Never Grow Up, Inc.	Tennessee	6,613	46

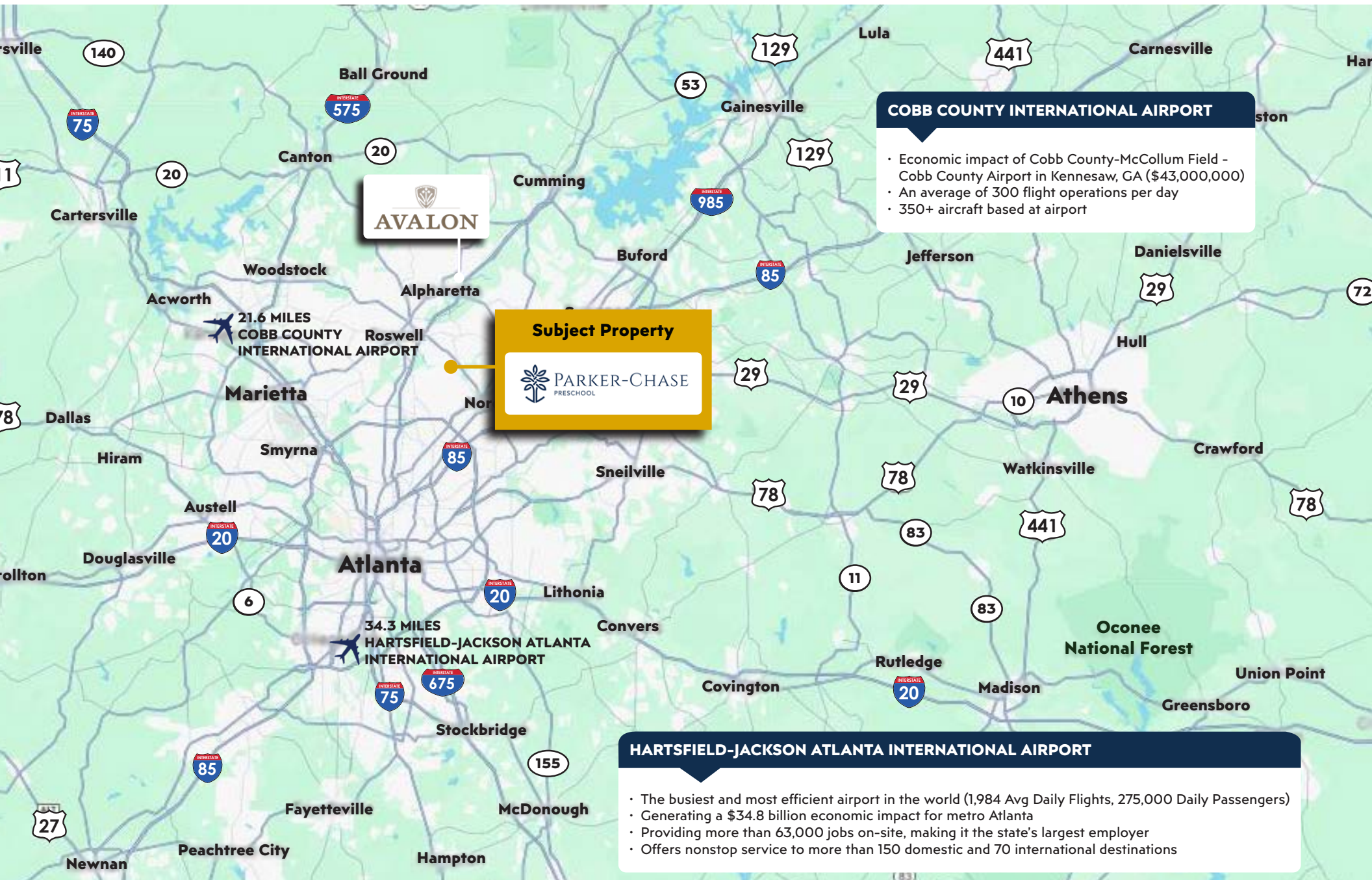
Based on data supplied by the organizations. Data on capacity is total licensed capacity as of January 1, 2025

*Data from January 2024 report. **Data from January 2023 report.

PROPERTY PHOTOS



REGIONAL MAP



AREA OVERVIEW

ALPHARETTA

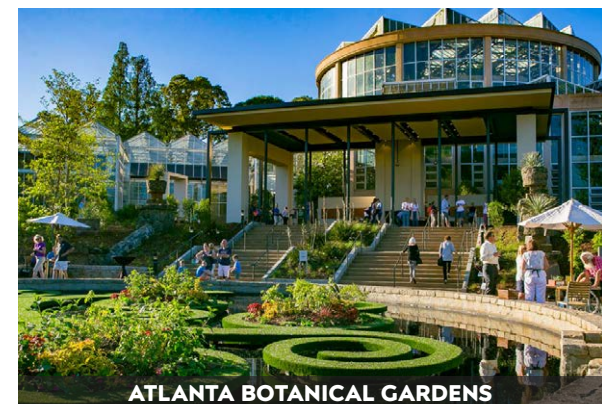
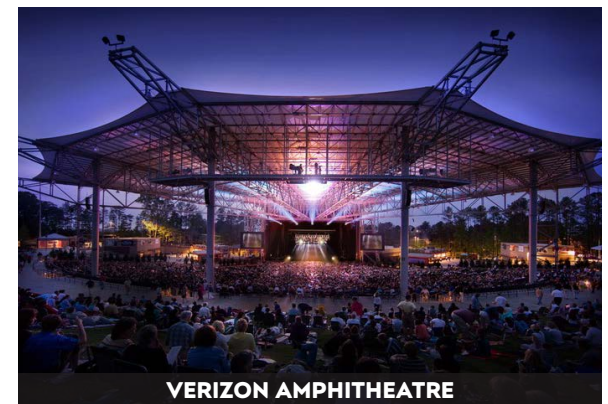
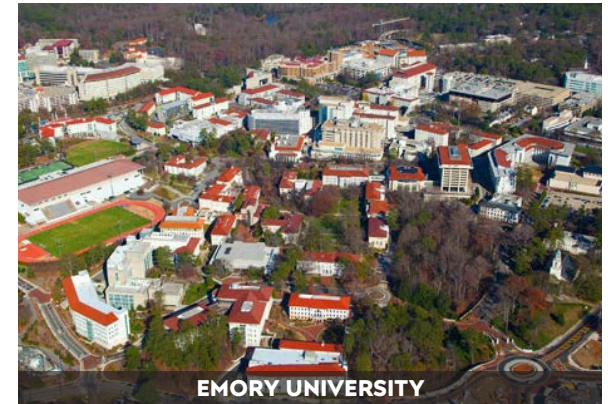
- Alpharetta, Georgia, just 30 minutes from Atlanta, where city vibes meet small-town charm. Discover shops, dining, events, and more in this vibrant Southern gem.
- Named The South's Best Cities On The Rise 2024 by readers of Southern Living® Magazine, Alpharetta offers over 300 experiences between the North Georgia Mountains and Atlanta.
- Fulfill your shopping desires with over 250 shops, indulge in culinary delights at 200+ restaurants featuring global cuisines, and groove to live music year-round at indoor and outdoor venues.
- Immerse yourself in art displays or unleash your creativity at various art-centered activities.

ATLANTA

- The Atlanta metro encompasses 29 counties in northwestern Georgia.
- With few natural barriers to limit development, tremendous population growth over the past decade expanded the metro's borders, and the region now has a population of roughly 6.1 million people.
- Over the next five years, the region is expected to add approximately 298,000 residents.
- Meanwhile, Mercedes-Benz Stadium has been a catalyst for redevelopment in the urban core of Atlanta, while Truist Park has prompted new development northwest of downtown Atlanta.
- In 2023, the metro remained a top market nationally for commercial construction.
- The volume of new projects in the downtown and midtown sections of the metro will present additional housing, entertainment and retail opportunities. This will entice residents back into the city and provide options for people moving to the metro.
- Affordable housing in the outer perimeters has lowered the average cost of living.
- The metro has several acclaimed cultural institutions, including Zoo Atlanta and the High Museum of Art.
- More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Outdoor and sports enthusiasts will find plenty to enjoy. Mild weather year-round allows residents to hike, paddle and bike on the many trails in and around Atlanta.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.

ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- A business-friendly environment has translated to a rapidly growing economy as the pandemic has subsided, with the employment base 6.1 percent ahead of the year-end 2019 mark at the beginning of 2024



AREA OVERVIEW



In the heart of Alpharetta, located about five miles from Primrose School, this sustainably designed, 86-acre development with more than 570,000 square feet of retail, a 12 screen all-premium theater, a full-service hotel, Class A office, single-family residences and luxury rental homes. Avalon infuses resort-level hospitality throughout a walkable, seamlessly connected community of shopping, dining, entertainment, living and working. It's more than just another place to go, it's a place to be; a hub of activity that delivers the luxury of the modern south.

Choose from more than a dozen local chef-driven restaurants perfect for a romantic date, a fun night out with friends or a cozy night with the whole family. A 330 room hotel and 44,000 square foot convention center caters to business and leisure travelers who want to meet, mingle, work and stay someplace unlike anyplace else.

This is a place where memories are made, new traditions emerge, families gather and community happens. Take a stroll down the Boulevard, make a wish at the fountain, catch a concert, play some lawn games with the family, and drink in the beauty of every season while you experience the ultimate in shopping, dining, and just enjoying. There are many amenities including a bocce court, children's play area, community fire pit, Palmer Plaza and family lounge.

Source: <https://www.experienceavalon.com/about/>



71
Retailers

26
Restaurants



Haven features one and two-bedroom apartment homes with a selection of three rich interior finishes. Take advantage of every amenity you can imagine along with concierge that delivers the best of the Avalon lifestyle, time-saving, life-enhancing, resort-level services.



Veranda offers many distinctive one and two-bedroom home options, all of which deliver the comforts of modern luxury. Veranda is designed around you, offering a lifestyle enhanced by unmatched amenities, plus access to the best Avalon has to offer through concierge services.



Settle into luxury all your own in Avalon's exclusive courtyard neighborhood of 25 single-family homes and more than 75 courtyard-attached residences. Environmentally friendly living, open floor plans and flexible spaces allow you to define how you live.

AREA OVERVIEW

DOWNTOWN ALPHARETTA

The award-winning Alpharetta City Center (ACC) is a 26-acre mixed-use destination developed in partnership with the city of Alpharetta to expand the existing downtown historic district by six city blocks. The development is home to Alpharetta City Hall; Fulton County Library; 74,000 square feet of retailers and restaurants; 36,000 square feet of office space; and 168 luxury apartments. Additionally, visitors of the property have access to several on-site greenspaces, including the five-acre Brook Street Park and the one-acre Town Green.

Lakeview Park

Lakeview Park is a 62-acre parcel located at the intersection of Haynes Bridge Road and Ga. 400. Fully zoned for 630,000 sq. ft. of office, 32,000 square feet of retail, 255 multi-family units and 60 single family townhome units. This development will connect to the planned Alpha Loop greenway, an inner 3-mile loop and outer 5-mile loop of multi-use paths that would link Downtown Alpharetta to the popular Avalon mixed-use development and to the Northwinds area.

Northwinds Summit

Located at the northwest corner of Georgia 400 and Haynes Bridge Road, the mixed-use development includes 1.2 million sq. ft. of office space, along with a 150 room limited service hotel, 30,000 sq. ft. of retail and restaurant space, 140 multi-family units and 23 townhomes. Planned amenities include Alpha Loop trail connecting Northwinds Summit with Downtown Alpharetta and Big Creek Trail, outdoor parks and seating area.

The Gathering

A mixed-used development of residential, retail, restaurant and office space at located at Morrison Parkway and Haynes Bridge Road. Plans include 144 townhomes, 37 detached single-family lots and nearly 42,000 sq. ft. of commercial space for restaurant, retail, offices and an Alpha Loop trail connection.

Source: <https://www.awesomealpharetta.com/about/coming-soon-alpharetta/>, <http://www.citycentral-alpharetta.com/>



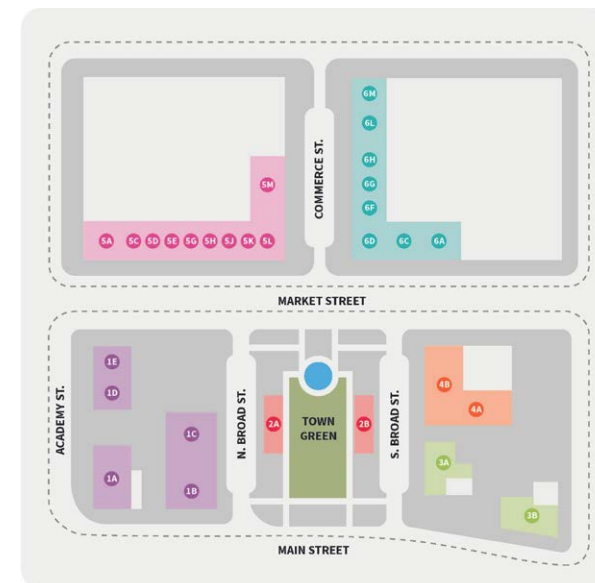
ALPHARETTA CITY CENTER

MARKET STREET

- 5A Dress Up
- 5C The Red Hound
- 5D Peached Boutique
- 5E Luxury Watches & Jewelry
- 5G Hemline
- 5H Star's Hat & Jewelry Bar
- 5J Southern Local
- 5K Magnolia Moon
- 5L Kilwins
- 5M Natural Body Spa and Shop
- 6A Anna Bella Fine Lingerie
- 6C The Pink Valise
- 6D Spirited Boutique
- 6F Boarding Pass Coffee
- 6G Vitality Bowls
- 6H Exquisite Living
- 6L AI's European Barbershop
- 6M Core57

MAIN STREET

- 1A The Standard
- 1B Never Enough Thyme
- 1C Lapeer
- 1D Central City Tavern
- 1E Jekyll Brewery
- 2A Curry Up Now
- 2B Chiringa
- 3A Henmother Cookhouse
- 3B Citizen Soul
- 4A Jinya Ramen Bar
- 4B Never Enough Thyme



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2010 Population	11,216	67,376	204,931
2020 Population	11,784	72,377	217,084
2023 Population	11,893	71,827	216,366
2028 Population	12,107	73,240	221,492
HOUSEHOLDS			
2010 Households	4,941	26,043	80,970
2020 Households	5,012	27,912	86,559
2023 Households	5,058	28,254	87,698
2028 Households	5,146	28,851	89,830
OWNER OCCUPIED HOUSING UNITS			
2010 Owner Occupied Housing Units	53.6%	71.6%	53.7%
2020 Owner Occupied Housing Units	53.1%	70.4%	53.0%
2023 Owner Occupied Housing Units	54.7%	71.2%	54.6%
2028 Owner Occupied Housing Units	54.9%	71.4%	54.8%
RENTER OCCUPIED HOUSING UNITS			
2010 Renter Occupied Housing Units	39.1%	22.8%	38.7%
2020 Renter Occupied Housing Units	41.4%	25.4%	41.8%
2023 Renter Occupied Housing Units	39.8%	24.6%	40.2%
2028 Renter Occupied Housing Units	39.9%	24.7%	40.4%
AVERAGE HOUSEHOLD INCOME	\$157,029	\$183,681	\$152,207

AREA SNAPSHOT



216,366
POPULATION (5-MILE)



276,682
DAYTIME POPULATION (5-MILE)



4.9%
POPULATION GROWTH (2023-2028)



\$157,029
AVERAGE HOUSEHOLD INCOME (1-MILE)

CONFIDENTIALITY & DISCLAIMER

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