



17+ Years Remaining with 2.00% Annual Increases | Top 15 Operator in the Country (83+ Locations) | \$112,000+ AHFI in 1-Mile



OFFERING MEMORANDUM
DALLAS, GEORGIA (ATLANTA MSA)

Marcus & Millichap
THE SULO GROUP

OFFERING SUMMARY

PROPERTY ADDRESS

Big Blue Marble Academy

269 East Paulding Drive
Dallas, GA 30157

OFFERING SUMMARY

| | |
|--------------------------|----------------|
| Price: | \$3,457,000 |
| Cap Rate: | 6.35% |
| Net Operating Income: | \$219,500 |
| Building Square Footage: | 9,888 Sq Ft |
| Year Built Renovated: | 2004 2023 |
| Lot Size: | +/- 1.64 Acres |

LEASE SUMMARY

| | |
|-------------------------|------------------------------|
| Tenant: | Big Blue Marble Academy, LLC |
| Lease Commencement: | 11/30/2023 |
| Rent Commencement: | 1/1/2024 |
| Lease Expiration: | 12/31/2043 |
| Lease Term Remaining: | 17+ Years |
| Lease Type: | Triple Net |
| Structure & Foundation: | Landlord Responsible |
| Rental Increases: | 2.00% Annual Increases |
| Renewal Options: | Two, Five-Year |
| Right of First Refusal: | None |

OPERATING DATA

| Year | Start Date | End Date | Annual Rent | Cap Rate |
|------|------------|------------|-------------|----------|
| 3 | 1/1/2026 | 12/31/2026 | \$219,500 | 6.35% |
| 4 | 1/1/2027 | 12/31/2027 | \$223,890 | 6.48% |
| 5 | 1/1/2028 | 12/31/2028 | \$228,368 | 6.61% |
| 6 | 1/1/2029 | 12/31/2029 | \$232,935 | 6.74% |
| 7 | 1/1/2030 | 12/31/2030 | \$237,594 | 6.87% |
| 8 | 1/1/2031 | 12/31/2031 | \$242,346 | 7.01% |
| 9 | 1/1/2032 | 12/31/2032 | \$247,193 | 7.15% |
| 10 | 1/1/2033 | 12/31/2033 | \$252,137 | 7.29% |
| 11 | 1/1/2034 | 12/31/2034 | \$257,179 | 7.44% |
| 12 | 1/1/2035 | 12/31/2035 | \$262,323 | 7.59% |
| 13 | 1/1/2036 | 12/31/2036 | \$267,569 | 7.74% |
| 14 | 1/1/2037 | 12/31/2037 | \$272,921 | 7.89% |
| 15 | 1/1/2038 | 12/31/2038 | \$278,379 | 8.05% |
| 16 | 1/1/2039 | 12/31/2039 | \$283,947 | 8.21% |
| 17 | 1/1/2040 | 12/31/2040 | \$289,626 | 8.38% |
| 18 | 1/1/2041 | 12/31/2041 | \$295,418 | 8.55% |
| 19 | 1/1/2041 | 12/31/2041 | \$301,326 | 8.72% |
| 20 | 1/1/2042 | 12/31/2042 | \$307,353 | 8.89% |

INVESTMENT HIGHLIGHTS

- **Recent Big Blue Marble Academy Acquisition of a Profitable and Established Discovery Point School (Contact Agent for Details)**
 - Big Blue Marble Academy acquired a profitable Discovery Point School in 2023, further expanding their brand presence outside of Atlanta
 - Brand New 20-Year Lease
 - 2.00% annual rent increases, including the option periods.
 - The tenant has two five-year options to renew at the expiration of the 20-year initial term.
- **Top 15 Operator in the Country (83+ Locations)**
 - Big Blue Marble Academy is one of Top 15 Corporate childcare companies in the country.
 - Big Blue Marble Academy currently operates over 83 locations across eight states.
 - 13th largest childcare brand by number of locations with \$139 million in 2025 reported annual revenue.
- **Big Blue Marble Academy Acquired by Leeds Equity Partners**
 - Leeds Equity is a New York-based private equity firm dedicated exclusively to partnering with management teams in the education, training, and information services industries (the “Knowledge Industries”).
 - The firm was founded in 1993 and currently manages approximately \$5 billion of capital across a broad spectrum of companies within the Knowledge Industries.
 - Leeds Equity seeks to leverage its sector-focused expertise and market insights to create long-term value for its partner companies and investors.
- **North Atlanta MSA – Most Populous City in Georgia**
 - Atlanta’s economy is highly diversified, with the metro’s top employers representing a wide variety of sectors.
 - 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 6.0 million people. Over the next five years the region is expected to add approximately 316,000 residents.
 - The urban core has been the epicenter of several major construction projects in recent years, with Centennial Yards headlining urban renewal in downtown Atlanta.



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.



4.18%
Annual
Growth

Expected Growth Rate
from 2023 to 2030



\$60.4B
Industry

Expected to Grow to
\$83.6B by 2030



47%
Market
Share

U.S. ECE Segment
in 2022

SITE PLAN



AERIAL OVERVIEW



| DEMOGRAPHICS | |
|------------------------------------|-----------|
| POPULATION (2024): | |
| 1-Mile Radius | 4,521 |
| 5-Mile Radius | 95,504 |
| 10-Mile Radius | 286,751 |
| HOUSEHOLD INCOME (AVERAGE): | |
| 1-Mile Radius | \$112,576 |
| 5-Mile Radius | \$129,257 |
| 10-Mile Radius | \$132,767 |

Subject Property
 **Big Blue Marble Academy**

TENANT PROFILE

At Big Blue Marble Academy, we understand what developing minds need to be successful in preschool and in life. Research shows that the first five years of a child's life are transformative for growing children's minds and developing their social-emotional skills. Whether you're looking for early care, daycare, preschool, or after-school care, we've designed our programs around what your child needs for their age and stage of development.

At the core of our curriculum is a focus on global education, which enhances children's perspective and understanding of the world outside their community. We teach children the importance of giving back and helping others in need, through hands-on activities and "Heart Projects." We provide the structure children need, while also encouraging their natural curiosity and love of learning. Big Blue Marble Academy provides a true home away from home for your child.

At Big Blue Marble Academy, our Global Passport to Learning combines best practices in early childhood education with a play-based approach that ignites a love of learning and discovery for all ages. As we explore the world with your child, we are preparing them with the necessary skills to succeed in kindergarten and beyond. Through each month-long theme, children explore and celebrate different countries and cultures in lessons prepared by our team of early childhood experts.



Company Type: Private
Location: Auburn, Alabama (77+ Locations)
Website: <https://bbmacademy.com>

#13
 Top Ranked
 Corporate
 Operator

\$5B+
 Leeds Equity Partners
 Capital in Knowledge
 Industries

\$139M+
 2025
 Annual
 Revenue

2025 | TOP 20 CORPORATE CHILD CARE COMPANIES

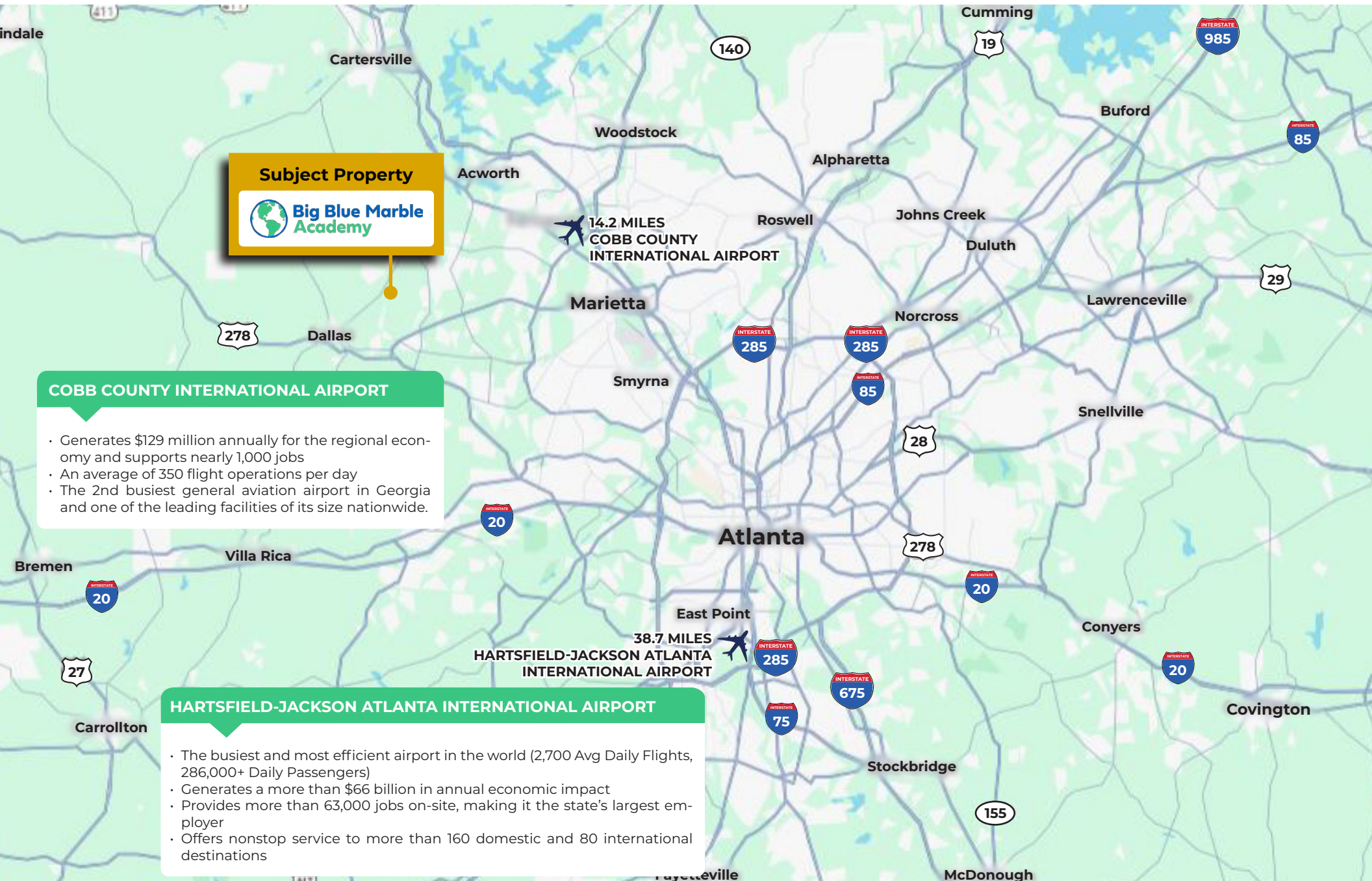
| | ORGANIZATION | HEADQUARTERS | CAPACITY (EST.) | # OF CENTERS (EST.) |
|-----------|--------------------------------|----------------|-----------------|---------------------|
| 1 | KinderCare Learning Centers | Oregon | 200,000 | 2,400 |
| 2 | Learning Care Group | Michigan | 167,000 | 1,103 |
| 3 | 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



Subject Property



Big Blue Marble Academy

COBB COUNTY INTERNATIONAL AIRPORT

- Generates \$129 million annually for the regional economy and supports nearly 1,000 jobs
- An average of 350 flight operations per day
- The 2nd busiest general aviation airport in Georgia and one of the leading facilities of its size nationwide.

HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

- The busiest and most efficient airport in the world (2,700 Avg Daily Flights, 286,000+ Daily Passengers)
- Generates a more than \$66 billion in annual economic impact
- Provides more than 63,000 jobs on-site, making it the state's largest employer
- Offers nonstop service to more than 160 domestic and 80 international destinations

AREA OVERVIEW

DALLAS

- Dallas, Georgia is a thriving city that blends the charm of the South with modern amenities. Conveniently located near the bustling city of Atlanta, allowing residents easy access to a wide range of opportunities.
- The commute from Dallas to Atlanta is relatively straightforward, making it an excellent choice for those who work in the city but prefer the tranquility of suburban life. With major highways connecting the two areas, residents can enjoy the best of both worlds.
- Living near Atlanta means that Dallas residents have access to the extensive amenities the city offers, including world-class entertainment, dining, and shopping options. Whether it's catching a concert, dining at a top restaurant, or exploring cultural attractions, Atlanta's offerings are just a short drive away.
- Nestled in Paulding County, this city has been attracting more and more residents due to its unique combination of affordability, community spirit, and proximity to major metropolitan areas.
- The city fosters a strong community spirit through numerous local events and cultural festivals that bring people together, making it an inviting place to call home.
- The Paulding County School District is known for its commitment to academic excellence, providing a range of educational opportunities for students of all ages.
- Silver Comet Trail: This popular trail is a haven for hikers, bikers, and joggers, offering miles of scenic pathways that wind through some of Georgia's most beautiful landscapes.



SILVER COMET TRAIL

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 6.3 million people. Over the next five years the region is expected to add approximately 210,000 residents.
- Atlanta ranks as one of the nation's top markets for Fortune 500 Companies. UPS, Delta Airlines, Coca-Cola and Home Depot represent a portion of the 15 companies with headquarters in the metro.
- More than 50 institutions of higher learning call Atlanta home, including Emory University, Georgia Institute of Technology, Georgia State University and Spelman College.
- Atlanta is home to professional sports franchises in the NFL, MLB, NBA, NHL, MLS and WNBA.



GEORGIA AQUARIUM

ECONOMY

- Atlanta's economy is highly diversified, with the metro's top employers representing a wide variety of sectors.
- Besides being the seat of state administrative business, Atlanta is also host to a Federal Reserve Bank branch and the headquarters for the Center for Disease Control.




PICKETT'S MILL BATTLEFIELD STATE HISTORIC SITE

DEMOGRAPHICS


| POPULATION | 1-MILE | 5-MILE | 10-MILE |
|--------------------------------------|------------------|------------------|------------------|
| 2010 Population | 3,413 | 72,108 | 235,891 |
| 2020 Population | 4,038 | 88,449 | 276,505 |
| 2024 Population | 4,521 | 95,504 | 286,751 |
| 2029 Population | 4,937 | 102,133 | 299,754 |
| HOUSEHOLDS | | | |
| 2010 Households | 1,125 | 24,489 | 79,707 |
| 2020 Households | 1,412 | 29,563 | 93,566 |
| 2024 Households | 1,615 | 32,736 | 100,160 |
| 2029 Households | 1,764 | 35,052 | 104,970 |
| OWNER OCCUPIED HOUSING UNITS | | | |
| 2010 Owner Occupied Housing Units | 79.2% | 75.9% | 78.8% |
| 2020 Owner Occupied Housing Units | 80.6% | 75.9% | 79.1% |
| 2024 Owner Occupied Housing Units | 80.1% | 76.0% | 79.2% |
| 2029 Owner Occupied Housing Units | 79.9% | 76.0% | 79.2% |
| RENTER OCCUPIED HOUSING UNITS | | | |
| 2010 Renter Occupied Housing Units | 14.2% | 17.1% | 14.1% |
| 2020 Renter Occupied Housing Units | 16.2% | 20.5% | 17.0% |
| 2024 Renter Occupied Housing Units | 16.5% | 20.5% | 16.9% |
| 2029 Renter Occupied Housing Units | 16.6% | 20.5% | 16.9% |
| AVERAGE HOUSEHOLD INCOME | \$112,576 | \$129,257 | \$132,767 |

AREA SNAPSHOT




286,751

POPULATION (10-MILE)




201,775

DAYTIME POPULATION (10-MILE)



3.3%

POPULATION GROWTH (2025-2029)



\$112,576

AVERAGE HOUSEHOLD INCOME (1-MILE)

CONFIDENTIALITY & DISCLAIMER

Exclusively Listed by:

Dominic Sulo

Senior Managing Director
CHICAGO OAKBROOK
Tel: (630) 570-2171
DSulo@marcusmillichap.com
License: IL 475.134920

Co-Listed With:

Chad Lieber

First Vice President
Tel: (619) 489-9004
Chad.Lieber@srsre.com
License: IL 475.163385

Broker of Record:

John Leonard
Regional Manager
License: 252904

Marcus & Millichap

Oakbrook, IL
1 Mid America Plaza #200
Oakbrook Terrace, IL 60181
P: +1 630-570-2200

Information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Atlanta, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. 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 Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS OF SINGLE TENANT NET LEASED PROPERTY AS FOLLOWS:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a single tenant property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a single tenant property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any single tenant property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this single tenant property.