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adora
Early Learning Academy

ALPHARETTA, GEORGIA (ATLANTA MSA)

CONFIDENTIAL OFFERING MEMORANDUM

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INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	5750 N Point Parkway, Alpharetta, GA 30022
Ownership	Fee Simple
Sale Type	Sale-Leaseback
Building Size	9,875 SF
Parcel Size	1.35 acres
Full Renovation & Building Expansion	2024

INVESTMENT SUMMARY

Asking Price	$6,618,000
Cap Rate	6.80%
NOI	$450,000
Lease Type	Absolute Net
Lease Term	20 Years
Rent Increases	2% Annually
Renewal Options	(4) 5 - Year

PROPERTY HIGHLIGHTS

Attractive Lease Structure: Brand-new 20-year Absolute Net sale-leaseback featuring four (4) additional 5-year renewal options and 2.0% annual rent increases, providing investors with long-term income stability, passive ownership, and consistent NOI growth throughout the lease term.

Enhanced Credit Support: Lease is backed by Adora Childcare LLC and a personal guaranty from the owner/operator, offering multiple layers of credit enhancement.

Affluent Demographics: Located in one of metro Atlanta's most desirable trade areas, featuring approximately 203,000 residents within a 5-mile radius and an average household income of $208,000, supporting strong demand for quality childcare services.

Growing Childcare Demand: The childcare industry continues to experience strong long-term growth, driven by rising workforce participation, dual-income households, and increased demand for early childhood education. The Southeast is the nation's fastest-growing childcare region.

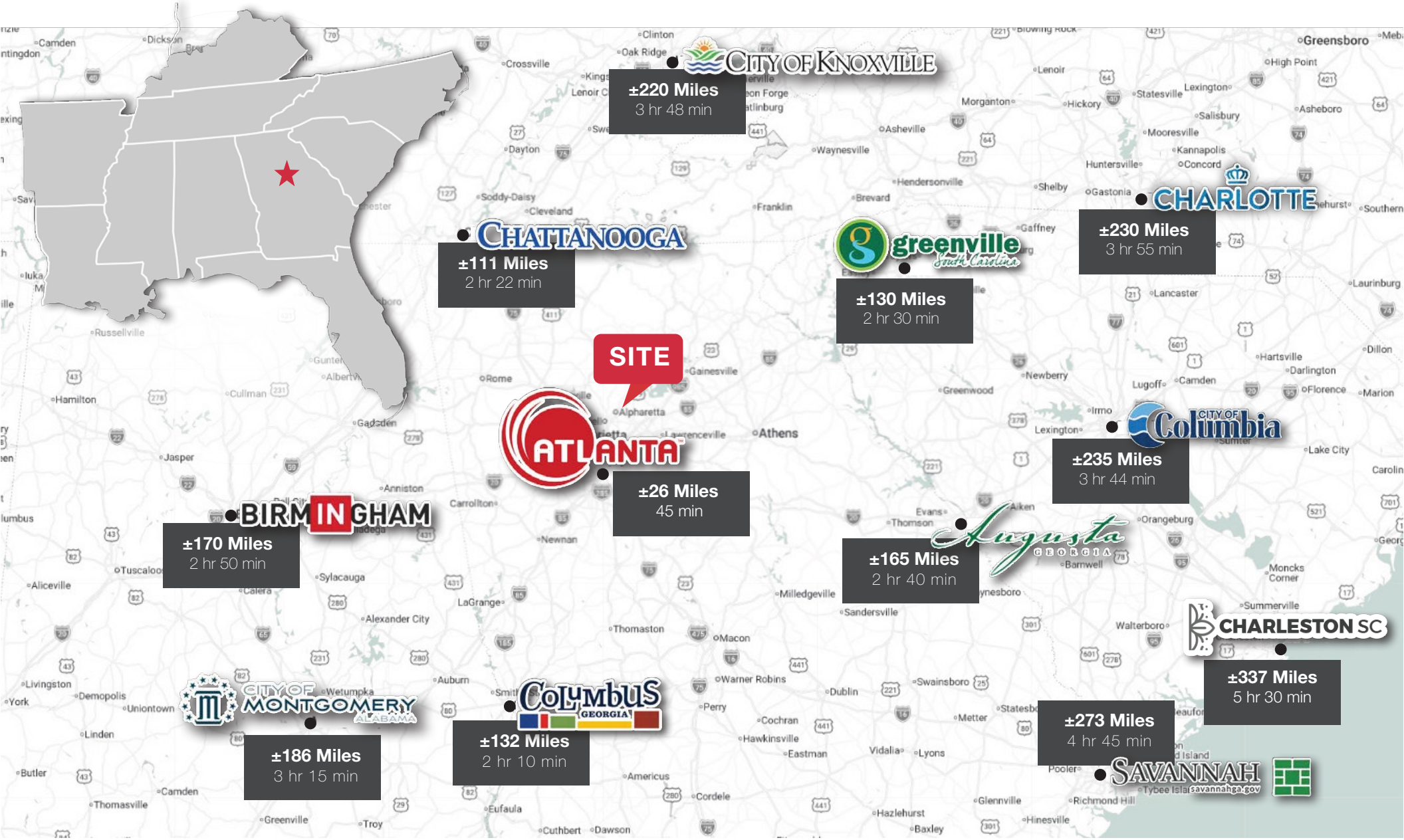
Corporate Employment Hub: Alpharetta is known as the "Technology City of the South," home to approximately 900 technology companies and nearly 85,000 daily workers. Major employers include Fiserv, Hewlett Packard Enterprise, Equifax, Morgan Stanley, EY, Microsoft, McKesson, ADP, LexisNexis, and Verizon, signaling a high-income, dual-earner workforce that directly underpins childcare demand.

Transformational Adjacent Redevelopment: Positioned directly on North Point Parkway within the North Point corridor, where the Alpharetta City Council approved in August 2026 the rezoning of the 99-acre North Point Mall site for a large-scale redevelopment expected to drive substantial daytime population, residential density, and childcare demand immediately surrounding the site.

Dynamic Growth Market: Located in the Atlanta MSA, the nation's sixth-largest metropolitan area with approximately 6.5 million residents, which added nearly 62,000 people in the year ending July 2025, the third-largest numeric population gain of any U.S. metro.

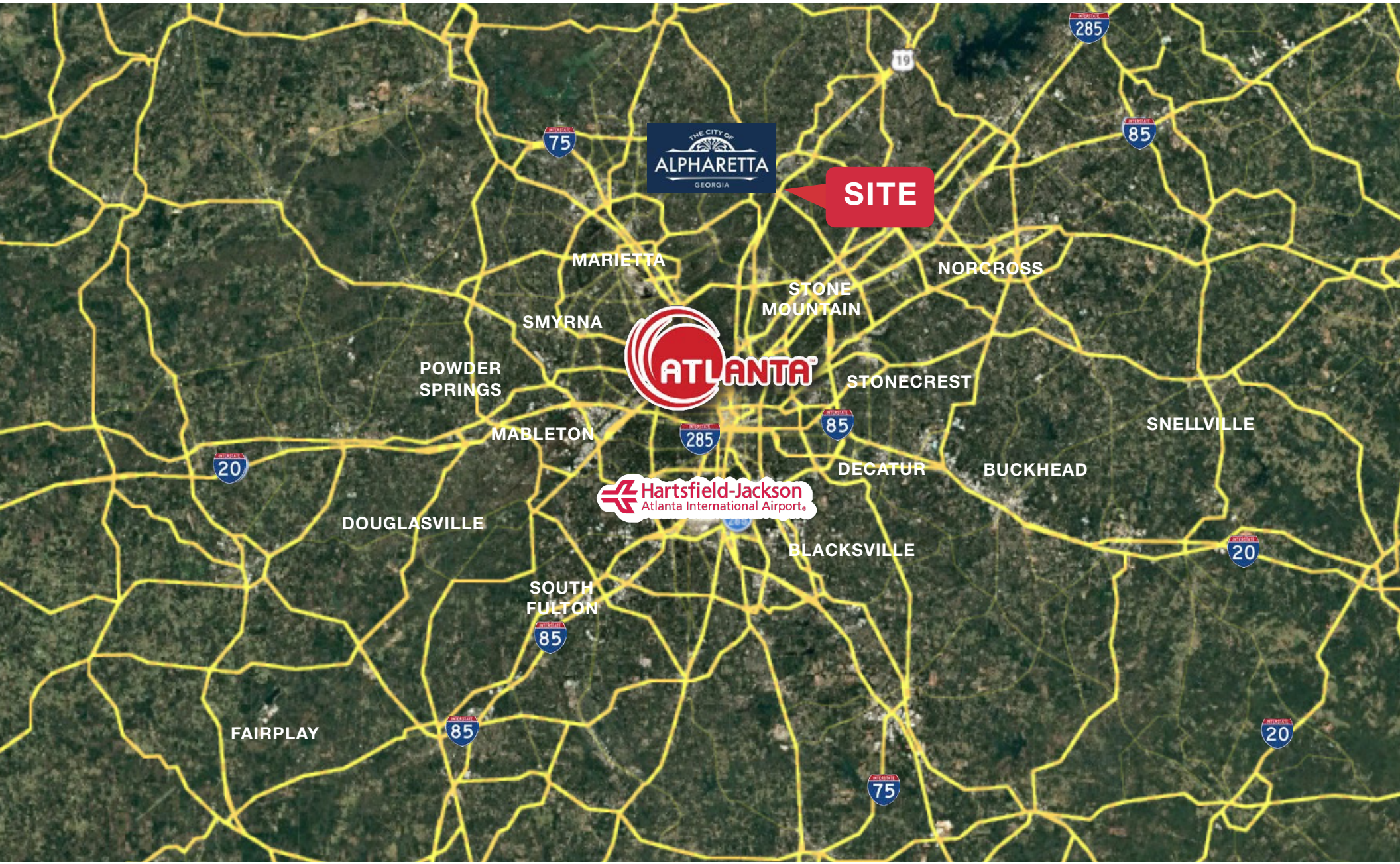
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map

Alpharetta is a fast-growing city about **25 miles north of Atlanta,** known for its blend of upscale suburban living and a thriving business community. Often called the **"Technology City of the South,"** it is home to roughly 900 technology companies, including major operations for LexisNexis Risk Solutions, HPE, and ADP. Its location along the **GA-400 corridor,** officially designated Georgia's "Technology Corridor" in 2022, supports continued growth in tech, finance, and healthcare. The area is also backed by strong schools, with **Alpharetta High School ranked among Georgia's top 20 by U.S. News & World Report,** helping attract new residents and investment.

Just **1.3 miles** away, Avalon offers residents a true live-work-play lifestyle in the heart of Alpharetta. It features **570,000+ SF** of **upscale shopping and dining, plus on-site luxury apartments,** including Haven at Avalon and Veranda at Avalon — with rents averaging **$2,400/month,** well above the Alpharetta citywide average. Drawing **750,000 visitors per month,** Avalon generates consistent, heavy foot traffic that reinforces the strength of the surrounding submarket.



Alpharetta's approved **99-acre North Point Mall** will bring 907,000 SF of retail, 750,000 SF of office, 1,385 residences, and a 20,000-seat NHL arena, adding significant daytime and residential density to the submarket.

PROPERTY OVERVIEW

Site Aerial



PROPERTY OVERVIEW

Interior Property Photos









PROPERTY OVERVIEW

Exterior Property Photos









PROPERTY OVERVIEW

Site Plan



*Site lines are approximate

TENANT OVERVIEW

Lease Summary & Rent Schedule

LEASE SUMMARY

Tenant	Adora Childcare, LLC
Lease Guarantor	Personal*
Lease Type	Absolute Net
Building Size	9,875 SF
Original Lease Term	20 Years
Rent Commencement Date	At Closing
Lease Expiration Date	20 Years From Closing
Rent Increases	2% Annually
Options	(4) 5-Year
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
Repairs and Maintenance	Tenant Responsibility
HVAC Repairs and Replacement	Tenant Responsibility
Roof & Structure	Tenant Responsibility
Parking Lot Repair & Replacement	Tenant Responsibility

*Contact broker for more information

RENT SCHEDULE

Initial Term	Monthly	Annually
Year 1	$37,500	$450,000
Year 2	$38,250	$459,000
Year 3	$39,015	$468,180
Year 4	$39,795	$477,544
Year 5	$40,591	$487,094
Year 6	$41,403	$496,836
Year 7	$42,231	$506,773
Year 8	$43,076	$516,909
Year 9	$43,937	$527,247
Year 10	$44,816	$537,792
Year 11	$45,712	$548,547
Year 12	$46,627	$559,518
Year 13	$47,559	$570,709
Year 14	$48,510	$582,123
Year 15	$49,480	$593,765
Year 16	$50,470	$605,641
Year 17	$51,479	$617,754
Year 18	$52,509	$630,109
Year 19	$53,559	$642,711
Year 20	$54,630	$655,565

Adora Early Learning Academy

COMPANY HIGHLIGHTS

Adora Early Learning Academy, operated by **Adora Childcare, LLC,** is a growing early childhood education provider offering programs for infants, toddlers, preschoolers, and school-age children through a **STEAM-based, play-based curriculum** with enrichment offerings like Spanish, music, and sign language. Founded in 2018 and headquartered in Simpsonville, SC, the company has expanded into an **affluent, high-growth Sunbelt footprint,** with locations across **South Carolina and Georgia.** Parents consistently praise the staff for their warmth and responsiveness, along with the school's clear communication and family-like community feel. Adora's centers are typically situated within **dense, high-income residential trade areas,** supporting strong, consistent demand for quality childcare and reflecting the brand's steady, deliberate growth as a trusted name in early childhood education.



Founded	2018
Headquartered	Simpsonville, SC
Number of Locations	4
Type	Private

ADORAELA.COM

MARKET OVERVIEW

Atlanta, Georgia



Atlanta is a dynamic Southern city known for its rich history, economic strength, and cultural influence. Often called the **"capital of the New South,"** it played a pivotal role in the Civil Rights Movement and continues to be a center for business, media, and transportation. Home to major companies like The Coca-Cola Company and Delta Air Lines, the city **boasts a diverse economy.** Atlanta also offers vibrant neighborhoods, renowned dining, and attractions like Centennial Olympic Park and the Georgia Aquarium, blending modern growth with deep-rooted heritage.

discoveratlanta.com | www.selectgeorgia.com/ | metroatlantachamber.com

#1 BEST CITY TO START A CAREER
WalletHub, 2026

#1 LARGE U.S. CITIES FOR STARTING A CAREER AFTER COLLEGE
CoworkingCafe, 2025

#2 BEST CITY TO LIVE IN THE U.S.
Forbes, 2025

#4 MOST FUN CITIES IN AMERICA
WalletHub, 2025

#7 U.S. MARKET WITH THE MOST FORTUNE 500 HEADQUARTERS
RealPage, 2025

#12 BEST CITIES FOR JOBS
WalletHub, 2026

#12 MOST VISITED CITY IN THE U.S.
Condé Nast, 2026

#18 BEST CITIES FOR YOUNG PROFESSIONALS IN AMERICA
Niche, 2026

#66 WORLD'S BEST CITIES
Best Cities, 2026

MARKET OVERVIEW

Atlanta, Georgia



ECONOMY

Atlanta's economy is one of the **most dynamic and diversified in the Southeast,** driven by a strong mix of established and emerging industries. The region is a **leader in aerospace, cleantech, and creative industries,** supported by a growing base of talent and innovation. It has also become a **major hub for fintech and technology,** with a thriving startup ecosystem and significant corporate presence. Life sciences and healthcare continue to expand alongside world-class research institutions, while supply chain and advanced manufacturing benefit from Atlanta's strategic logistics infrastructure, **including Hartsfield-Jackson International Airport** and extensive rail and highway connectivity. Together, these sectors position Atlanta as a resilient, **forward-looking economic powerhouse.**

FORTUNE 500 HEADQUARTERED IN METRO ATLANTA

METRO ATLANTA STATS

55+
Colleges and Universities

3.11M
Total Employment

6.5M
Metro population

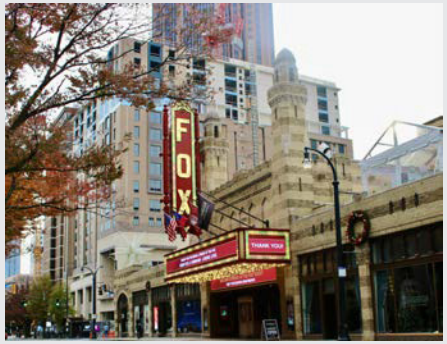
33
Fortune 1000 companies



ATLANTA'S WORKFORCE

Atlanta is a **leading hub for higher education,** anchored by institutions like Georgia Institute of Technology, Emory University, and Georgia State University, along with satellite campuses for schools such as University of Georgia and Savannah College of Art and Design. This strong academic presence supports a highly educated population, **with nearly 48% of residents over age 25 holding a bachelor's degree or higher.** Ranked the #2 Most Educated City in America by Forbes in 2023, Atlanta continues to draw students and talent from across the country.

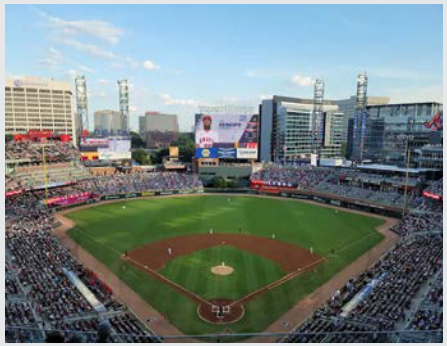
CULTURE & ATTRACTIONS



Atlanta boasts a thriving arts scene, anchored by the High Museum of Art and the historic Fox Theatre. Its booming film industry has earned the city its nickname **"Hollywood of the South,"** driving major movie and television productions.

Atlanta offers a diverse range of attractions, including the world-renowned **Georgia Aquarium,** the interactive **World of Coca-Cola,** and the beautiful **Atlanta Botanical Garden,** making the city a vibrant destination for culture, nature, and family-friendly experiences.





Home to major professional teams and world-class venues, Atlanta is a premier sports destination. The city hosted **Super Bowl LIII** and hosted matches during the **2026 FIFA World Cup,** highlighting its global appeal.

TRANSPORTATION



Hartsfield–Jackson Atlanta International Airport, located in Atlanta, is the **busiest airport in the world** and one of the most important global transportation hubs. A **two-hour flight connects roughly 80% of the U.S. population to the airport,** which also provides access to **nearly 90 international destinations across 50 countries.** It supports **more than 63,000 on-site jobs,** making it Georgia's largest employer, and **generates over $66 billion in annual economic impact.** Hartsfield-Jackson remained **the world's busiest airport,** handling **106.3 million passengers.** The airport has also earned recognition from Airports Council International, including the 2024 Airport Service Quality Award for Best Airport Over 40 Million Passengers.

Atlanta is a major freight rail hub served by carriers like **CSX Transportation and Norfolk Southern Railway,** while also offering limited passenger service through **Amtrak at Peachtree Station,** connecting the city to key national routes such as the Crescent line.

Atlanta is a **major highway hub** where several interstates converge, including **Interstate 75, Interstate 85, and Interstate 20.** These routes connect Atlanta north to cities like Chattanooga and Charlotte, south to Macon and Florida, and west toward Birmingham and Texas. The city is also encircled by **Interstate 285,** which links key suburbs and supports regional mobility.

MARKET OVERVIEW

Demographics

1 MILE RADIUS

Summary	2026	2031
Population	3,955	4,128
Households	1,877	1,980
Families	1,010	1,053
Average Household Size	2.11	2.08
Children Under Age 5	173	183
Owner Occupied Housing Units	841	901
Renter Occupied Housing Units	1,036	1,079
Median Age	40.8	42.5
Average Household Income	$222,257	$247,632

3 MILE RADIUS

Summary	2026	2031
Population	76,043	76,639
Households	30,038	30,710
Families	20,080	20,263
Average Household Size	2.52	2.48
Children Under Age 5	18,994	19,559
Owner Occupied Housing Units	4,420	4,435
Renter Occupied Housing Units	11,044	11,151
Median Age	40.2	41.1
Average Household Income	$211,393	$241,362

5 MILE RADIUS

Summary	2026	2031
Population	203,230	204,038
Households	78,901	80,205
Families	54,438	54,854
Average Household Size	2.57	2.53
Children Under Age 5	11,904	11,944
Owner Occupied Housing Units	51,956	53,084
Renter Occupied Housing Units	26,945	27,121
Median Age	40.0	40.7
Average Household Income	$208,841	$237,151

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 5750 N Point Parkway, Alpharetta, GA 30022 ("Property"). It has been prepared by Furman Capital Advisors ("Agent"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the 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 Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. Neither the Owner nor its officers, directors, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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 Owner.

Owner and Agent 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 by all parties 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 the 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 Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause 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 creation of this Offering Memorandum.



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