FURMAN
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THE GODDARD SCHOOL℠
FOR EARLY CHILDHOOD DEVELOPMENT

NEWNAN, GEORGIA (ATLANTA MSA)

CONFIDENTIAL OFFERING MEMORANDUM

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EXCLUSIVELY LISTED BY



LEAD BROKER

Robert Schmidt, CCIM

Director & Shareholder

rschmidt@furmancap.com

864 678 5995



LEAD BROKER

Peter Couchell, CCIM

Managing Director & Shareholder

couchell@furmancap.com

864 678 5923



Lawrence Myers

Associate

lmyers@furmancap.com

864 313 2817



Will Rogers

Associate

wrogers@furmancap.com

864 906 0339

FURMAN
CAPITAL ADVISORS

Furman Capital Advisors, LLC

101 E. Washington Street, Suite 300

Greenville, SC 29601 | 864.235.6855

FurmanCapital.com

Investment Services Division of NAI Earle Furman

INVESTMENT OVERVIEW

Executive Summary

PROPERTY SUMMARY

Address	1240 Newnan Crossing Blvd Newnan, GA 30265
Ownership	Fee Simple
Financing	Delivered Free & Clear
Building Size	12,506 SF
Parcel Size	1.53 acres
Year Built	2026

INVESTMENT SUMMARY

Asking Price	$7,400,000
Cap Rate	7.25%
NOI	$536,142
Lease Type	Absolute Net
Lease Term	20 Years
Rent Increases	10% Every 5 Years; 2% annually during option periods
Remaining Options	(3) 5 - Year

PROPERTY HIGHLIGHTS

Attractive Lease Structure: Brand-new 2026 Absolute Net lease with a 20-year initial term, three (3) additional 5-year renewal options, and 10% rent increases every five years, providing investors with long-term income stability, steady NOI growth, and minimal landlord responsibilities.

Leading Early Childhood Education Provider: The Goddard School is nationally recognized as the premier provider of early childhood education. In 2023, it was also distinguished as a top Recession-Proof Franchise, highlighting its stability and reliability in challenging economic times.

State-of-the-Art Construction: 2026 construction featuring state-of-the-art classrooms, modern amenities, and top-tier finishes designed to support a premier early childhood education environment.

Affluent Demographics: A 5-mile population density of ±78,000 people and an average household income of $108,093 supports strong demand for quality childcare services.

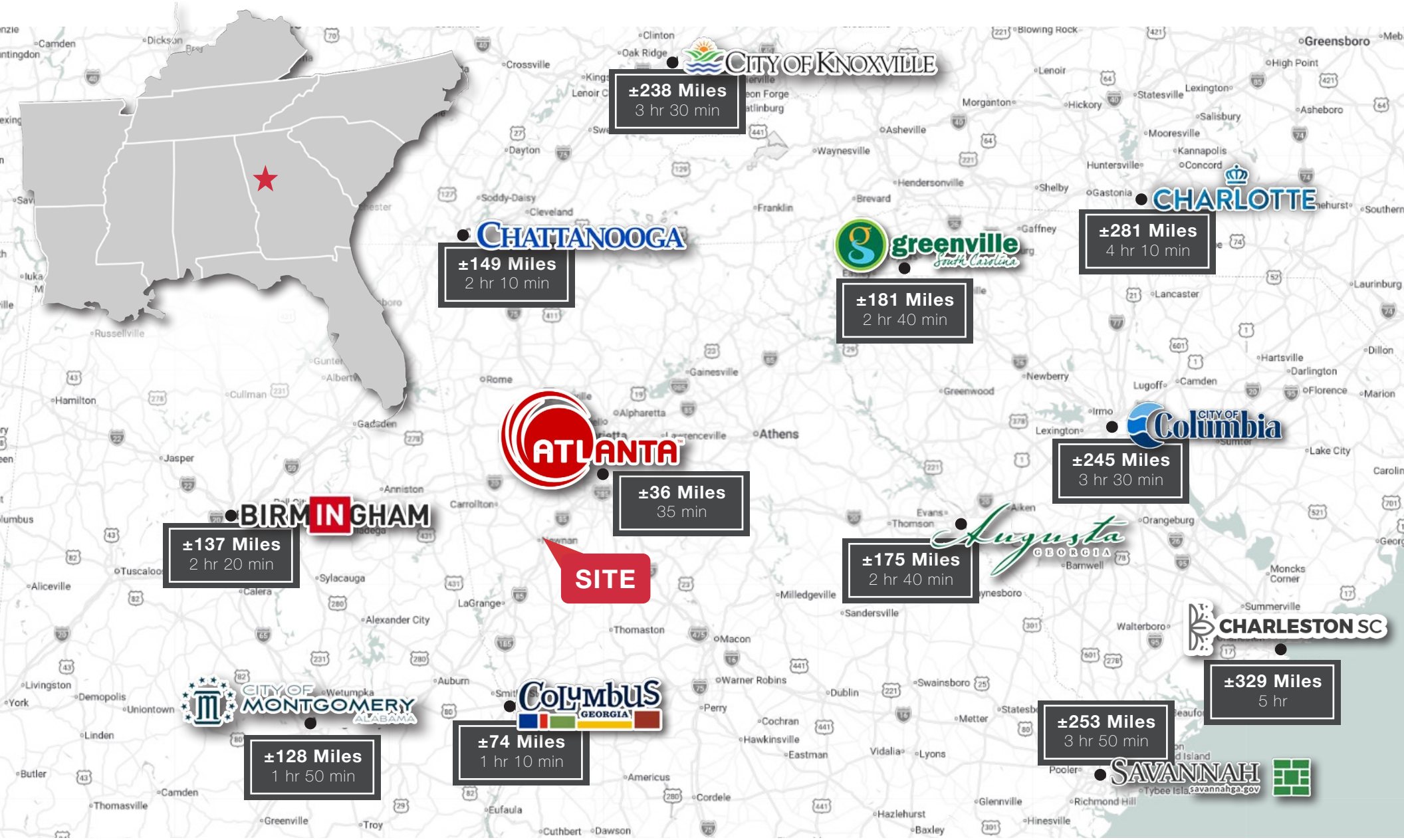
Growing Childcare Demand: The childcare industry continues to experience strong long-term growth, driven by rising workforce participation, dual-income households, and increased demand for early childhood education. The Southeast is the nation's fastest-growing childcare region.

Proximity to Expanding Healthcare Anchor: The school sits just minutes from Piedmont Newnan Hospital, which recently completed a $65 million, 80,000-square-foot South Tower expansion in May 2024, growing the campus to approximately 442,000 square feet and reinforcing its role as a major regional employer, all of which drives a built-in, recession-resistant enrollment pipeline of healthcare professionals seeking dependable early childhood care near their workplace.

Developing Market: Newnan has gained recognition as a prime destination and growing city, attracting major employers like Cargill, Yamaha Motor Manufacturing Corporation of America, Bonnell Aluminum, and the recent opening of Hitachi Construction Machinery Americas regional headquarters in 2024.

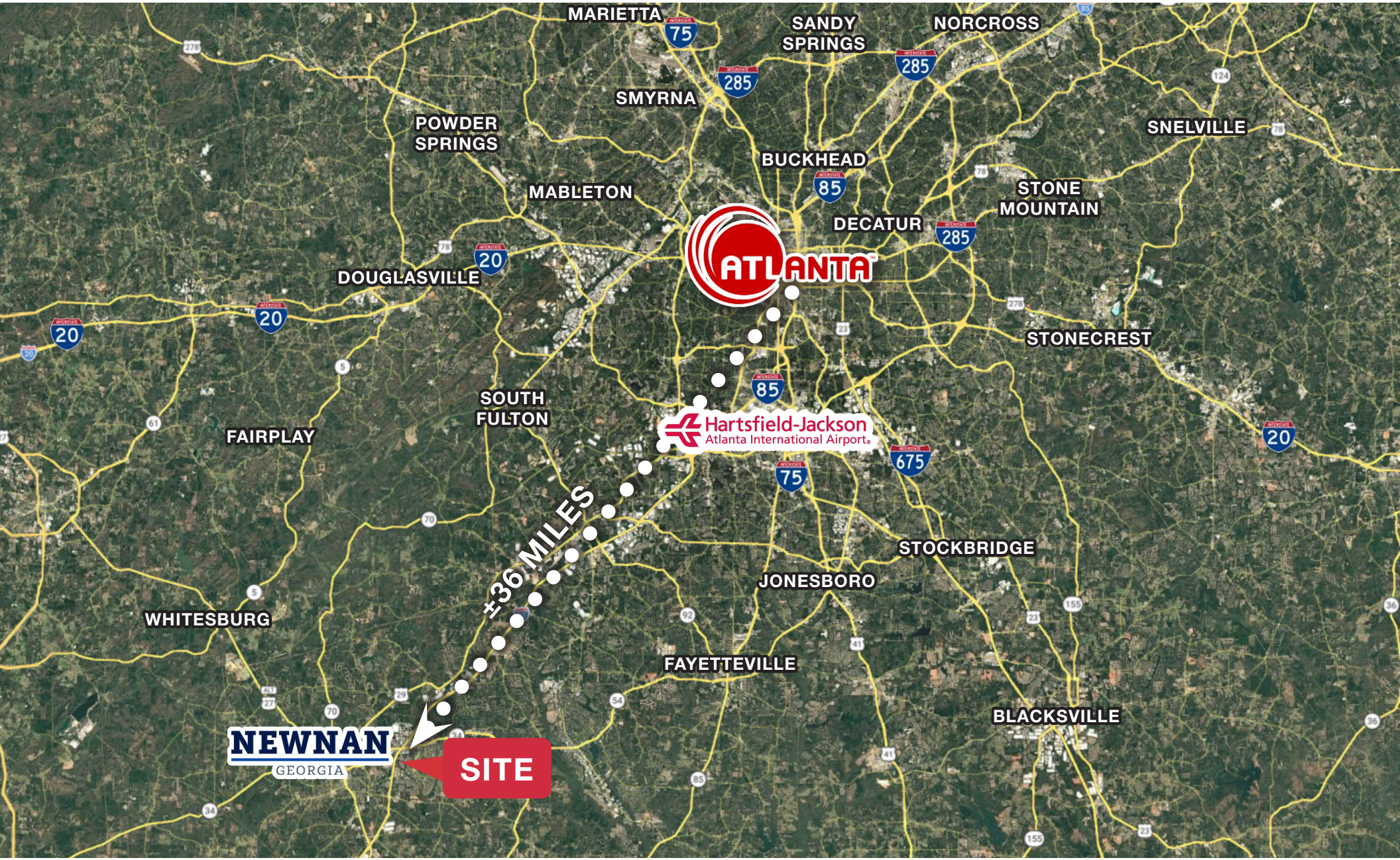
PROPERTY OVERVIEW

Regional Map



PROPERTY OVERVIEW

Market Map



PROPERTY OVERVIEW

Submarket Map

Newnan is a fast-growing city **about 40 miles southwest of Atlanta,** known for its blend of historic charm and modern development. Often called the **"City of Homes,"** it features a well-preserved downtown, a strong local business scene, and a close-knit community. Its **location along the I-85 corridor** supports continued residential and commercial growth, particularly in healthcare, manufacturing, and retail. The area is also backed by strong schools—**three high schools in the Coweta County School System have been named among the "Best High Schools" by U.S. News & World Report**—helping attract new residents and investment.



PROPERTY OVERVIEW

Site Aerial



PROPERTY OVERVIEW

Exterior Property Photos









PROPERTY OVERVIEW

Interior Property Photos









PROPERTY OVERVIEW

Site Plan



*Site lines are approximate

TENANT OVERVIEW

Lease Summary & Rent Schedule

LEASE SUMMARY

Tenant	HKP Preschools Newnan, LLC
Lease Guarantor	Personal
Tenant Classification	Franchisee
Lease Type	Absolute Net
Building Size	12,506 SF
Original Lease Term	20 Years
Rent Commencement Date	9/21/2026
Lease Expiration Date	9/30/2046
Rent Increases	10% Every 5 Years; 2% annually during option periods
Options	(3) 5 - Year
Property Taxes	Tenant Responsible
Insurance	Tenant Responsible
Repairs and Maintenance	Tenant Responsible
HVAC Repairs and Replacement	Tenant Responsible
Roof & Structure	Tenant Responsible
Parking Lot Repair & Replacement	Tenant Responsible

RENT SCHEDULE

Initial Term	Monthly	Annually
Years 1-5	$44,678.50	$536,142
Years 6-10	$49,146.35	$589,756
Years 11-15	$54,060.99	$648,732
Years 16-20	$59,467.08	$713,605
First Option		
Year 21	$60,656.43	$727,877
Year 22	$61,869.55	$742,435
Year 23	$63,106.94	$757,283
Year 24	$64,369.08	$772,429
Year 25	$65,656.47	$787,878
Second Option		
Year 26	$66,969.59	$803,635
Year 27	$68,308.99	$819,708
Year 28	$69,675.17	$836,102
Year 29	$71,068.67	$852,824
Year 30	$72,490.04	$869,881
Third Option		
Year 31	$73,939.84	$887,278
Year 32	$75,418.64	$905,024
Year 33	$76,927.01	$923,124
Year 34	$78,465.55	$941,587
Year 35	$80,034.86	$960,418

TENANT OVERVIEW

Founded	1988
Headquartered	King of Prussia, Pennsylvania
Number of Locations	650+ Schools in 37 States
Number of Children Served	±100,000
Type	Franchise
Franchisor	Goddard Systems, Inc (GSI)

THE GODDARD SCHOOL℠ FOR EARLY CHILDHOOD DEVELOPMENT

- A pioneer in premium early childcare and education.
- Widely recognized as a leader in the industry.
- Consistently ranked among the top childcare franchises in the U.S. by Franchise 500.
- Recognized with the Franchise Business Review's Top Franchises Satisfaction Award every year from 2019 to 2025.

THE GODDARD SCHOOL APPROACH

- Utilizes current, academically endorsed methods for success in school and life within The Goddard School Approach.
- Implements the FLEX ® Learning Program to provide a safe, nurturing environment.
- Guided by experts in early childhood education.
- The school's structure supports families and recognizes individual talents.
- Ensures each child is known and appreciated.
- Demonstrates a proven system with 82% parent loyalty over 30 years of education and franchising.



FRANCHISEE HIGHLIGHTS

- 20+ years in education with advanced degrees in Early Childhood Education and Educational Leadership from the University of Georgia
- Owner-operator of the Goddard School of Peachtree City, GA since 2017, demonstrating a proven track record of sustained franchise operations
- Expertise in early childhood programming, curriculum development, and facility management
- Complementary business acumen: Franchisee brings over a decade of experience owning and operating a top-performing dental practice in the Atlanta market

GODDARDSCHOOL.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



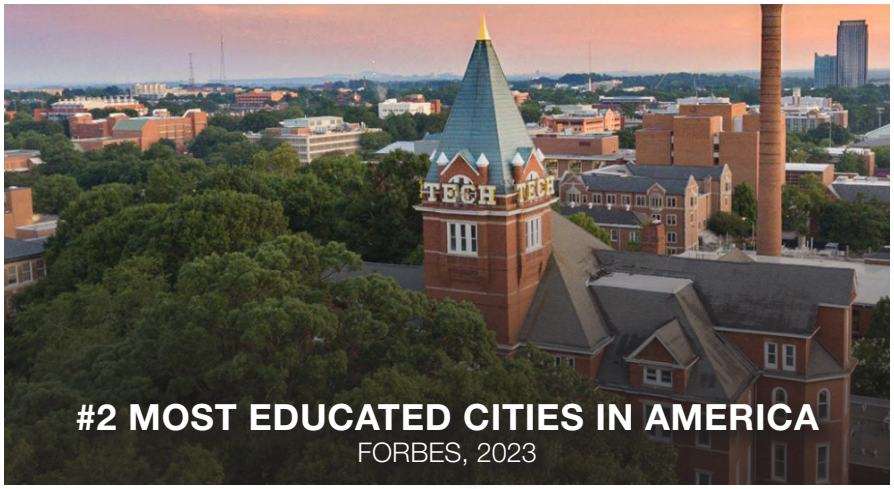
ECONOMY

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

15	Fortune 500 HQ Locations
34	Fortune 1000 HQ Locations
1,200+	Regional and Global HQ Locations
55+	Colleges and Universities
1.9M	Jobs to be created by 2040

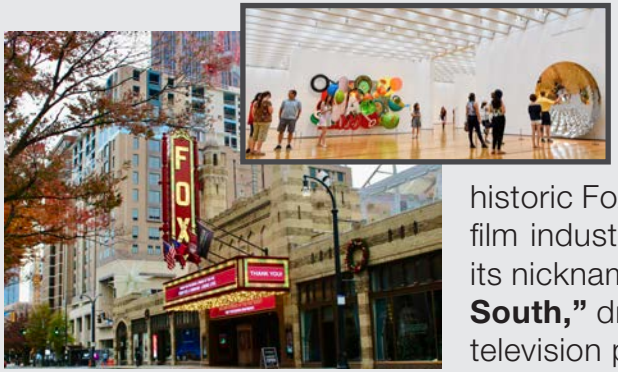


ATLANTA'S WORKFORCE

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.

Georgia Tech · EMORY UNIVERSITY · KENNESAW STATE UNIVERSITY · SCAD · UNIVERSITY OF GEORGIA · Georgia State University

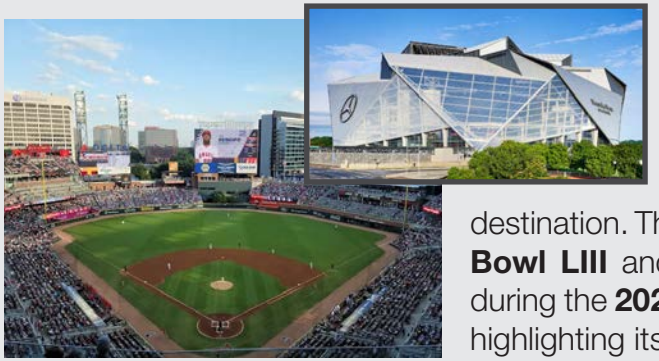
CULTURE & ATTRACTIONS



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 will host 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.** In 2025, it handled **106.3 million passengers** following more than 108 million the prior year. 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	2025	2030
Population	6,240	6,590
Households	2,706	2,893
Families	1,618	1,706
Average Household Size	2.30	2.28
Owner Occupied Housing Units	1,151	1,251
Renter Occupied Housing Units	1,555	1,642
Median Age	35.8	37.4
Average Household Income	$101,997	$111,170

3 MILE RADIUS

Summary	2025	2030
Population	46,168	48,576
Households	18,623	19,752
Families	12,000	12,584
Average Household Size	2.46	2.44
Owner Occupied Housing Units	9,946	10,971
Renter Occupied Housing Units	8,677	8,781
Median Age	37.3	38.1
Average Household Income	$107,630	$117,701

5 MILE RADIUS

Summary	2025	2030
Population	76,252	80,068
Households	29,736	31,481
Families	20,088	21,067
Average Household Size	2.54	2.52
Owner Occupied Housing Units	18,247	20,016
Renter Occupied Housing Units	11,489	11,465
Median Age	38.5	39.2
Average Household Income	$113,395	$124,677

DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1240 Newnan Crossing Blvd, Newnan, GA ("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. The Owner, nor their officers, 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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101 E. Washington Street, Suite 300 | Greenville, SC 29601

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