



STRONG PERFORMING LOCATION | 2% ANNUAL INCREASES | 100% CORPORATE GUARANTY

Offering Memorandum

Big Blue Marble Academy

243 Summerlin Boulevard, Newnan (Atlanta MSA), GA

In Association with Scott Reid & ParaSell, Inc. | A Licensed Georgia Broker #77666



The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Essential Capital Advisors and ParaSell, Inc. and it should not be made available to any other person or entity without the written consent of Essential Capital Advisors and ParaSell, Inc.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Essential Capital Advisors and ParaSell, Inc.. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Essential Capital Advisors and ParaSell, Inc. 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, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, Essential Capital Advisors and ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has Essential Capital Advisors and ParaSell, Inc. 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Big Blue Marble Academy

243 Summerlin Boulevard, Newnan, GA 30265

LISTING PRICE
\$4,355,749

CAP RATE
6.50%

INVESTMENT HIGHLIGHTS

- Excellent Unit Level Performance (Contact Broker)
- 12+ Years Rem. on an Absolute NNN Lease w/ No Landlord Responsibilities
- Corporate Guaranty (Full Duration of Lease)
- 2% Annual Rental Increases
- Acquisition by Big Blue Marble of an Established Center w/ Strong Market Presence

LOCATION HIGHLIGHTS

- Suburb of Atlanta, GA
- Population Counts Exceed 75K+ in a 5-Mile Radius and Are Projected to Grow Around 5% by '30
- Excellent Average HH Income of \$111K+ in a 1-mile Radius & Projected to Grow 10% by '30
- Nearby National Brands Include Publix, Kroger, Target, McDonald's, Dick's, O'Reilly and More
- Feeder School for Newnan Crossing Elementary, Welch Elementary School, Poplar Road Elementary, and Newnan Elementary
- Easy Access to I-85/GA-403 (71k VPD) for Commuting Parents
- Excellent Mix of Retail & Residential
- \$24 Million Investment by Hyundai Industrial to Retrofit an Existing Building
- \$57 Million Spent on Education & Day Care in a 10-Mile Radius

TENANT HIGHLIGHTS

- Big Blue Marble Academy Provides a Research-Based, Play-Focused Experience that Nurtures Student's Growth and Development to 93+ Schools Nationally and is Rapidly Expanding
- 100% Corporate, No Franchising
- Leeds Equity Partners Invested in Big Blue Marble Academy to Accelerate Growth, at the Time of Investment Leeds Managed Approximately \$5 Billion Across a Broad Spectrum of Companies with the Knowledge Industries.



Advantages of Early Childcare/Education Real Estate

HIGHER CAP RATES WITHOUT SACRIFICE

Over the last 5 years we have seen an 86-basis point spread on average between single-tenant net-leased retail & early education/childcare despite attractive locations & solid tenants due to a lack of knowledge about the property type

HIGH GROWTH BUSINESS

\$60B+ Industry with projected growth to \$83B+ by 2030

RECESSION & E-COMMERCE RESISTANT

Early education is considered recession-resistant because working parents continue to rely on childcare regardless of economic conditions, making it an essential, non-discretionary service as well as "Amazon proof"

EASY TO RE-TENANT

Early education properties are easy to re-tenant, with high demand from other childcare operators and flexible layouts that also appeal to medical and service-based users

"STICKY" BUSINESS MODEL

Parents don't typically switch schools once enrolling, often enroll all their children & recommend other families

RECOGNIZED AS AN "ESSENTIAL BUSINESS"

Early education and childcare are recognized by both federal and state governments as essential services, especially during emergencies, due to their critical role in supporting working families and child development.

INSTITUTIONAL INVESTMENT

Institutional investors are heavily invested in early education businesses and are the predominant owners of early education/childcare real estate

APPRECIATION POTENTIAL

Early education properties offer strong upside potential, with cap rate compression at market peak and added value if a smaller tenant improves credit or gets acquired

PROPERTY OVERVIEW

PROPERTY DETAILS

Address	243 Summerlin Boulevard, Newnan, GA 30265
Ownership Type	Fee-Simple (Land & Building)
Building Size (SF)	12,742
Lot Size (AC)	1.33
Year Built / Renovated	2007

LEASE ABSTRACT

Tenant	Big Blue Marble Academy
Guarantor/Signator	Corporate
Base Lease Term	15 Years
Rem. Term	11.55
Rent Commencement	9/30/2022
Lease Expiration	9/30/2037
Net Operating Income	\$283,124
Increases	2% Annually
Options	3, 5 Yr
Lease Type	Absolute NNN
Taxes	Tenant
Maintenance	Tenant
Insurance	Tenant

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Rent PSF	Rental Increases
1	\$261,563	\$21,797	\$20.53	-
2	\$266,794	\$22,233	\$20.94	2%
3	\$272,130	\$22,677	\$21.36	2%
4	\$277,572	\$23,131	\$21.78	2%
5	\$283,124	\$23,594	\$22.22	2%
6	\$288,786	\$24,066	\$22.66	2%
7	\$294,562	\$24,547	\$23.12	2%
8	\$300,453	\$25,038	\$23.58	2%
9	\$306,462	\$25,539	\$24.05	2%
10	\$312,591	\$26,049	\$24.53	2%
11	\$318,843	\$26,570	\$25.02	2%
12	\$325,220	\$27,102	\$25.52	2%
13	\$331,724	\$27,644	\$26.03	2%
14	\$338,359	\$28,197	\$26.55	2%
15	\$345,126	\$28,761	\$27.09	2%

*All property & lease information to be independently verified by Buyer during Due Diligence Period.

**NOI based on rental increase on 10/01/2026. Seller will credit the difference in pro-rated rent from COE to the rental increase date

SITE PLAN



EXTERIOR PHOTOS



PLAYGROUND PHOTOS



SURROUNDING PHOTOS



TRADE NAME	Big Blue Marble Academy
PARENT COMPANY	Leeds Equity Partners
COMPANY TYPE	Private
LOCATIONS	93+
FOUNDED	2012
HEADQUARTERED	Auburn, AL
WEBSITE	www.bbmacademy.com



LEEDS | Equity Partners

Leeds Equity Partners ("Leeds Equity") announced today that it has acquired Big Blue Marble Academy ("BBMA" or the "Company"), a leading provider of early childhood education across the Southeast United States. Terms of the transaction were not disclosed.

LEEDS EQUITY PARTNERS ACQUIRES BIG BLUE MARBLE ACADEMY

[Click Here for Full Article](#)

ABOUT BIG BLUE MARBLE ACADEMY

Big Blue Marble Academy has 93 corporately operated US locations and is growing quickly. As of Jan 2024, the company was acquired by Leeds Equity Partners, a private equity firm. With an emphasis on broadening perspectives and creative expression, Big Blue Marble helps its students obtain social skills, positive character traits, and global awareness. Graduates are both eager and well prepared to take on the next chapter of their educational journeys. Big Blue Marble teaches children the importance of giving back and helping those in need through hands-on activities and "Heart Projects." The school provides students with needed structure while encouraging natural curiosity, which culminates in a love for learning. All the programs at Big Blue Marble are developmentally and agesuitable so that each child's specific needs are thoroughly met. The school strives to be a true home away from home for its students so they can grow to the best of their abilities in an exceptionally familiar and fun environment.

ABOUT LEEDS EQUITY

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.

LOCATION OVERVIEW



NEWNAN, GEORGIA

- Newnan, Georgia, is a historic city located in Coweta County, known for its beautifully preserved antebellum architecture, vibrant community, and rich cultural heritage. It is located approximately 40 miles southwest of Atlanta, making it a suburban enclave with easy access to the amenities and opportunities of a major metropolitan area. Its proximity to Interstate 85 is a significant advantage for businesses and commuters, providing efficient connections to Atlanta and other key destinations in the region.
- Newnan is the largest city in Coweta County.
- Newnan, hometown of country singer Alan Jackson, is also known as the City of Homes.
- Newnan has a 2025 population of 46,324
- Newnan is currently growing at a rate of 1.52% annually

ECONOMIC OVERVIEW

- Newnan is known for its thriving healthcare, retail, and manufacturing sectors. The city has also seen growth in technology and logistics, driven by its strategic location and the availability of a skilled workforce. These key industries contribute significantly to the city's economic vitality and employment opportunities.
- Newnan is home to a number of top corporations and companies, including Yokogawa Electric Corporation, Grenzbach Corporation, and Cancer Treatment Centers of America. These businesses are significant employers in the area and contribute to the city's economic diversity and stability.
- Piedmont Newnan Hospital is a 143-bed JCAHO-licensed, private, non-profit facility, serving Coweta County and the surrounding communities.
- Newnan is also home to the Cancer Treatment Centers of America facility for the southeast region of the United States.

NOTABLE DEVELOPMENTS/UPCOMING PROJECTS

- Korean-based auto-parts supplier Hyundai Industrial announced in November that it's making a \$24 million investment to retrofit an existing building in Coweta County, creating 100 jobs.
- Shops at Millard - Construction is underway at the Shops at Millard, with Sprouts Farmers Market slated to anchor the revitalized shopping center in 2026.

LOCATION OVERVIEW



ATLANTA MSA

- The Atlanta Metropolitan Statistical Area (MSA), also known as Metro Atlanta, is a large metropolitan region centered around the city of Atlanta, Georgia. It is officially designated as the "Atlanta-Sandy Springs-Roswell, GA Metropolitan Statistical Area" by the US Office of Management and Budget.
- The Atlanta metro area's population in 2025 is estimated to be around 6.2 million people.
- The Atlanta Metropolitan Statistical Area (MSA) is the business capital of the Southeastern United States and a global business hub.

ECONOMIC OVERVIEW

- Atlanta MSA - GDP: \$570,662.834 as of 2023.
- Metro Atlanta is one of the fastest-growing MSAs and has the 11th largest economy in the country.
- The current metro area population of Atlanta in 2024 was 6,411,149, a 1.19% increase from 2024.
- Atlanta is considered a top business city and continues to attract a talented workforce.
- Georgia has been named the #1 State for Doing Business for the last ten years and the #1 State for Business Climate for the previous nine years.
- It is in the Top 10 U.S. cities with the most Fortune 500 headquarters
- It is home to Coca-Cola, Delta, Home Depot, CNN, Mercedes-Benz, Global Payments, and UPS
- It is home to Hartsfield–Jackson Atlanta International Airport, world's busiest airport serving more than 93.7 million passengers annually (more than 300,000 passengers daily) and with non-stop service to more than 228 worldwide destinations.

NOTABLE DEVELOPMENTS/UPCOMING PROJECTS

- Centennial Yards: A \$5 billion, 50-acre transformational, mixed-use development, Centennial Yards will deliver around 3,000 apartment units and approximately 1,500 hotel rooms, along with a dynamic mix of retail, entertainment and gathering spaces for the millions of people. Anchored by Mercedes-Benz Stadium, home to the Atlanta Falcons and Atlanta United FC, and State Farm Arena, home to the Atlanta Hawks, Centennial Yards will be the Southeast's largest sports and entertainment district, complete with bars, a live music venue and other hospitality destinations.
- The Rowan: An 800-acre innovation hub along Georgia 316, partnering with the University System of Georgia and Technical College of Georgia.

CLOSE AERIAL



CLOSE AERIAL



CLOSE AERIAL



LOCATION MAP

LEGEND

— City of Newnan

▭ Major Roadways

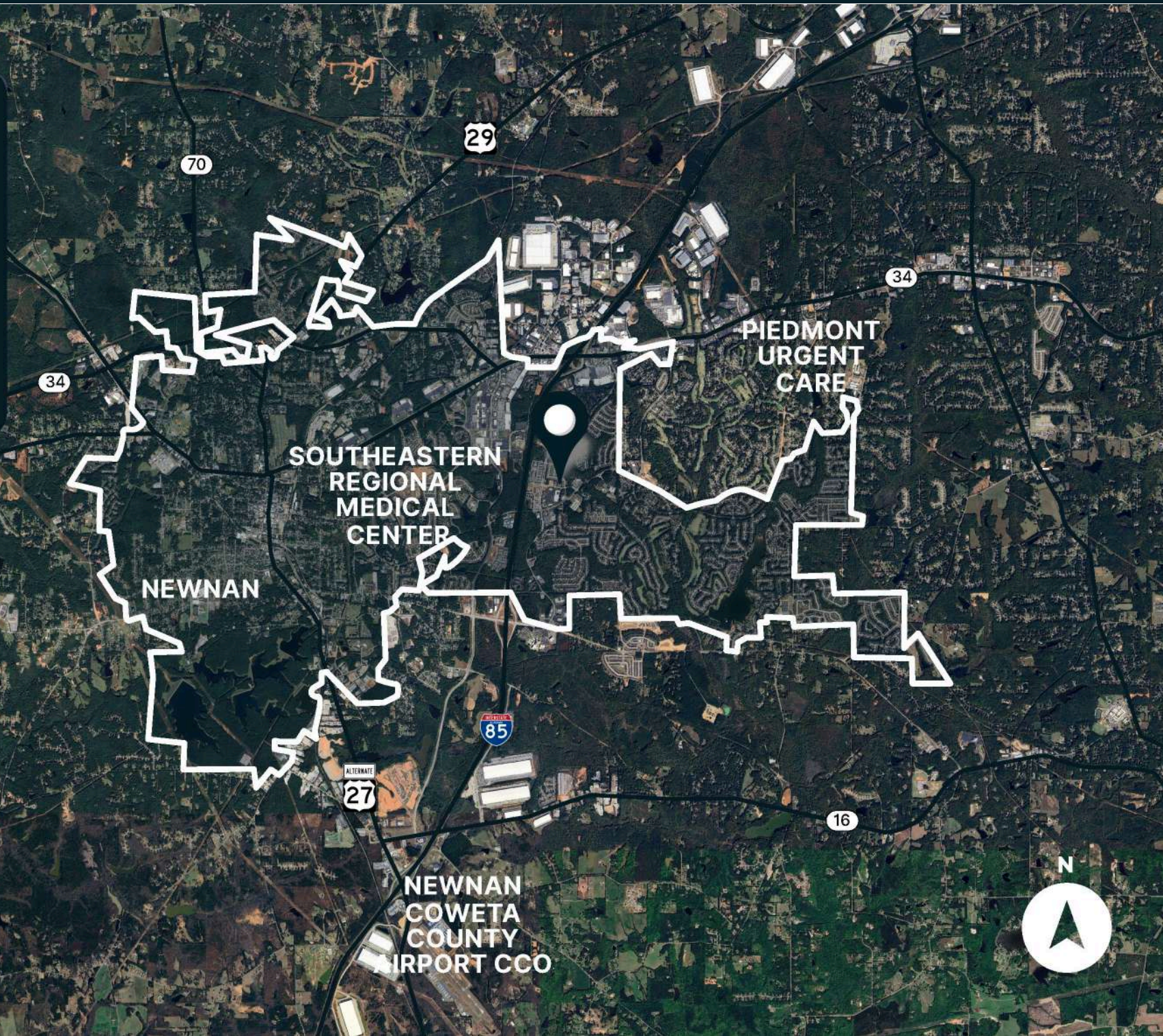
16 GA State Route 16

34 GA State Route 34

70 GA State Route 70

ALT 27 US Highway ALT 27

29 US Highway 29



34

70

29

34

PIEDMONT
URGENT
CARE

SOUTHEASTERN
REGIONAL
MEDICAL
CENTER

NEWNAN

85

ALT 27

16

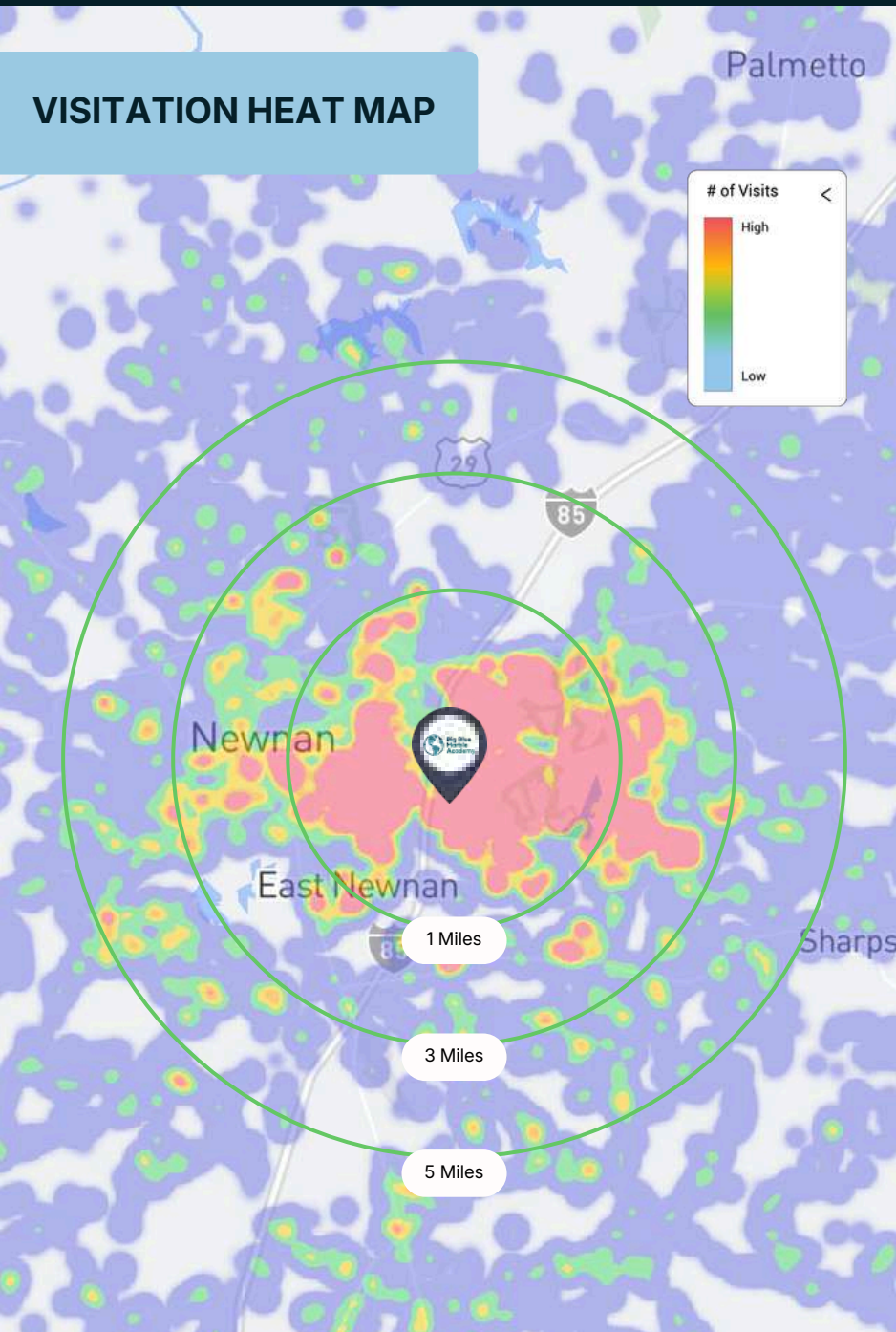
NEWNAN
COWETA
COUNTY
AIRPORT CCO



REGIONAL MAP



VISITATION HEAT MAP



Demographics

243 Summerlin Blvd, Newnan, GA 30265



POPULATION	1 MILES	3 MILES	5 MILES
2025 Population	11,109	46,369	75,472
2030 Population	11,705	49,120	79,229
% Change	5.37%	5.93%	4.98%



AVERAGE HOUSEHOLD INCOME	1 MILES	3 MILES	5 MILES
2025 Average HH Income	\$111,851	\$107,502	\$111,851
2030 Average HH Income	\$123,164	\$117,554	\$123,164
% Change	10.11%	9.35%	10.11%



HOUSEHOLDS	1 MILES	3 MILES	5 MILES
2025 Households	4,591	18,700	4,591
2030 Households	4,888	19,948	4,888
% Change	6.47%	6.67%	6.47%

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