



**NNN | Guidepost Global Education**  
43181 Amberwood Drive, Chantilly, VA 20152

# TABLE OF CONTENTS

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## TABLE OF CONTENTS

PROPERTY INFORMATION	3
MAPS	10
LEASE INFORMATION	14
AREA OVERVIEW	18
ABOUT US	22

An aerial photograph of a property featuring a brick building with a grey roof, a playground with blue and red equipment, and a large parking lot. In the background, there are other commercial buildings, including one with 'GOODYEAR' signage, and a residential area with trees showing autumn foliage. The sky is blue with light clouds.

# PROPERTY INFORMATION

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$8,975,000
<b>BUILDING SIZE:</b>	9,888 SF
<b>LOT SIZE:</b>	1.07 Acres
<b>CAP RATE:</b>	7.0%
<b>NOI:</b>	\$628,352
<b>YEAR BUILT:</b>	2008
<b>RENOVATED:</b>	2020

## PROPERTY OVERVIEW

Serafin Real Estate is pleased to present the exclusive offering of 43181 Amberwood Drive, Chantilly, VA, a premier early education investment opportunity in Loudoun County's thriving South Riding community. This 9,888 SF purpose-built educational facility, fully renovated in 2020, is backed by a corporate guarantee from Guidepost Global Education (GGE), a leading global operator of private schools with more than 100 campuses across the U.S. and internationally.

In July 2025, the lease was reassigned to Cosmic Education Americas (CEA), a wholly owned subsidiary of GGE, dramatically strengthening the tenant's credit profile. The lease is structured as an absolute NNN with ±16 years remaining, 2% annual rent escalations, and four 5-year renewal options—providing investors with \$628,352 in annual NOI and zero landlord responsibilities.

# PROPERTY DETAILS

SALE PRICE	\$8,975,000
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LOCATION INFORMATION	
BUILDING NAME	NNN   Guidepost Global Education
STREET ADDRESS	43181 Amberwood Drive
CITY, STATE, ZIP	Chantilly, VA 20152
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	South Riding/Stone Spring/Aldie
NEAREST HIGHWAY	Route 50
NEAREST AIRPORT	Dulles International Airport

BUILDING INFORMATION	
BUILDING SIZE	9,888 SF
NOI	\$628,352.00
BUILDING CLASS	A
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	2008
YEAR LAST RENOVATED	2020
CONSTRUCTION STATUS	Existing
ROOF	Asphalt/FBGL Shingle
FREE STANDING	Yes

PROPERTY INFORMATION	
PROPERTY TYPE	Special Purpose
PROPERTY SUBTYPE	School
ZONING	CLI
LOT SIZE	1.07 Acres
APN #	127167268001
CORNER PROPERTY	Yes
POWER	Yes
PARKING & TRANSPORTATION	
PARKING TYPE	Surface

# PROPERTY DESCRIPTION



Serafin Real Estate is pleased to present the exclusive offering of 43181 Amberwood Drive, Chantilly, VA, a premier early education investment opportunity in the affluent and rapidly growing South Riding/Stone Ridge submarket of Loudoun County.

This 9,888 SF single-story facility, originally built in 2008 and fully renovated in 2020, sits on 1.07 acres and was purpose-built for early education. The property offers modern classrooms, high-quality infrastructure, and surface parking. Zoned CLI, the site also provides long-term flexibility for institutional, office, or medical uses in addition to its current educational operations.

In July 2025, the lease was reassigned from Higher Ground Education to Cosmic Education Americas (CEA), a wholly owned subsidiary of Guidepost Global Education (GGE). This transition dramatically improved the credit profile, with GGE now serving as the corporate guarantor. The South Riding campus was specifically designated as a core “go-forward” location, underscoring GGE’s long-term commitment to the site.

The lease is structured as an absolute NNN with approximately 16 years remaining on the original 20-year term, plus four 5-year renewal options. Investors benefit from 2% annual rent escalations, zero landlord responsibilities, and a current annual NOI of \$628,352.

Guidepost Global Education operates 109 schools worldwide, including 84 in the U.S. and 25 in Asia, serving more than 10,000 families. The company owns and manages a strong portfolio of profitable campuses and key assets, including an accredited Montessori teacher training institute and proprietary curriculum IP. Backed by institutional investors such as Learn Capital, Cosmic Education Group, Harmony Group Capital, Yu Capital, and Venn Growth Partners, GGE has reported \$1.3M in monthly EBITDA and a projected \$19.6M in FY2026 EBITDA, with a consolidated focus on brick-and-mortar profitability.

# HIGHLIGHTS

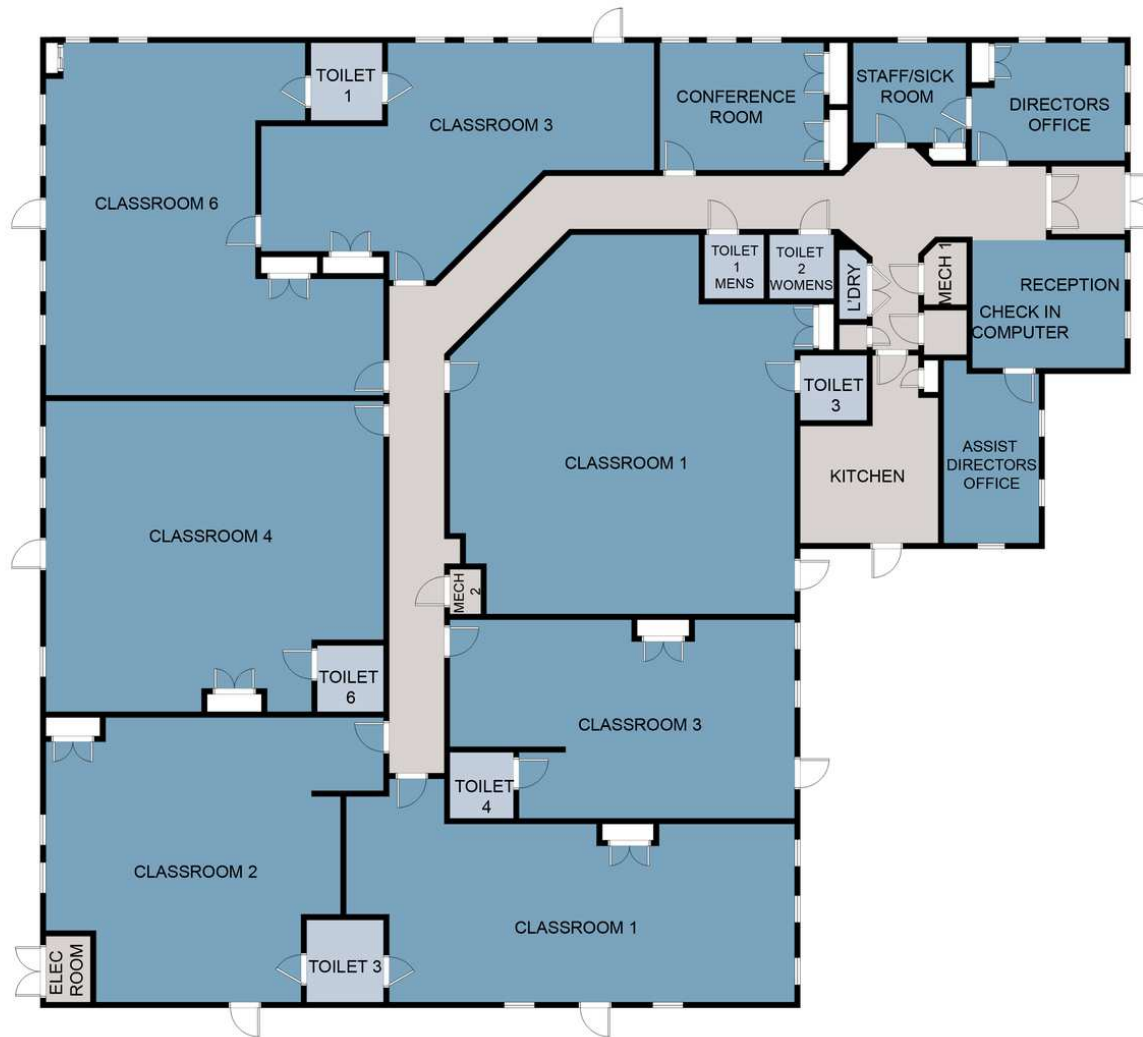
- **Institutional-Quality Tenant** – Leased to Guidepost Montessori, the largest Montessori operator in the U.S., backed by Guidepost Global Education (GGE), which oversees 109 schools worldwide and carries a strong corporate guarantee.
- **Credit-Enhanced Lease** – In July 2025, the lease was reassigned from Higher Ground Education to Cosmic Education Americas (CEA), now a wholly owned subsidiary of GGE. This transition materially strengthened the credit profile, with GGE as the corporate guarantor ensuring rent stability and long-term commitment.
- **Absolute NNN Lease Structure** – Zero landlord responsibilities with  $\pm 16$  years remaining on the original 20-year term, 2% annual rent escalations, and four 5-year renewal options provide a true passive investment.
- **Attractive Financial Profile** – Current annual NOI of \$628,352 with stable, on-time rent payments, supported by GGE's \$1.3M monthly EBITDA and forecasted \$19.6M FY2026 EBITDA.
- **Modern Purpose-Built Facility** – 9,888 SF single-story early education center on 1.07 acres, originally constructed in 2008 and fully renovated in 2020, designed for childcare operations with long-term functionality.
- **Prime Loudoun County Location** – Located in South Riding/Chantilly, one of the fastest-growing and wealthiest counties in the nation, with strong demographics, affluent households, and continued demand for quality early education services.



# ADDITIONAL PHOTOS



# FLOOR PLANS



FLOOR PLAN

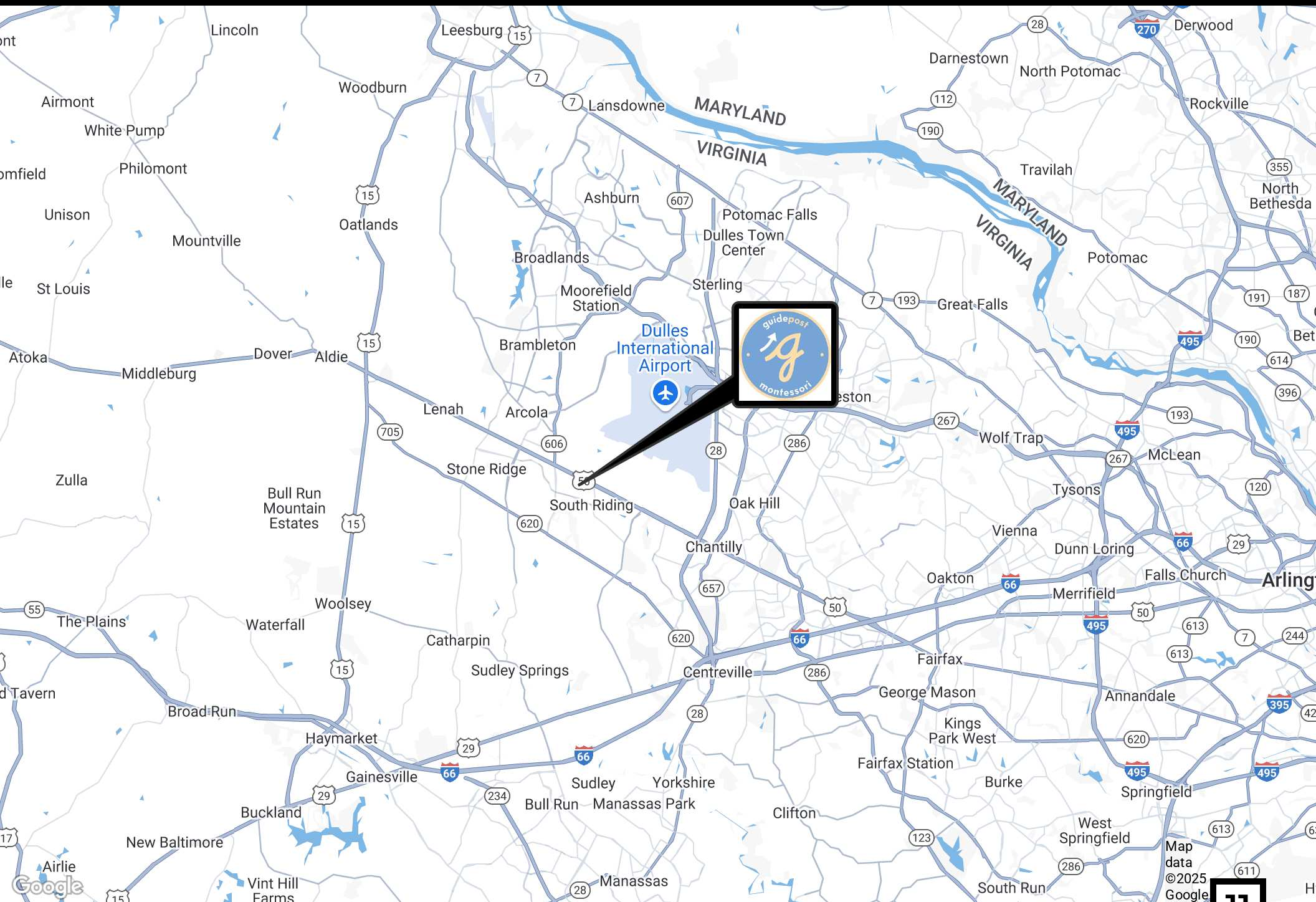
This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

TOTAL : 9,888 Sqft

43181 Amberwood Plaza, Chantilly, VA 20152



# REGIONAL MAP



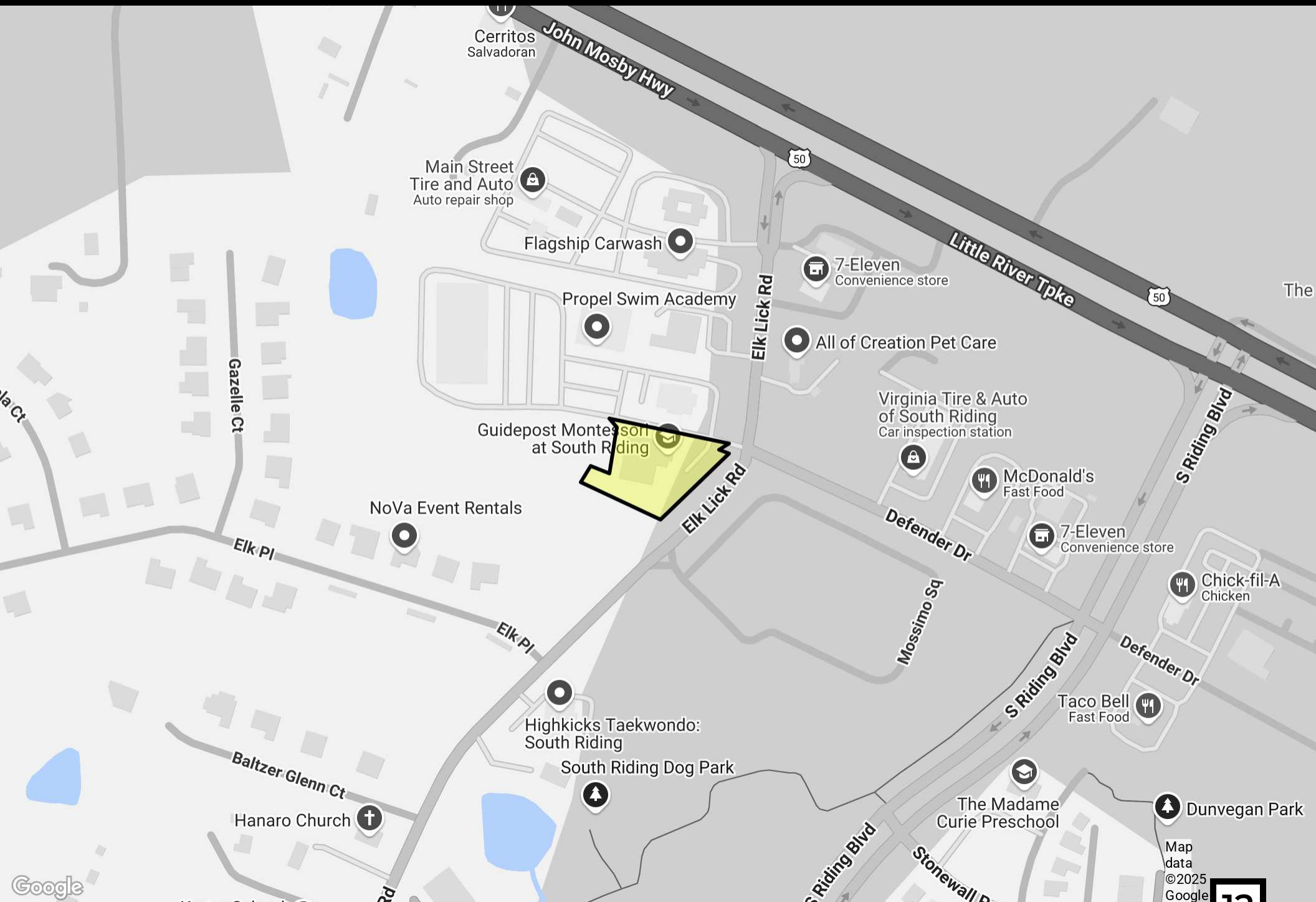
Google

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11

# LOCATION MAP



Map  
data  
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Google

# RETAILER MAP



An aerial photograph of a suburban area. In the foreground, there's a large parking lot with several cars and a white van. To the left, a two-story brick building with large windows and doors is visible. In the center, a long, single-story brick building with a dark roof stands next to a fenced-in area that appears to be a playground or sports field. A large, irregularly shaped pond is situated to the right of the brick building, reflecting the sky and surrounding trees. The background shows a mix of residential houses, more trees, and a road leading into the distance under a clear blue sky with some light clouds.

# LEASE INFORMATION

## Guidepost Global Education: Lease Reassignment & Tenant Overview

### Lease Reassignment & Stabilization

- In **July 2025**, the lease for this property was **assigned from Higher Ground Education (HGE) to Cosmic Education Americas (CEA)**, as part of a court-approved Chapter 11 reorganization.
- CEA is now a **wholly-owned subsidiary of Guidepost Global Education (GGE)**.
- **GGE now serves as the corporate guarantor** of the lease, replacing HGE—dramatically improving the tenant's credit profile.
- The property was selected as one of GGE's **core "go-forward" campuses**, signaling long-term commitment to the location.
- **No cure amount was owed** upon assignment; rent is current and expected to remain so under the new tenant structure.

### About the Tenant – Guidepost Global Education (GGE)

- **GGE operates 109 schools** worldwide, including **84 campuses in the U.S.** and **25 in Asia** under the Guidepost Montessori and Nest Preschool brands.
- The organization is backed by a consortium of institutional investors, including **Learn Capital, Cosmic Education Group, Harmony Group Capital, Yu Capital**, and **Venn Growth Partners**.
- GGE also owns and manages core education assets including a fully accredited **Montessori teacher training institute** (Prepared Montessorian) and proprietary curriculum IP.
- The company has exited non-core and underperforming programs (e.g., virtual/homeschool, software development), focusing exclusively on **brick-and-mortar profitability**.

### Tenant Financial Strength

As of **April 2025**, GGE reported:

**\$1.3M**

**Monthly EBITDA**

Campus-level earnings

**\$19.6M**

**FY2026 EBITDA**

Forecasted earnings

**\$7M**


**Day-One Cash**


Starting cash balance


Rent for this site is expected to be paid in full and on time, with no material operational disruptions.


GGE's strategy includes **managing cash flow through strategic partnerships** and limiting exposure to capital-heavy development, creating a strong financial foundation.


### Investor Takeaways

 **Corporate Lease Guarantee** – GGE guarantees the lease, eliminating exposure to HGE's bankruptcy risk.

 **Mission-Critical Location** – The South Riding campus was retained in GGE's strategic core, ensuring long-term viability.

 **Credit Enhancement** – Transition to a solvent, profitable tenant de-risks ownership for investors.

 **Ideal for Passive Investors** – Triple-net lease structure with an experienced national operator and consistent income.

 **1031 Exchange-Ready** – Asset fits the profile of buyers seeking low-maintenance, income-producing properties with tenant strength.

# LEASE SUMMARY

<b>TENANT:</b>	Cosmic Education Americas, backed by Global Education Group
<b>LEASED SQFT:</b>	9,888 SF
<b>LEASE TYPE:</b>	NNN
<b>LEASE COMMENCEMENT:</b>	March 11, 2021
<b>RENT COMMENCEMENT:</b>	April 11, 2021
<b>LEASE EXPIRATION:</b>	August 31, 2040
<b>LEASE TERM:</b>	20 Years
<b>TENANT RENEWAL OPTIONS:</b>	4 x 5 Years
<b>RENT INCREASES:</b>	2% Annually
<b>PROPERTY TAXES:</b>	Tenant Responsibility
<b>PROPERTY INSURANCE:</b>	Tenant Responsibility
<b>REPAIRS &amp; MAINTENANCE:</b>	Tenant Responsibility
<b>ROOF:</b>	Tenant to Maintain; Landlord only to replace structure of roof, if needed
<b>HVAC:</b>	Tenant Responsibility
<b>UTILITIES:</b>	Tenant Responsibility
<b>GUARANTOR:</b>	Corporate   Guidepost Global Education



# RENT SCHEDULE

Lease Years	Annual Base Rent	Monthly Base Rent
1	\$580,500	\$48,375
2	\$592,110	\$49,343
3	\$603,952	\$50,329
4	\$616,031	\$51,336
5	\$628,352	\$52,363
6	\$640,919	\$53,410
7	\$653,737	\$54,478
8	\$666,812	\$55,568
9	\$680,148	\$56,679
10	\$693,751	\$57,813
11	\$707,626	\$58,969
12	\$721,779	\$60,148
13	\$736,214	\$61,351
14	\$750,939	\$62,578
15	\$765,957	\$63,830
16	\$781,277	\$65,106
17	\$796,902	\$66,409
18	\$812,840	\$67,737
19	\$829,097	\$69,091
20	\$845,679	\$70,473

An aerial photograph of a suburban area. A two-lane road curves through the scene. To the right of the road is a grassy area with a playground and a brick building with a grey roof. Further right is a large parking lot with several cars and a brick building with a Goodyear sign. In the background, there are residential houses and distant hills under a blue sky with light clouds.

# AREA OVERVIEW

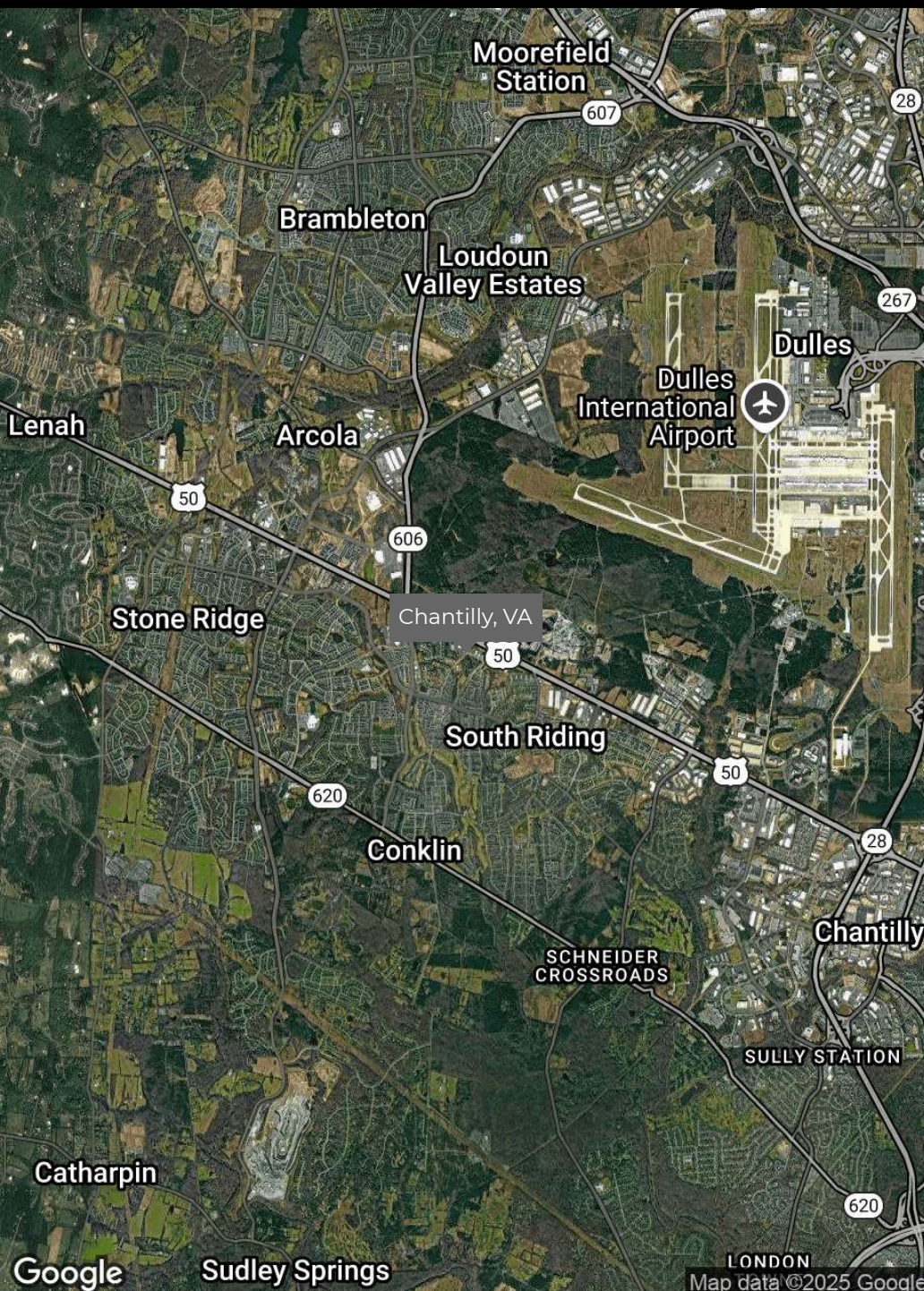
# ABOUT LOUDOUN COUNTY

## ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."



# CITY INFORMATION



## ABOUT CHANTILLY, VA

Chantilly, Virginia, located in Loudoun County, also known as South Riding, is a vibrant and strategically situated community in the Northern Virginia region. Notably known for its proximity to Washington, D.C., Chantilly serves as a pivotal area for businesses due to its access to major highways, Dulles International Airport, and a growing technology corridor. The business environment in Chantilly is diverse, with a strong presence in the technology, defense, and aerospace industries, capitalizing on its location near the National Reconnaissance Office and other key federal agencies.

The area is characterized by a mix of office parks, commercial buildings, retail establishments, and residential communities. This blend supports a robust local economy and provides a variety of services and amenities to residents and businesses alike. The local business community benefits from the region's affluent demographic and highly educated workforce, making it an attractive location for both established companies and startups.

Chantilly's position within the Dulles Technology Corridor, which stretches along the Dulles Toll Road towards the airport, underscores its significance as a hub for innovation and technology companies. The corridor is home to numerous IT, telecommunications, and software companies, driving economic growth and job creation in the area.

Retail and hospitality also play significant roles in Chantilly's economy, catering to both the local population and visitors. The area's shopping centers, restaurants, hotels, and recreational facilities add to its appeal as a place to live, work, and do business.

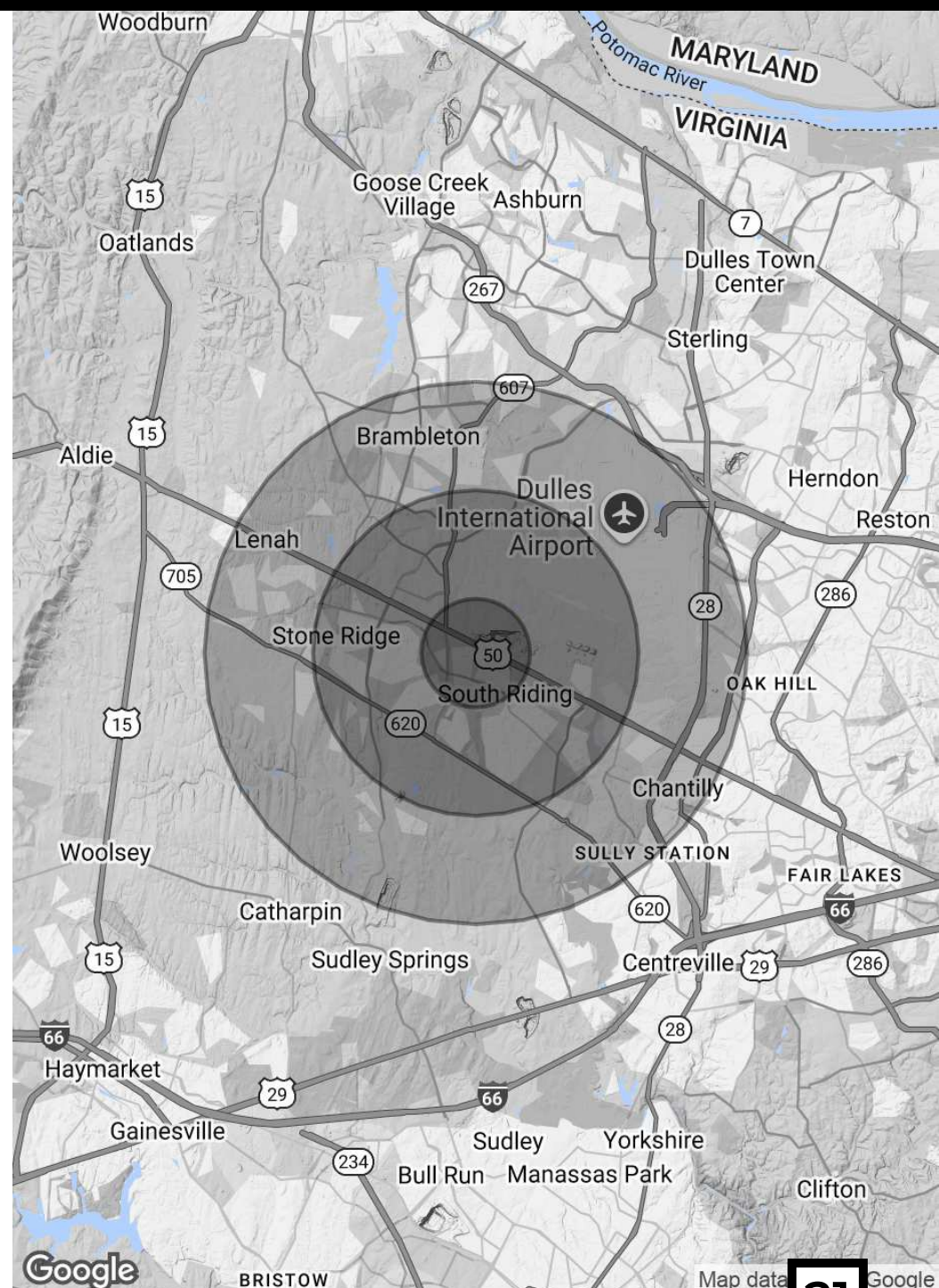
Furthermore, Chantilly's history and culture, highlighted by landmarks such as the Steven F. Udvar-Hazy Center of the National Air and Space Museum, enrich the community and attract tourists, further diversifying its economic base.

In summary, Chantilly, Virginia, offers a dynamic and prosperous business environment with its strategic location, strong technology and defense sectors, diverse economy, and rich cultural heritage, making it a key player in the Northern Virginia region.

# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,169	56,703	111,298
<b>AVERAGE AGE</b>	36.2	35.8	36.0
<b>AVERAGE AGE (MALE)</b>	36.8	36.3	36.2
<b>AVERAGE AGE (FEMALE)</b>	35.7	35.5	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,384	17,383	34,811
<b># OF PERSONS PER HH</b>	3.0	3.3	3.2
<b>AVERAGE HH INCOME</b>	\$162,251	\$184,129	\$183,531
<b>AVERAGE HOUSE VALUE</b>	\$498,905	\$540,600	\$560,136

2020 American Community Survey (ACS)





# SRE

## S E R A F I N

### REAL ESTATE

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**LOUDOUN**

Loudoun Times-Mirror

**WINNER**

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**BEST OF**

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2025

**BEST OF**

**LOUDOUN**

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# A B O U T U S

# SERAFIN REAL ESTATE



**\$702M**  
in Sold Transaction  
Volume



**1.35M**  
Total SF Sold



**\$130M**  
in Active Listing  
Inventory




**#1**  
in Loudoun County  
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$700 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

 **40834 Graydon Manor Lane**  
**Leesburg, VA 20175**

 **703.261.4809**  
 **info@serafinre.com**  
 **www.serafinre.com**

# MEET THE TEAM



**JOE SERAFIN**  
**703.994.7510**  
**jserafin@serafinre.com**

Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.



**SEAN KLINE**  
**703.963.0608**  
**skline@serafinre.com**

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



**GRANT WETMORE**  
**703.727.2542**  
**gwetmore@serafinre.com**

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



**JENNIFER CUPITT**  
**703.727.6830**  
**jcupitt@serafinre.com**

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.