

OFFERING MEMORANDUM

# GOLDEN GOOSE LEARNING CENTER

101 North 5th Street, Opelika, AL 36801



**Elliott Kyle**

404.812.8927  
ekyle@skylineseven.com

**Evan Bauman**

404.977.5890  
ebauman@skylineseven.com

**Kenneth Holzer**

AL: 000143147-0

skylineseven.com  
404.812.8910

800 Mt. Vernon Highway NE Suite 425  
Atlanta, GA 30328

# Executive Summary

Sale Price

**\$480,000**

## Offering Summary

Cap Rate:	6.76%
NOI:	\$32,462
Building Size:	4,000 SF
Lot Size:	0.48 Acres
Year Built:	2004

## Property Highlights

- ±4,000 SF freestanding building situated on a ±0.48-acre parcel
- Currently occupied by Golden Goose Learning Center, a childcare operator
- Formerly utilized as a Salvation Army retail store, demonstrating adaptive reuse potential
- Offered for sale as a fee-simple real estate investment
- Functional single-story layout with on-site parking and efficient site circulation
- Centrally located near Downtown Opelika within the Auburn-Opelika MSA
- Proximity to Auburn University, downtown Opelika, and major regional employment centers
- Strong demographic profile with five-year projected household income growth across all trade areas



## Property Description

This offering presents the opportunity to acquire a ±4,000 square foot freestanding building located at 101 North 5th Street in Opelika, Alabama. The property is situated on a ±0.48-acre parcel and is being offered for sale as a fee-simple interest. The building is currently occupied by Golden Goose Learning Center, a childcare operator, and is configured to support early childhood education use, subject to applicable licensing and regulatory requirements. The property was formerly operated as a Salvation Army retail store, highlighting the building's adaptability to multiple community-serving uses.

The property is centrally located within the Auburn-Opelika metropolitan area, offering convenient access to Downtown Opelika, Auburn University, and surrounding residential neighborhoods. The immediate area is characterized by a mix of residential, service-oriented, and community uses that support local demand. Given its location, building configuration, and surrounding demographics, the property may appeal to investors seeking a community-serving asset or owner-users evaluating future repositioning opportunities, subject to zoning and approvals.

# Additional Photos



# Additional Photos



# Additional Photos



# Net Operating Income



## Income Summary

Gross Scheduled Income	\$36,000
Other Income	\$5,108
Total Scheduled Income	\$41,108
Vacancy Cost	\$0
<b>Gross Income</b>	<b>\$41,108</b>

## Expense Summary

Property Taxes	\$3,834
Insurance	\$4,480
Extermination	\$332
<b>Gross Expenses</b>	<b>\$8,646</b>
<b>Net Operating Income</b>	<b>\$32,462</b>

# Lease Abstract



## Golden Goose Learning Center

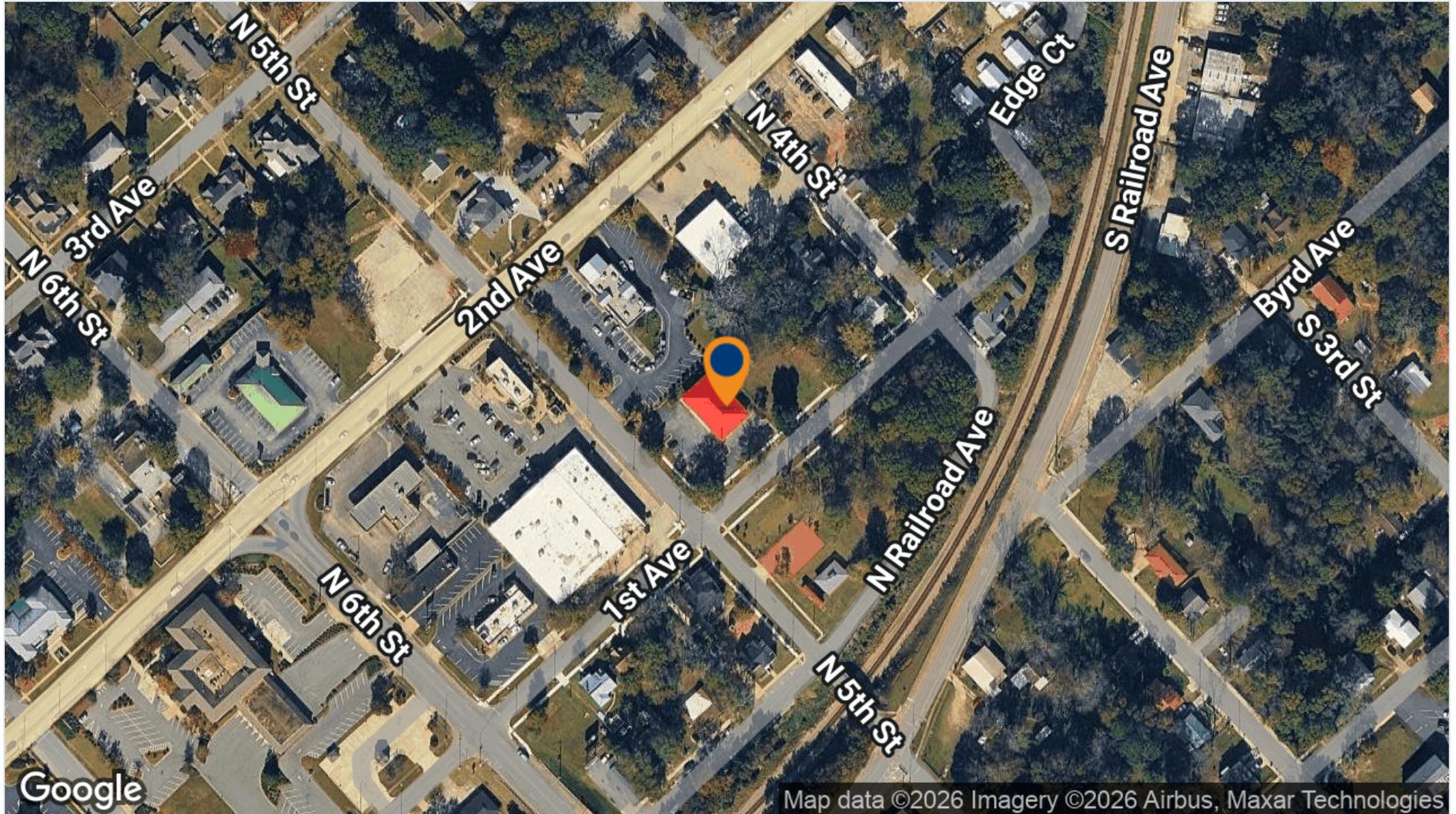
<b>Square Feet:</b>	4,000 SF
<b>Lease Start Date:</b>	06/01/2016
<b>Lease Expiration Date:</b>	05/31/2019
<b>Annual Base Rent:</b>	\$36,000
<b>Current Reimbursement:</b>	NN

Landlord is responsible for maintaining and repairing the structural components of the building, including the roof, foundation, and exterior walls (exclusive of glass and exterior doors), as well as underground utility and sewer lines located outside the exterior walls of the building. Landlord shall carry insurance on the building and pay ad valorem real estate taxes, subject to reimbursement by Tenant. Landlord is required to deliver the existing HVAC system in good working order at lease commencement and provide an annual expense reconciliation to Tenant prior to January 31 of each year.

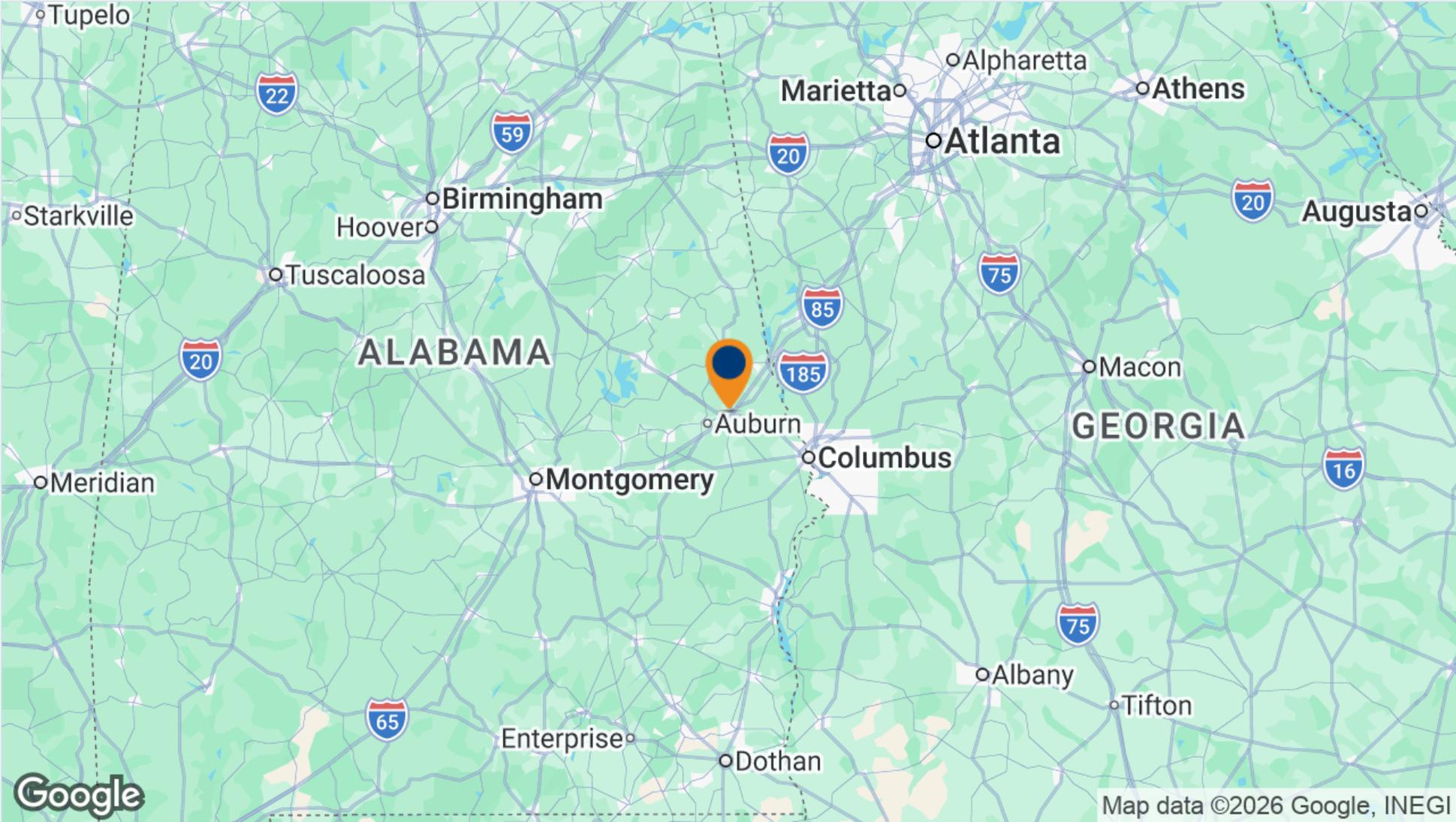
Tenant is responsible for reimbursing Landlord for property taxes and hazard insurance, initially estimated at \$0.79 per square foot per year and billed monthly, subject to annual reconciliation. Tenant shall pay all utilities serving the premises, including garbage disposal, and is responsible for all interior and non-structural maintenance and repairs, including HVAC systems and components. Tenant is also responsible for maintaining the building, parking lot, sidewalks, and grounds, including trash removal, sweeping, landscaping, and dumpster area upkeep, as well as insuring its personal property and contents.



# Aerial Map

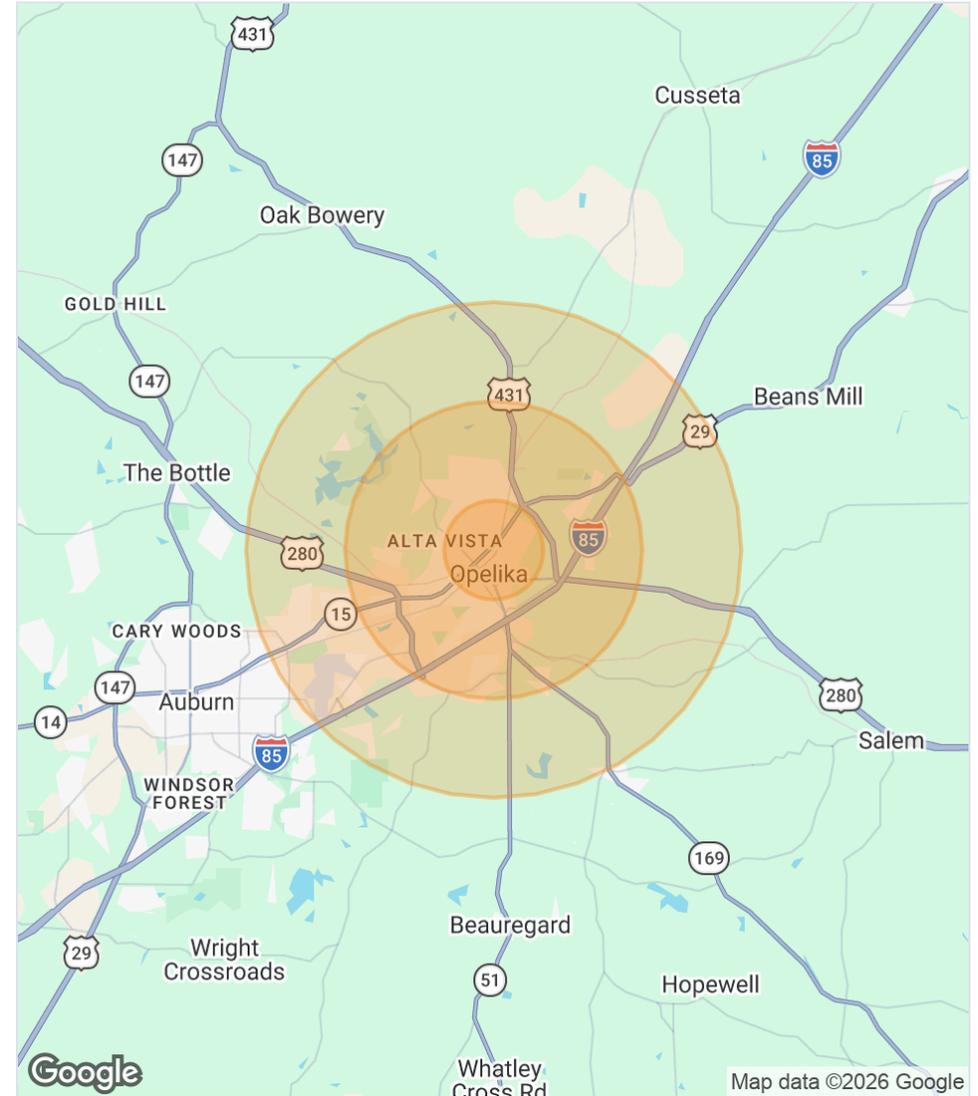


# Location Map



# Demographics

Population	One-Mile	Three-Mile	Five-Mile
<b>2020 Population</b>	5,164	22,159	35,010
<b>2024 Population</b>	5,835	23,531	40,684
<b>5 Year Projected</b>	6,371	25,678	44,677
<b>Households</b>			
<b>2020 Households</b>	2,039	8,870	14,323
<b>2024 Households</b>	2,438	9,661	16,381
<b>5 Year Projected</b>	2,662	10,565	18,001
<b>Income</b>			
<b>2020 Average Household Income</b>	\$61,014	\$58,495	\$63,198
<b>2024 Average Household Income</b>	\$64,732	\$72,454	\$82,133
<b>5 Year Projected</b>	\$79,294	\$88,469	\$100,963



# FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.

## VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

## SERVICE PERSONALIZED

*Communication. Responsiveness. Results.*

Your needs inspire us to go above and beyond.

## RELATIONSHIPS BUILT

Our team approach enables success.

## LEASING

## INVESTMENT SALES

## PROPERTY MANAGEMENT

## TENANT REPRESENTATION



## GET IN TOUCH

[skylineseven.com](http://skylineseven.com)

404.812.8910

[info@skylineseven.com](mailto:info@skylineseven.com)

800 Mt. Vernon Highway NE,

Atlanta, GA 30328

[facebook.com/skylinesevenre](https://www.facebook.com/skylinesevenre)

[linkedin.com/company/  
skyline-seven-real-estate](https://www.linkedin.com/company/skyline-seven-real-estate)

# Advisor Biographies Page



## **Elliott Kyle**

**Sr. Vice President | Partner**

ekyle@skylineseven.com

404.812.8927

Elliott Kyle is responsible for Skyline Seven's Investment Sales Division and is one of Atlanta's top sale producers. Elliott offers a breadth of brokerage experience having represented private investors, institutions and lenders/ special services. Over the last 16 years alone, Elliott closed real estate transactions in excess of \$750,000,000.

Previously, Elliott was Vice President for Shane Investment Property Group, an Atlanta-based investment sales brokerage firm. In his capacity at Shane, Elliott transacted various property types and was instrumental in the training of new agents. Elliott also held previous senior management positions with Rock-Tenn Company and Manhattan Associates, a multi-national firm. Elliott attended Tulane University and the University of Georgia, earning a degree in Economics. Following his undergraduate studies, Elliott attended Georgia State University, earning his MBA. Elliott lives in Atlanta with his wife, Mary, and son, Charles. Elliott, is a native of Atlanta, and enjoys a number of hobbies, one being an avid golfer and a member of Druid Hills Golf Club. In addition, Elliott has been involved in a number of not-for-profit organizations, such as Senior Warden of the Vestry at St. Luke's Episcopal Church, President of the Board of Trustees at Canterbury Court (CCRC), Vice President with the Druid Hills Civic Association, Courtland Street Mission, and more.



## **Evan Bauman**

**Investment Sales | Associate**

ebauman@skylineseven.com

404.977.5890

Evan is an Investment Sales Associate and specializes in buyer and seller representation. Evan brings forth his natural likeability and amicable personality to the commercial real estate world, applying his drive to single and multi-tenant retail properties throughout the Southeast. His clientele ranges from high net-worth individuals and large companies to local investors.

As an Atlanta native, Evan has a vast understanding of our region's continual growth as well as ever-changing market and economic conditions. Prior to joining Skyline Seven, Evan worked as a Commercial Real Estate Appraisal Analyst at Appalachian Commercial Real Estate in Boone, NC, a Geographic Information Systems (GIS) intern at The Shopping Center Group (TSCG) in Atlanta, GA, a Real Estate Intern at Waffle House's corporate headquarters, and a Visiting Team Batboy at the Atlanta Braves. Evan attended Appalachian State University and earned a Bachelor of Science degree in Geographic Information Systems which further heightened his interest and extensive knowledge of commercial real estate. He completed numerous real estate projects in his studies and held several leadership positions in his social organization. In his spare time, Evan enjoys exercising, traveling, cooking, and supporting the Atlanta Braves.

# Disclaimer

## CONFIDENTIALITY & DISCLAIMER

---

All materials and information received or derived from Skyline Seven Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Skyline Seven Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Skyline Seven Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Skyline Seven Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Skyline Seven Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Skyline Seven Real Estate in compliance with all applicable fair housing and equal opportunity laws.