



Cosmic Education

STRONG ENROLLMENTS | AFFLUENT TRADE AREA – \$181K+ AVERAGE HOUSEHOLD INCOMES

LOCATED 1 BLOCK FROM THE FOUR SEASONS HOTEL

BRIDGEWATER TOWNSHIP, NJ



CP PARTNERS
COMMERCIAL REAL ESTATE



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Cosmic Education

1246 US-206, BRIDGEWATER TOWNSHIP, NJ 08807 [↗](#)

\$6,463,000

PRICE

7.50%

CAP RATE

NOI	\$484,713
LEASE TERM REMAINING	16+ Years
LEASE TYPE	Corporate NNN
BUILDING SIZE	9,335 SF
LAND AREA	1.18 AC



High-income trade area – \$181,000 average household incomes within a 3-mile radius

Over 16 years remaining on a corporate Cosmic Education lease that features 2% annual rental increases throughout the base term and option periods. The subject property is located in Bridgewater Township, **an affluent suburban community** in Central New Jersey and significant commuter town of the **greater NYC metropolitan area - 30 minutes from NYC** & 1 block away from the Four Seasons Hotel.

The Offering

- Long-term corporate net lease featuring 2% annual rental increases
- Tenant installed new HVAC & roof as part of TIs
- Lease features a full-term corporate guaranty from tenant's parent company (see below)

About Guarantor/Operator

- EBITDA Positive "4-Wall" Company
- 8,000+ systemwide enrollments projected by year end 2025
- Cosmic Education Group owns a network of over 100 montessori schools in the U.S. and Asia and is led by seasoned executives in the early childhood education sector. Investors and strategic partners include 2 Hour Learning (Alpha Schools), the leader in AI education, and Learn Capital, one of the most prominent edtech venture capital firms in the world.

Ideally Located in the Largest Metro Area in the U.S.

- Bridgewater Township, NJ, is an idyllic suburban enclave located 41 miles from New York City
- High income trade area – average household incomes of \$181,902 within a 3-mile radius of the subject property
- As a result of these affluent demographics, schools in the area are able to command very high tuitions
- Prominent retailers in the direct trade area include Walmart Supercenter, Whole Foods, Target, Costco, Wegmans, and Marshalls

Surrounding Retail



CURRENT		
Price		\$6,463,000
Capitalization Rate		7.50%
Building Size (SF)		9,335
Lot Size (AC)		1.18
Stabilized Income		
Scheduled Rent		\$484,713
Less	\$/SF	
CAM	NNN	\$0.00
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$484,713

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the Property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited

LEASE ABSTRACT	
Premise & Term	
Tenant	Cosmic Education
Lease Guarantor	Corporate
Lease Type	Corporate NNN
Lease Term Remaining	16+ Years
Rent Increases	2% Annually
Rent Commencement	2/6/2022
Options	Four, 5-Year
Year Renovated	2022
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Landlord's Responsibility ¹

¹New roof & HVAC installed as part of renovations. Assignable warranties available for both.

Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	CAP RATE
Cosmic Education	9,335	2/6/2022	2/28/2027	\$484,713	\$40,393	\$484,713	7.50%
	2% Increase	3/1/2027	2/29/2028		\$41,201	\$494,407	7.65%
	2% Increase	3/1/2028	2/28/2029		\$42,025	\$504,295	7.80%
	2% Increase	3/1/2029	2/28/2030		\$42,865	\$514,381	7.96%
	2% Increase	3/1/2030	2/28/2031		\$43,722	\$524,669	8.12%
	2% Increase	3/1/2031	2/29/2032		\$44,597	\$535,162	8.28%
	2% Increase	3/1/2032	2/28/2033		\$45,489	\$545,866	8.45%
	2% Increase	3/1/2033	2/28/2034		\$46,399	\$556,783	8.61%
	2% Increase	3/1/2034	2/28/2035		\$47,327	\$567,919	8.79%
	2% Increase	3/1/2035	2/29/2036		\$48,273	\$579,277	8.96%
	2% Increase	3/1/2036	2/28/2037		\$49,239	\$590,862	9.14%
	2% Increase	3/1/2037	2/28/2038		\$50,223	\$602,680	9.33%
	2% Increase	3/1/2038	2/28/2039		\$51,228	\$614,733	9.51%
	2% Increase	3/1/2039	2/29/2040		\$52,252	\$627,028	9.70%
	2% Increase	3/1/2040	2/28/2041		\$53,297	\$639,569	9.90%
	2% Increase	3/1/2041	8/31/2042		\$54,363	\$652,360	10.09%
	Option 1	9/1/2042	8/31/2047		\$55,451	\$665,407	10.30%
	Option 2	9/1/2047	8/31/2052		\$61,222	\$734,663	11.37%
	Option 3	9/1/2052	8/31/2057		\$67,594	\$811,128	12.55%
	Option 4	9/1/2057	8/31/2062		\$74,629	\$895,550	13.86%
TOTALS:	9,335			\$484,713	\$40,393	\$484,713	\$4.33

LEGEND

Property Boundary

9,335
Rentable SF

1.18
Acres

26
Parking Spaces

Egress





109

SCHOOLS WORLDWIDE



About Tenant/Guarantor

- EBITDA Positive "4-Wall" Company
- 109 schools globally including 84 in the U.S.
- 8,000+ systemwide enrollments projected by year end 2025

Company Highlights

- Portfolio includes 84 of the highest-performing schools formerly operated by Guidepost Montessori, trademark / curriculum IP, and the Prepared Montessorian which is 1 of 3 accredited Montessori teacher training institutes in the U.S.
- Investors include Learn Capital, Venn Growth Partners, Cosmic Education Group, Trilogy Group, and Yu Capital whom have a combined \$1B+ AUM
- Strategic collaboration with 2 Hour Learning/Alpha Schools, the leader in AI education
- Receives royalties from Cosmic's 25 Asia campuses

[Tenant Website](#) 







Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	4,780	26,478	76,038

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$156,010	\$181,902	\$171,145
Median	\$121,364	\$156,532	\$143,583

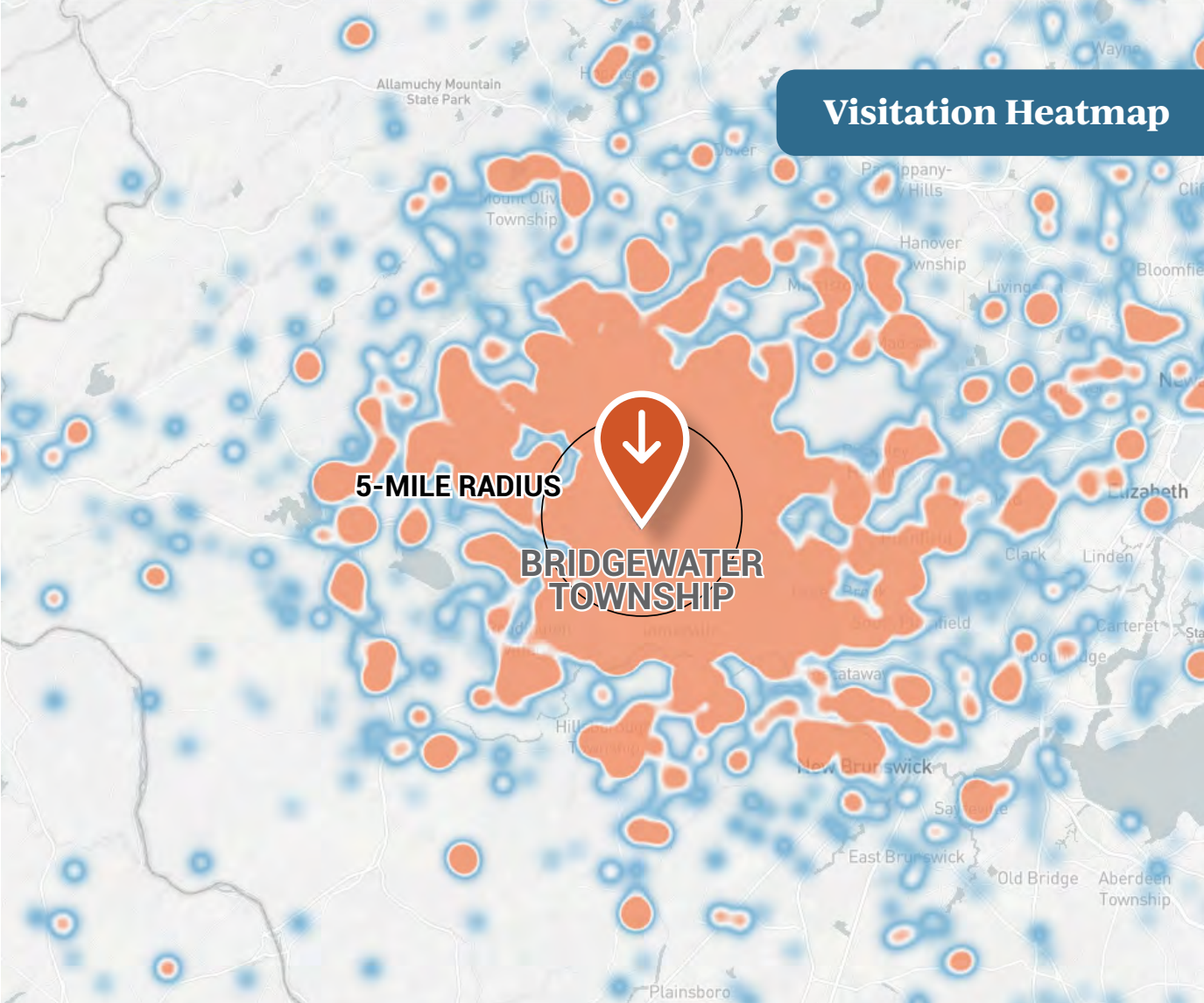
1.09M individuals have visited the nearby Hills Village Center **at least 6 times** in the last 12 months, driving consistent foot traffic near the subject property

1.3M Visits

OVER PAST 12 MONTHS AT THE NEARBY HILLS VILLAGE CENTER

25 Minutes

AVERAGE DWELL TIME AT THE NEARBY HILLS VILLAGE CENTER



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the nearby Hills Village Center over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Bridgewater Township, New Jersey

A Developed Suburban Community

- Spanning over 33 square miles, Bridgewater Township is located in Somerset County in the center of the Raritan Valley region
- With an estimated population of 45,977 residents, the eastern edge of the township is approximately 20 miles from Staten Island and about 32 miles from Manhattan
- Bridgewater Township is comprised of 11 municipalities including Bradley Gardens, North Branch, Finderne, Thomae Park, Green Knoll, Martinsville and more

Business & Economy

- In the early years, Bridgewater was known as a farming town
- Bridgewater Township now serves as both a regional business hub for Central New Jersey and a significant commuter town of the greater NYC metropolitan area
- Bridgewater boasts Blue Ribbon schools and job opportunities in national and international pharmaceutical and biotechnology

The NYC Metro

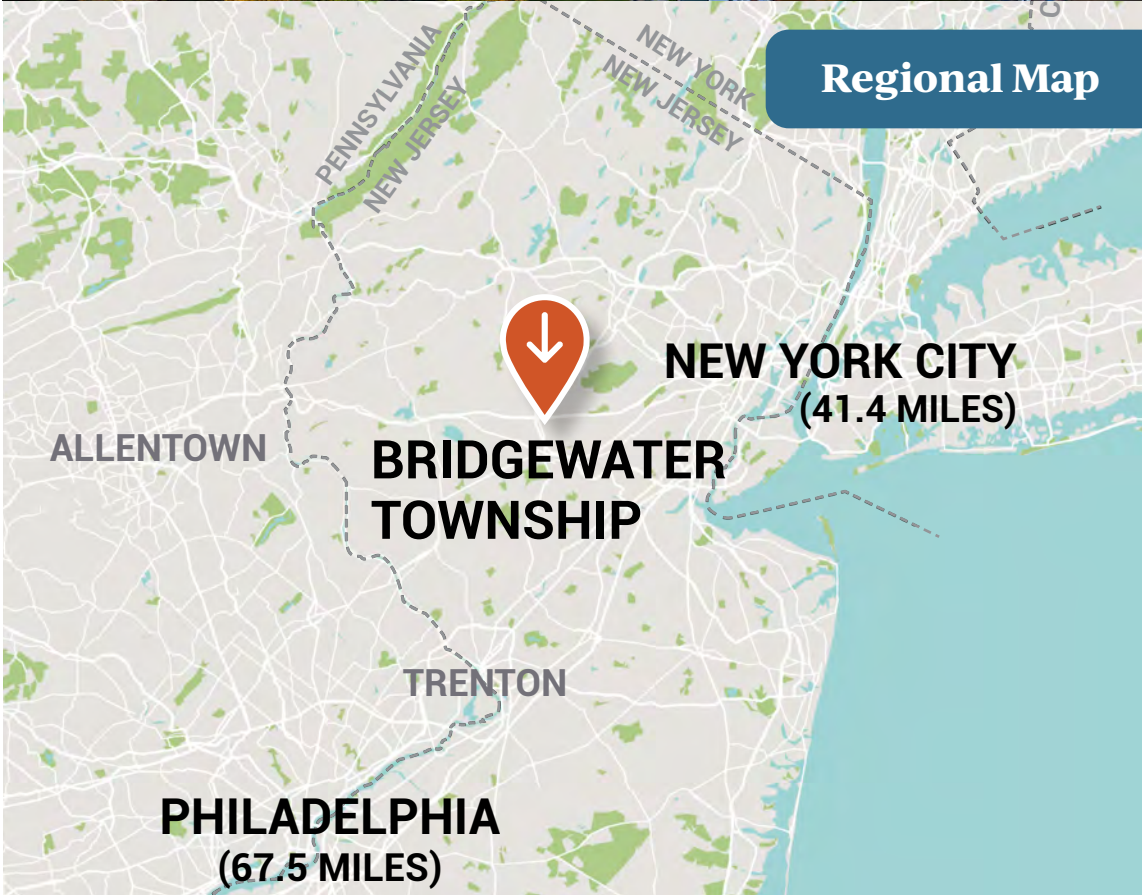
- New York City has \$2.2 trillion in GDP, placing it among the world's twenty largest economies
- It is the world's largest financial hub, accounting for 40 percent of global market capitalization between the NYSE and the NASDAQ
- Additionally, 54 Fortune 500 companies are located in NYC, more than any other city in the U.S.
- The New York-Newark-Jersey City, (NY-NJ-PA) MSA is the largest MSA in the country with over 19.4 million residents, encompassing 13,318 square miles and 26 counties spread across New York, New Jersey, and Pennsylvania

19.4 Million

NEW YORK CITY MSA
ESTIMATED POPULATION

\$2.2 T

NEW YORK CITY MSA GDP



THE HILLS VILLAGE CENTER

A 100,000+ SF shopping center with 1.3M
annual visits, per Placer.ai



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