

OFFERING MEMORANDUM

WILSON'S ACADEMY DAY CARE CENTER

4685 Buena Vista Rd, Columbus, GA 31907



Elliott Kyle

404.812.8927
ekyle@skylineseven.com

Chase Murphy

404.812.8925
cmurphy@skylineseven.com

Evan Bauman

404.977.5890
ebauman@skylineseven.com

skylineseven.com
404.812.8910

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

Executive Summary

Sale Price

\$600,000

Offering Summary

Cap Rate:	8.14%
NOI:	\$48,820
Building Size:	6,000 SF
Lot Size:	1.16 Acres
Year Built:	1996

Property Highlights

- Purpose-built ±6,000 SF childcare facility situated on a ±1.16-acre parcel
- Located along Buena Vista Road, a primary commercial corridor with ±22,000 VPD
- Longstanding childcare use serving established surrounding residential neighborhoods
- Large site provides functional parking, outdoor play area, and operational flexibility
- Single-tenant building well-suited for continued childcare use or alternative community-oriented uses, subject to zoning
- Positioned within an established Columbus submarket with steadily increasing population, households, and household income across all tiers
- Household incomes are projected to grow approximately 13% over the next five years, reinforcing the area's stable demand profile



Property Description

This offering presents the opportunity to acquire a ±6,000 square foot childcare facility located at 4685 Buena Vista Road in Columbus, Georgia. The property is situated on a ±1.16-acre parcel along Buena Vista Road, an established commercial corridor serving nearby residential neighborhoods and local businesses. The building is currently configured for daycare operations, featuring classroom areas and supporting spaces designed for early childhood education use, subject to applicable licensing and regulatory requirements.

The surrounding residential density provides a consistent customer base for childcare services, making the property well-suited for an owner-operator or investor seeking a community-serving asset. Additionally, the site's size, layout, and frontage may offer future flexibility for alternative uses, subject to zoning and approvals. This offering provides stable real estate fundamentals within an established Columbus submarket supported by positive demographic and income growth trends.

Aerial Photo



Aerial Photo



Additional Photos



NOI – Current Rent Being Paid



Income Summary

Gross Scheduled Income	\$60,000
Other Income	-
Total Scheduled Income	\$60,000
Vacancy Cost	\$0
Gross Income	\$60,000

Expense Summary

Property Taxes	\$8,151
Insurance	\$3,028
Gross Expenses	\$11,179
Net Operating Income	\$48,820

Lease Abstract



Wilson's Academy Day Care Center

Square Feet:	6,000 SF
Lease Start Date:	12/01/2002
Lease Expiration Date:	11/30/2007
Annual Base Rent:	\$60,000
Current Reimbursement:	NN

Landlord is responsible for payment of real estate ad valorem taxes and maintaining insurance on the building, which are reimbursed by Tenant as additional rent subject to annual reconciliation. Landlord is also responsible for maintaining and repairing the roof, foundations, and exterior walls of the premises (excluding glass and exterior doors), as well as underground utility and sewer pipes located outside the building, except where repairs are required due to Tenant negligence.

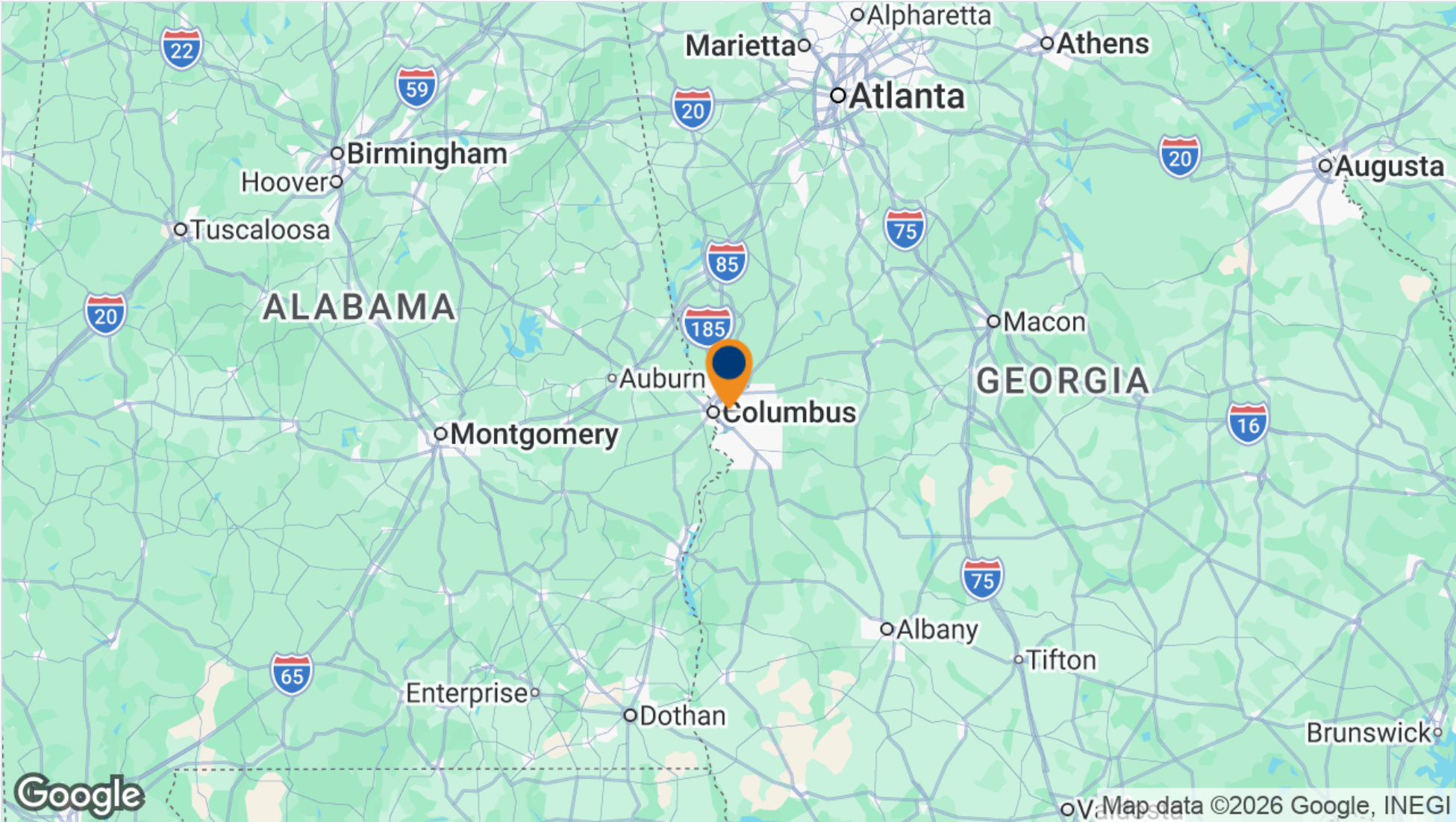
Tenant pays real estate taxes and building insurance as additional rent, with a fixed monthly amount subject to annual true-up. Tenant is responsible for all utilities, including water, sewer, gas, electricity, and trash service. Tenant maintains and repairs the interior of the building, including HVAC equipment, and is responsible for regular HVAC servicing (every six months) and repairs to heating and air conditioning systems, except for items expressly required to be repaired by Landlord. Tenant also maintains the grounds, parking lot, grass, shrubs, and landscaping, insures the contents and personal property, pays all personal property taxes, and returns the premises in good condition at lease expiration, ordinary wear and casualty excepted.



Retailer Map



Location Map

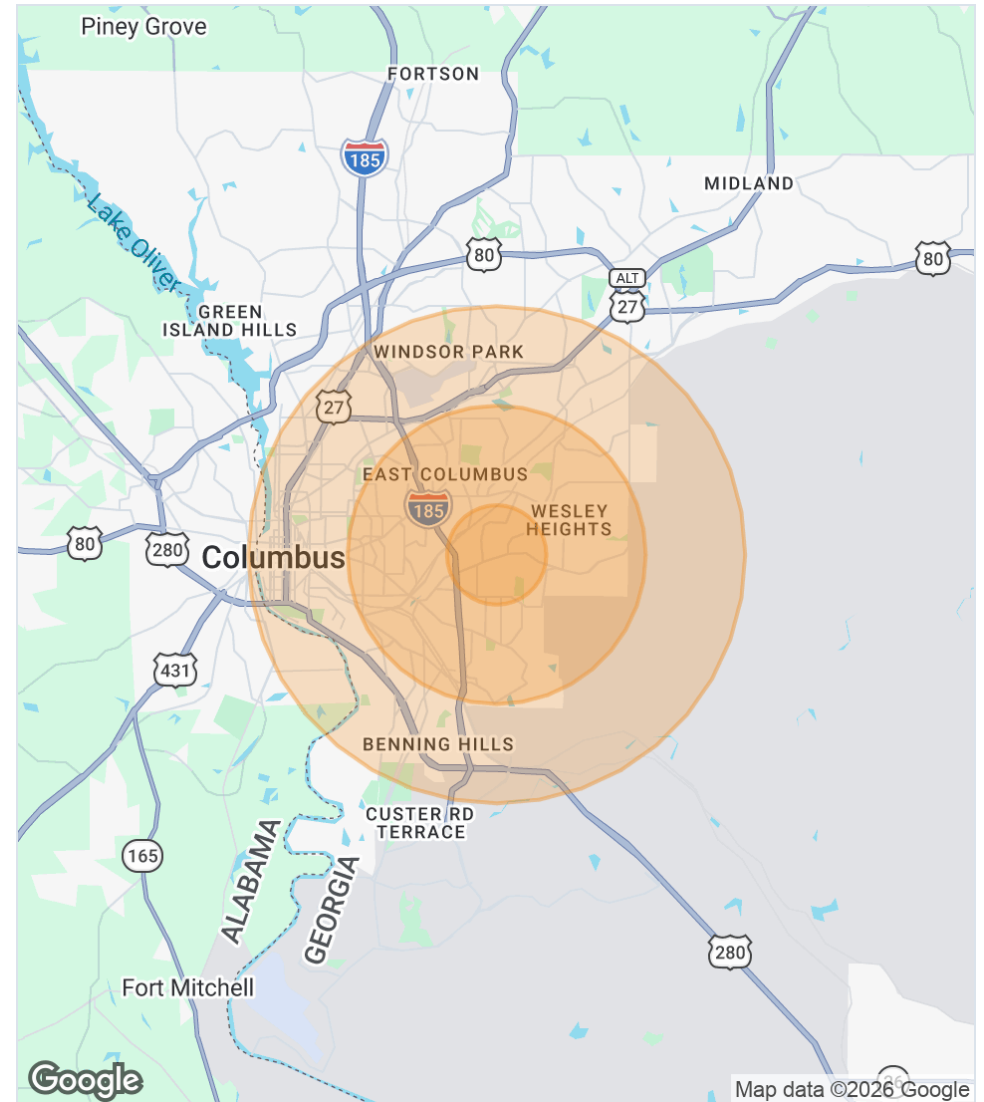


Aerial Map



Demographics

Population	One-Mile	Three-Mile	Five-Mile
2020 Population	11,518	69,625	138,401
2024 Population	11,671	73,903	142,767
5 Year Projected	11,854	74,947	144,717
Households			
2020 Households	4,204	26,400	52,400
2024 Households	4,381	29,125	56,588
5 Year Projected	4,450	29,540	57,431
Income			
2020 Average Household Income	\$51,630	\$55,754	\$52,845
2024 Average Household Income	\$54,472	\$65,718	\$65,086
5 Year Projected	\$61,552	\$74,292	\$73,620



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

404.812.8910

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

**SVP
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 breath 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.



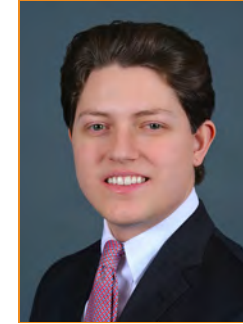
Chase Murphy

**SVP
Partner**

cmurphy@skylineseven.com
404.812.8925

Chase Murphy is a Senior Vice President of Investment Sales and Partner at Skyline Seven Real Estate. Chase represents buyers and sellers and has a vast knowledge of transactional real estate. With a tremendous breadth of experience and contacts, Chase successfully transacts single and multi-tenant retail and office assets throughout the United States. Whether representing developers, institutions or private investors, Chase is committed to profitable and seamless sales for his clients. In the last 10 years alone, Chase has sold in excess of \$750,000,000 of commercial property making him one of the most respected advisors within the capital markets.

Prior to joining Skyline Seven, Chase was an asset manager for Altisource and oversaw a real estate portfolio in excess of \$35,000,000. While under Chase's direction, the company impressively removed \$70,000,000 of distressed real estate assets from their client's balance sheets. Additionally, Chase specialized in building relationships with high touch clients while advising as well as executing loss-mitigation strategies for his client's real estate assets. Chase attended Valdosta State University, earning a degree in finance. A long-time Atlanta resident, Chase lives in Dunwoody with his wife, Kris, son, Patrick, and daughter Merritt. In his free time, he enjoys spending time with his family, playing golf, and attending sporting events whenever possible.



Evan Bauman

**Investment Sales
Associate**

ebaumana@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.