



The ITD Group
Infant-Toddler-Development
Sublessee

hopebridge®
Autism Therapy Centers
Guarantor

Single-Tenant Net Lease Investment

2415 Wall St SE, Conyers, GA 39913

\$2,235,000



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DEAL SUMMARY



Asking Price
\$2,235,000

Cap Rate
7.00%

Annual Rent
\$156,400

Year Built
2001

Lease Type
Single-Tenant Net Lease



LEASE SUMMARY



Tenant	Hopebridge, LLC (Lease Guarantor)
Subleased to	The ITD Group, LLC
Address	2415 Wall St SE, Conyers, GA 39913
Lease Type	NNN
Lease Term	5 Years
Rent Commencement	2021
Lease Expiration	2031
Building Size	12,000 SF
Lot Size	1.83 AC
Year Built	2001

RENT SCHEDULE

Term	Base Rent/SF	Monthly Rent	Annual Rent	Increases
April 2026 – April 2027	\$13.03	\$13,033	\$156,400	2.5% Annually
April 2027 - April 2028	\$13.36	\$13,359	\$160,310	2.5% Annually
April 2028 - April 2029	\$13.70	\$13,693	\$164,318	2.5% Annually
April 2029- April 2030	\$14.03	\$14,035	\$168,426	2.5% Annually
April 2030 - April 2031	\$14.39	\$14,386	\$172,637	2.5% Annually



INVESTMENT HIGHLIGHTS



► Long-Term Absolute NNN Lease | Minimal Landlord Responsibilities

The offering features a long-term absolute NNN lease structure, providing investors with zero landlord responsibilities. Tenant is responsible for taxes, insurance, maintenance, and capital expenditures, creating a truly passive, hands-off investment opportunity.

► Recession-Resistant Healthcare Tenancy | Pediatric Behavioral Health Provider

The subject property is leased to Hopebridge, a leading provider of early-intervention autism therapy services who subleased the facility to The ITD Group, an early childhood development services company. Healthcare and pediatric behavioral services are widely regarded as recession resistant, supported by long-term demographic demand, insurance reimbursement, and non discretionary service needs.

► Purpose-Built Child Care / Therapy Facility

The property is purpose-built for center-based autism therapy, featuring classroom layouts, therapy rooms, and secure outdoor areas that are difficult and costly to replicate. The real estate is highly specialized, which was a driving factor for The ITD Groups interest in subleasing the site.

► Strong Suburban Atlanta Location | Growing Rockdale County

Located in Conyers, Georgia, the asset benefits from proximity to Metro Atlanta, strong population growth, and rising household formation. Rockdale County continues to see demand for pediatric and family-oriented services driven by expanding residential development.

► Healthcare Credit Profile | Insurance-Backed Revenue Stream

Tenant revenues are supported by commercial insurance and Medicaid reimbursement, providing stable cash flow and reducing exposure to economic cycles compared to traditional retail tenants.

► Family-Oriented Demographics | Strong Demand Drivers

The property is situated in a family-oriented suburban market supported by a growing population of households with children. Rockdale County and the broader eastern Atlanta suburbs continue to experience inbound residential growth, supporting sustained demand for pediatric, childcare, and early-intervention services that rely on proximity to their patient base.

TENANT PROFILE (LEASE GUARANTOR)



Expanding Access to Life-Changing Autism Therapy Services Since 2005

Founded in 2005, Hopebridge has become one of the nation's leading providers of pediatric autism therapy services. With over 100 locations in more than 12 states, Hopebridge offers a wide range of personalized treatment options, including Applied Behavior Analysis (ABA), occupational therapy, and speech therapy. Their innovative, center-based model provides consistent therapy in a structured, supportive setting.

Each year, Hopebridge supports over 10,000 children and their families through early intervention programs backed by clinical best practices. Their team includes Board Certified Behavior Analysts (BCBAs), Registered Behavior Technicians (RBTs), speech-language pathologists, and occupational therapists—all working together to deliver individualized, evidence-based care. Hopebridge's commitment to expanding access in underserved communities, combined with a compassionate, family-centered approach, has made them a trusted leader in pediatric behavioral health.



WEBSITE	www.hopebridge.com
HEADQUARTERS	Indianapolis, IN
FOUNDED IN	2005



NO. OF LOCATIONS
100+ Centers



HEADQUARTERS
Indianapolis, IN



GUARANTY
Corporate



2024 REVENUE
\$300M+ (Sept 2024)

TENANT PROFILE (SUBLESSEE)



Expanding Early Childhood Development Services Since 2014

Founded in 2005, The ITD Group (Infant-Toddler Development) is a leading provider of early childhood developmental and therapeutic services, specializing in supporting infants and toddlers during critical stages of growth. Through a multidisciplinary, play-based approach, ITD delivers individualized programs designed to promote communication, motor skills, social development, and emotional regulation in a nurturing, structured environment.

Each year, The ITD Group serves thousands of children and families through early intervention services grounded in evidence based practices. Their team includes licensed therapists, early childhood specialists, and developmental professionals who collaborate closely with families to create customized care plans. ITD's commitment to early intervention, family engagement, and long-term developmental outcomes has positioned the organization as a trusted provider within the pediatric therapy and early education space.



WEBSITE	www.itdgroup.com
HEADQUARTERS	Conyers, GA
FOUNDED IN	2014



NO. OF LOCATIONS
2 Centers



HEADQUARTERS
Conyers, GA



GUARANTY
Corporate



2024 REVENUE
\$2.5M+

PROPERTY AERIAL



PROPERTY AERIAL

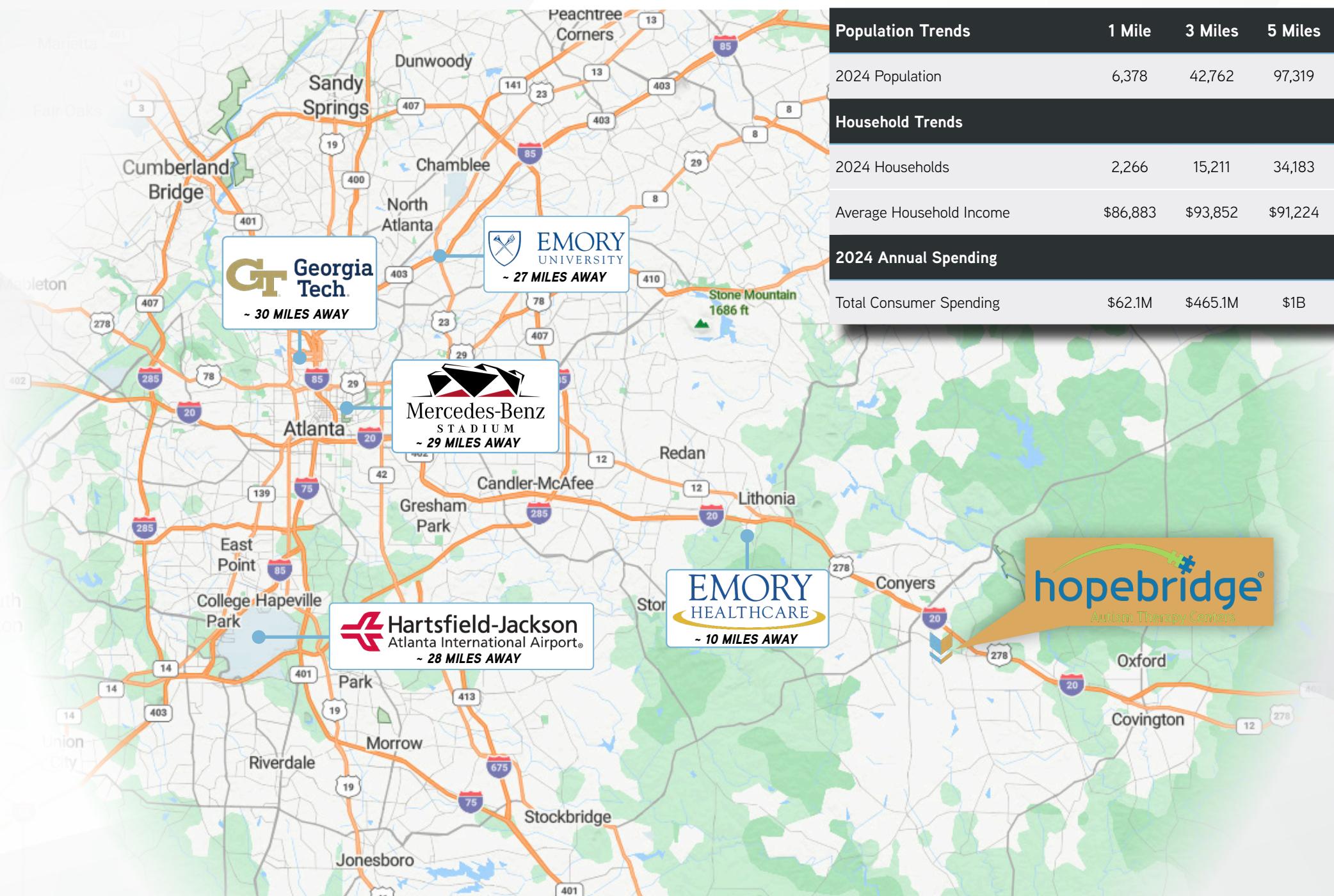


Downtown Atlants

~ 25 Miles



DEMOGRAPHICS - Conyers, GA



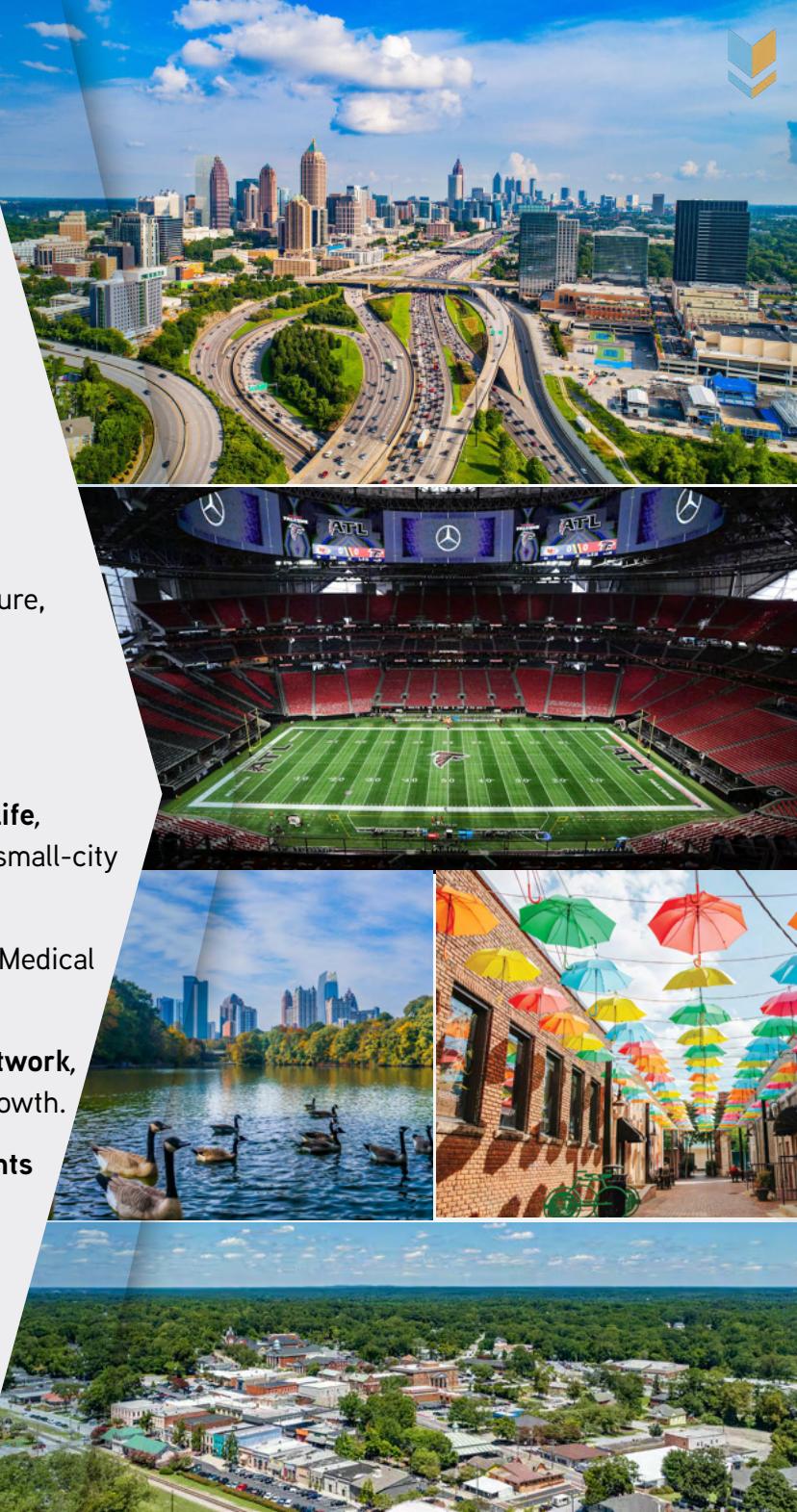
LOCATION OVERVIEW - Conyers, GA (ATL MSA)

Conyers, Georgia is a growing city and the **county seat of Rockdale County**, located about **24 miles east of Downtown Atlanta**. As part of the **Atlanta Metropolitan Area**, Conyers benefits from **direct access to major population centers, regional employment hubs, and key transportation corridors**, making it a highly accessible suburban market within one of the Southeast's strongest economic regions.

Conyers continues to experience **population growth, job expansion, and increased investment activity**. The city offers a relatively **affordable cost of living and a diverse economic base supported by manufacturing, healthcare, education, retail, and professional services**. With **direct Interstate 20 access** and close proximity to Atlanta's logistics and commercial infrastructure, Conyers is well positioned for long-term economic growth and sustained investor demand.

ECONOMY & INDUSTRY

- Ranked by local leaders as a **community focused on economic revitalization and quality of life**, Conyers combines historic character, recreation, and business development in a welcoming small-city environment. Read more [here](#).
- Healthcare and education provide** stable employment, supported by providers like Rockdale Medical Center and local school systems serving families across the region. Read more [here](#).
- Conyers benefits from proximity to **Emory University** and the broader **Emory Healthcare network**, which serve as major regional employment anchors and drivers of stable, high-quality job growth.
- Retail and professional services **support daily consumer demand, serving both local residents and commuters** throughout the East Metro Atlanta area. Read more [here](#).
- Transportation and logistics** benefit from direct **Interstate 20 connectivity**, supporting distribution, manufacturing, and commuter-oriented employment. Read more [here](#).
- Conyers benefits from its historic **Olde Town** district, the Georgia International Horse Park, and nearby natural attractions — enriching quality of life and community identity.





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