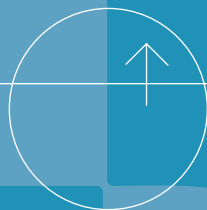


REPRESENTATIVE PHOTO



CP PARTNERS



Guidepost Montessori

20-YEAR CORPORATE LEASE | HUGE ENROLLMENTS
LOCATED IN ONE OF NASHVILLE'S TONIEST AREAS

NASHVILLE, TN

IN ASSOCIATION WITH SCOTT REID & PARASELL, INC. | P: 949.924.6578 | A LICENSED TENNESSEE BROKER #264531



Guidepost is the largest Montessori school operator in the world with 100+ locations and strong financial backing

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PARASELL, INC.**

scott@parasellinc.com
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TN LIC# 264531

IN ASSOCIATION WITH PARASELL, INC.
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A LICENSED TENNESSEE BROKER #264531

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SURROUNDING RETAIL

Guidepost Montessori

1710 WOODMONT BLVD, NASHVILLE, TN 37215

\$7,556,000

PRICE

6.75%

CAP

INVESTMENT HIGHLIGHTS

- > Brand-new 20-year corporate net lease with 2% annual rental increases
- > Property has undergone significant renovations in 2023
- > Guidepost is the largest Montessori school in the US with continued growth through and significant financial backing (ask Agent for more details)
- > High income trade area – average household incomes of \$170,420 within a 1-mile radius of the subject property
- > Located in Green Hills, Nashville’s toniest area that has Louis Vuitton, Tiffany & Co, Chanel, and others in the neighborhood

NOI:	\$510,000
LEASE TYPE	Corporate NN
LEASE TERM:	20 Years
LEASABLE AREA:	11,319 SF
LAND AREA:	1.95 AC
RENT INCREASES:	2% Annually
OPTIONS:	Four, 5-Year

“Using aggregated and anonymized Bank of America internal customer data, we find evidence that childcare spending is rising. The average childcare payment per customer was up 9.7% YoY in August and the number of customers making childcare payments reached 94% of the level seen in January 2020.”

- Bank of America Consumer Checkpoint, September 9, 2022

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THE OFFERING

- > Brand-new 20-year corporate lease with 2% annual rental increases
- > Lease guaranteed by Higher Ground Education (HGE), a corporate school operator with significant financial backing and an executive team with 20+ years of experience, on average
- > The company has seen enrollments double since the beginning of COVID
- > Guidepost is the largest corporate Montessori school operator in the world, with 100+ locations nationally

FINANCIAL STRENGTH OF THE GUARANTOR

- > 100% revenue growth year-over-year since 2019
- > \$600M valuation in October 2022, doubled since February 2021
- > Nine-figure revenues YTD
- > Unit level enrollments have increased by 235% since March 2020

ONE OF THE FASTEST GROWING MSAS IN THE U.S.

- > Nashville is one of the fastest growing metros in the country for both jobs and population
- > Affluent residential demographics - average household incomes of \$170,420 within a 1-mile radius of the subject property
- > Prominent & proximal tenants driving traffic to the trade area include Whole Foods, Macy's, Trader Joe's, Kroger, Dillard's, and Ulta

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INCOME & EXPENSE

PRICE	\$7,556,000	
Capitalization Rate:	6.75%	
Building Size (SF):	11,319	
Lot Size (AC):	1.95	
STABILIZED INCOME	PER SF	
Scheduled Rent	\$45.06	\$510,000
Effective Gross Income	\$45.06	\$510,000
LESS	PER SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
NET OPERATING INCOME	\$510,000	



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RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Guidepost Montessori	11,319	5/1/2023	4/30/2025	\$510,000	\$42,500	\$510,000	\$3.75	\$45.06
		5/1/2025	4/30/2026		\$43,350	\$520,200	\$3.83	\$45.96
		5/1/2026	4/30/2027		\$44,217	\$530,604	\$3.91	\$46.88
		5/1/2027	4/30/2028		\$45,101	\$541,216	\$3.98	\$47.81
		5/1/2028	4/30/2029		\$46,003	\$552,040	\$4.06	\$48.77
		5/1/2029	4/30/2030		\$46,923	\$563,081	\$4.15	\$49.75
		5/1/2030	4/30/2031		\$47,862	\$574,343	\$4.23	\$50.74
		5/1/2031	4/30/2032		\$48,819	\$585,830	\$4.31	\$51.76
		5/1/2032	4/30/2033		\$49,796	\$597,546	\$4.40	\$52.79
		5/1/2033	4/30/2034		\$50,791	\$609,497	\$4.49	\$53.85
		5/1/2034	4/30/2035		\$51,807	\$621,687	\$4.58	\$54.92
		5/1/2035	4/30/2036		\$52,843	\$634,121	\$4.67	\$56.02
		5/1/2036	4/30/2037		\$53,900	\$646,803	\$4.76	\$57.14
		5/1/2037	4/30/2038		\$54,978	\$659,739	\$4.86	\$58.29
		5/1/2038	4/30/2039		\$56,078	\$672,934	\$4.95	\$59.45
		5/1/2039	4/30/2040		\$57,199	\$686,393	\$5.05	\$60.64
		5/1/2040	4/30/2041		\$58,343	\$700,121	\$5.15	\$61.85
		5/1/2041	4/30/2042		\$59,510	\$714,123	\$5.26	\$63.09
		5/1/2042	8/31/2043		\$60,700	\$728,406	\$5.36	\$64.35
		Option 1*	9/1/2043	8/31/2048		\$61,914	\$742,974	\$5.47
Option 2	9/1/2048	8/31/2053		\$69,726	\$836,709	\$6.16	\$73.92	
Option 3	9/1/2053	8/31/2058		\$76,983	\$923,794	\$6.80	\$81.61	
Option 4	9/1/2058	8/31/2063		\$84,995	\$1,019,944	\$7.51	\$90.11	
TOTALS:	11,319			\$510,000	\$42,500	\$510,000	\$3.75	\$45.06

**Base Rent in Year 1 of the Option 1 shall be equal to FMV but in no event less than 95% of base rent from the previous year.*



Premises & Term

TENANT	Guidepost Montessori
GUARANTOR	Higher Ground Education, Inc.
LEASE TYPE	Corporate NN
LEASE TERM	20 Years
RENT COMMENCEMENT	May 1,2023
OPTIONS	Four, 5-Year Options

Expenses

PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility



SURROUNDING RETAIL

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. CP Partners 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 to, the actual lease document(s).



SITE PLAN

LEGEND



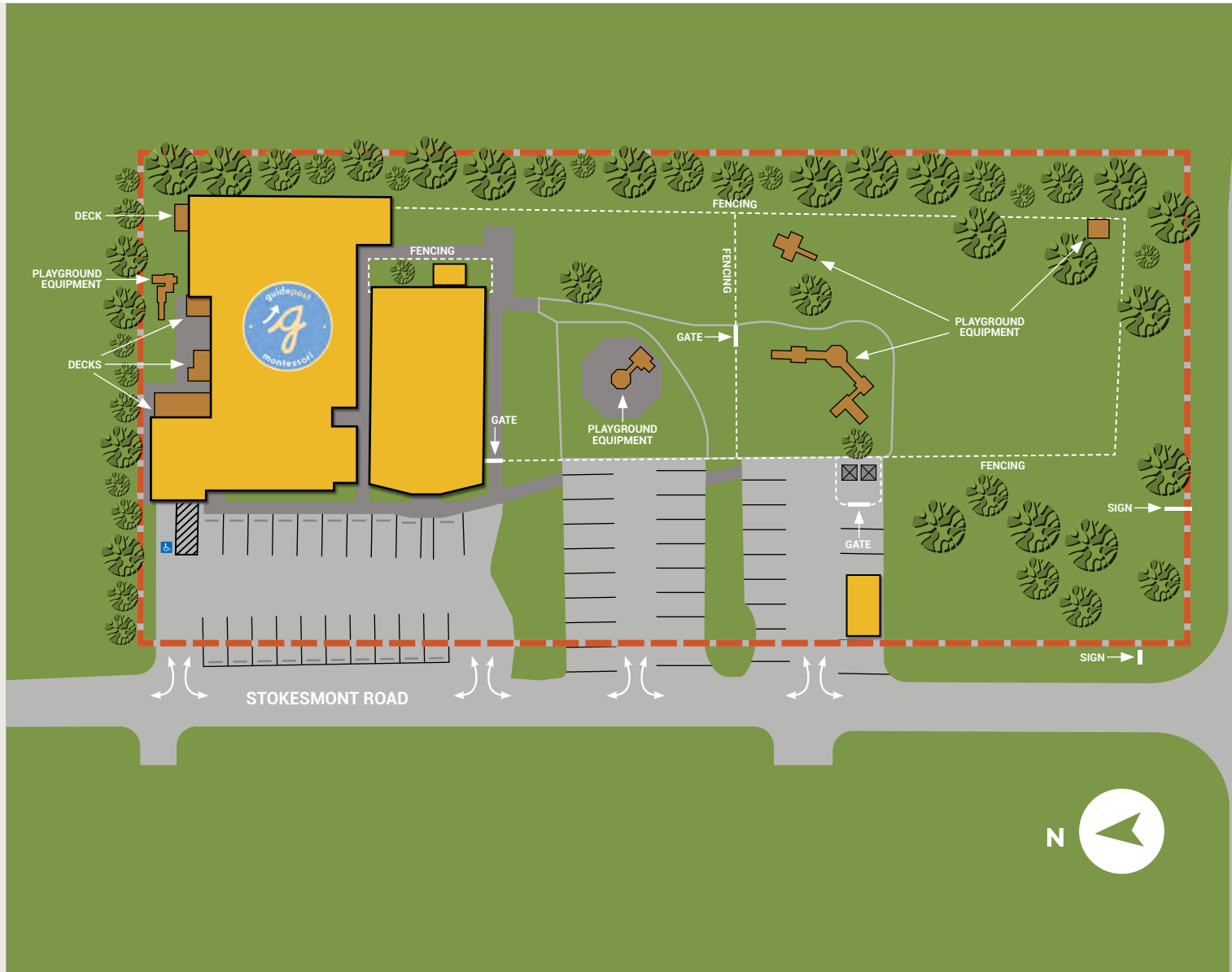
Property Boundary

11,319
Rentable SF

1.95
Acres



Egress



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SURROUNDING RETAIL



The Largest Montessori Operator in the United States

ABOUT GUIDEPOST MONTESSORI

- > Guidepost Montessori is the largest Montessori in the United States
- > Strong unit level profitability across multiple cohorts
- > They have 100+ schools across the country in \$100K+ income major metro's throughout the United States
- > The founders of Guidepost, including the former CEO, COO, and head of strategy, all have 20+ years of experience in education and have been operating as executives in this space for the last decade

KEY DIFFERENTIATORS

- > Guidepost Montessori is 1 of only 3 companies nationally that provides a nationally accredited Montessori teach certification program, which unlocks human capital constraints by creating a proprietary staffing pipeline to support scaling while improving retention rates
- > Provides industry leading high agency education from infancy through adolescence, delivered in-person at school, and at-home through virtual programs or residential micro-schools, enabling parents seamless anytime, anywhere network access

CORPORATE GROWTH

- > Higher Ground Education, the parent company of Guidepost Montessori, is based in Lake Forest, California and has significant backing from Learn Capital, the largest venture capital group in the educational space and the Walton Foundation (Wal-Mart Founder)

\$150M

2022 REVENUES

APRIL 2023
VALUATION

\$600M



SURROUNDING RETAIL



The Mall at Green Hills is home to prestigious brands including Nordstrom, Apple, Chanel, Louis Vuitton, Gucci, Tiffany and Co., and Burberry, boasting **5M visits in the past 12 months**, per Placer.ai – see pages 14 & 16





RETAIL AERIAL



NASHVILLE
HOMEGURU
COMPASS

Sola
SALONS

SHERWIN
WILLIAMS
FedEx Office
FIRST WATCH
MEN'S WEARHOUSE
PIZZA

TRADER JOE'S
Walgreens
MATTRESS FIRM

WHOLE
FOODS
MARKET
ORVIS
TALBOTS
west elm
POTTERY
BARN

Kroger

Hancock Dentistry
DOD

Hilton Garden
Inn
COURTYARD
BY HARRIOTT
Residence INN
BY HARRIOTT
Hampton Inn
by Hilton

HILLSBORO
HIGH SCHOOL

UNITED STATES
POSTAL SERVICE

CARRABBA'S
ITALIAN GRILL
T-Mobile
noodles
& COMPANY
Orangetheory
FITNESS
Starbucks
CVS pharmacy
Great Clips
FedEx

First
Steps

THE MALL AT
GREEN HILLS

RH RESTORATION HARDWARE
LV LOUIS VUITTON
Apple
CHANEL
BURBERRY
SAINT LAURENT PARIS
TIFFANY & Co.
ARITZIA
GUCCI
Crate&Barrel
lululemon
SEPHORA
NORDSTROM
ZARA
The Cheesecake
Factory
ULTA
BEAUTY

13,855 VPD

SUBJECT PROPERTY

guidepost
montessori

WOODMONT BOULEVARD

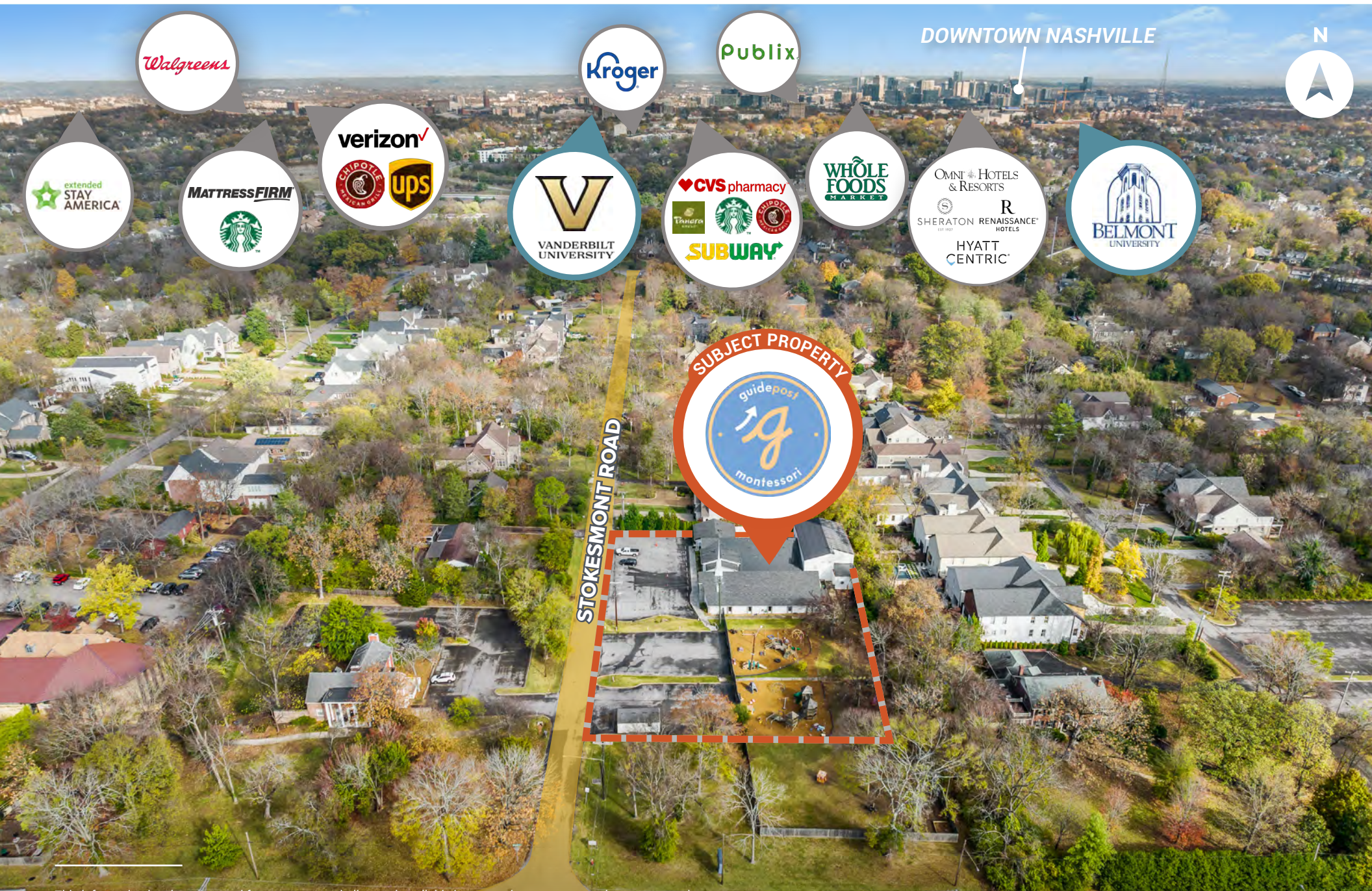
155

STOKESMONT ROAD

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RETAIL AERIAL



DOWNTOWN NASHVILLE



STOKESMONT ROAD

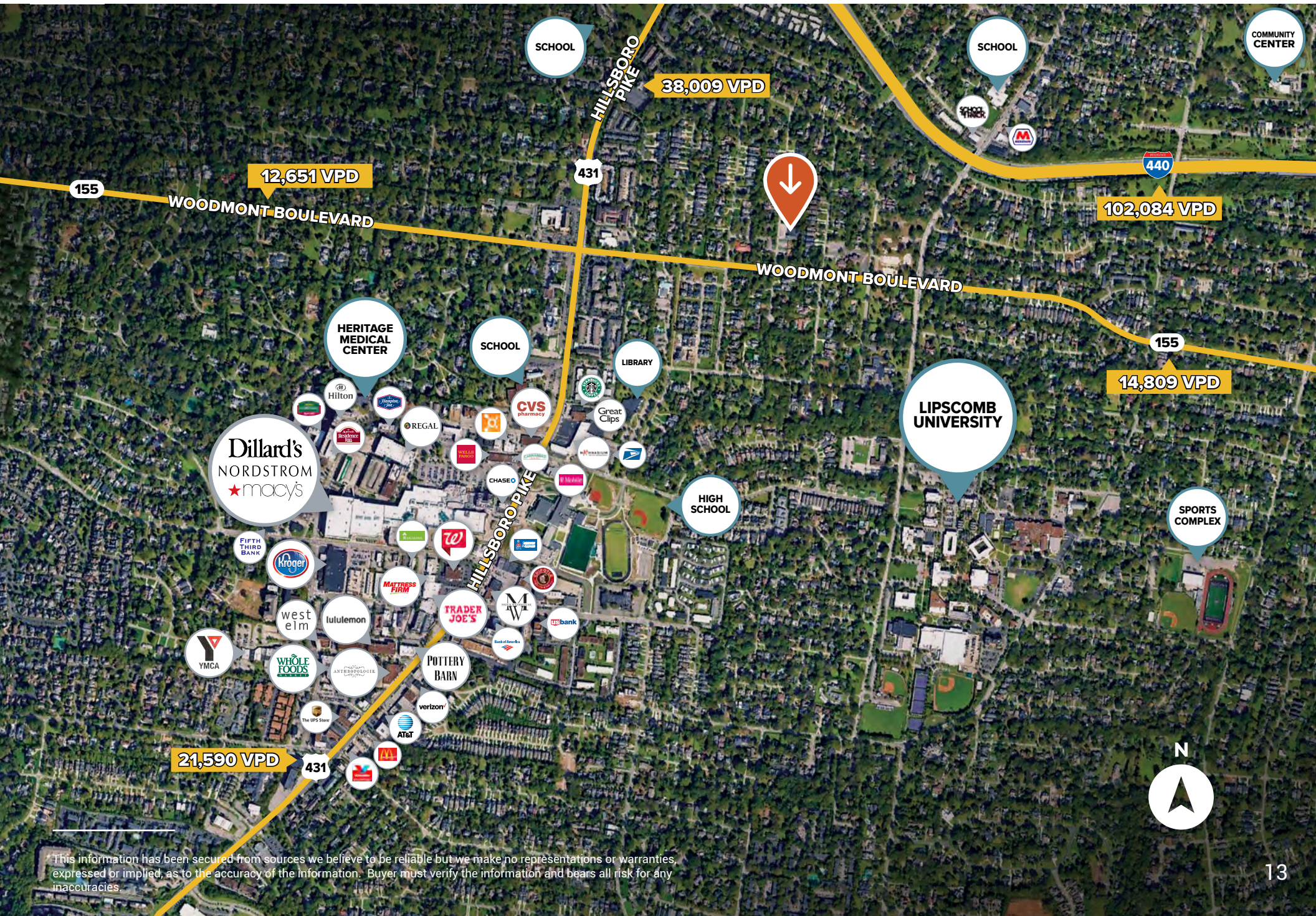
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WOODMONT BOULEVARD



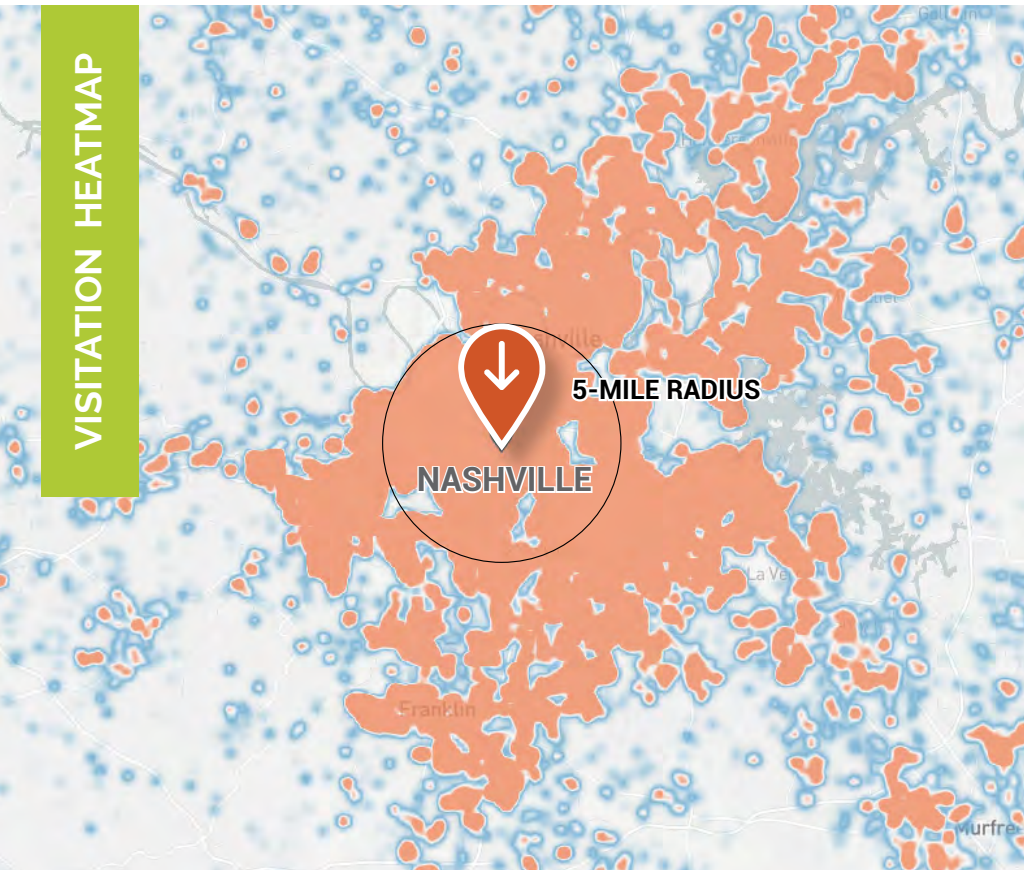
IMMEDIATE TRADE AREA



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VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE NEARBY MALL AT GREEN HILLS 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

[VISIT PLACER.AI](#) →



5M
VISITS

OVER PAST 12 MONTHS
TO THE NEARBY MALL AT
GREEN HILLS



78
MINUTES

AVERAGE DWELL TIME
AT THE NEARBY MALL AT
GREEN HILLS

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2022	13,012	78,713	184,351

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$167,857	\$172,730	\$136,269
Median	\$110,038	\$107,187	\$82,807

VISITORS TO THE NEARBY MALL AT GREEN HILLS HAD AN AVERAGE VISIT FREQUENCY OF **2.78 TIMES** OVER THE PAST 12 MONTHS

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LOCATION OVERVIEW

Nashville, Tennessee

THE MUSIC CITY

TENNESSEE'S CAPITAL CITY

- > Nashville is the capital city of Tennessee and county seat of Davidson County, with an estimated population of 707,091 residents
- > It is the most populous city in the state of Tennessee and the fourth most populous city in the southeastern U.S.
- > Spanning over 526 square miles along the Cumberland River, it is the principal city of the Nashville MSA

LIVELY MUSIC SCENE

- > Nashville is a major center for the music industry, commonly known as "The Music City," which contributes a total economic impact of nearly \$10 billion per year and 56,000 jobs to the Nashville area
- > Home to many music venues like the Ryman Auditorium and Station Inn, and performing arts organizations including the Nashville Ballet, Nashville Opera and the Nashville Repertory Theatre

BUSINESS & ECONOMY

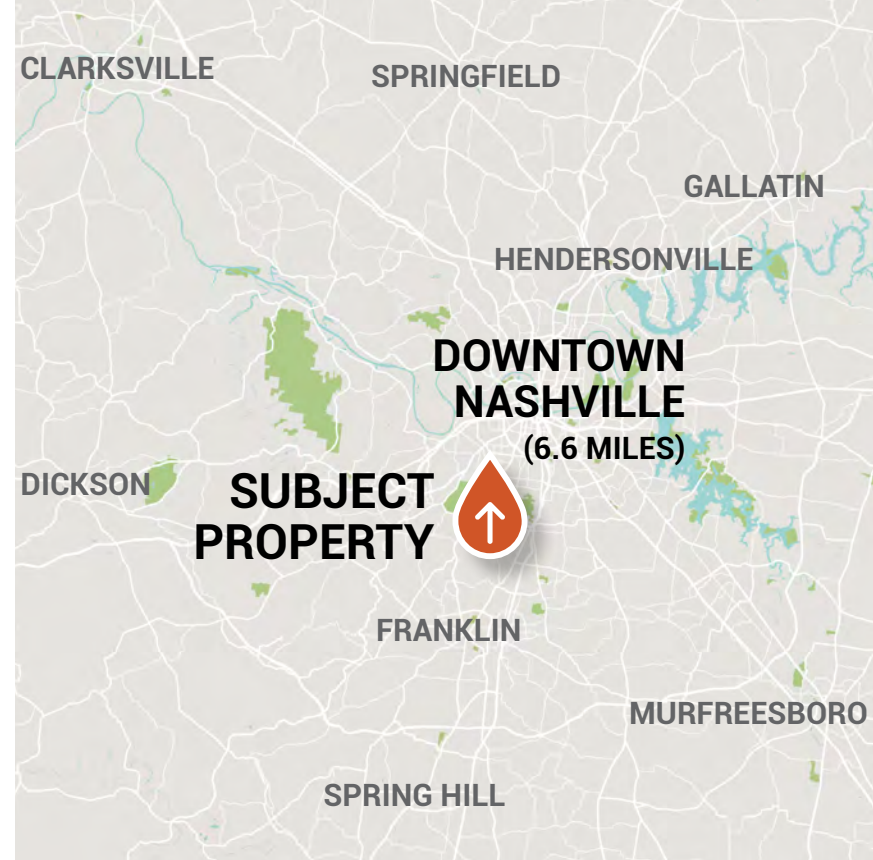
- > The city is a major center for industries including music and entertainment, tourism, printing and publishing, technology, higher education, automobile production and health care management
- > Alliance Bernstein, Bridgestone, and Hospital Corporation of America headquartered in the Nashville region

EDUCATIONAL INSTITUTIONS

- > There are many colleges and universities in Nashville, including Tennessee State University (6,000 students), Vanderbilt University (13,537 students), and Belmont University (7,076 students)

2.01M

NASHVILLE MSA
POPULATION
(ESTIMATED)



DOWNTOWN NASHVILLE

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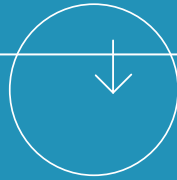
An Upscale Nashville Suburb with Large Properties and Shopping Galore

GREEN HILLS is one of Nashville's most coveted residential enclaves, renowned for its affluent community and high-end shopping. The Mall at Green Hills is home to luxurious boutiques and renowned brands like Nordstrom, Apple, Chanel, Louis Vuitton, Tiffany and Co., and Burberry. In addition to the premier retailers, some of the area's prominent private schools are located within 10 minutes of Green Hills, along with some of Davidson County's top public schools. What truly sets Green Hills apart is its exceptional convenience, with close proximity to Downtown Nashville, notable universities like Belmont, Vanderbilt, and Lipscomb, as well as major medical centers including Vanderbilt University Medical Center, St. Thomas West, St. Thomas Midtown, and TriStar Centennial Medical Center. Green Hills, with its blend of exceptional schools, unparalleled retail, and unbeatable location, emerges as an attractive place to live.

Click [here](#) to learn more about Green Hills.



CONTACT LISTING TEAM



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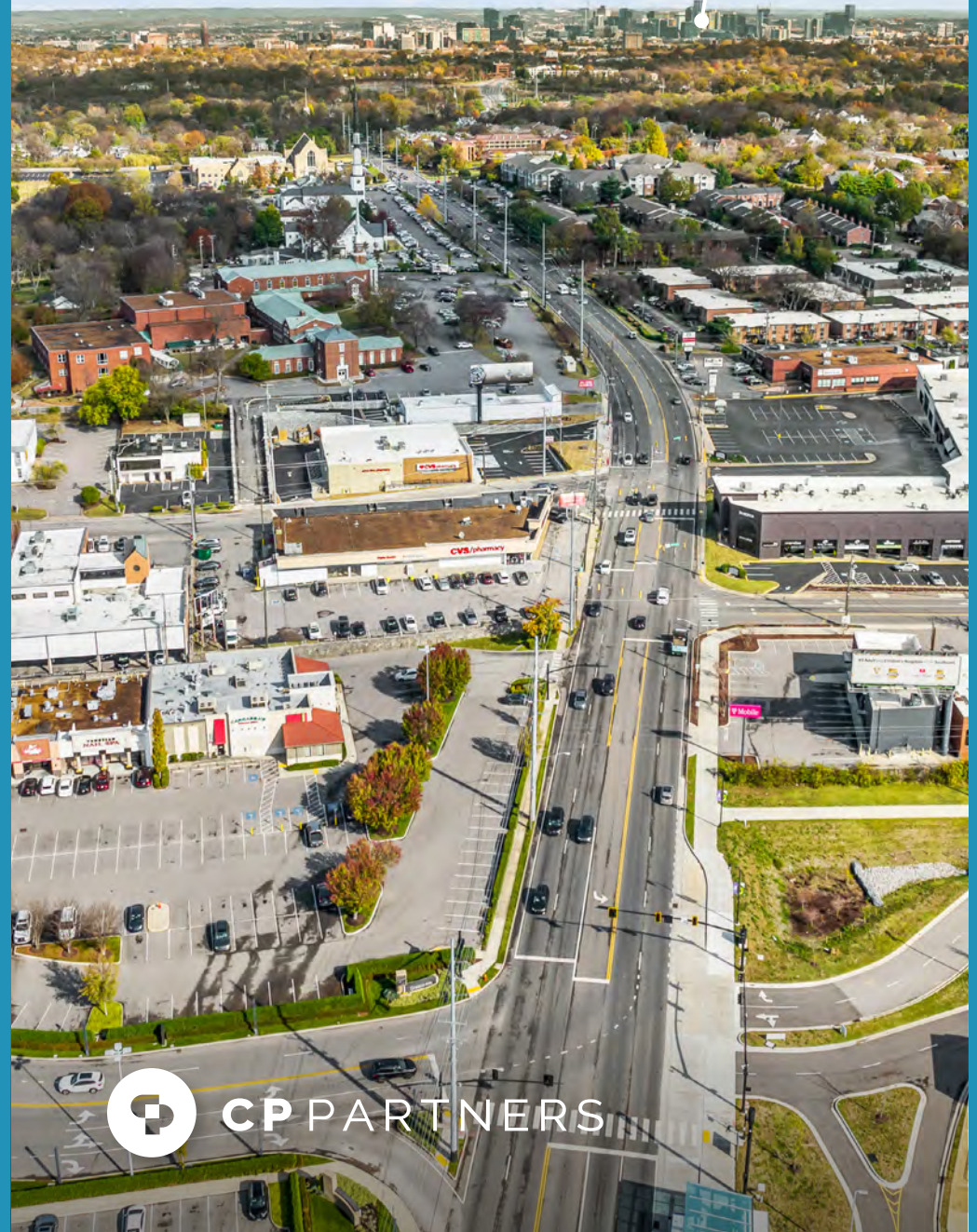
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SURROUNDING RETAIL

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