

**Private School (K-12) with Real Estate  
 Priced Together: \$2,400,000**

Award-winning metro Atlanta private school is positioned for continued growth. Diverse specialty student body with services offered from kindergarten through 12<sup>th</sup> grade. Proven practices result in very low turnover among staff and students. Highly experienced employees create a successful absentee-owner opportunity with the seller currently working on a part time basis. Real estate is included.



The 2,200 Sq Ft building is situated on 1/2 acre of land in Gwinnett County and valued at \$800,000.

**Financial Summary**

|         | <b>*2021</b> | <b>2020</b> | <b>2019</b> |
|---------|--------------|-------------|-------------|
| Revenue | \$600,627    | \$482,605   | \$505,487   |
| EBITDA  | \$402,209    | \$158,129   | \$97,731    |

\*2021 is 8 months actual, annualized with the Owner's estimates for 12 months.

**Investment Highlights**

- Award-winning private school with few direct competitors
- Proprietary educational system developed by the owner
- Quality teachers assist students in a niche environment
- Variety of grade levels serviced from Kindergarten thru 12<sup>th</sup> Grade
- Included real estate offers opportunity for expansion
- High growth potential through student count and tuition increases



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