

## OFFERING MEMORANDUM



# Ancora Education

(Miller-Motte Technical College)

1800 BOX ROAD  
COLUMBUS, GA

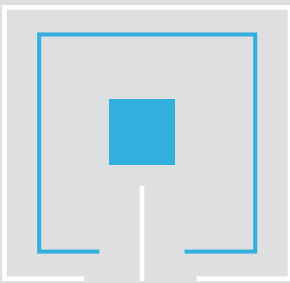
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# OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be found on the Colliers International Document Center, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

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# FINANCIAL SUMMARY

ANCORA EDUCATION (MMTC)  
1800 BOX ROAD | COLUMBUS, GA 31907

**ASKING PRICE: \$4,382,280**  
**CAP RATE: 8.25%**

## INVESTMENT HIGHLIGHTS

- Fully accredited institution
- Parent corporate guaranty
- Easy interstate access
- Room for growth

## RENT SCHEDULE

TERM	ANNUAL RENT	MONTHLY RENT	PRICE PSF
1/1/2018 - 1/1/2024	\$361,538.16	\$30,128.18	\$16.98
1/1/2024 - 11/30/2027	\$383,681.84	\$31,973.49	\$18.02
<b>Options</b>			
12/1/2027 - 11/30/2032	\$422,007.44	\$35,167.29	\$19.82
12/1/2032 - 11/30/2037	\$464,465.60	\$38,680.47	\$21.80

Net Operating Income (NOI)	\$361,538.16
Rent/Month	\$30,128.18
Rent/SF	\$16.98
Rentable SF	±21,292 SF
Land Area	±4.38 Acres
Parking Spaces	224
Tenant Name	Ancora Education (MMTC)
Website	www.ancoraeducation.com
Guarantor	STVT-AAI Education Inc
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	Landlord responsible for roof, structure, HVAC, plumbing & parking. Tenant annually reimburses up to \$2,500 for repairs. Maintains HVAC system.
School Opened	2009
Lease Commencement	December 1, 2009
Lease Expiration	November 30, 2027
Increases	Approx. 6.5% in year 6. 10% in options.
Options	Two (2), Five (5) year

# TENANT OVERVIEW

## ABOUT ANCORA EDUCATION

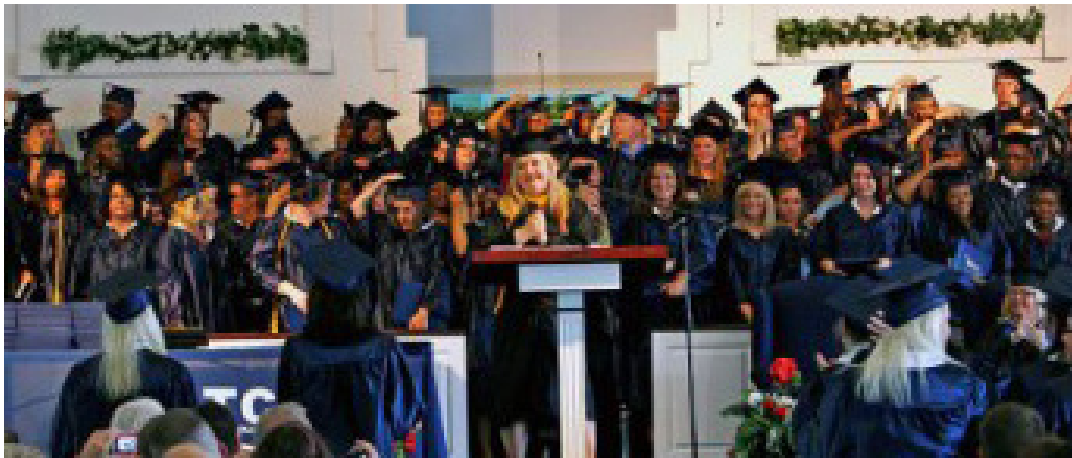
Grounded in student success, STVT-AAI Education, Inc. (d/b/a Ancora Education) is a group of private, post-secondary schools located in Arizona, Georgia, Louisiana, New Mexico, North Carolina, Oklahoma, Pennsylvania, South Carolina, Tennessee, and Texas.



Ancora Education offers programs in the fields of allied health, wellness, nursing, culinary/pastry arts, software development & IT, business & management, CDL truck driving, professional trades, security & legal trades, skilled trades, and art & design under the brand names of Arizona Automotive Institute (AAI), Berks Technical Institute (BTI), Edge Tech Academy, International Schools, McCann School of Business & Technology, Miller-Motte College (MMC), Miller-Motte Technical College (MMTC), Platt College, South Texas Vocational Technical Institute (STVT), and The Creative Circus.

## ACCREDITATION STATEMENTS

As of January 18, 2018 Miller-Motte Technical College Columbus is accredited by the Accrediting Commission of Career Schools and Colleges (ACCSC) in Arlington, VA, as a branch campus of Platt College – Tulsa, 3801 S Sheridan, Tulsa, OK 74145.





# CURRICULUM OFFERINGS



## CAREER TRAINING PROGRAMS OFFERED AT MILLER-MOTTE

Miller-Motte Technical College Columbus, GA offers a variety of certificate and degree programs in fields like:

- Healthcare: Prepare for a hands-on position such as a Medical Assistant.
- Business: Learn business practices and philosophies in our Business Administration program with classes in small business management, accounting, and marketing principles.
- Short-Term Training: If you're looking for additional certification or training for your current position, check out our convenient short-term courses: ICD-10 and Microsoft Office. Please note: these courses are not included within the school's scope of ACCSC accreditation and are not eligible for Title IV funding.

## PROGRAMS & COURSES OVERVIEW

- |                              |                              |
|------------------------------|------------------------------|
| ➤ Business Administration    | ➤ Criminal Justice           |
| ➤ IT Support Specialist      | ➤ Medical Billing and Coding |
| ➤ Medical Clinical Assistant |                              |

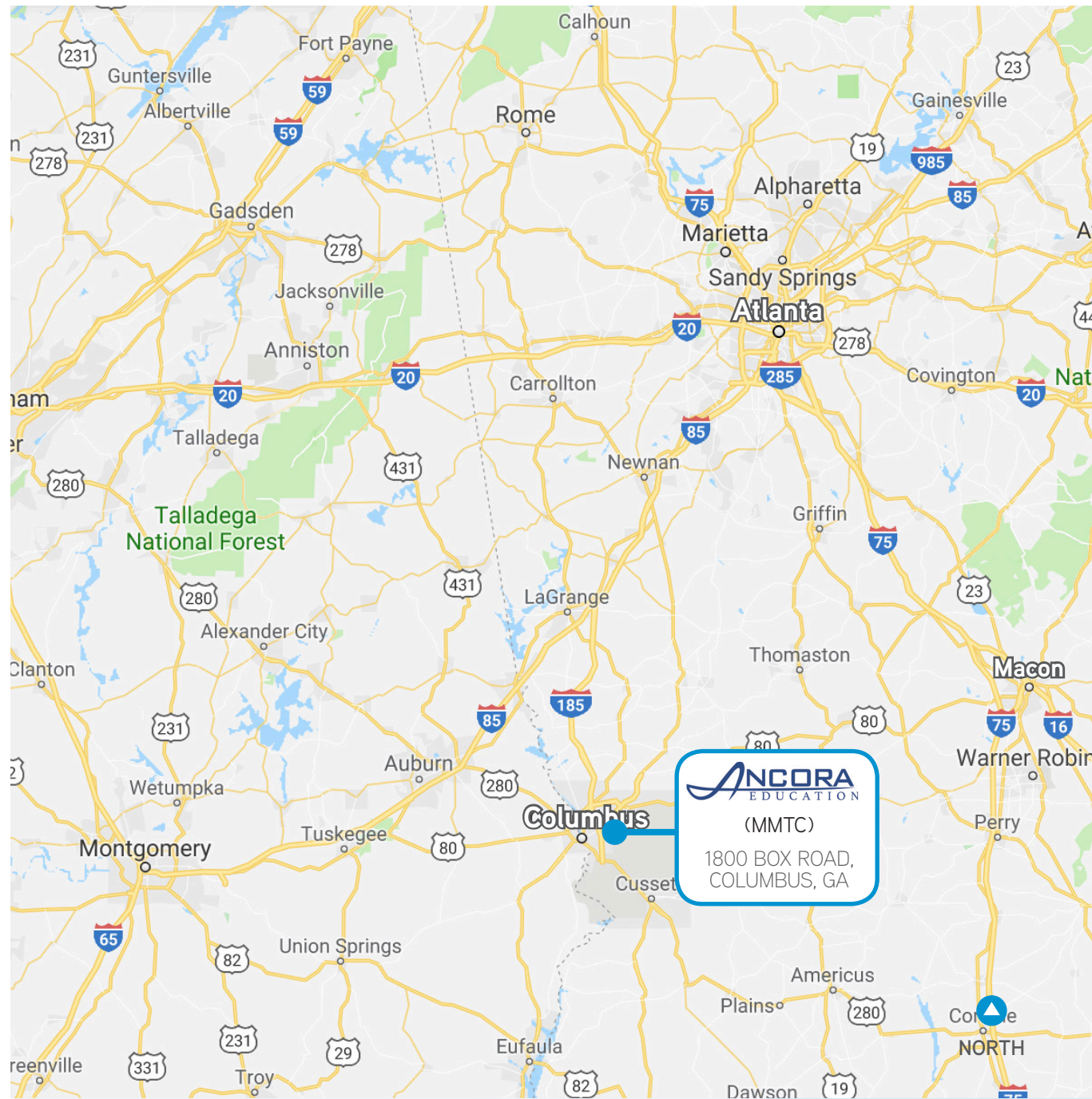
# PROPERTY LOCATION

The property is located immediately off of I-185 and Northeast of downtown Columbus, GA.

Columbus State University sits two miles to the north. The property fronts Box Road, with two parking entry/exit points.

## Distance to

LOCATION	DISTANCE	DIRECTION
Atlanta, GA	105 miles	Northeast
Macon, GA	95 miles	East
Montgomery, AL	98 miles	West



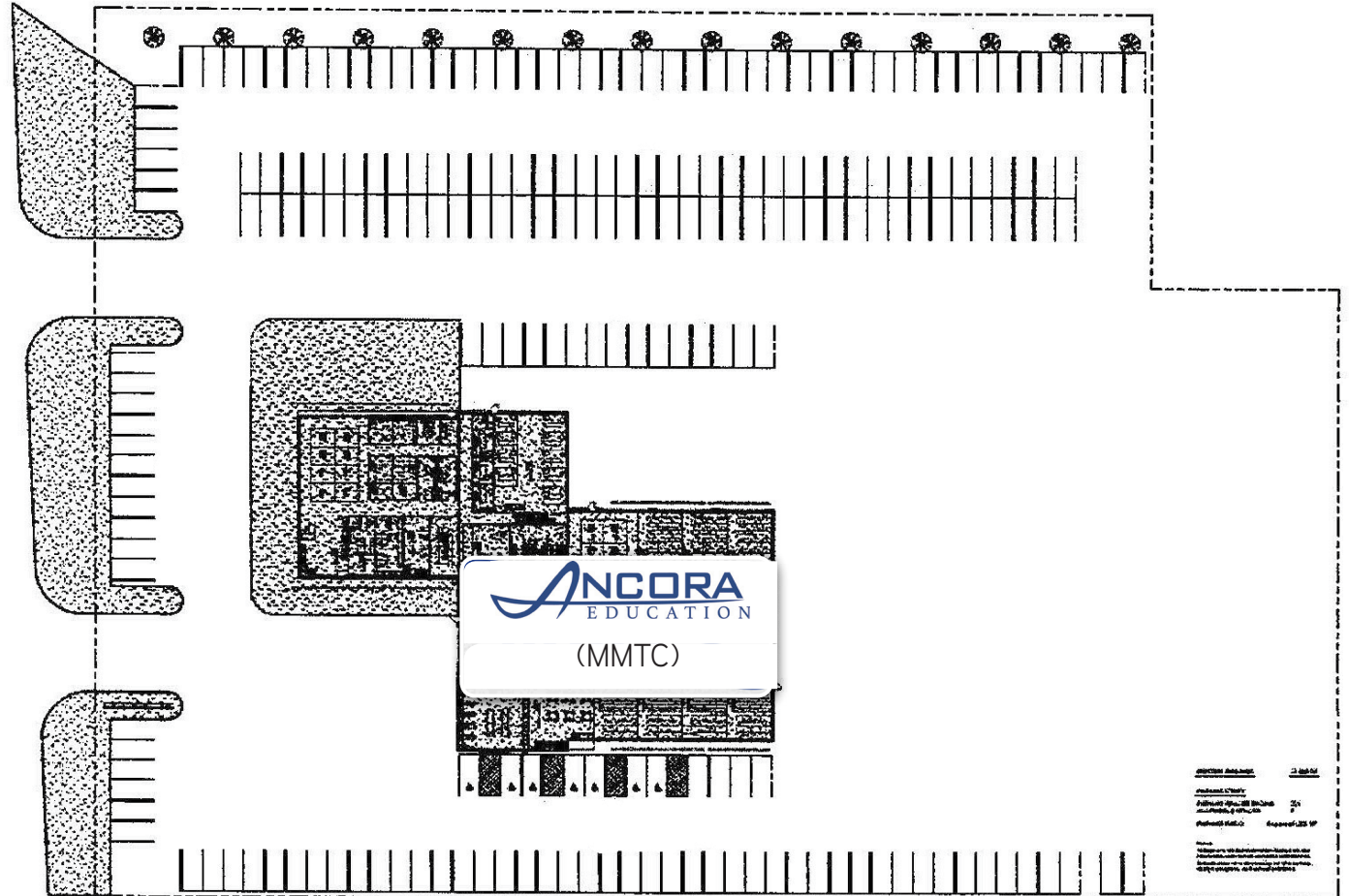


# PROPERTY PHOTOS





# PROPERTY SITE PLAN



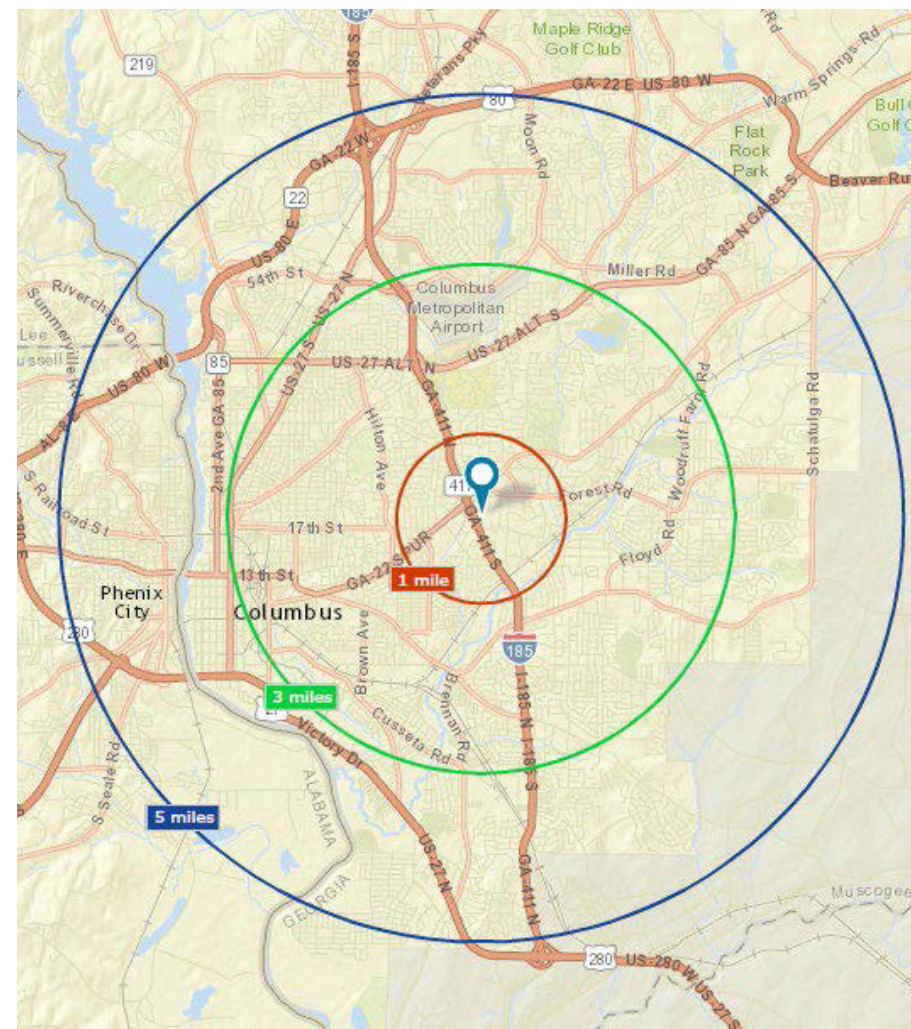
# AERIAL MAP





# DEMOGRAPHICS (1, 3, 5 MILES)

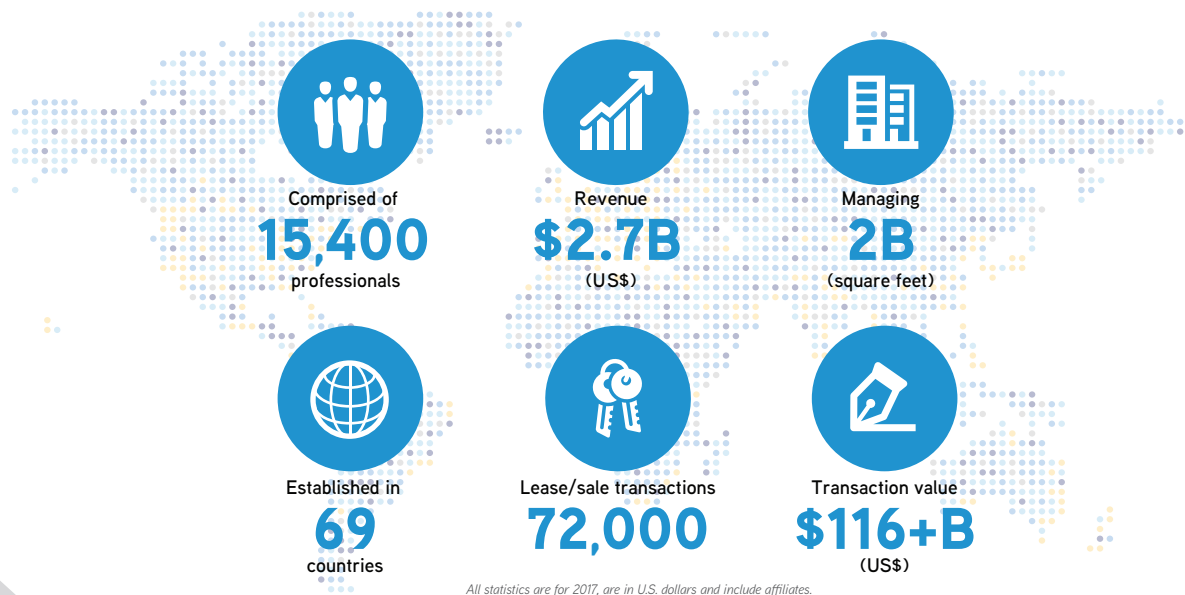
POPULATION	1 MILE	3 MILES	5 MILES
2018 Population	7,557	76,891	156,306
2023 Population	7,294	74,849	153,880
2018-2023 Annual Rate	-0.71%	-0.54%	-0.31%
2018 Median Age	36.5	34.7	34.1
Households			
2018 Total Households	3,027	31,496	62,393
2023 Total Households	2,919	30,642	61,488
2018-2023 Annual Rate	-0.72%	-0.55%	0.29%
2018 Average Household Size	2.47	2.38	2.41
Median Household Income			
2018 Median Household Income	\$41,592	\$36,674	\$37,791
2023 Median Household Income	\$46,038	\$39,340	\$40,556
2018-2023 Annual Rate	2.05%	1.41%	1.42%
Average Household Income			
2018 Average Household Income	\$66,986	\$53,884	\$53,752
2023 Average Household Income	\$74,942	\$60,047	\$59,827



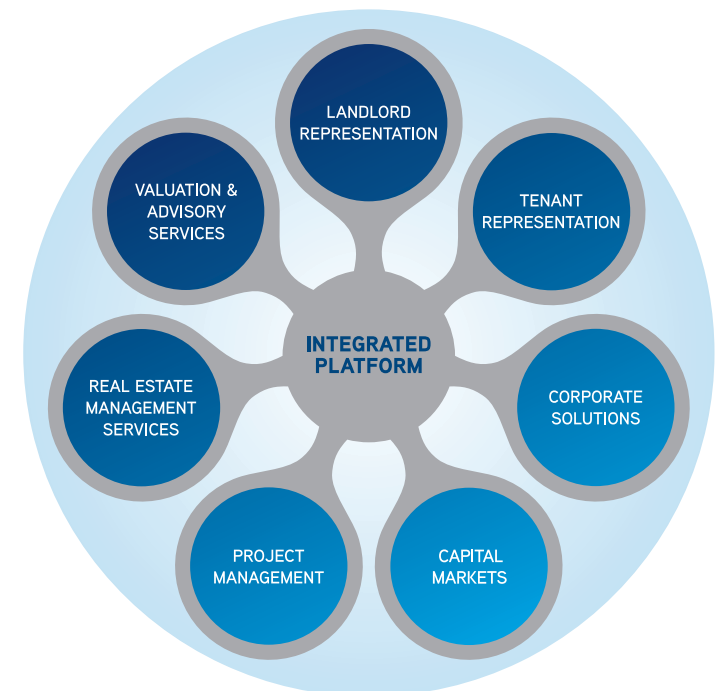
# COLLIERS INTERNATIONAL

As a global entity, our firm has been in operation more than 118 years. We proudly trace our roots back to a local firm founded in 1898, when Macaulay Nicolls, a real estate insurance agency was registered in Vancouver, BC. Macaulay Nicolls soon added a partner and became Macaulay Nicolls Maitland. In the early 1980s, it joined forces with Colliers International, an Australian firm founded in 1976. Colliers was established in the U.S. in 1978. Today, we hold on to those local roots and have steadily grown our business through customized client solutions, global and regional accountability for our clients, and innovation.

Colliers International Group Inc. (NASDAQ: CIGI; TSX: CIG) is a global leader in real estate services, committed to accelerating the success of Puerto Rico's Department of Education through the strength and depth of our local specialists, a culture of service excellence and a shared sense of initiative. We are the third-largest global real estate firm based on total annual revenue of \$2.6 billion.



## SERVICE LINES



We offer a complete range of services to owners, investors and occupiers on a local, regional, national and international basis. The foundation of our service is the strength and depth of our local specialists. Our clients depend on our ability to draw on years of direct local market experience.

In addition to these sectors, we provide our clients with a deep level of knowledge in specialized industries and product types, such as law, technical facilities, and healthcare.

Colliers International is a leader in global real estate services, defined by our spirit of enterprise. Through a culture of service excellence and a shared sense of initiative, we integrate the resources of real estate specialists worldwide to accelerate the success of our partners—our clients, professionals and communities.



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