

CBRE



MEDEXPRESS URGENT CARE

3700 S COOPER STREET | ARLINGTON, TX 76015

EXCLUSIVE MARKETING ADVISORS

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OFFERING SUMMARY

PRICE: \$1,740,000

CAP RATE: 5.00%

NET OPERATING INCOME	\$87,000
YEAR BUILT	1987/2018
GROSS LEASEABLE AREA	5,259 SF
LOT SIZE	0.82 ACRES
LEASE TERM	10 YEARS
LEASE COMMENCEMENT	JULY 2018
LEASE EXPIRATION	JUNE 2028
REMAINING TERM	8.6 YEARS
LEASE TYPE	NNN
ROOF & STRUCTURE	TENANT
RENT INCREASES	IN OPTIONS
OPTIONS	3 X 5
OPTIONS TO PURCHASE	YES



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INVESTMENT HIGHLIGHTS

10 Year NNN Corporate Ground Lease

Internet and Recession Resistant Tenant

Significantly Below Market Rent – Creating future asset appreciation

Recent Renovation by Tenant – MedExpress renovated this location in 2017 showing a long-term and financial commitment to the site

Strong Demographics in Densely Populated Area – 552,439 people living within a 7-mile radius with Average Household Incomes exceeding \$80,000 within a 5-mile radius

Incredible Traffic Counts with Excellent Access & Visibility – Over 38,000 vehicles per day on Cooper Street the main retail thoroughfare in Arlington

Strategic Location with Built-In Ideal Consumer Base – Densely populated area with over 193,000 households within a 7-mile radius. The site is only 15 minutes from DFW International Airport, the site is located three miles from the University of Texas at Arlington, which boasts an enrollment of more than 51,000 students.

Dominant Retail & Commercial Corridor – The site is located half a mile from the Parks at Arlington Mall which hosts nearly 15 million visitors annually. The 1,510,888 square foot shopping mall is home to 172 retailers and was renovated in 2012. The immediate surrounding area is home to about every national retailer in business.

MedExpress is the 2nd Largest Urgent Care Chain - 252 locations in 22 states

MedExpress Is a Division of Optum/UnitedHealth Group - 2018 Revenues of \$226 Billion: 12% Year Over Year Increase

Texas has No State Income Tax



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TENANT OVERVIEW

MEDEXPRESS

TYPE:	Urgent Care
NO. OF LOCATIONS:	200+
YEARS IN BUSINESS:	19+
HEADQUARTERS:	Morgantown, WV
WEBSITE:	www.medexpress.com

MedExpress provides high-quality, convenient, and affordable health care. With a full medical team at our neighborhood medical centers, we offer a range of services, including urgent care, basic wellness and prevention, and employer health services. The company's unique approach to health care puts patients first.



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MEDEXPRESS URGENT CARE

For use when you or your child are sick or injured and can't get to your regular doctor. When you are traveling or on vacation and can't get to your regular doctor; a recognizable name like MedExpress/UnitedHealth feels like a safe choice.



Cuts & scrapes



Fractures & sprains



Colds, bronchitis, & pneumonia



Rashes & allergic reactions



Vomiting & dehydration



Asthma & wheezing

EMERGENCY ROOM

Equipped for life threatening conditions, such as chest pain, trauma, etc.



Cuts & scrapes



Fractures & sprains



Colds, bronchitis, & pneumonia



Rashes & allergic reactions



Vomiting & dehydration



Asthma & wheezing



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KNOW THE FACTS

SKIP THE ER AND SAVE BIG

Average Emergency
Room Cost:
\$1,423¹

Average Urgent
Care Cost:
\$155²

SHORTER VISIT TIMES

Average
Emergency Room Visit:
Over 4 hours³

Average
MedExpress Visit:
Under 1 Hour

UNDERSTAND YOUR HEALTHCARE OPTIONS

*UP TO 90% OF ER VISITS
CAN BE TREATED AT MEDEXPRESS*

When choosing the level of care your family needs, it's helpful to know what percentage of ER visits are typically non-life threatening and could potentially be treated at an urgent care center. This can help you make the most appropriate choice for your family. Up to 90% of ER visits can be treated at MedExpress.⁴

¹Agency for Healthcare Research and Quality Medical Expenditure Panel Survey, 2013

²UCAOA Benchmarking Survey, 2011

³Emergency Department Pulse Report, 2010

⁴National Hospital Ambulatory Medical Care Survey, 2011

OPTUM HEALTH

Optum, a division of UnitedHealth Group, purchased MedExpress in April 2015.

Optum provides consulting, management and data analytics services to hospitals, payers and other healthcare companies. It has also become a large, profitable division of UnitedHealth, the largest health insurance company in the country by revenue.

OPTUM CONNECTS AND SERVES ACROSS HEALTH CARE



Providers
9 out of 10
of U.S. hospitals



Employers
4 out of 5
of Fortune 100



Health plans
4 out of 5
of organizations



Life sciences
80 +
organizations
around the globe



Government
50
states and D.C.
served through
states and federal
government services

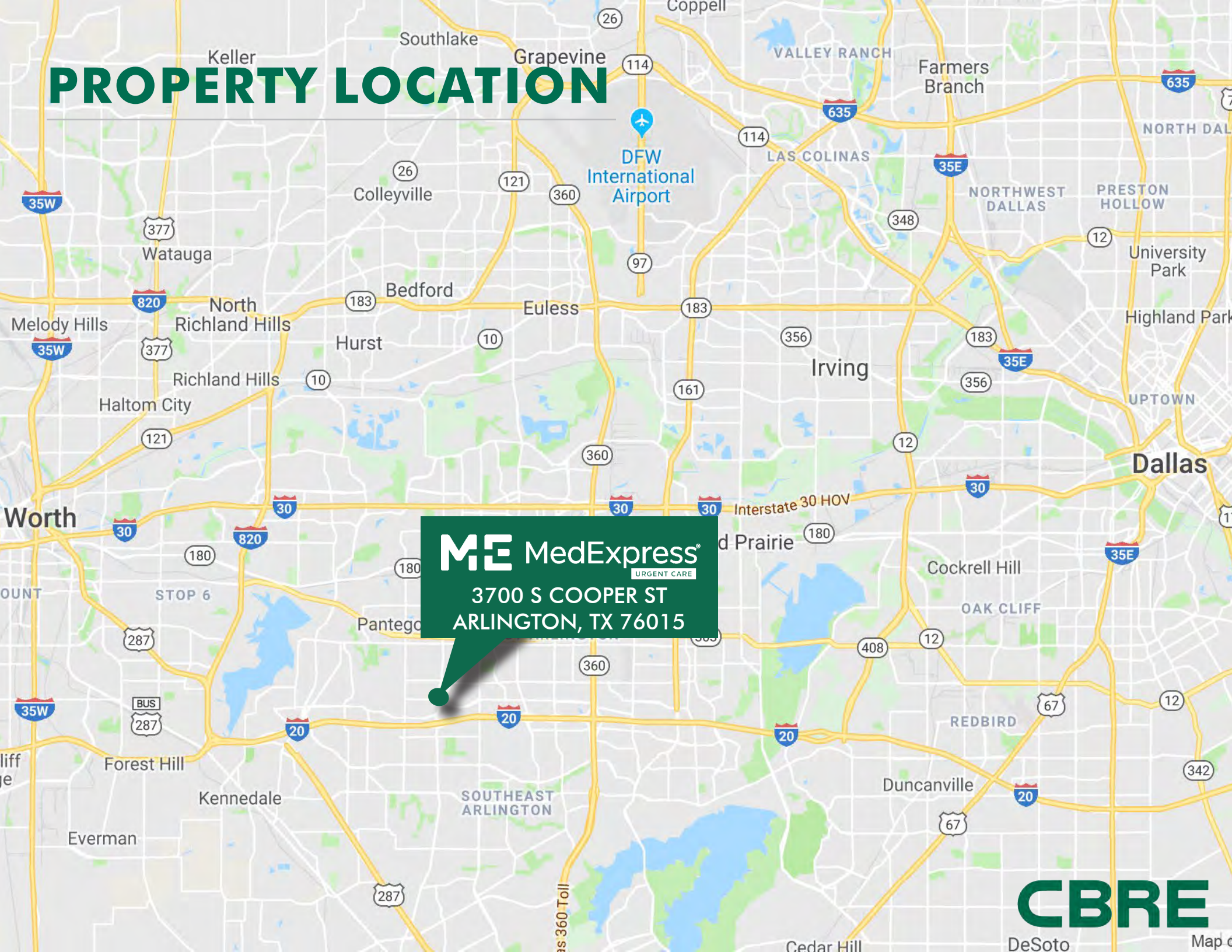


Consumers
121
million empowered
consumers



CBRE

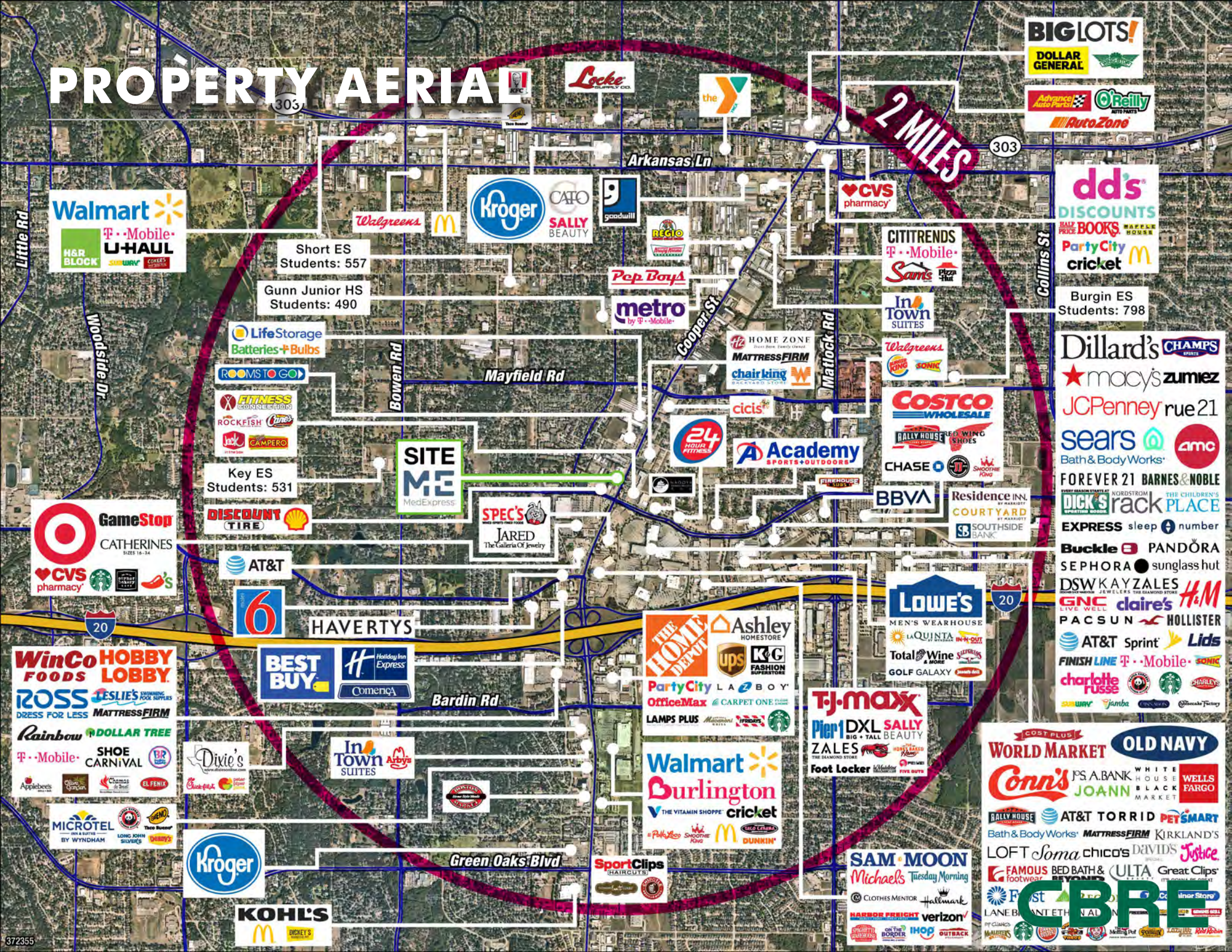
PROPERTY LOCATION



ME MedExpress
URGENT CARE
3700 S COOPER ST
ARLINGTON, TX 76015

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PROPERTY AERIAL



PROPERTY AERIAL

0.5 MILES

DNMC Customs

LifeStorage

Kid&Kid

ROOMS TO GO

SPRING CREEK BARBECUE

Universal Cuts & Styles
Da Kandy Shop
Tattoo Studio
Sushi Cafe

Honda Parts

NCS National Customs & Supplies
Strictly Used Cars
Ed's Auto Repair

Sports Car Warehouse

SITE ME MedExpress

DISCOUNT TIRE



CHASE

USPS.COM



AT&T US Army Recruiting Office Arlington

REGIONAL FINANCE LIQUOR HOUSE

Cooper St

381283 VPD 18



Max Relax Massage
Soccer City
Ahmed Elttom cicis

Batteries + Bulbs



MATTRESS FIRM

HOME ZONE Texas Born, Family Owned.

chair king BACKYARD STORE

Foster ES
Students: 686

FITNESS CONNECTION

ROCKFISH Cane's

Jack CAMPERO



Academy SPORTS+OUTDOORS

PET SUPPLIES PLUS

SPEC'S

JARED The Galleria Of Jewelry

Dillard's H&M

macy's

DICK'S SPORTING GOODS

JCPenney

CHAMPS SPORTS

DSW DESIGNER SHOE WAREHOUSE

FOREVER 21

sears

Bath & Body Works

SEPHORA

BARNES & NOBLE

FINISH LINE

charlotte russe

T.J. maxx

Pier 1

DXL

Foot Locker

EXPRESS

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inbille

Arbrook Blvd

Pleasant Ridge Rd

DEMOGRAPHICS

POPULATION (2019)

1 MILE	11,945
3 MILES	123,347
5 MILES	333,572
7 MILES	552,439

HOUSEHOLDS (2019)

1 MILE	4,843
3 MILES	44,937
5 MILES	116,018
7 MILES	193,301

AVG HH INCOME (2019)

1 MILE	\$73,603
3 MILES	\$78,945
5 MILES	\$80,667
7 MILES	\$82,043

ANNUAL POPULATION GROWTH RATE (7 MILES)

2010-2019	1.04%
2019-2024	0.87%

TRAFFIC COUNTS (VPD)

COOPER STREET	38,283
W ARBROOK BLVD	18,729



WHY DALLAS - FORT WORTH?

The Dallas-Fort Worth region is an innovation hub with a wealth of resources that make it an ideal business location. The DFW region's attractive quality of life, strong regional and state economy, low cost of living, skilled labor force, pro-business mindset, and absence of corporate and personal income taxes all contribute to the thriving Dallas-Fort Worth location.

**#6 BEST PLACES FOR BUSINESS
& CAREERS**

- Forbes

**#4 LARGEST METRO IN THE
US**

- Forbes

**#1 BEST CITY IN US FOR JOBS
IS THE DALLAS-PLANO-
IRVING AREA**

- Forbes

**#9 MOST POPULOUS CITY IN
THE US**

- wikipedia.com

**DFW INTERNATIONAL AIRPORT
IS THE FOURTH BUSIEST
AIRPORT IN THE WORLD**

- wikipedia.com

**DFW METROPLEX HAS OVER
10,000 CORPORATE
HEADQUARTERS, INCLUDING
22 FORTUNE 500 COMPANIES**

- wikipedia.com

**DFW ADDED THE MOST
RESIDENTS OUT OF ANY
OTHER US METRO IN 2017**

- Real Capital Markets

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CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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