



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

Xpress Wellness Urgent Care  
901 W Main Street  
Durant, OK 74701



In Cooperation With ParaSell, Inc., A Licensed Oklahoma Broker  
Lic. # 183645 BoR: Scott Reid - Lic. # 183646

# EXCLUSIVELY MARKETED BY:

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SANDS INVESTMENT GROUP

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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 3,600 SF Xpress Wellness Urgent Care Located at Durant, Oklahoma. This Deal Includes an Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,412,522
CAP	5.75%
NOI	\$138,720
PRICE PER SF	\$670.15
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	901 W Main Street Durant, OK 74701
COUNTY	Bryan
BUILDING AREA	3,600 SF
LAND AREA	0.78 AC
BUILT	2021





# HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care – Opening in October 2021
- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities and Three (5) Year Option Periods and 1.25% Annual Rental Increases Beginning Year 3
- Corporate Guarantee From Xpress Wellness Holdings, LLC
- Xpress Wellness Urgent Care is the Largest Urgent Care Operator in Secondary Markets in Oklahoma With Recent Expansion Into the Kansas Market
- Founded in 2014, Xpress Wellness Currently Has 30+ Locations Across Oklahoma and Kansas With Plans to Open 14 Additional Clinics in 2021
- Xpress Wellness is Open 7 Days a Week Offering In-Network Providers, Online Check-In, Virtual Visits, Including Telemedicine and Ready to Treat Non-Life-Threatening Injuries and Illnesses
- In November 2018, Latticework Capital Management, a Dallas Based Private Equity Group, Partnered With Xpress Wellness Urgent Care Resulting in Additional Capital For Continued Growth For the Concept; [Read More Here](#)
- Presence Within Smaller Communities Makes Xpress Wellness a Rising Independent Provider in Rural Markets
- Lattice Capital Management Has Broad Experience Across the Healthcare Ecosystem Having Completed Over 85 Transactions Across a Diverse Array of Healthcare Subsectors Representing Over \$1.5 Billion of Equity Investments
- Property is Located Less Than 2-Miles Away From Southeastern Oklahoma State University
- Service Lines Capture a Wide Range of Patients From Urgent Care, Primary Care, Occupational Medicine and Workers Comp
- Virtual Visits, Including Telemedicine, Quickly and Proficiently Expand the Xpress Wellness Operating Model Beyond Traditional Brick and Mortar
- “Retailization” of Healthcare - Retail Focused Model Maximizes Patient Convenience and Comfort and Creates Synergies With Nearby Tenants
- Durant is a City in Bryan County, Oklahoma, United States and Serves as the Capital City and Headquarters of the Choctaw Nation of Oklahoma
- Neighboring Tenants Include: Best Buy, PetSmart, Grand Teton Mall, Barnes & Noble, Staples, Albertsons, Target, Ross Dress For Less, The UPS Store, Kohls, T.J. Maxx, Sportman's Warehouse, IHOP, Jimmy Jones, Taco Bell, Texas Roadhouse and Many More





# LEASE SUMMARY

TENANT	Xpress Wellness Urgent Care
PREMISES	A Building of Approximately 3,600 SF
LEASE COMMENCEMENT	EST October 1, 2021
LEASE EXPIRATION	EST September 30, 2036
LEASE TERM	15 Years
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	1.25% Annually – Beginning Year 3
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

SQUARE  
FOOTAGE

ANNUAL  
BASE RENT

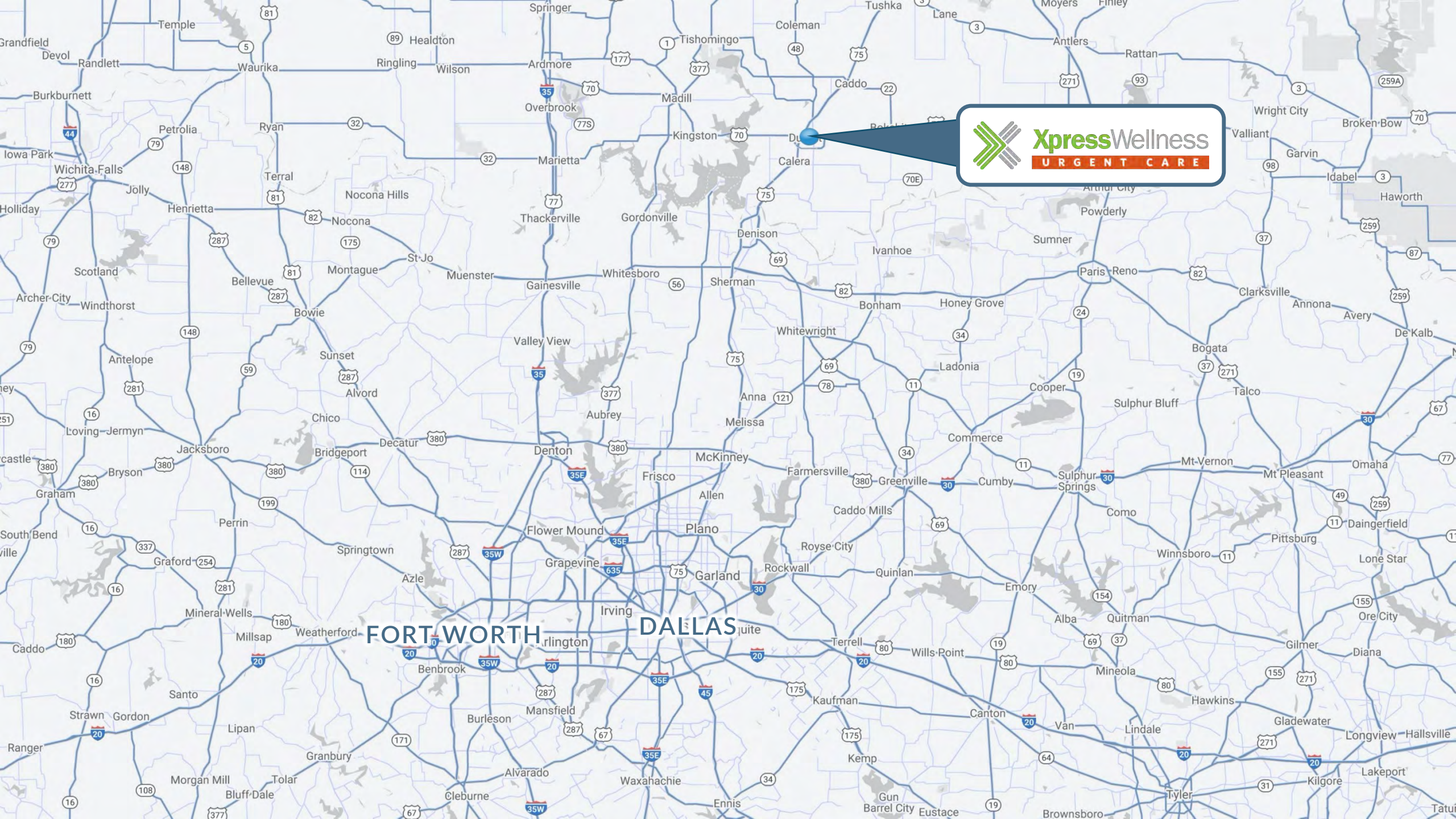
RENT  
PER SF

3,600 SF

\$138,720

\$38.53





**XpressWellness**  
URGENT CARE



First United

CVS  
pharmacy

Porefessionals  
SKINCARE & BOUTIQUE

OneMain  
Financial

State Farm

Iglesia Adventista del  
Séptimo Día, Durant, OK

Choctaw  
Nation Early  
Head Start

★ Carl's Jr.

MODERN  
abstract and title

COMPUTER  
TECHS

Simmons  
Bank

Ministry In  
Action

UNITED STATES  
POSTAL SERVICE

H&R BLOCK

Pizza  
Hut

burkes  
OUTLET

W Main St

XpressWellness  
URGENT CARE

FACTORY  
CONNECTION

24  
WORKOUT  
ANYTIME  
Your Fitness. Your Schedule.

wf World Finance

AutoZone

HIBBETT SPORTS

CASTEEL'S TIRE

Loves

NAUTILUS  
Fitness

goodwill

THE REMEDY  
CANNABIS DISPENSARY

O'Reilly  
AUTO PARTS

kwikchek

S 9th Ave

LifeSong  
Church of  
The Nazarene

FARMERS  
INSURANCE



Walmart Supercenter HARBOR FREIGHT TOOLS Lowe's

Walgreens DOLLAR TREE

SHOE DEPT. BOOT BARN CATO

RAC Arby's Chicken Express

Holiday Inn Express MURPHY USA

BIG LOTS! ORSCHELN FARM & HOME

DOLLAR GENERAL

Aaron's Pizza Inn

TACO BELL LAQUINTA INNS & SUITES BRAUM'S

Quick Lane SUPERCUTS

IHOP Applebee's

Freddy's FROZEN CUSTARD STEAKBURGERS

Dominos PHILLIPS 66

SONIC Love's

DOLLAR GENERAL

Godfather's Pizza SUBWAY

ANYTIME FITNESS

cricket SUBWAY

Little Caesars WHATABURGER

SONIC

TSC TRACTOR SUPPLY CO

SHERWIN-WILLIAMS

KELLY-MOORE PAINTS

burkes OUTLET

DOLLAR GENERAL

HIBBETT SPORTS AutoZone

Pizza hut

goodwill True Value

O'Reilly AUTO PARTS

Love's Godfather's Pizza

McDonald's SHOE sensation

Kentucky Fried Chicken

FIREHOUSE SUBS

LONG JOHN SILVER'S BW Best Western Hotels & Resorts

Jack in the box Hallmark

EconoLodge VALERO

NAPA CVS pharmacy

Carl's Jr.

XpressWellness URGENT CARE



W Main St

S 9th Ave



## DURANT | BRYAN COUNTY | OKLAHOMA

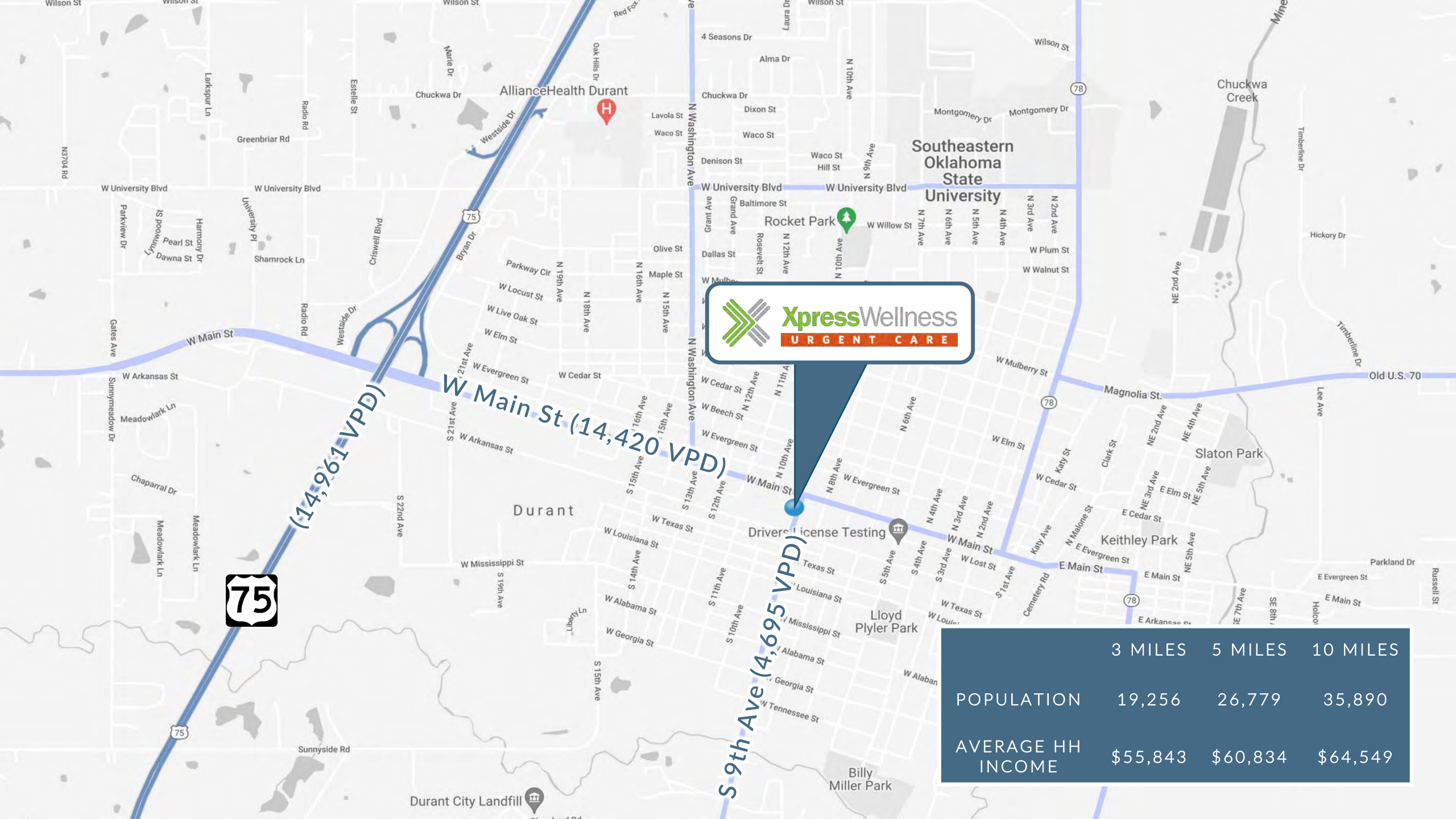
Durant is located in south-central Oklahoma only ten miles from Lake Texoma, one of the largest man-made lakes in the United States. The city is a progressive community with a thriving, diversified local economy. Durant, Oklahoma, in Bryan county, is 56 miles N of McKinney, Texas and 86 miles N of Dallas, Texas. Durant's high-quality and affordable family-valued lifestyle is on Highway 75 and 150 miles southeast and south from both Oklahoma City and Tulsa. Durant is the principal city of the Durant Micropolitan Statistical Area. Durant is home to Southeastern Oklahoma State University. The city is officially known as the Magnolia Capital of Oklahoma. The city and its micropolitan are a major part of the Texoma region. It is also the county seat of Bryan County, with a 2020 population of 19,711.

Durant is also in the only Oklahoma county within the Dallas-Fort Worth statistical area just 95 miles from Dallas metro advantages and amenities. Durant's location puts major markets within easy reach. Key Industries in the city are aerospace, automotive, business and financial services, distribution, food processing, manufacturing and tourism/ entertainment. Providing a rich cultural foundation and a powerhouse economic and workforce resource, the Choctaw Nation of Oklahoma strengthens and vitalizes the Durant community in myriad ways, not least in its role as a major employer through multiple community enterprises including its newly expanded headquarters and healthcare campus. Another key expansion is the Choctaw Casino and Resort, now Oklahoma's leading visitor destination.

Known as the "Magnolia Capital of Oklahoma," Durant offers everything from downtown shopping to outdoor adventures. At nearby Lake Texoma State Park, visitors will relish endless opportunities for nature exploration. Go camping, cast a line on the lake or enjoy hunting for whitetail deer, bobwhite quail, mourning dove, ducks and geese. Fort Washita Historic Site & Museum is a notable attraction that grants visitors a glimpse into Oklahoma's diverse history. Choctaw Casino Resort – Durant a world-class resort has a concert venue that brings some of the biggest names in entertainment to Durant. There's endless fun to be had at the casino's tables, and the resort also ensures a one-of-a-kind getaway with nearly a dozen dining options, a spa, a luxury hotel and a beautiful water park with Jacuzzis, streams for floating and a covered cabana that's accessible from the water.









**XpressWellness**  
URGENT CARE



(14,961 VPD)

W Main St (14,420 VPD)

S 9th Ave (4,695 VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	19,256	26,779	35,890
AVERAGE HH INCOME	\$55,843	\$60,834	\$64,549



# TENANT PROFILE

Xpress Wellness Urgent Care is a private urgent care company based in Oklahoma, that is passionate about helping others. As a graduate of Oklahoma State University College of Osteopathic Medicine, Dr. Williams started in family practice 1999, and has grown his vision of affordable access to care throughout the area. He leads a team of experienced medical providers who share the same DNA of helping patients by providing exceptional care.

At all of the 26 locations of Xpress Wellness Urgent Care in Oklahoma and Kansas, they offer urgent care services for non life-threatening injuries. That's not all the company does for their patients. Their dedicated professionals take pride in providing comprehensive care that can help their patients recover from their illness or injury. They also take pride in offering a wide range of services, from primary adult care to pediatric services, as well as work-related injuries and sports-related injuries.

Accidents and illnesses happen at the most inopportune times, so it's important to have an urgent care provider that one can depend on. Their urgent care clinics are prepared to handle non-life-threatening injuries and illnesses whenever the need arises. Another great aspect of their walk-in clinic is that one can actually check-in online to speed up the process. It's easy, convenient, and makes for a much better experience than any typical medical clinic. This option is available for all of their clinics, seven days a week!



COMPANY TYPE  
Private



FOUNDED  
2014



# OF LOCATIONS  
26



HEADQUARTERS  
Enid, OK



WEBSITE  
[xpresswellnessurgentcare.com](http://xpresswellnessurgentcare.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group (SIG) and ParaSell and should not be made available to any other person or entity without the written consent of SIG and ParaSell.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, SIG and ParaSell have not verified, and will not verify, any of the information contained herein, nor have SIG and ParaSell conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release SIG and ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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