



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CareNow Urgent Care
2520 W I-20
Grand Prairie, TX 75052

EXCLUSIVELY MARKETED BY:



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SANDS INVESTMENT GROUP

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 5,584 SF CareNow Located at 2520 W I-20 in Grand Prairie, TX. This Deal Includes Over 8 Years Remaining on a Triple Net (NNN) Lease With Minimal Landlord Responsibilities, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$4,385,691
CAP	5.50%
NOI (As of 11/1/2021)	\$241,213
PRICE PER SF	\$785.40
GUARANTOR	Primary Health, Inc.

PROPERTY SUMMARY

ADDRESS	2520 W I-20 Grand Prairie, TX 75052
COUNTY	Tarrant
BUILDING AREA	5,584 SF
LAND AREA	1.26 AC
BUILT RENOVATED	2005 2014



HIGHLIGHTS

- CareNow Urgent Care Facilities Are Essential Businesses; Amazon and Pandemic Proof
- Primary Health, Inc. is a Subsidiary of HCA Healthcare Who Acquired Dallas Based CareNow in 2014, Which at the Time Added 24 Urgent Care Centers to HCA North Texas Division; HCA Healthcare Comprises of More Than 180 Hospitals and 2,000+ Sites of Care in 21 States and the United Kingdom
- CareNow Urgent Care Centers Are Accredited Through the Urgent Care Association (UCA), Which is the Highest Level of Distinction For Urgent Care
- With More Than 150 Locations in the United States, CareNow is Ready to Serve Near Your Home, Work or School; All Clinics Are Open 7 Days a Week
- Located in an Income Tax-Free State
- High Visibility With Frontage Along W I-20 Which Sees Over 199,199 VPD
- Average Household Income is Over \$86,136 Within a 3-Mile Radius Which Spends on Average Over \$1,634 on Health Care Per Year
- Population Growth Expected to Exceed Over 2.7% Within a 3-Mile Radius Bringing the Total Population to Well Over 123,840 People By 2026
- Nearby Tenants Include: Walmart Supercenter, Sam's Club, Firestone, Office Depot, Discount Tire, PetSmart, Dollar Tree, Applebee's, Buffalo Wild Wings and Many More



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	CareNow Urgent Care
PREMISES	A Building of Approximately 5,584 SF
LEASE COMMENCEMENT	October 18, 2018
LEASE EXPIRATION	October 31, 2029
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	2% Annually
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
PARKING LOT	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility <i>(Landlord Responsible For Utility & Plumbing Lines Up to Point of Entry of the Building)</i>
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,584 SF	\$241,213 (As of 11/1/21)	\$43.20







DOLLAR GENERAL

Methodist
URGENT CARE

Jason's deli

FLEX | N | GATE

COOPER TIRES

Walmart

GameStop

CAT

T-Mobile
metro

Supercenter

DOLLAR TREE

Thyroid
Endocrinology
And Diabetes

Great Southwest Family
Dental and Reproductive

State Farm

Rainbow

PET SMART

sam's club

Office
DEPOT

AT&T

ups

BUFFALO
WILD WINGS

BANK OF AMERICA

Applebee's
GRILL • BAR

DISCOUNT
TIRE

Schlotzsky's

Lyndon B Johnson Fwy

INTERSTATE
20

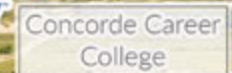
TEXAS
COUNTRY

CANDLEWOOD
SUITES
AN IHG HOTEL

Firestone
COMPLETE AUTO CARE

CareNow
Urgent Care

Beto's
MEXICAN RESTAURANT





Lyndon B Johnson Fwy



GRAND PRAIRIE | TARRANT COUNTY | TEXAS

Grand Prairie is located in North Central Texas and within Dallas, Tarrant, and Ellis counties. The city has a land area of 81 square miles, an estimated population of 191,720 and is readily accessible by an expanded thoroughfare system including State Highway 161 for traffic relief on 360 (north/south) and Interstate Highways 20 and 30 (east/west) through the city. Dallas-Fort Worth International Airport lies just five minutes north of Grand Prairie. Grand Prairie, Texas, is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area.

Grand Prairie's top three employment industries, making up a total of each making up over 40 percent of the job market, are: Educational services, and health care and social assistance, Manufacturing; and Retail trade. Because of its central location and proximity to air and highway transportation infrastructure, Grand Prairie also is a well-established distribution center. Much of the Great Southwest Industrial District's approximately 80-million square feet lies in Grand Prairie. Quick access to the Dallas-Fort Worth International Airport, large local markets of Dallas and Fort Worth, rail and interstate highways continue to attract new construction of warehouse, distribution and manufacturing buildings. Other employers and industries include: K&N Engineering, Optimal Elite Management (LED sign manufacturer relocating from California), CertiFit (automotive supplier based in Utah). Airbus Helicopters, Inc., the U.S. subsidiary of Airbus Helicopters, has its headquarters in Grand Prairie.

Tourists can play the horses at Lone Star Park, experience water fun year-round at Epic Waters Indoor Waterpark, rummage through the 161-acre flea market at Traders Village, come face to face with lifelike figures at Louis Tussauds Palace of Wax, explore fascinating oddities from around the world at Ripley's Believe It Or Not!, dance in the aisles at The Theatre at Grand Prairie concerts, swing with abandon at Tangle Ridge and Prairie Lakes golf courses, and, to cap it all off, play on the beaches and camp under the stars at the 7,500-acre Joe Pool Lake. Adjacent to Lone Star Park is the state-of-the-art Nokia Theatre, a 28.5-acre live entertainment venue which hosts numerous concerts, musical acts, shows, and family events annually. The city's Tangle Ridge Golf Course features bentgrass greens in a Hill Country atmosphere, and Prairie Lakes Golf Course offers one of the best golf values in the area with the largest practice putting green in Texas.





TENANT PROFILE

CareNow® is dedicated to reducing people's wait while improving their health. With more than 150 urgent care clinics around the United States, CareNow® is ready to serve you near your home, workplace or school. Its clinics are open 7 days a week and stay open late to provide care when it is needed the most.

Each CareNow® clinic is staffed by qualified and experienced healthcare providers dedicated to improving lives. Its doctors and medical staff are trained in family practice, emergency medicine or internal medicine. CareNow delivers quality, convenient, patient-centered urgent care with unparalleled service around the United States. Its physician-driven focus is centered on providing extensive resources and support to its growing CareNow physician team. Its doctors and medical staff are trained in family practice, emergency medicine or internal medicine. It offers a wide range of primary and urgent care services for the entire family.

CareNow® urgent care centers are accredited through the Urgent Care Association (UCA), which is the highest level of distinction for urgent care. This distinction was earned through a detailed survey and onsite visits with UCA accreditation surveyors. UCA is responsible for setting national industry standards for patient safety and quality measures.



COMPANY TYPE
Private



FOUNDED
1993



OF LOCATIONS
150+



HEADQUARTERS
Coppell, TX



WEBSITE
carenow.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 and should not be made available to any other person or entity without the written consent of Sands Investment Group.

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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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 Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a Broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary.

The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.



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