



REPRESENTATIVE IMAGE

SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



CareNow Urgent Care
3751 S I-35 E
Denton, TX 76210

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 5,575 SF CareNow Located at 3751 S I-35 E in Denton, TX. This Deal Includes Attractive Rent Increases With 8% Escalations Every Five Years, Providing For a Unique Investment Opportunity.

OFFERING SUMMARY

PRICE	\$4,048,457
CAP	5.25%
NOI	\$212,544
PRICE PER SF	\$726.18
GUARANTOR	Primary Health, Inc.

PROPERTY SUMMARY

ADDRESS	3751 S I-35 E Denton, TX 76210
COUNTY	Denton
BUILDING AREA	5,575 SF
LAND AREA	0.73 AC
BUILT RENOVATED	2007 2021



HIGHLIGHTS

- Attractive Rent Increases With 8% Escalations Every Five Years; the Next Rent Bump Occurs in July of 2022
- Sits on Approximately a 0.73 Acre Site Just Off Interstate 35E
- CareNow Urgent Care Facilities Are Essential Businesses; Amazon and Pandemic Proof
- 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
- 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
- High Visibility With Frontage Along South I-35 East Which Sees Over 118,000 VPD
- Population Growth Expected to Exceed Over 12.8% Within a 3-Mile Radius, Bringing Total Population to Well Over 84,496 People By 2026
- Average Household Income is Over \$105,600 Within a 3-Mile Radius, Which Spend on Average Over \$1,600 on Health Care Per Year



ACTUAL PROPERTY IMAGE
CURRENTLY UNDER RENOVATION

LEASE SUMMARY

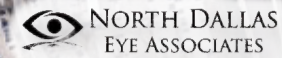
TENANT	CareNow Urgent Care
PREMISES	A Buidling of Approximately 5,575 SF
LEASE COMMENCEMENT	June 18, 2007
LEASE EXPIRATION	June 30, 2029
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Triple Net (NNN)
USE	Medical
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
5,575 SF	\$212,544	\$38.12





Flowers Baking Co



Distribution Services Corporation



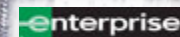
Complete Foot and Ankle Care of North Texas, P.A.



Express Car Wash



Briercliff Park





DENTON | DENTON COUNTY | TEXAS

Originally incorporated on September 26, 1866, the City of Denton is now 98.818 square miles and has an estimated population of 140,956. The City of Denton is in the northern portion of the Dallas/Fort Worth Consolidated Metropolitan Statistical Area (CMSA). The city is a part of the Dallas/Fort Worth Metroplex and is situated at the apex of a triangle based by Dallas (37 miles to the southeast) and Fort Worth (35 miles to the southwest) providing excellent access to and from all parts of the area. Denton offers a favorable business climate, exceptional livability, and a diversity of choices in employment, lifestyle, and neighborhoods. Denton is known for its friendly, small-town feel paired with big-city amenities. The city is the county seat of Denton County.

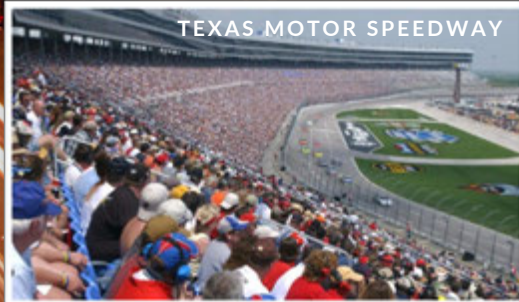
Denton's optimal logistics location is essential to the competitive strategy of the domestic and international companies that select Denton to locate and expand their operations. Positioned at the convergence of I-35 East and West, the nation's primary USMCA interstate highway, and within minutes of the industrial Fort Worth Alliance Airport and Dallas/Fort Worth International Airport, Denton's two universities and workforce training partnerships provide the sustainable, talented workforce companies need to innovate and grow. Key industries include supply chain logistics, advanced manufacturing, aviation, information technology, renewable energy, research and development and data centers. Companies such as Peterbilt Motors, Jostens, Southwire/United Copper Industries, Acme Brick, ESAB/Victor Technologies and Sally Beauty Company have called Denton their corporate headquarters or primary manufacturing home for many years.

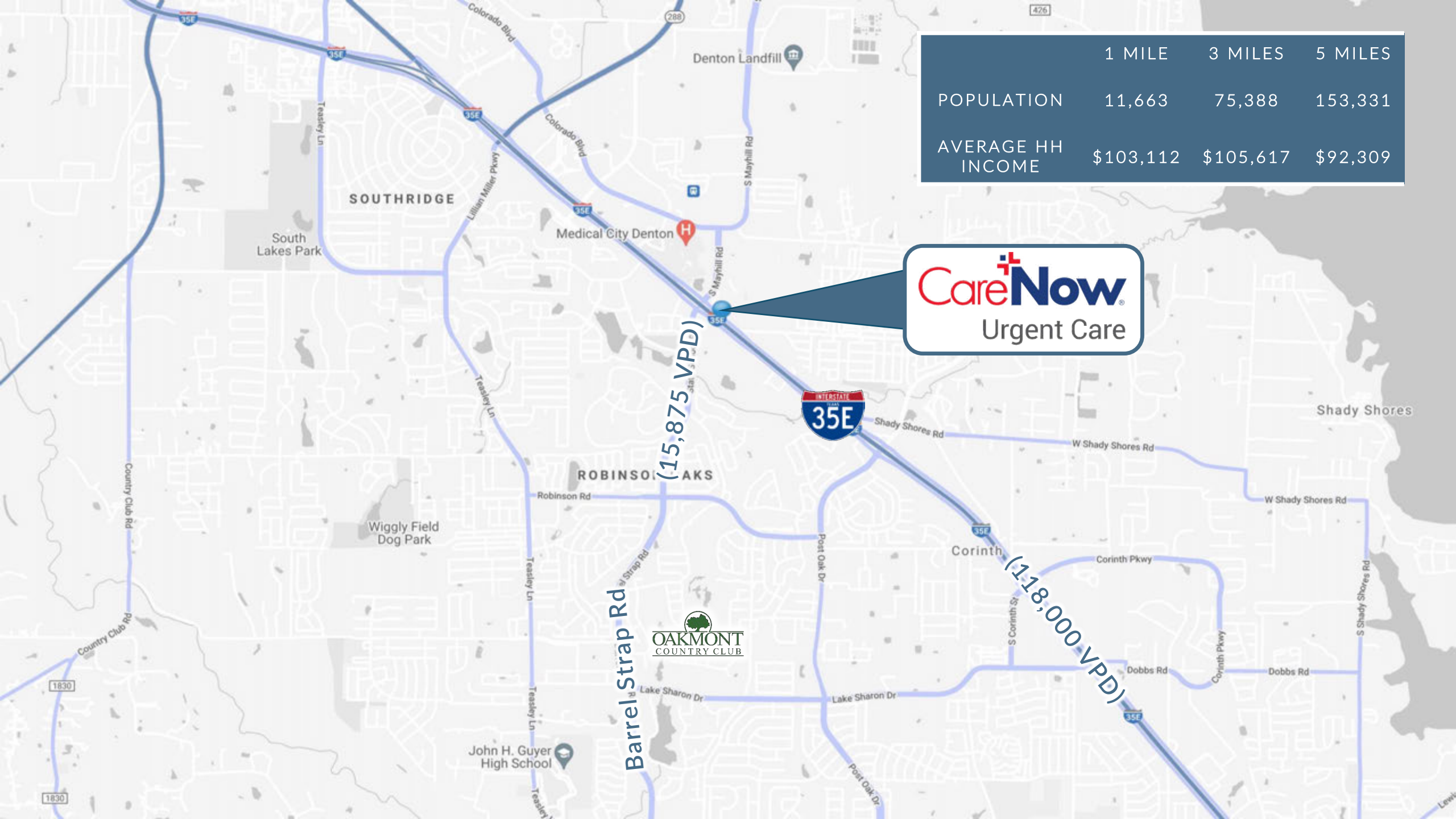
Across Denton, there is a pulsating entertainment culture, featuring live performing arts venues, music and film festivals, museums, and historical sites. Additionally, Denton is home to 30 parks, featuring 300 acres of open space, 3 recreation centers, a water park and community swimming pools, and hike and bike trails throughout the city. Nearby lakes, hiking trails, and state parks also to contribute to exciting outdoor recreation opportunities. Other annual events include the Fry Street Fair, Twilight Tunes, Dog Days of Summer, and Cinco de Mayo. Racing fans can enjoy the Texas Motor Speedway, located 14 miles south of Denton, and the Denton Dragway, about 5 miles north of the city. Some of the area's cultural sites include: Bayless-Selby House Museum, Denton County Courthouse-on-the-Square Museum, Denton County Historical Museum and Texas Heritage Center, Gowns of the First Ladies of Texas, Hangar 10 Flying Museum, UNT Sky Theatre Planetarium Historic Downtown Denton and Little Chapel-in-the-Woods.

UNIVERSITY OF NORTH TEXAS - DENTON



TEXAS MOTOR SPEEDWAY





	1 MILE	3 MILES	5 MILES
POPULATION	11,663	75,388	153,331
AVERAGE HH INCOME	\$103,112	\$105,617	\$92,309

CareNow
Urgent Care

(15,875 VPD)

(118,000 VPD)



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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