

OFFERED
FOR SALE

CARENOW URGENT CARE

SUBSIDIARY OF HCA HEALTHCARE INC.
FRONTS I-30 | 143,000 CARS/DAY
PAD TO WALMART SUPERCENTER
BUILT IN 2006 | 5 YEAR OPTION SIGNED IN 2021
565 West Interstate 30, Garland (Dallas), Texas

HCA
Healthcare

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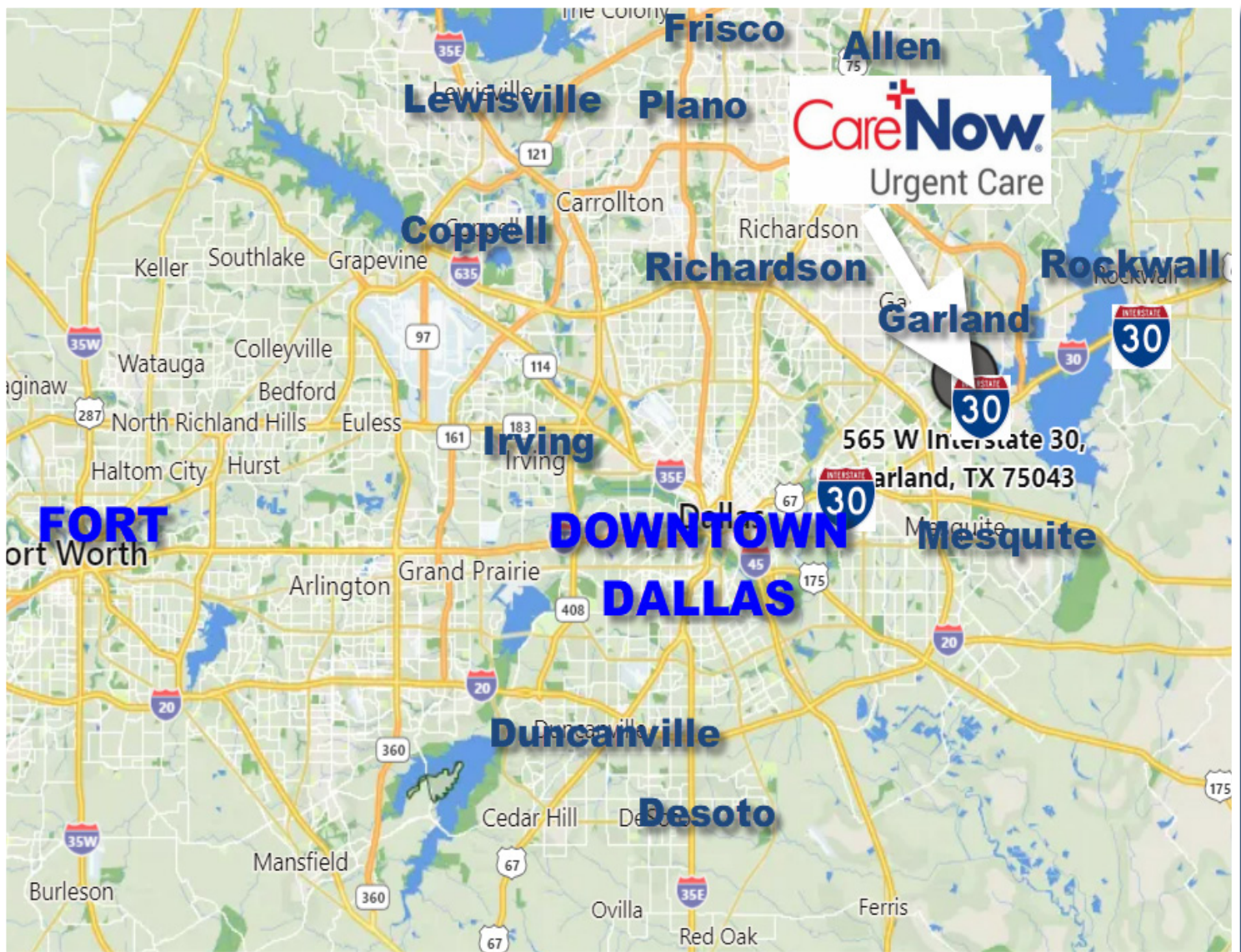
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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

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OFFERING SUMMARY

Asking Price:	\$3,652,100
CAP:	5.75%
Year Built:	2006
Building Size:	5,575 SF
Annual Rent:	\$210,000
Lot Size:	.96
Parking Spaces:	30

TENANT SUMMARY:

Tenant Name:	CareNow Urgent Care
Lease Type:	Double Net
Lease Term Remaining:	4 Years (In 1st Option)
Options:	1-5 Year Option at \$214,200, 2% Annual Increases During Option
Primary Term:	3/26/2006-3/31/2026
Option Rent	04/01/2026 = \$214,200 04/01/2027 = \$218,484 04/01/2028 = \$222,854



04/01/2029 = \$227,311
04/01/2030 = \$231,857

INVESTMENT HIGHLIGHTS

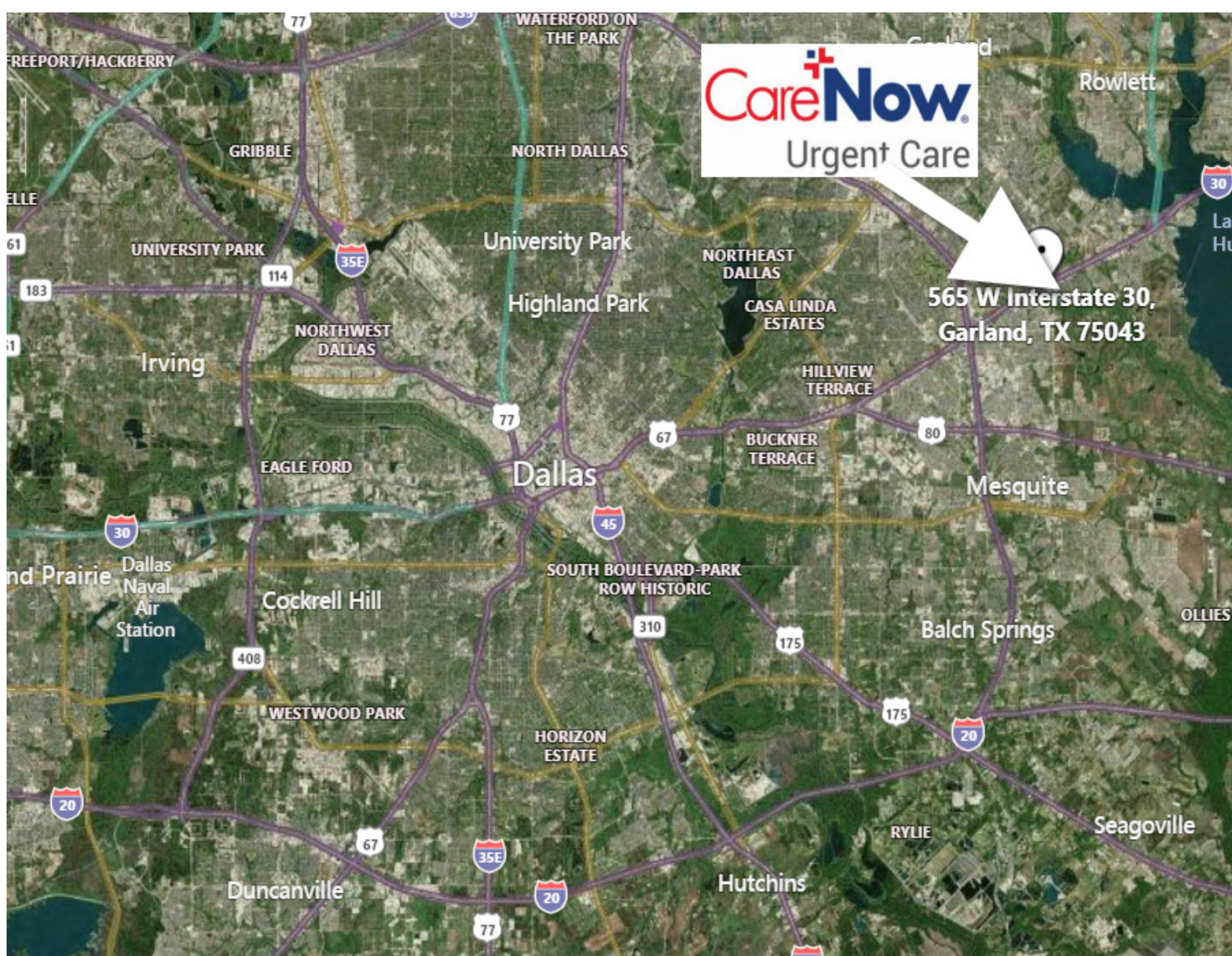
- Freestanding CareNow fronting Interstate 30 (143,000 Cars/Day) in Garland, a suburb of Dallas, Texas. The CareNow sits directly in between Chase Bank and IHOP, as a pad to a Walmart Supercenter anchored shopping center. Carenow has been operating at this location since 2006. The population in a 1 mile radius is 13,900 people.
- Original 15 year lease commenced in March of 2006, Carenow signed a 5 year renewal in April of 2021, extending until April of 2026
- Carenow is owned by HCA (NYSE: HCA), the nation's largest for-profit hospital chain, that operates 165 hospitals and 113 freestanding surgery centers in 20 states and England. HCA North Texas network includes 5,500 physicians. As of 2021, HCA Healthcare is ranked #62 on the Fortune 500 rankings of the largest United States corporations by total revenue
- As HCA Healthcare's dedicated urgent care service line, CareNow® delivers quality, convenient, patient-centered urgent care with unparalleled service.
- HCA Healthcare revenue for the twelve months ending September 30, 2021 was \$57.981B, a 14.22% increase year-over-year.



AERIAL



MAP




AERIAL



CLOSE UP AERIAL



Demographic Summary Report

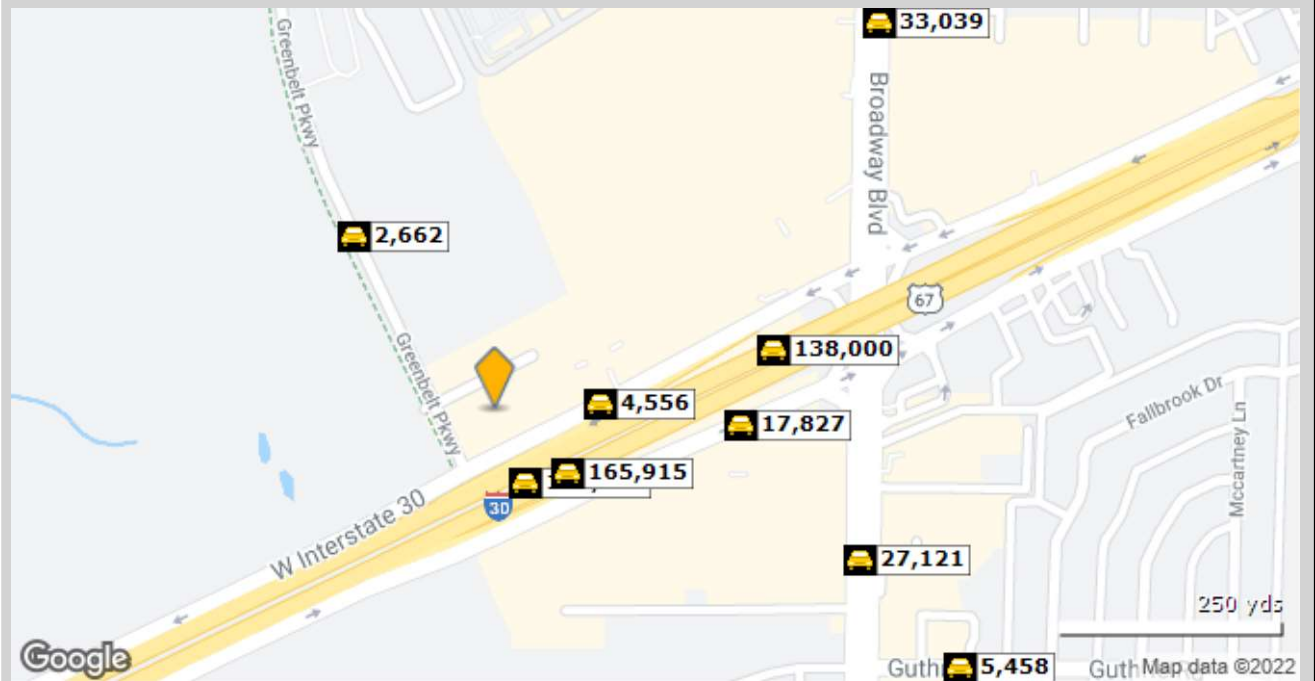
Care Now									
565 W Interstate 30, Garland, TX 75043									
Building Type: Class B Office		Total Available: 0 SF							
Class: B		% Leased: 100%							
RBA: 5,580 SF		Rent/SF/Yr: -							
Typical Floor: 5,580 SF									
Radius		1 Mile		3 Mile		5 Mile			
Population									
2026 Projection		14,121		103,726		261,755			
2021 Estimate		13,968		102,288		258,621			
2010 Census		13,469		96,826		247,690			
Growth 2021 - 2026		1.10%		1.41%		1.21%			
Growth 2010 - 2021		3.70%		5.64%		4.41%			
2021 Population by Hispanic Origin		4,076		33,974		111,559			
2021 Population		13,968		102,288		258,621			
White		8,735	62.54%	66,325	64.84%	184,623	71.39%		
Black		3,717	26.61%	23,945	23.41%	49,755	19.24%		
Am. Indian & Alaskan		119	0.85%	1,191	1.16%	3,313	1.28%		
Asian		1,037	7.42%	8,334	8.15%	14,952	5.78%		
Hawaiian & Pacific Island		6	0.04%	90	0.09%	318	0.12%		
Other		354	2.53%	2,403	2.35%	5,661	2.19%		
U.S. Armed Forces		4		22		40			
Households									
2026 Projection		5,768		38,153		90,250			
2021 Estimate		5,702		37,626		89,167			
2010 Census		5,480		35,677		85,444			
Growth 2021 - 2026		1.16%		1.40%		1.21%			
Growth 2010 - 2021		4.05%		5.46%		4.36%			
Owner Occupied		2,347	41.16%	21,144	56.20%	52,281	58.63%		
Renter Occupied		3,354	58.82%	16,482	43.80%	36,887	41.37%		
2021 Households by HH Income		5,701		37,627		89,167			
Income: <\$25,000		813	14.26%	5,197	13.81%	14,160	15.88%		
Income: \$25,000 - \$50,000		1,912	33.54%	9,465	25.15%	23,765	26.65%		
Income: \$50,000 - \$75,000		1,276	22.38%	7,812	20.76%	19,235	21.57%		
Income: \$75,000 - \$100,000		588	10.31%	5,240	13.93%	11,512	12.91%		
Income: \$100,000 - \$125,000		344	6.03%	3,599	9.56%	7,530	8.44%		
Income: \$125,000 - \$150,000		277	4.86%	2,446	6.50%	4,925	5.52%		
Income: \$150,000 - \$200,000		282	4.95%	2,118	5.63%	4,499	5.05%		
Income: \$200,000+		209	3.67%	1,750	4.65%	3,541	3.97%		
2021 Avg Household Income		\$71,138		\$80,567		\$75,336			
2021 Med Household Income		\$52,113		\$63,290		\$58,736			

Traffic Count Report

Care Now

565 W Interstate 30, Garland, TX 75043

Building Type: **Class B Office**
 Class: **B**
 RBA: **5,580 SF**
 Typical Floor: **5,580 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 30	W I- 30	0.19 SW	2018	163,920	MPSI	.05
2	I- 30	Broadway Blvd	0.21 NE	2020	165,915	MPSI	.06
3	W I- 30	Greenbelt Pkwy	0.10 SW	2018	6,383	MPSI	.07
4	W I- 30	Broadway Blvd	0.17 E	2017	4,556	MPSI	.07
5	Greenbelt Pkwy	W I- 30	0.17 SE	2020	2,662	MPSI	.15
6	W I- 30	Broadway Blvd	0.09 NE	2018	17,827	MPSI	.16
7	I- 30	Broadway Blvd	0.06 E	2017	138,000	MPSI	.19
8	Broadway Blvd	Guthrie Rd	0.07 S	2020	27,121	MPSI	.26
9	Guthrie Rd	Broadway Blvd	0.06 W	2020	5,458	MPSI	.34
10	Broadway Blvd	Broadway Cmns	0.07 N	2018	33,039	MPSI	.36



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Net Realty Advisors LLC	596860	info@netrealtyadvisors.com	972 661 8476
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date