



INVESTMENT OPPORTUNITY

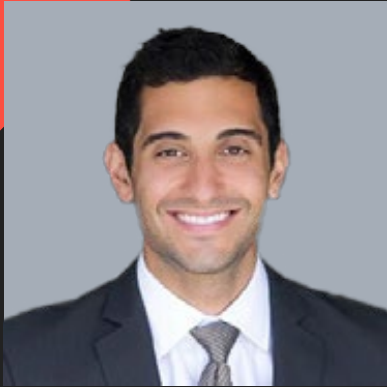
Xpress Wellness Urgent Care

5406 Wesley St, Greenville, TX 75402

K2 | REAL
ESTATE
CAPITAL

K2REcapital.com

EXCLUSIVELY LISTED BY:



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In association with Bang Realty-
Texas, Inc. - Brian Brockman

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CAPITAL

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Investment Summary

K2 Real Estate Capital is Pleased to Present Exclusively For Sale the 3,070 SF Xpress Wellness Urgent Care Located at 5406 Wesley Street in Greenville, Texas. This Deal Includes a Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities and a Corporate Guarantee From Xpress Wellness Holding, LLC, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE

\$2,551,220

PRICE PER SF

\$831.01

CAP RATE

5.00%

GUARANTOR

Xpress Wellness Holdings, LLC

NOI

\$127,561



PROPERTY SUMMARY

ADDRESS

5406 Wesley St, Greenville, TX 75402

COUNTY

Hunt

BUILDING AREA

3,070 SF

LAND AREA

0.43 AC

YEAR BUILT

2022



INVESTMENT HIGHLIGHTS

- Brand New Construction Xpress Wellness Urgent Care – Opening in April 2022
- Long Term 15 Year Absolute Triple Net (ABS NNN) Lease With Zero Landlord Responsibilities
- 1.25% Annual Rental Increases Beginning Year Three & Three 5-Year Option Periods
- Corporate Guarantee From Xpress Wellness Holdings, LLC
- Strong Demographics With Over 33,604 Residents and an Average Household Income of \$67,193 Within a 5-Mile Radius
- Located Directly on Wesley Street and Interstate 30 with Over 92,795 VPD
- Texas is an Income Tax Free State
- Hunt County is Part of the Dallas-Fort Worth-Arlington MSA
- 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
- 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
- Xpress Wellness Acquired MedNOW in 2021 Which Increased Location Count in Dense Markets
- 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
- Virtual Visits, Including Telemedicine, Quickly and Proficiently Expand the Xpress Wellness Operating Model Beyond Traditional Brick and Mortar
- Medical Essential Business; Open & Operating Throughout Pandemic
- Founded in 2014, Xpress Wellness Currently Has 40+ Locations Across Oklahoma, Kansas, and Texas With Plans to Open Additional Clinics in 2022
- Neighboring Tenants Include: Atwoods Ranch & Home, Walmart, CVS, Big Lots, Lowe's Home Improvement O'Reilly Auto Parts, Harbor Freight, Sherwin Williams, Planet Fitness, FedEx OnSite, Penzoil, Staples, Ashley HomeStore, Ross Dress for Less, Walgreens, Chase, Bank of America, Chase, American National Bank, Bottlecap Alley Grill, Pizza Hut, KFC, Chick fil-A, Starbucks, Chiptole, IHOP, Taco Beuno and Many More!

Lease Summary

TENANT

Xpress Wellness Holdings, LLC

PREMISES

A Building Consisting of 3,070 SF

LEASE COMMENCEMENT

EST April 4, 2022

LEASE EXPIRATION

15 Years From Commencement

LEASE TERM

15 Years

RENEWAL OPTIONS

3 x 5 Year

RENT INCREASES

1.25% Annually – Beginning Year 3

LEASE TYPE

Absolute Triple Net (ABS NNN)

USE

Medical

SQUARE FOOTAGE

3,070 SF

ANNUAL BASE RENT

\$127,561

RENT PER SF

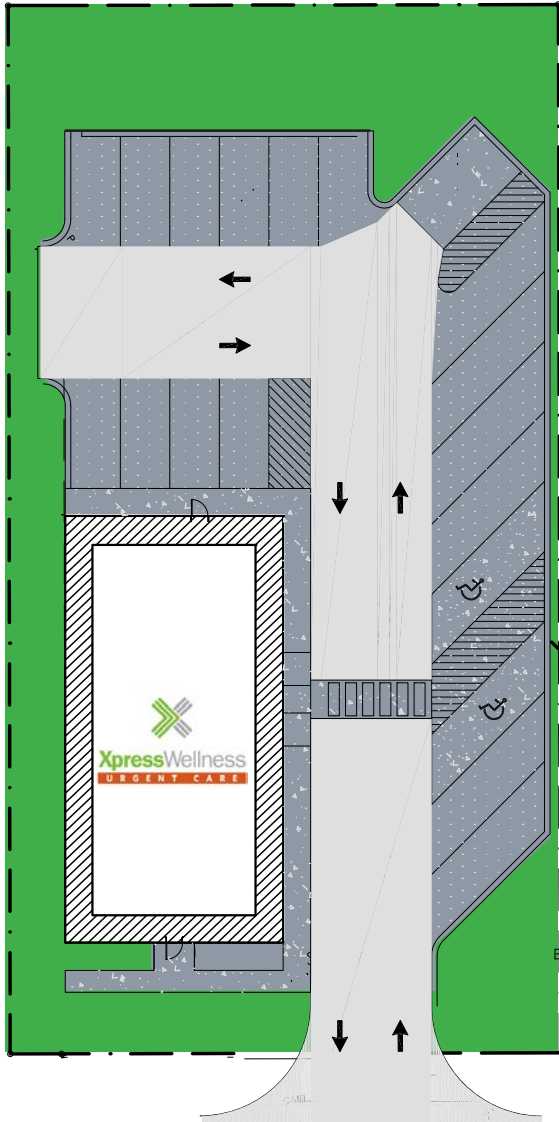
\$41.55

RESPONSIBILITIES

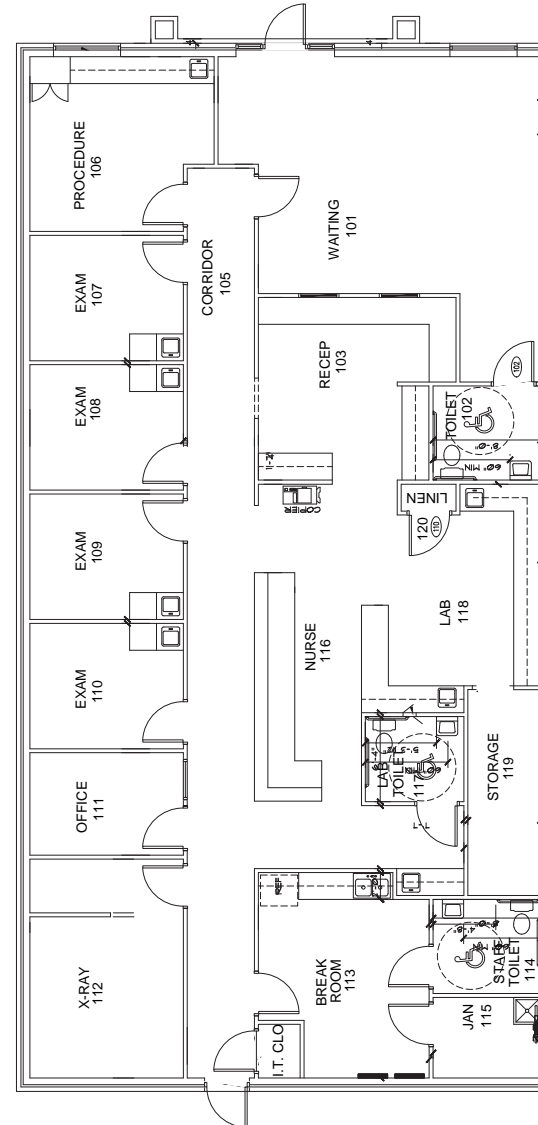
Responsibility	Tenant	Landlord
Property Taxes	X	
Insurance	X	
Common Area	X	
Roof & Structure	X	
Parking	X	
Repairs & Maintenance	X	
HVAC	X	
Utilities	X	



SITE PLAN



FLOOR PLAN



Location

Welcome to Greenville! We are thrilled that you are interested in visiting us. Located just 35 miles northeast of the Dallas/Ft. Worth metropolitan area. Greenville has all of the charm of a small East Texas town, but with a wonderful twist and some fun surprises! For instance, nestled among the shabby-chic shops and down-home restaurants, you'll find an award winning winery, vibrant public art, and numerous live entertainment venues. The music scene in Greenville ranges from a series of concerts by the Dallas Symphony, to the latest up and comer from Austin, County music legends, and of course - a lot of home grown talent.

Highway links to IH-35 & IH-45 are easily accessed via Dallas, and IH-20 via Texas Highway 34 South. These multiple transportation options make Greenville an ideal location for business and industry to manufacture and deliver products to key major markets.

The Greenville Municipal Airport - Majors Field provides a safe and efficient aviation facility for Greenville and the surrounding region. The 8,000 ft. runway, with a total usable distance of 10,000 ft., will accommodate most modern jet aircraft and provides easy access for customers and clients travelling by corporate jet into the area.

Close proximity to Dallas Love Field (61 Miles) and Dallas Fort Worth International Airport (71 Miles), provides easy access to domestic and international business travel.

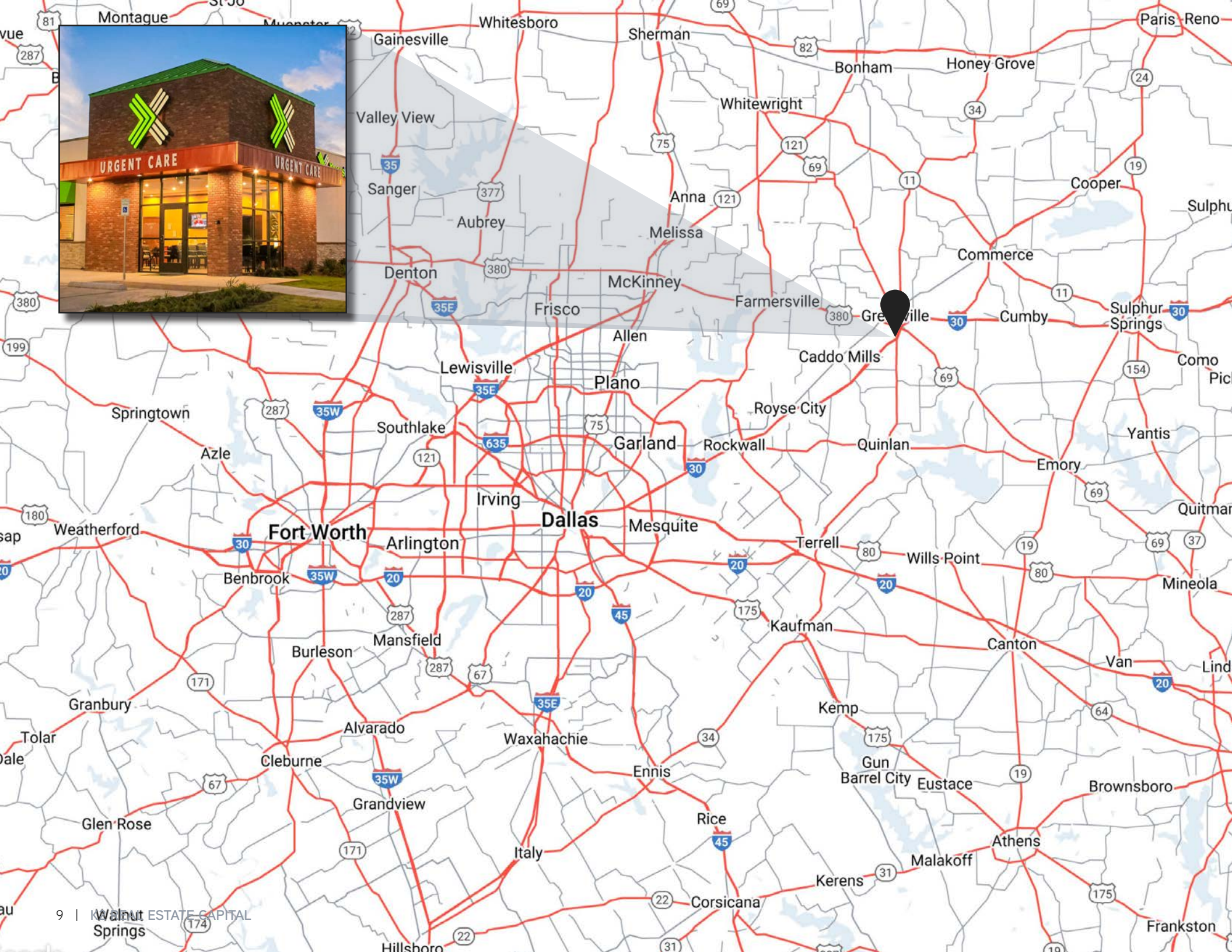
Companies already located and thriving in Greenville include L-3 Communications Mission Integration, Solvay Group, CNH Global, Fritz Industries, Masonite, Royal Oak, AB Mauri, West Rock, Innovation First International, International Grain and Cereal, FSTI, McKesson, Texas Book Company, OmniSYS, and many others.



LOCATION HIGHLIGHTS

- > Greenville is the County Seat and largest city in Hunt County
- > Greenville's strategic location enables employers to draw from not only the local workforce, but also from a larger radius that includes all or part of at least 13 counties, including heavily populated counties in the Dallas/Fort Worth Metroplex.







DEVON
SELF-STORAGE

INTERSTATE
30

PASA EXPRESS
CHINESE KITCHEN

THE HOME
DEPOT

WINGSTOP

SUBWAY

Jack
in the box

UNITED STATES
POSTAL SERVICE

SONIC

Little Caesars

BANK OF AMERICA

AMERICAN NATIONAL BANK OF TEXAS

XpressWellness
URGENT CARE

O'Reilly AUTO PARTS

BOTTLECAP ALLEY
ICEHOUSE GRILL

CHASE

KFC

Dairy Queen

WHATABURGER

BIG LOTS!

Brookshire's
foods pharmacy

Marshall's

ROSS
DRESS FOR LESS

Staples

LOWE'S

HOBBY LOBBY

STARBUCKS
COFFEE

CHIPOTLE
MEXICAN GRILL

Chick-fil-A

T-Mobile

ihop

Walgreens

Wendy's

Walmart
Save money. Live better.

BURGER KING

Academy
SPORTS + OUTDOORS



Jackson Hewitt
TAX SERVICE

WESLEY
Medical Center

FAMILY DOLLAR

EXPRESS
CARE

ARMY-NAVY-OUTDOORS
EST. 1972

Walmart
Save money. Live better.

SHERWIN
WILLIAMS

Valero

K

GOLDEN
CHICK

McDonald's

Arby's

EXPRESS INN & SUITES

EXXON

Super
8

6

ROYAL INN & SUITES

Shenanigans

Dominos
Pizza

Super 1 Foods
A Lowland Company

EXXON

MURPHY
USA

planet
fitness

CAVENDER'S

CVS
pharmacy

CareVide Pediatrics

verizon

ATWOODS
Ranch & Home

Pizza
Hut

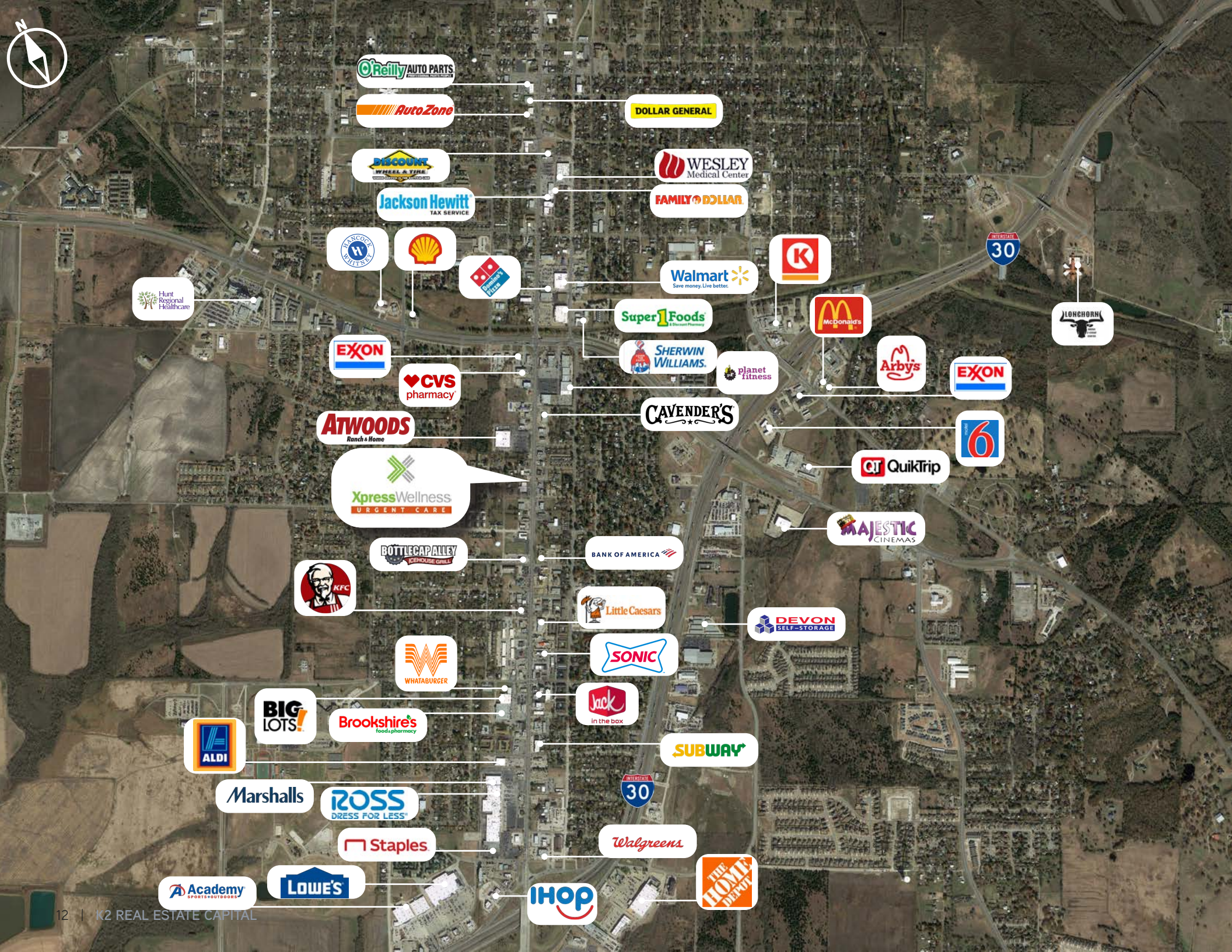
Ivan Smith
FURNITURE

XpressWellness
URGENT CARE

5
STAR

O'Reilly AUTO PARTS

K2 REAL ESTATE CAPITAL



O'Reilly AUTO PARTS

AutoZone

DOLLAR GENERAL

DISCOUNT
WHEEL & TIRE

WESLEY
Medical Center

Jackson Hewitt
TAX SERVICE

FAMILY DOLLAR

WANGOR
CITY

Shell

Domino's
Pizza

Walmart
Save money. Live better.

K

Hunt
Regional
Healthcare

Super Foods

McDonald's

LONGHORN

EXXON

CVS
pharmacy

SHERWIN
WILLIAMS

planet
fitness

Arby's

EXXON

ATWOODS
Ranch & Home

CAVENDER'S

6

XpressWellness
URGENT CARE

QuikTrip

BOTTLECAP ALLEY
BARHOUSE GRILL

BANK OF AMERICA

MAJESTIC
CINEMAS

KFC

Little Caesars

DEVON
SELF-STORAGE

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Brookshire's
food & pharmacy

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in the box

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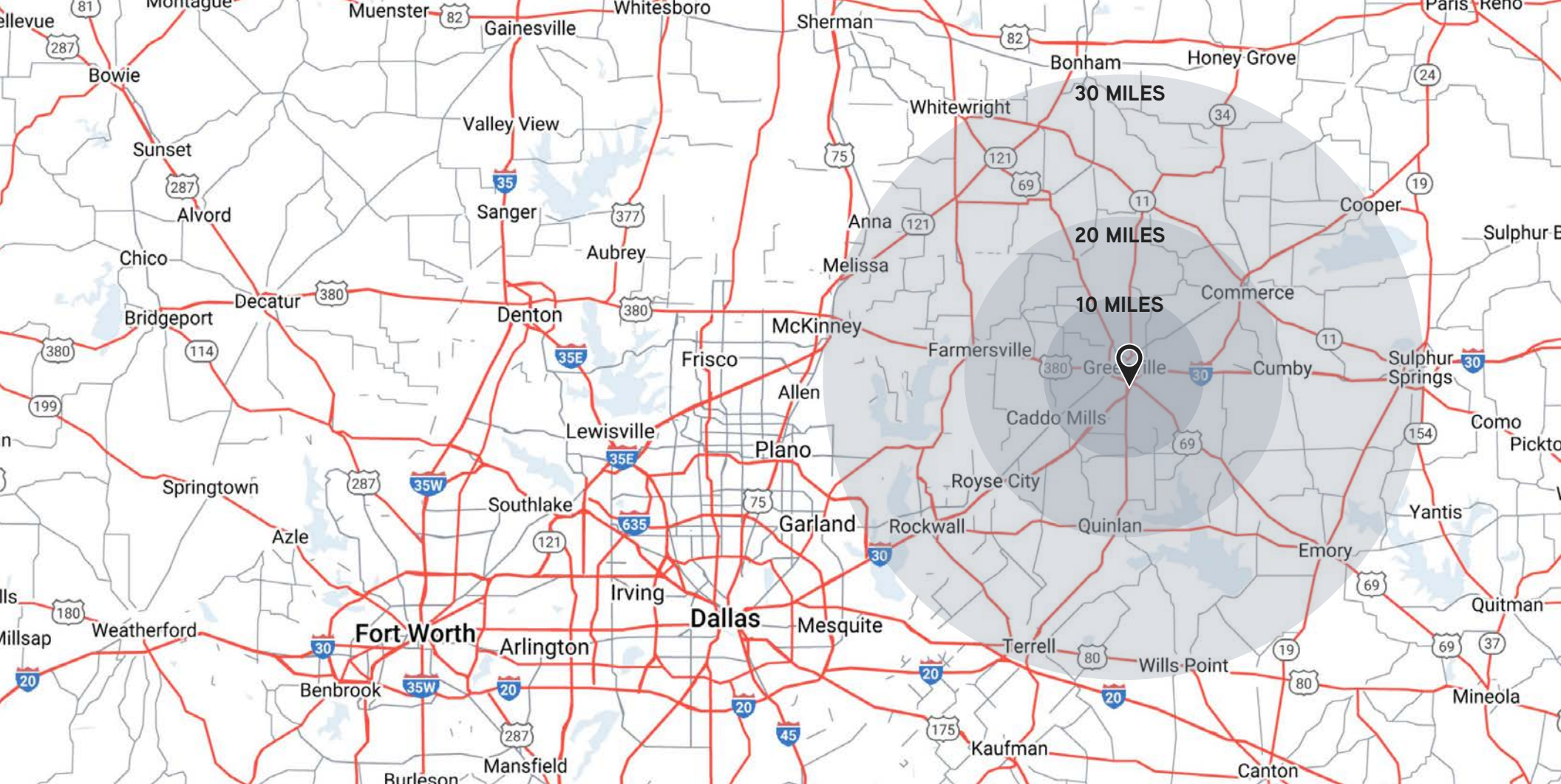
Walgreens

Academy
SPORTS+OUTDOORS

LOWE'S

IHOP

THE
HOME
DEPOT



DEMOGRAPHICS



Population

1 Miles	4,932
3 Miles	24,468
5 Miles	33,604



Average Household Income

1 Miles	\$75,904
3 Miles	\$67,949
5 Miles	\$67,193



Area Feel



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 the 35+ locations of Xpress Wellness Urgent Care in Oklahoma, Texas 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 opt ion is available for all of their clinics, seven days a week!



AT A GLANCE

INDUSTRY

Medical

SPECIALTY

Urgent Care Clinic

HEADQUARTERS

Enid, OK

LOCATIONS

35+

FOUNDED

2014

COMPANY TYPE

Private

WEBSITE

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 K2 Real Estate Capital, Inc. and should not be made available to any other person or entity without the written consent of K2 Real Estate Capital, Inc.

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, K2 Real Estate Capital, Inc. has not verified, and will not verify, any of the information contained herein, nor has K2 Real Estate Capital, Inc. 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 K2 Real Estate Capital, Inc. and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Brian Brockman</u>	<u>701472</u>	<u>brian@bangrealty.com</u>	<u>513-898-1551</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Brockman</u>	<u>701472</u>	<u>brian@bangrealty.com</u>	<u>513-898-1551</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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