

TOTAL POINT URGENT CARE

804 W MAIN STREET HALLSVILLE, TX



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to market the sale of Total Point Urgent Care, located at 804 W Main Street in Hallsville, Texas. The 3,290 SF property is situated on a 1.37-acre parcel and is 100% leased to Total Point Urgent Care under an absolute net lease structure, offering passive ownership with zero landlord responsibilities.

Total Point Urgent Care, located at 804 W Main Street in Hallsville, TX, occupies a 3,290 SF building situated on 1.37 acres. The property is leased on an absolute net basis to Total Point Urgent Care, with the lease personally guaranteed by Rocinante Equity (dba Elysian Capital). The lease runs through October 31, 2041, offering 16 years of remaining term and generating \$205,392 in year one net operating income.


RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	11/1/2025 - 10/31/2026	\$205,392
Base Rent Increase (2%)	11/1/2026 - 10/31/2027	\$209,499
Base Rent Increase (2%)	11/1/2027 - 10/31/2028	\$213,689
Base Rent Increase (2%)	11/1/2028 - 10/31/2029	\$217,963
Tenant has 2% Annual Increases thereafter		
Option 1 (10 Years with 2% Increases)	11/1/2041 - 10/31/2051	\$281,959
Option 2 (10 Years with 2% Increases)	11/1/2051 - 10/31/2060	\$343,706

NOI	\$205,392
CAP	7.25%
PRICE	\$2,833,000

ASSET SNAPSHOT

Tenant Name	Total Point Urgent Care
Address	804 W Main St, Hallsville, TX
Building Size	3,290 SF
Land Size	1.37 AC
Year Built	2017
Signator/Guarantor	Rocinante Equity (dba Elysian Capital)
Lease Type	Absolute Net
Landlord Responsibilities	None
Lease Expiration Date	10/31/2041
Remaining Term	16.2 Years
Current Annual Rent	\$205,392



 19,843 PEOPLE
IN 5 MILE RADIUS

 \$75,479 AHHI
IN 5 MILE RADIUS

 15,138 VPD
ON W MAIN ST



LONG-TERM LEASE WITH FIXED INCREASES

Over 16 years of remaining lease term with annual rent increases through 2041, supporting predictable income growth



ABSOLUTE NET LEASE

Landlord bears no costs or duties of any kind, including maintenance, taxes, or insurance



MISSION-CRITICAL MEDICAL USE

Total Point Urgent Care is a growing healthcare operator offering essential outpatient services, enhancing tenant stability



GROWING REGIONAL MARKET

Hallsville benefits from proximity to Longview and continued population and healthcare demand growth across East Texas



ANNUAL RENTAL INCREASES

Contractual rent escalations throughout the term offer built-in income growth and a strong hedge against inflation



STRATEGIC EAST TEXAS LOCATION

Positioned along W Main Street in Hallsville, just outside Longview, the property benefits from regional population growth and demand for accessible medical care

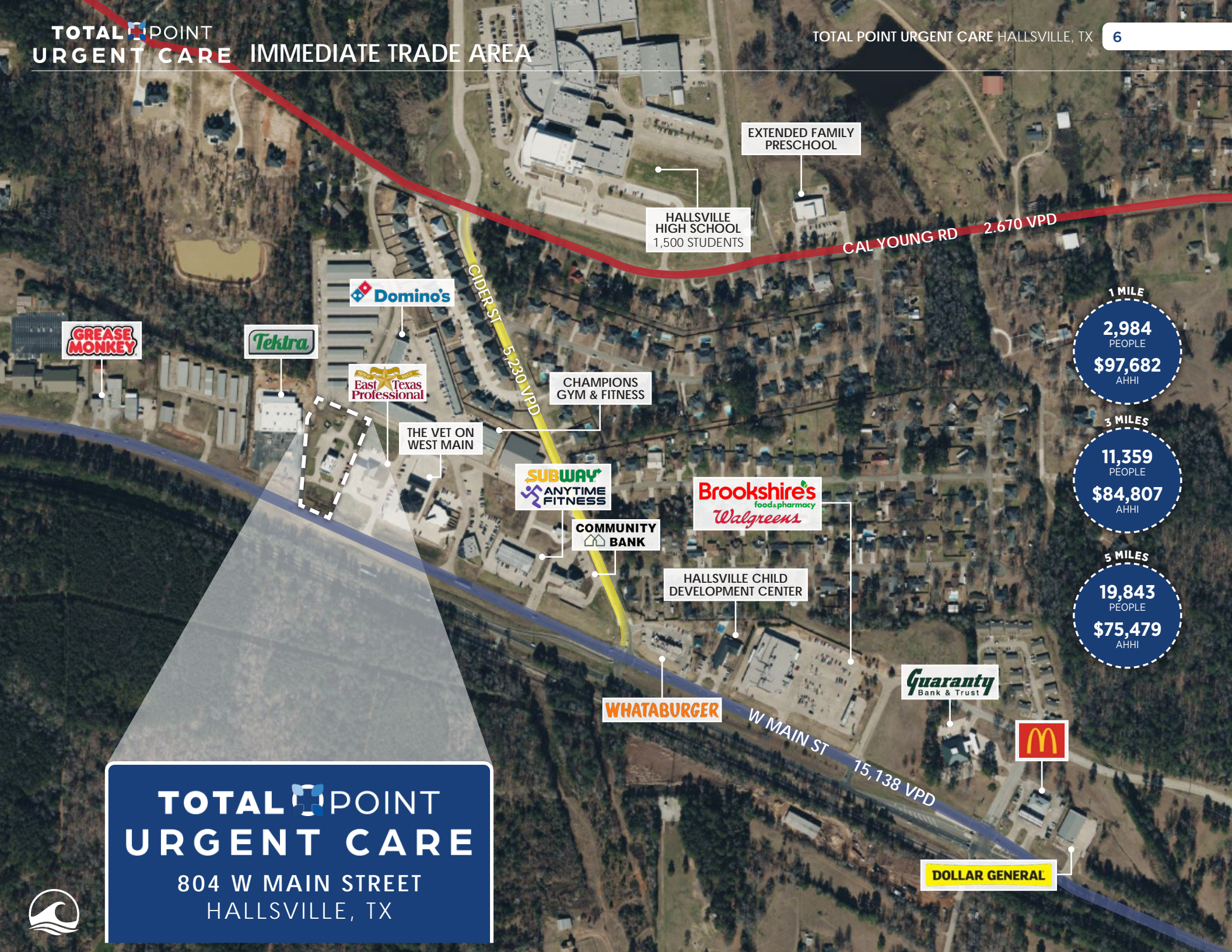




TOTAL POINT URGENT CARE IMMEDIATE TRADE AREA

TOTAL POINT URGENT CARE HALLSVILLE, TX

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TOTAL POINT URGENT CARE

804 W MAIN STREET
HALLSVILLE, TX



DALLAS



SHREVEPORT

Hallsville, Texas, is a growing suburban community located in Harrison County, just 15 minutes west of Longview in the heart of East Texas. As part of the Longview Metropolitan Statistical Area (MSA), Hallsville benefits from its strategic position along U.S. Route 80 and State Highway 149, providing convenient access to Longview, Marshall, and the broader East Texas region. The area boasts a diverse economy driven by healthcare, manufacturing, education, and energy, anchored by major employers such as CHRISTUS Good Shepherd Health System, Eastman Chemical, and Komatsu. The region has experienced consistent population growth, supported by affordable living, low tax burden, and a strong sense of community.

Hallsville itself is known for its high-performing school district and family-oriented neighborhoods, making it an increasingly desirable location for residential growth. With a growing population and close proximity to the medical infrastructure in Longview, Hallsville is well positioned for continued expansion and healthcare-related investment opportunities.

LONGVIEW, TX 8 MILES
TYLER, TX 47 MILES
SHREVEPORT, LA 55 MILES
DALLAS, TX 140 MILES



Total Point Urgent Care is a rapidly expanding healthcare provider focused on delivering accessible, high-quality medical services across Texas. The company specializes in walk-in urgent care, treating non-life-threatening conditions such as minor injuries, illnesses, infections, and routine exams. With extended hours and convenient locations, Total Point bridges the gap between primary care and emergency room visits. Total Point Urgent Care's presence in Hallsville represents a strategic expansion into East Texas, aligning with regional growth trends and increasing demand for immediate, community-based medical services. The corporate-backed lease and essential nature of the use provide investors with security, stability, and long-term value.

TOTAL POINT QUICK FACTS

Founded	2021
Headquarters	Dallas, TX
Locations	20+
Guarantor	Rocinante Equity (dba Elysian Capital)
Website	www.totalpointcare.com



LESSEE	Total Point Urgent Care			
SIZE	1.37 AC			
LEASE TERM	Twenty (20) Years			
RENT COMMENCEMENT DATE	November 11, 2021			
EXPIRATION DATE	October 31, 2041			
BASE RENT	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
Current Term	11/1/2025 - 10/31/2026	\$205,392	\$17,116	\$62.43
Current Term	11/1/2026 - 10/31/2027	\$209,499	\$17,458	\$63.68
Current Term	11/1/2027 - 10/31/2028	\$213,689	\$17,807	\$64.95
Current Term	11/1/2028 - 10/31/2029	\$217,963	\$18,164	\$66.25
Current Term	11/1/2029 - 10/31/2030	\$222,322	\$18,527	\$67.58
Current Term	11/1/2030 - 10/31/2031	\$226,769	\$18,897	\$68.93
Current Term	11/1/2031 - 10/31/2032	\$231,304	\$19,275	\$70.31
Current Term	11/1/2032 - 10/31/2033	\$235,930	\$19,661	\$71.71
Current Term	11/1/2033 - 10/31/2034	\$240,649	\$20,054	\$73.15
Current Term	11/1/2034 - 10/31/2035	\$245,462	\$20,455	\$74.61
Current Term	11/1/2035 - 10/31/2036	\$250,371	\$20,864	\$76.10
Current Term	11/1/2036 - 10/31/2037	\$255,379	\$21,282	\$77.62
Current Term	11/1/2037 - 10/31/2038	\$260,486	\$21,707	\$79.18
Current Term	11/1/2038 - 10/31/2039	\$265,696	\$22,141	\$80.76
Current Term	11/1/2039 - 10/31/2040	\$271,010	\$22,584	\$82.37
Current Term	11/1/2040 - 10/31/2041	\$276,430	\$23,036	\$84.02
Option 1 (10 Years with 2% Increases)	11/1/2041 - 10/31/2051	\$281,959	\$23,497	\$85.70
Option 2 (10 Years with 2% Increases)	11/1/2051 - 10/31/2060	\$343,706	\$28,642	\$104.47
SIGNATOR/GUARANTOR:	Rocinante Equity (dba Elysian Capital)			
RENEWAL TERM(S):	2 (10-Year) Options			
USE RESTRICTIONS:	The property shall be used soley for the operation of Permitted Facility. [section 9.01]			
TERMINATION OPTION(S):	This Lease shall not be terminated by Tenant for any failure of Landlord to perform pursuant to the terms and conditions of this Lease or otherwise for any reason. [section 4.07]			
REAL ESTATE TAXES:	Tenant is responsible for paying all taxes and assessments related to the Property during the lease term. [section 7.01]			
COMMON AREA EXPENSES:	Refer to the Repairs & Maintenance section.			
REPAIRS & MAINTENANCE:	Tenant is fully responsible for maintaining the Property at its sole cost and expense. This includes all building structure, roof and HVAC. [section 8.01]			
UTILITIES:	Tenant shall contract, in its own name, for and pay when due all charges for the connection and use of water, gas, electricity, telephone, garbage collection, sewer use and other utility services supplied to the Property during the Lease Term. Under no circumstances shall Landlord be responsible for any interruption of any utility service. [section 7.02]			
INSURANCE:	Tenant shall maintain, at Tenant's sole expense, comprehensive insurance coverage for the Property. All policies must comply with strict standards and be acceptable to the Landlord. [section 7.03]			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall not, by itself or through any assignment, sublease, other type of transfer, convert the Property to an alternative use during the Lease Term without Landlord's prior written consent. [section 9.02]			
ESTOPPEL CERTIFICATE:	At any time, from time to time, Tenant shall, promptly and in no event later than ten (10) days after a request from Landlord or any Lender or mortgagee of Landlord execute and deliver an updated Estoppel Certificate. [section 10.07]			
HOLDING OVER:	If Tenant remains in possession of property after lease expiration without Landlord's consent, Tenant at Landlord's election, be considered a month-to-month tenant. [section 5.07]			

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OFFERED
FOR SALE
\$2,833,000
7.25% CAP

Exclusively Offered By



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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Total Point Urgent Care - Hallsville, TX (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.